

NORTH NORFOLK Housing and Economic Land Availability Assessment (HELAA)

Part 1 Assessment of Housing Land

Appendix 2 Site Assessment Proformas

June 2017

**North Norfolk District Council
Planning Policy Team**

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**All documents can be made available in
Braille, audio, large print or in other languages.
Please contact 01263 516318 to discuss your requirements.**



Aldborough		HELAA Ref	Additional Ref
Site Address	Land Opposite Aldborough Mill	H0001	ALD03
Parish	Aldborough		
Site Size (Hectares)	0.3		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	Based on current evidence, the site is remote from the main road network and is only accessed from a private lane - it is evident that access is potentially a constraint.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Aldborough.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Greenfield site on the edge of Aldborough and it is considered that there is scope to connect to existing facilities with capacity available to serve the proposed growth.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, which is heavily wooded. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within Aldborough Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the Site falls within a Conservation Area, would not harm the heritage townscape.
Transport and Roads	Red	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	The site is reasonably well related to Aldborough, has access to facilities and utilities. There are powerlines present on site. The site is in FZ1. The site is in a moderate sensitive landscape within the small valley and within the Conservation Area - Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in 5 – 10 years.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Aldborough		HELAA Ref	Additional Ref
Site Address	Land Opposite Manor Farm, Thwaite Road	H0002	ALD05/1 & ALD06
Parish	Aldborough		
Site Size (Hectares)	0.8		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located along Thwaite Road (C Road), where there is potential for suitable access subject to local improvements.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Aldborough.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	Powerline present on site which could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with limited boundary trees/hedges. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	Part of the site is within 400m of a Sewage Treatment works.
Historic Environment	Amber	The site falls within Aldborough Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the Site falls within a Conservation Area, would not harm the heritage townscape.
Transport and Roads	Red	Based on current evidence, there is a substandard highway network in Aldborough which would result in an objection to any proposal, although this site does have a long enough frontage to enable some local improvements.
Is the Site Suitable?		No

Suitability Comments	The site is reasonably well related to Aldborough, has access to facilities and utilities. There are powerlines present on site and part of the site falls within 400m of Sewage Works. The site is in FZ1. The site is in a moderate sensitive landscape within a small valley and within the Conservation Area - Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Aldborough		HELAA Ref	Additional Ref
Site Address	Land East Of Harmers Lane	H0003	ALD29
Parish	Aldborough		
Site Size (Hectares)	0.3		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Based on current evidence, the site is located at the junction of School Road and Harmer's Lane (both unadopted), where there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Aldborough.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Greenfield site on the edge of Aldborough and it is considered that there is scope to connect to existing facilities with capacity available to serve the proposed growth.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with limited hedgerows along the boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within Aldborough Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the Site falls within a Conservation Area, would not harm the heritage townscape.
Transport and Roads	Red	Based on current evidence, the adjacent junction is substandard with narrow roads and no footway.
Is the Site Suitable?		No

Suitability Comments	The site is reasonably well related to Aldborough, has access to facilities and utilities. The site is in FZ1. The site is in a moderate sensitive landscape within the Conservation Area. Development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. Based on current evidence,the site is considered to be unsuitable - There is no possibility of creating suitable access to the site and adjacent junction substandard, narrow roads and no footway.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable - There is no possibility of creating suitable access to the site and adjacent junction substandard, narrow roads and no footway.

Aldborough		HELAA Ref	Additional Ref
Site Address	Land North Of The Green	H0004	ALD20
Parish	Aldborough		
Site Size (Hectares)	2.6		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Based on current evidence, the site is remote from the main road network and would require third party land to gain access - There is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Aldborough.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1, the site is identified as a high risk of surface water flooding along northern boundary and at a low risk across the middle of the site.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Amber	Greenfield site on the edge of Aldborough and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required and enhancement to treatment capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with boundary hedgerows and trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within Aldborough Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the Site falls within a Conservation Area, would not harm the heritage townscape.
Transport and Roads	Red	Based on current evidence, there is considered to be narrow roads and no footway.
Is the Site Suitable?		No

Suitability Comments	The site is reasonably well related to Aldborough, has access to facilities, but off-site mains reinforcement required and enhancement to treatment capacity may be required for access to utilities. The site is in FZ1, but part of the site is identified as being at risk of surface water flooding. The site is in a moderate sensitive landscape within the small valley and within the Conservation Area - Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. Based on current evidence, the site is considered to be unsuitable - There is no possibility of creating suitable access to the site and there are narrow roads and no footway.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable - There is no possibility of creating suitable access to the site with narrow roads and no footway.

Aldborough		HELAA Ref	Additional Ref
Site Address	Land Adjacent Greystones House, Thurgarton Road	H0005	ALD34
Parish	Aldborough		
Site Size (Hectares)	1.3		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Based on current evidence, there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Aldborough.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1, small part of the site along the northern boundary identified as having a low to medium risk of surface water flooding issues.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Amber	Greenfield site on the edge of Aldborough and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with boundary trees/hedgerows. Mature Trees should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within Aldborough Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character..
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the Site falls within a Conservation Area, would not harm the heritage townscape.
Transport and Roads	Red	Based on current evidence, there is considered to be a substandard highway network.
Is the Site Suitable?		No

Suitability Comments	The site is reasonably well related to Aldborough, has access to facilities, but off-site mains reinforcement required for access to utilities. The site is in FZ1, but with small part of the site at risk of surface water flooding. The site is in a moderate sensitive landscape within the small valley and within the Conservation Area - Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. Based on current evidence, the site is considered to be unsuitable - There is no possibility of creating suitable access to the site and the highway network is substandard.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable - There is no possibility of creating suitable access to the site and the highway network is substandard.

Aldborough		HELAA Ref	Additional Ref
Site Address	Land At Chapel Lane	H0006	ALD35
Parish	Aldborough		
Site Size (Hectares)	2.7		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Based on current evidence, the site is located off Chapel Lane or School Road, - There is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Aldborough.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Amber	Greenfield site on the edge of Aldborough and it is considered that there is scope to connect to existing facilities but Will require enhancement to treatment capacity.
Utilities Infrastructure	Amber	'Gas pipeline' present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land adjacent to the Allotments, with boundary trees and hedgerow. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within Aldborough Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB. The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the Site falls within a Conservation Area, would not harm the heritage townscape.
Transport and Roads	Red	Based on current evidence, there is considered to be a substandard highway network.
Is the Site Suitable?		No

Suitability Comments	The site is reasonably well related to Aldborough, has access to facilities, but will require enhancement to treatment capacity for access to utilities. The site is in FZ1. The site is in a moderate sensitive landscape within the small valley and within the Conservation Area - Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. Based on current evidence, the site is considered to be unsuitable - There is no possibility of creating suitable access to the site and the highway network is substandard.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable - There is no possibility of creating suitable access to the site and the highway network is substandard.

Aldborough		HELAA Ref	Additional Ref
Site Address	Garage Site / Pipit's Meadow	H0719	ALD01
Parish	Aldborough		
Site Size (Hectares)	0.3		
Source of Site	Allocated /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located along Pippets Meadow and Thurgarton Road, with existing access used by garage.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Aldborough.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Brownfield site and signs of contamination on site.
Flood Risk	Amber	In Flood Zone 1, very small part of the site along the northern boundary has been identified to have low risk of surface water flooding issues.
Market Attractiveness	Amber	The site has suitable access and near to settlement. However the site is brownfield and constrained by contamination.
Utilities Capacity	Green	Brownfield site on the edge of Aldborough and it is considered that there is scope to connect to existing facilities and has capacity available to serve the proposed growth.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site currently occupied by garage with a section of greenfield consisting of grassland with limited boundary treatment . No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within Aldborough Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB,The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the Site falls within a Conservation Area, considered it would not harm the heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	This is a mixed brownfield / greenfield site which is currently used as a vehicle repair garage. It is well related to Aldborough has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1, with small part of the site at low risk of surface water flooding. Site currently allocated for development within the 'Site Allocations' document and considered to be suitable.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	10
Comments	The site is considered to be suitable and available.

Aldborough		HELAA Ref	Additional Ref
Site Address	Land Adjacent Manor Farm	H0720	ALD02
Parish	Aldborough		
Site Size (Hectares)	0.7		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off and could be accessed directly from Thwaite Road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Aldborough.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, consisting of arable agricultural land bordered by hedgerows and small number of trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within Aldborough Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Not located in the proximity of a heritage townscape. Although the site is identified within the Aldborough Conservation Area Appraisal as offering key view south of the Green towards Manor Barn.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	The site is reasonably well related to Aldborough, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape within the Conservation Area. It is also identified within the Conservation Area Appraisal as offering a key view of the Green towards Manor Barn. Development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	20
Comments	The site is considered to be suitable and available.

Aldborough		HELAA Ref	Additional Ref
Site Address	Land At 'Doctors Corner'	H0722	ALD04
Parish	Aldborough		
Site Size (Hectares)	0.8		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Based on current evidence, the site is located at the junction of Thwaite Road and Thwaite Hill (C Roads) - There is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Aldborough.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Red	Based on current evidence, The site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, consists of grassland bordered with trees/hedgerows and a hedgerow running through the site. Mature Trees should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within Aldborough Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Development of the site would have a neutral or positive impacts on the overall townscape.
Transport and Roads	Red	Based on current evidence, the adjacent junction is substandard, with narrow roads and no footway.
Is the Site Suitable?		No

Suitability Comments	The site is reasonably well related to Aldborough, has access to facilities and utilities. The site is in FZ1. The site is in a moderate sensitive landscape within the small valley and within the Conservation Area - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. Based on current evidence , the site is considered to be unsuitable - There is no possibility of creating suitable access to the site. Adjacent junction substandard, narrow roads and no footway.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable - There is no possibility of creating suitable access to the site.

Aldborough		HELAA Ref	Additional Ref
Site Address	Land Southwest Of Rose Bank, Middle Hill	H0725	ALD08
Parish	Alby with Thwaite		
Site Size (Hectares)	0.4		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site can be accessed directly from Middle Hill Road (unadopted).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Aldborough.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site is arable land and is bordered by trees. Mature trees should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	Good bus service. No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes
Suitability Comments	The site is well related to Aldborough, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape within a Small Valley - development proposals should reflect this (avoiding development that affect or impinge on open skyline views) respecting the existing character of the area.	

Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	12
Comments	The site is considered to be suitable.

Aldborough		HELAA Ref	Additional Ref
Site Address	Land Adjacent Junction Of Thwaite Hill And Middle Hill	H0726	ALD09
Parish	Alby with Thwaite		
Site Size (Hectares)	0.3		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Middle Hill Road (unadopted).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Aldborough.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with some hedges and boundary trees along the Eastern boundary. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site is within 400m of a Sewage Treatment works.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes
Suitability Comments	The site is well related to Aldborough, has access to facilities and utilities. No major constraints have been identified at this stage, although the site is within 400m of a Sewage Treatment works. The site is in FZ1. The site is in a moderate sensitive landscape - development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area.	

Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	10
Comments	The site is considered to be suitable and available.

Aldborough		HELAA Ref	Additional Ref
Site Address	Land At Thwaite Hill Opposite Middle Hill	H0727	ALD10
Parish	Alby with Thwaite		
Site Size (Hectares)	0.3		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located and could be accessed from Thwaite Hill.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Aldborough.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Amber	The site has suitable access and near to settlement. However the site is within 30m of the Sewage Works.
Utilities Capacity	Green	Greenfield site on the edge of Aldborough and it is considered that there is scope to connect to existing facilities with capacity available to serve the proposed growth.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	The Site is within 30m of sewerage treatment works. Detailed proposals will need to be informed by infrastructure providers with regards to appropriate separation.
Historic Environment	Amber	The site falls within Aldborough Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	The site is reasonably well related to Aldborough, has access to facilities and utilities. No major constraints have been identified at this stage, although the site is within 30m of a sewage treatment works (Detailed proposals will need to be informed by infrastructure providers with regards to appropriate separation) . The site is in FZ1. The site is in a moderate sensitive landscape within a small valley and within the Conservation Area - Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	8
Comments	The site is considered to be suitable.

Aldborough		HELAA Ref	Additional Ref
Site Address	Land East Of Thwaite Hill Cottages	H0728	ALD11/12
Parish	Aldborough		
Site Size (Hectares)	0.5		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site can be accessed from Thwaite Hill.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Aldborough.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site is within 400m of a Sewage Treatment works.
Historic Environment	Amber	The site falls within Aldborough Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes
Suitability Comments	The site is well related to Aldborough, has access to facilities and utilities. No major constraints have been identified at this stage, although the site is within 400m of a Sewage Treatment works. The site is in FZ1 but a small part of the site identified to have low - medium risk of surface water flooding. The site is in a moderate sensitive landscape and within the Conservation Area - development proposals should reflect this (avoiding development that	

	affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Unknown
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	15
Comments	The site is considered to be suitable.

Aldborough		HELAA Ref	Additional Ref
Site Address	Land West Of 'Doctor's Corner'	H0731	ALD14
Parish	Aldborough		
Site Size (Hectares)	0.5		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site has direct access available from 'Doctors Corner' (C Road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Aldborough.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1, small part of site (NW corner) identified as low to medium risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site is within 400m of a Sewage Treatment works
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Development of the site would have a neutral or positive impacts on the overall townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Aldborough, has access to facilities and utilities. No major constraints have been identified at this stage, although the site is within 400m of a Sewage Treatment works. The site is in FZ1. The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	15
Comments	The site is considered to be suitable.

Aldborough		HELAA Ref	Additional Ref
Site Address	Land Adjacent To Dormond, Middle Hill	H0732	ALD15
Parish	Alby with Thwaite		
Site Size (Hectares)	0.3		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Middle Hill Road (unadopted), where the site could be accessed from.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Aldborough.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site contains grassland and is bordered by hedgerows and some mature. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes
Suitability Comments	The site is well related to Aldborough, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape within a Small Valley - development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ settlement characteristic of the area. The site is in a slightly undulating position rising towards the south of	

	the site.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 10 dwellings and it is therefore considered that the site could be available immediately.
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	9
Comments	The site is considered to be suitable.

Aldborough		HELAA Ref	Additional Ref
Site Address	Land To Rear Of Church Room	H0734	ALD17
Parish	Aldborough		
Site Size (Hectares)	0.3		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Based on current evidence, the site is located behind the existing housing at Aldborough Green. It would require third party land to gain access, through adjacent HELAA site H0719. It is considered that there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Aldborough.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, The site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with limited number of hedges along the Northern boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within Aldborough Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the Site falls within a Conservation Area, would not harm the heritage townscape.
Transport and Roads	Red	Based on current evidence, It is considered to be a Substandard highway network.
Is the Site Suitable?		No

Suitability Comments	The site is well related to Aldborough, has access to facilities and utilities. The site is in FZ1. The site is in a moderate sensitive landscape within a Small Valley and within the Conservation Area - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and respect the low population/ settlement characteristic of the area. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Aldborough		HELAA Ref	Additional Ref
Site Address	Land South Of Chapel Lane	H0735	ALD18
Parish	Aldborough		
Site Size (Hectares)	0.8		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Chapel Lane (unadopted).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Aldborough.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	The site is a greenfield site on the edge of Aldborough and it is considered that there is scope to connect to existing facilities, but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with boundary hedges & trees currently separating the existing garden areas. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within Aldborough Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the Site falls within a Conservation Area, would not harm the heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Aldborough, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape within a Small Valley - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and respect the low population/ settlement characteristic of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The site capacity is for 23 dwelling it is therefore considered that the site could be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	23
Comments	The site is considered to be suitable.

Aldborough		HELAA Ref	Additional Ref
Site Address	Land West Of Tinker's Close	H0736	ALD19
Parish	Aldborough		
Site Size (Hectares)	1.0		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Based on current evidence, the site is located behind the existing housing estate "Margaret Lilly Way", would require third party land to gain access though the estate- There is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Aldborough.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Amber	The site is a greenfield site on the edge of Aldborough and it is considered that there is scope to connect to existing facilities, but off-site mains reinforcement required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with limited number of hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Development of the site would have a neutral or positive impacts on the overall townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	The site is well related to Aldborough, has access to facilities, but off-site mains reinforcement required for access to utilities. The site is in FZ1. The site is in a moderate sensitive landscape within a Small Valley - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and respect the low population/ settlement characteristic of the area. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Aldborough		HELAA Ref	Additional Ref
Site Address	Land At Thurgarton Road, Adjacent 'The Barn'	H0740	ALD23
Parish	Aldborough		
Site Size (Hectares)	0.3		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site has direct access available from Thurgarton Road (C Road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Aldborough.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	The site is a greenfield site on the edge of Aldborough and it is considered that there is scope to connect to existing facilities and capacity available to serve the proposed growth.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within Aldborough Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the Site falls within a Conservation Area, would not harm the heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes
Suitability Comments	The site is well related to Aldborough, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape within a Small Valley and falls within the Conservation Area - development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ settlement characteristic of the Area.	

Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	8
Comments	The site is considered to be suitable and available.

Aldborough		HELAA Ref	Additional Ref
Site Address	Land At North End Of Middle Hill	H0748	ALD31
Parish	Alby with Thwaite		
Site Size (Hectares)	0.3		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment

Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Middle Hill Road (unadopted).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Aldborough.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	The site is a greenfield site on the edge of Aldborough and it is considered that there is scope to connect to existing facilities with capacity available to serve the proposed growth.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with some hedges and boundary trees along the Southern boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Aldborough, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape and within the Conservation Area - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	9
Comments	The site is considered to be suitable.

Aldborough		HELAA Ref	Additional Ref
Site Address	Land At Junction Of School Lane And Alby Hill	H0749	ALD32
Parish	Alby with Thwaite		
Site Size (Hectares)	0.3		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Based on current evidence, the site is located at the junction of School Road, Dovehouse Lane and Middle Hill (all unadopted). There is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Aldborough.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	The site is a greenfield site on the edge of Aldborough and it is considered that there is scope to connect to existing facilities, there is capacity available to serve the proposed growth,
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of grassland with a hedgerow running through the site and a boundary hedgerow along South and East boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, there is considered to be Narrow roads and no footway.
Is the Site Suitable?		No

Suitability Comments	The site is well related to Aldborough, has access to facilities and utilities. The site is in FZ1. The site is in a moderate sensitive landscape within the small valley - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. Based on current evidence, the site is considered to be unsuitable - There is no possibility of creating suitable access to the site. There are also narrow roads and no footway.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable - There is no possibility of creating suitable access to the site and there are narrow roads and no footway.

Aldborough		HELAA Ref	Additional Ref
Site Address	Land Opposite Manor Farm, Thwaite Road	H2074	ALD05
Parish	Aldborough		
Site Size (Hectares)	0.4		
Source of Site	LDF Site / Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Based on current evidence, The site is remote from the main road network and would require third party land to gain access. There is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Aldborough.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Amber	Power Lines present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with boundary hedgerows and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	Part of the site is within 400m of a Sewage Treatment works.
Historic Environment	Amber	The site falls within Aldborough Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the Site falls within a Conservation Area, would not harm the heritage townscape.
Transport and Roads	Red	Based on current evidence, it is considered to be a substandard highway network.
Is the Site Suitable?		No

Suitability Comments	The site is reasonably well related to Aldborough, has access to facilities and utilities. there are powerlines present on site and the site falls within 400m of Sewage Works. The site is in FZ1. The site is in a moderate sensitive landscape within a small valley and within the Conservation Area - Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Aylmerton		HELAA Ref	Additional Ref
Site Address	Land Rear Of 'Indarra', Beechwood Avenue	H0009	AYL03
Parish	Aylmerton		
Site Size (Hectares)	0.4		
Source of Site	Call for Sites / Refused /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off a private access from Beechwood Avenue an existing housing estate road. Access could be a constraint due to size and positioning of access.
Accessibility to Local Services and Facilities	Amber	The site is within 1,200m away from a shop facility in Aylmerton but further than 2,000m to a school in Sheringham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site located behind row of houses consisting of grassland with boundary trees (some mature). Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring uses.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The site falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaes and dark night skies and should protect the quality and character of the area.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is currently used as garden land located behind a group of houses in Aylmerton which has access to facilities and utilities, but is further than 2000m to the closest school in Sheringham. No major constraints have been identified at this stage. In Flood Zone 1. The site is in a high sensitive landscape falling within the ANOB - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. Fairly flat site that has a number of trees across the site (including some mature trees).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	12
Comments	The site is considered to be suitable and available.

Aylmerton		HELAA Ref	Additional Ref
Site Address	Land At Moorland Park Caravan Park, Holt Road	H0010	AYL04
Parish	Aylmerton		
Site Size (Hectares)	1.0		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Site currently used as a caravan site located off Holt Road (A road) - has existing access that could be suitable.
Accessibility to Local Services and Facilities	Amber	The site is within 1,200m away from a shop facility in Aylmerton but further than 2,000m to a school in Sheringham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Mostly Greenfield Site with no signs of contamination.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site currently used as caravan park, consisting of mostly grassland with mature boundary hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring uses.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The site falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaes and dark night skies and should protect the quality and character of the area.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is currently used as a caravan park along Holt Road which has access to facilities and utilities, but is further than 2000m to the closest school in Sheringham. No major constraints have been identified at this stage. The site is in Flood Zone 1. The site is in a high sensitive landscape falling within the ANOB - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. Limited visibility of site due to mature hedgerow along roadside boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	30
Comments	The site is considered to be suitable and available.

Aylmerton		HELAA Ref	Additional Ref
Site Address	Felbrigg Lodge, School Road	H0800	
Parish	Aylmerton		
Site Size (Hectares)	2.6		
Source of Site	Withdrawn /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off a private lane off School Road (C road).
Accessibility to Local Services and Facilities	Amber	The site is within 2000m to a school found in Gresham, but not within 1200m to a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield Site but no signs of contamination.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the site identified at a low risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of grassland at south of site and buildings with trees and bushes at north of site. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring uses.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is between Aylmerton and Gresham and is remote from remote facilities and utilities (would require enhancement to treatment capacity). However the site is within 2000m of the primary school in Gresham. No major constraints have been identified at this stage. The site is in FZ1, but with small area at risk of surface water flooding. The site is in a moderate to high sensitive landscape - development proposals should reflect this (avoiding development which affect or impinge on skyline views).The site is partly developed.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	79
Comments	The site is considered to be suitable.

Aylmerton		HELAA Ref	Additional Ref
Site Address	Land At Church Road	H1640	
Parish	Aylmerton		
Site Size (Hectares)	4.4		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Church Road (C road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school in Gresham and 1,200m away from a facility found in Aylmerton.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on edge of settlement consisting of arable land with limited boundary hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring uses.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	Site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascapes and dark night skies and should protect the quality and character of the area.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is on the edge of Aylmerton has access to facilities but would require enhancement to treatment capacity to connect to utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a high sensitive landscape falling within the ANOB - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. Little change in levels on site.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	132
Comments	The site is considered to be suitable.

Aylmerton		HELAA Ref	Additional Ref
Site Address	Land at Church Farm	H0008	ALY02
Parish	Aylmerton		
Site Size (Hectares)	0.9		
Source of Site	Call for Sites /LDF Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off The Street with an existing access serving the farm buildings, which could be considered suitable.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school in Gresham and 1,200m away from a facility found in Aylmerton.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	There are signs of contamination on the site which would need to be addressed.
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Amber	The site has suitable access and near to settlement. No major constraints, but there are signs of contamination.
Utilities Capacity	Green	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Site consisting of farm buildings, with some grassland and trees/hedges in NE corner and along boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring uses.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	Site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaes and dark night skies and should protect the quality and character of the area.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Site includes farm barns and is on the edge of Aylmerton with access to facilities but would require enhancement to treatment capacity to connect to utilities. No major constraints have been identified at this stage, although there are signs of contamination on the site that would need to be addressed. The site is in FZ1. The site is in a high sensitive landscape falling within the ANOB - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. Little change in levels on site.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The site was put forward through the call for sites and is considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	27
Comments	The site is considered to be suitable and available.

Antingham		HELAA Ref	Additional Ref
Site Address	Site Adjacent To Church Lane	H1452	
Parish	Antingham		
Site Size (Hectares)	0.8		
Source of Site	Refused /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Church Lane (unadopted) where access could be provided.
Accessibility to Local Services and Facilities	Red	The site is remote and is more than 1,200m away from the nearest facilities which can be found in North Walsham and school within Southrepps.
Coastal Change	Green	Outside Coastal Erosion Zone.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Outside settlement - limited scope to connect to facilities
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with boundary hedgerows and some mature trees. Mature trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring uses.
Historic Environment	Amber	Adjacent to Grade II listed Building -There is potential for detrimental impacts on the historic environment .
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is considered to be unsuitable as it is remote from facilities including schools.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	Yes	Yes

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is considered to be unsuitable as it is remote from facilities including schools.

Ashmanhaugh		HELAA Ref	Additional Ref
Site Address	Land Off School Road	H0007	ASH01
Parish	Ashmanhaugh		
Site Size (Hectares)	0.4		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located where School Road (unadopted) and Stone Lane (C road) meet, suitable access could be achieved.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school in Hoveton but not within 1,200m away from a facility including a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with hedgerows and some boundary trees along roadside. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring uses.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is a Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is remote from utilities but within 2000m of school in Hoveton. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape with an open character and development proposals should reflect this by avoiding development that affect or impinge an open skyline views. Little change in levels.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	11
Comments	The site is considered to be suitable and available.

Bacton		HELAA Ref	Additional Ref
Site Address	Land Adjacent Beach Road	H0012	BACT03
Parish	Bacton		
Site Size (Hectares)	5.7		
Source of Site	Allocated /Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Large site within Bacton located between Beach Rd (B road) and Mill Lane (unadopted), where it is considered that suitable access could be provided.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school but has limited access to facilities.
Coastal Change	Amber	Outside Coastal Erosion Constraint Area. Majority of site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site with no signs of contamination.
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site could have suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site within settlement of Bacton, consisting of arable land with limited boundary treatment of hedges/trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is coastal plain with moderate to high landscape sensitivity which has a very open landscape with long uninterrupted views. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is centrally located within Bacton which has access to primary school but limited access to other facilities. No major constraints have been identified at this stage . The site is in FZ1. The site is flat and in a moderate sensitive landscape within the undeveloped coast - development proposals should reflect this (avoiding development that affect or impinge on open skyline views).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	170
Comments	The site is considered to be suitable and available.

Bacton		HELAA Ref	Additional Ref
Site Address	Land At North Walsham Road	H0013	BACT12
Parish	Bacton		
Site Size (Hectares)	3.2		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Bloodslat Lane (C Road).
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school but has limited access to facilities.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1, but with part of the site along the southern boundary identified to be at a low risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Amber	Gas pipeline present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Greenfield site on edge of Bacton consisting of agricultural land (Grade 1) with boundary hedgerows and some trees . Trees subject to TPOS in NE boundary which should be retained. No known impact on designated site or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is coastal plain with moderate to high landscape sensitivity which has a very open landscape with long uninterrupted views. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site on the edge of Bacton which has access to primary school but limited access to other facilities. No major constraints have been identified at this stage, but there are trees subject to TPOs along the NE site boundary. The site is in FZ1. The site is within a moderately sensitive landscape within the undeveloped coast- development should seek to retain and enhance the setting of the area and address the 'hard edge' lack of integration of the settlements into surrounding landscape.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	96
Comments	The site is considered to be suitable and available.

Bacton		HELAA Ref	Additional Ref
Site Address	Land South Of Bloodslat Lane	H0014	BACT11
Parish	Bacton		
Site Size (Hectares)	1.1		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Bloodslat Lane, and private access to Storeys Farm, where there is potential for suitable access.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school but has limited access to facilities.
Coastal Change	Amber	Outside Coastal Erosion Constraint Area. But the site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site with no signs of contamination.
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Amber	The site could have suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Greenfield site on the outskirts of Bacton, consisting of grassland with a dense boundary of trees along the roadside. All trees on the site are subject to TPOS, which should be retained. No known impact on designated site or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site on the outskirts of (slightly detached from) Bacton, which has access to primary school but limited access to other facilities. No major constraints have been identified at this stage, although trees on the site are subject to TPOs and should be retained . The site is in FZ1. The site is flat and in a moderate sensitive landscape within the undeveloped coast - development proposals should reflect this (avoiding development that affect or impinge on open skyline views).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	33
Comments	The site is considered to be suitable and available.

Bacton		HELAA Ref	Additional Ref
Site Address	Land Adjacent Bacton First School (West)	H0750	BACT01
Parish	Bacton		
Site Size (Hectares)	0.7		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Site is located off Walcott Road (B road), where it is considered that suitable access could be provided..
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school but has limited access to facilities.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1 but with small part identified as low risk of surface water flooding .
Market Attractiveness	Amber	The site could have suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site within settlement of Bacton which consists of arable land with boundary trees/hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is coastal plain with moderate to high landscape sensitivity which has a very open landscape with long uninterrupted views. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site within Bacton adjacent to primary school but limited access to other facilities. No major constraints have been identified at this stage. The site is in FZ1 but with small part identified as low risk of surface water flooding. The site is within a moderately sensitive landscape within the undeveloped coast- development should seek to retain and enhance the setting of the area and address the 'hard edge' lack of integration of the settlements into surrounding landscape.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Unknown
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	20
Comments	The site is considered to be suitable and available.

Bacton		HELAA Ref	Additional Ref
Site Address	Land To Rear Of Duke Of Edinburgh Public House	H0753	BACT05
Parish	Bacton		
Site Size (Hectares)	1.0		
Source of Site	Allocated /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Beach Road and currently allocated with access considered to be suitable.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school but has limited access to facilities.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1, with part of the site identified as a risk of surface water flooding.
Market Attractiveness	Green	Suitability of site has already been established and is currently allocated site. The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Greenfield site within Bacton consisting of grassland with boundary hedgerows and trees along southern boundary subject to TPOs.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is coastal plain with moderate to high landscape sensitivity which has a very open landscape with long uninterrupted views. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Site is currently allocated and therefore suitability of the site has already been established it also has planning permission in place. Greenfield within Bacton currently used for occasional touring caravans which has access to primary school but limited access to other facilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderately sensitive landscape within the undeveloped coast- development should seek to retain and enhance the setting of the area and address the 'hard edge' lack of integration of the settlements into surrounding landscape.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Unknown
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	29
Comments	The site is currently allocated and considered to be suitable.

Bacton		HELAA Ref	Additional Ref
Site Address	Land At Great Barn, Walcott Road	H0754	BACT06
Parish	Bacton		
Site Size (Hectares)	0.4		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Walcott Road (B road), where there is potential for suitable access.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school but has limited access to facilities.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Mostly Greenfield Site.
Flood Risk	Amber	In Flood risk zone 1 but with area in NE corner identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Greenfield site within settlement of Bacton, consisting of grassland with boundary trees/hedgerows. Trees subject to TPOs along western edge - these should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is coastal plain with moderate to high landscape sensitivity which has a very open landscape with long uninterrupted views. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site behind set of buildings within Bacton with access to primary school but limited access to other facilities. No major constraints have been identified at this stage, there are trees along western boundary subject to TPOs . The site is in FZ1. The site is in a moderately sensitive landscape within the Conservation Area - development should seek to retain and enhance the setting of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Unknown
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	12
Comments	The site is considered to be suitable and available.

Bacton		HELAA Ref	Additional Ref
Site Address	Land At Bloodslat Lane	H0755	BACT07
Parish	Bacton		
Site Size (Hectares)	7.2		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located along Bloodslat Lane (C Road).
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Bacton.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood risk zone 1 but with area in NE corner identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Amber	Gas pipeline present on the site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the outskirts of settlement contains arable land and is bordered by hedgerows along roadside. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that the site is mostly in a coastal plain with moderate to high landscape sensitivity which has a very open landscape with long uninterrupted views. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site along Bloodslat Lane on the outskirts Bacton with access to the primary school but limited access to other facilities. No major constraints have been identified at this stage, although a gas pipeline is present on the site. The site is in FZ1 but with area in NE corner identified at risk of surface water flooding. The site is in a moderately sensitive landscape within the undeveloped coast - development should seek to retain and enhance the setting of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	216
Comments	The site is considered to be suitable and available.

Bacton		HELAA Ref	Additional Ref
Site Address	Land South Of Kimberley Road	H0756	BACT08
Parish	Bacton		
Site Size (Hectares)	1.1		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Based on current evidence, the site is located off Kimberley Road an existing housing estate road. Kimberley Road / Wodehouse Road are private unmade roads - There is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school but has limited access to facilities.
Coastal Change	Amber	Outside Coastal Erosion Constraint Area. Majority of site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1 but with small part identified as low risk of surface water flooding .
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site within the settlement of Bacton, consisting of arable land (Grade 1) with limited boundary hedge treatment. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is coastal plain with moderate to high landscape sensitivity which has a very open landscape with long uninterrupted views. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	The site is located off Kimberley Rd behind the existing line of houses which has access to primary school but limited access to other facilities. The site is in FZ1. The site is flat and in a moderate sensitive landscape within the undeveloped coast - development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Beeston Regis		HELAA Ref	Additional Ref
Site Address	Land West Of Britons Lane	H0016	BEE05
Parish	Beeston Regis		
Site Size (Hectares)	4.9		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Britons Lane(C Road), it is considered that access could be provided.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Beeston Regis.
Coastal Change	Amber	Outside Coastal Erosion Constraint Area but the site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the site identified at a low risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the outskirts of settlement consisting of arable land bordered by hedgerows and some trees, with TPO trees in SW corner which should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	Adjacent to the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaes and dark night skies and should protect the quality and character of the area.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	Large greenfield site on the edge of Beeston Regis which has access to facilities and utilities. The site is in Flood Zone 1. The site is in a high sensitive landscape falling within the ANOB and within the undeveloped coast - Development in this location should be sensitive to this and to the wider skylines, and dark night skies and the character of the area. Slightly undulating site rising to the southeast, limited low hedgerow along roadside boundary. Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Beeston Regis		HELAA Ref	Additional Ref
Site Address	Land East Of Britons Lane	H0698	
Parish	Beeston Regis		
Site Size (Hectares)	6.1		
Source of Site	Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Site located off Britons Lane(C Road) with large frontage where it is considered access could be provided.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Beeston Regis.
Coastal Change	Amber	Outside Coastal Erosion Constraint Area but the site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	The site is in flood zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Amber	Power Lines present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the outskirts of settlement contains arable land bordered by hedgerows and trees along southern boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site is falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of the area.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Large greenfield site on the edge of Beeston Regis which has access to facilities and utilities. No major constraints have been identified at this stage, although there are power lines present on site that could affect the development potential. In Flood Zone 1. The site is in a high sensitive landscape falling within the ANOB and within the undeveloped coast - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. Slightly undulating site rising to the south, low hedgerow along roadside boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	183
Comments	The site is considered to be suitable.

Beeston Regis		HELAA Ref	Additional Ref
Site Address	Heath Barn, Britons Lane	H1328	
Parish	Beeston Regis		
Site Size (Hectares)	2.6		
Source of Site	Refused /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off Britons Lane (C Road) with existing access serving cottages to front of site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Beeston Regis.
Coastal Change	Amber	Outside Coastal Erosion Constraint Area but the site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the site identified at a low risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the outskirts of settlement contains arable land and is bordered by hedgerows. Mature Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site is falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of the area.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is reasonably well related to Beeston Regis, has access to facilities and utilities. No major constraints have been identified at this stage. In Flood Zone 1, with some parts of the site at low risk of surface water flooding. The site is in a high sensitive landscape falling within the ANOB and within the undeveloped coast - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. Slightly undulating site rising to the east, mature boundary hedges/ trees along roadside.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	76
Comments	The site is considered to be suitable.

Beeston Regis		HELAA Ref	Additional Ref
Site Address	Land south of Caxton Park	H2080	BEE01
Parish	Beeston Regis		
Site Size (Hectares)	1.6		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site would require third party land to gain access, potential to access site through adjacent helaa site H0016.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Beeston Regis.
Coastal Change	Amber	Outside Coastal Erosion Constraint Area but the site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	The site is in Flood zone 1 - low risk, with a very small area of the site identified at a low risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the outskirts of settlement contains arable/scrub land and is bordered by tree and hedgerows. The site is opposite SSSI and SAC of Beeston Regis Common.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site is falls adjacent to the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of the area.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is reasonably well related to Beeston Regis, has access to facilities and utilities. No major constraints have been identified at this stage but the site would require third party land to gain access (potentially through adjacent HELAA site H0016). The site is in Flood Zone 1, with a small part of the site at low risk of surface water flooding. The site is in a high sensitive landscape falling adjacent to the ANOB, SSSI and SPA and within the undeveloped coast - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Unknown
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	Yes

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	49
Comments	The site is considered to be suitable.

Binham		HELAA Ref	Additional Ref
Site Address	Land At Priory Crescent (0.89Ha) Priory Crescent	H1903	
Parish	Binham		
Site Size (Hectares)	0.9		
Source of Site	Public Land /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located between Walsingham Road (C road) and the existing housing estate Priory Cress where access could be provided.
Accessibility to Local Services and Facilities	Amber	The site is within 1,200m away from a facility found in Binham but more than 2,000m from a school and employment.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	The site is in flood zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site within settlement, consisting of arable land with some boundary hedgerow. Mature Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site within the settlement of Binham with access to facilities , but is further than 2000m to nearest school and will require enhancement to treatment capacity for access to utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a sensitive landscape within the Conservation Area - development proposals should reflect this (being sensitive to the wide skylscapes, seascesapes and dark night skies) and protect the quality and character of Binham. Fairly flat site with limited boundary treatment.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	27
Comments	The site is considered to be suitable .

Blakeney		HELAA Ref	Additional Ref
Site Address	Land South Of Morston Road	H0018	BLA01
Parish	Blakeney		
Site Size (Hectares)	2.9		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located between Morston Road (A Road) and the existing housing allocation (now completed) off Langham Road (A Road) and adjacent to H0022, suitable access could be achieved if taken through H0022 depending on the scale of development.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Blakeney.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Site on the edge of Blakeney consisting of arable land with a boundary hedgerow. Mature Trees and Hedgerows should be retained. No known impact on protected species or ecological network. The lies adjacent to SSSI.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The site falls within the ANOB which has a richly diverse and distinctive landscape. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of Blakeney.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site on the outskirts of Blakeney with access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site would have suitable access if taken through adjacent HELAA site H0020, would therefore require third party land which could be a constraint to site delivery. The site is in a sensitive landscape within the ANOB and undeveloped coast and adjacent to SSSI - development proposals should reflect this (being sensitive to the wide skylines, seascapes and dark night skies) and protect the quality and character of Blakeney.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	87
Comments	The site is considered to be suitable and available.

Blakeney		HELAA Ref	Additional Ref
Site Address	Land East Of Langham Road	H0019	BLA04
Parish	Blakeney		
Site Size (Hectares)	4.4		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Langham Road (B Road), where it is considered that suitable access could be provided. The site is adjacent to the existing housing estate Kingsway,
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Blakeney.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Site on the edge of Blakeney consisting of arable land with hedgerows. Mature Trees and Hedgerows should be retained. No known impact on protected species or ecological network. The site lies adjacent to SSSI.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	The site falls within the ANOB which has a richly diverse and distinctive landscape. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of Blakeney.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site on the outskirts of Blakeney with access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a sensitive landscape within the ANOB and undeveloped coast and adjacent to SSSI.- development proposals should reflect this (being sensitive to the wide skylscapes, seascapes and dark night skies) and protect the quality and character of Blakeney. The site is slightly undulating rising to the south.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	132
Comments	The site is considered to be suitable and available.

Blakeney		HELAA Ref	Additional Ref
Site Address	Land off Langham Road	H0020	BLA07
Parish	Blakeney		
Site Size (Hectares)	0.9		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Langham Road (B Road) within the settlement of Blakeney, where it is considered that suitable access could be provided. The site is currently used as playing fields.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Blakeney.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site potentially has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site currently used for recreational use as playing fields, consisting of grassland with sparse trees along boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The site falls within the ANOB which has a richly diverse and distinctive landscape. Development in this location should be sensitive to the wide skylscapes, seascaes and dark night skies and should protect the quality and character of Blakeney.
Open Space	Amber	The site is designated as Open Space - replacement open space would be required.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.

Is the Site Suitable?	Yes
Suitability Comments	Greenfield site within the settlement Blakeney, with access to facilities and utilities. No major constraints have been identified at this stage, although the site is currently designated as Open Space - replacement open space would be required. The site is in FZ1. The site is in a sensitive landscape within the ANOB - development proposals should reflect this (being sensitive to the wide skylscapes, seascapes and dark night skies) and protect the quality and character of Blakeney. The site is undulating rising to the south.

Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	26
Comments	The site is considered to be suitable and available.

Blakeney		HELAA Ref	Additional Ref
Site Address	Land North Of Morston Road	H0021	BLA08
Parish	Blakeney		
Site Size (Hectares)	4.1		
Source of Site	Call for Sites		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Morston Road (A Road), where there is potential for suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Blakeney.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site has suitable access and near to settlement, but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Red	Greenfield site on the edge of Blakeney consisting of arable land with boundary hedgerows. Mature Hedgerows should be retained. The site is considered to be unsuitable as it lies adjacent to SSSI, SAC, SPA, RAMSAR, NNR.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site falls within the ANOB which has a richly diverse and distinctive landscape. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of Blakeney.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	Greenfield site on the outskirts of Blakeney with access to facilities and utilities. The site is in FZ1. The site is undulating, rising to the south of the site. Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision. The site is considered to be unsuitable as it falls within a sensitive landscape within the ANOB and adjacent to SSSI, SAC, SPA, RAMSAR, National Nature Reserve.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, The site is considered to be unsuitable as it lies adjacent to SSSI, SAC, SPA, RAMSAR, NNR and the local road network is considered to be unsuitable.

Blakeney		HELAA Ref	Additional Ref
Site Address	Land West Of Langham Road	H0022	BLA09
Parish	Blakeney		
Site Size (Hectares)	2.9		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Langham Road (B Road) adjacent to the site allocation BLA03, where it is considered that suitable access could be provided.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Blakeney.
Coastal Change	Green	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Site on the edge of Blakeney consisting of arable land with hedgerows. Mature Trees and Hedgerows should be retained. No known impact on protected species or ecological network. The site lies adjacent to SSSI.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site falls within the ANOB which has a richly diverse and distinctive landscape. Development in this location should be sensitive to the wide skylscapes, seascaes and dark night skies and should protect the quality and character of Blakeney.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site on the outskirts of Blakeney with access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a sensitive landscape within the ANOB and undeveloped coast, adjacent to SSSI- development proposals should reflect this (being sensitive to the wide skylscapes, seascapes and dark night skies) and protect the quality and character of Blakeney. The site is slightly undulating rising to the south of the site.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	87
Comments	The site is considered to be suitable and available.

Blakeney		HELAA Ref	Additional Ref
Site Address	Land Adjacent Blakeney Downs House, Morston Road	H0760	BLA02
Parish	Blakeney		
Site Size (Hectares)	0.7		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off Morston Road (A Road), it is currently used to store boats and shares an access with the adjacent houses onto Morston Road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Blakeney.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	site consists of grassland with some boundary trees/ hedgerow along northern boundary. Mature trees should be retained, The site lies adjacent to SSSI.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The site falls within the ANOB which has a richly diverse and distinctive landscape. Development in this location should be sensitive to the wide skylines, seascapes and dark night skies and should protect the quality and character of Blakeney.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision
Is the Site Suitable?		No

Suitability Comments	Greenfield site on the outskirts of Blakeney with access to facilities and utilities. The site is in FZ1. The site is in a sensitive landscape within the ANOB, and undeveloped coast, adjacent to SSSI - development proposals should reflect this (being sensitive to the wide skylscapes, seascaes and dark night skies) and protect the quality and character of Blakeney. The site is undulating rising to the South and slightly to West. Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Blakeney		HELAA Ref	Additional Ref
Site Address	Land West Of Saxlingham Road	H0763	BLA05
Parish	Blakeney		
Site Size (Hectares)	0.9		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Saxlingham Road (C Road), where there is potential for suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Blakeney.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Site on the edge of Blakeney consisting of arable land with hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site falls adjacent to the Conservation Area.
Nationally and Locally Significant Landscapes	Amber	The site falls within the ANOB which has a richly diverse and distinctive landscape. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of Blakeney.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision
Is the Site Suitable?		No

Suitability Comments	Greenfield site on the outskirts of Blakeney with access to facilities and utilities. The site is in FZ1. The site is in a sensitive landscape within the ANOB and undeveloped coast - development proposals should reflect this (being sensitive to the wide skylines, seascapes and dark night skies) and protect the quality and character of Blakeney. Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Blakeney		HELAA Ref	Additional Ref
Site Address	Land East Of Saxlingham Road	H0764	BLA06
Parish	Blakeney		
Site Size (Hectares)	0.6		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Saxlingham Road (C Road), where there is potential for suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Blakeney.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1,
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of Blakeney which is covered with trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area and close to a Grade II Star listed building, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Amber	The site falls within the ANOB which has a richly diverse and distinctive landscape. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of Blakeney.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Red	Based on current evidence, The local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	Greenfield site on the outskirts of Blakeney with access to facilities and utilities. The site is in FZ1. The site is in a sensitive landscape within the ANOB, Conservation Area and undeveloped coast - development proposals should reflect this (being sensitive to the wide skylscapes, seascaapes and dark night skies) and protect the quality and character of Blakeney. Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Blakeney		HELAA Ref	Additional Ref
Site Address	Three Owls Farm, Saxlingham Road	H1366	
Parish	Blakeney		
Site Size (Hectares)	15.9		
Source of Site	Refused /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Saxlingham Road (C Road) and has existing access serving Pyes Farm.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Blakeney.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Mostly greenfield Site, with no signs of contamination.
Flood Risk	Amber	In Flood Zone 1, with a small part of the site identified as a low risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Greenfield site consisting of arable land with boundary trees/hedgerows. Woodland in middle of the site & along S boundary. Mature trees should be retained, No known impact on, protected species or ecological network. Site adjacent to SSSI.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area , the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Amber	The Site falls within the ANOB which has a richly diverse and distinctive landscape. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of Blakeney.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site on the outskirts of Blakeney with access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1, but with a small part identified as a low risk of surface water flooding. The site is in a sensitive landscape within the ANOB, Conservation Area and undeveloped coast and adjacent to SSSI - development proposals should reflect this (being sensitive to the wide skiescapes, seascaapes and dark night skies) and protect the quality and character of Blakeney. The site is slightly undulating rising to the north.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	15-20 Years
Comments	The capacity of the site is for less 300 dwellings and it is therefore considered to be available within 20 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 300 dwellings and it is therefore considered to be available within 20 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Unknown
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	477
Comments	The site is considered to be suitable.

Blakeney		HELAA Ref	Additional Ref
Site Address	Land at Little Lane, Blakeney	H1417	
Parish	Blakeney		
Site Size (Hectares)	0.3		
Source of Site	Refused /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located between the junction of Little Lane (unadopted) and New Road (A Road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Blakeney.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site within the settlement of Blakeney, consisting of grassland with boundary hedgerows/trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area , the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Amber	The site falls within the ANOB which has a richly diverse and distinctive landscape. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of Blakeney.
Open Space	Amber	The site is designated as Open Space - replacement open space would be required.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site on the outskirts of Blakeney with access to facilities and utilities. No major constraints have been identified at this stage, although the site is designated as Open Space - replacement open space would be required.. The site is in FZ1. The site is in a sensitive landscape within the ANOB, Conservation Area and undeveloped coast - development proposals should reflect this (being sensitive to the wide skylscapes, seascapes and dark night skies) and protect the quality and character of Blakeney.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Unknown
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	8
Comments	The site is considered to be suitable.

Blakeney		HELAA Ref	Additional Ref
Site Address	8 Wiveton Road	H2024	
Parish	Blakeney		
Site Size (Hectares)	0.4		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Wiveton Road (C Road), and has existing access serving the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Blakeney.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Mostly Greenfield Site with no signs of contamination.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	The site is a greenfield site on the edge of Blakeney and it is considered that there is scope to connect to existing facilities, with capacity available.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Site on the edge of Blakeney, consisting of grassland with trees covering the west of the site. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Amber	The Site falls within the ANOB which has a richly diverse and distinctive landscape. Development in this location should be sensitive to the wide skylscapes, seascapes and dark night skies and should protect the quality and character of Blakeney.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is on the outskirts of Blakeney, it is has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a sensitive landscape within the ANOB, the Conservation Area and undeveloped coast - development proposals should reflect this (being sensitive to the wide skylscapes, seascapes and dark night skies) and protect the quality and character of Blakeney.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Unknown
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	17
Comments	The site is considered to be suitable and available.

Briningham		HELAA Ref	Additional Ref
Site Address	Land Adjacent St Maurice Church	H0024	BHM01
Parish	Briningham		
Site Size (Hectares)	1.0		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Holt Road (B road), where access could be provided.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m of a school and employment, but not within 1,200m from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the site identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Red	Based on current evidence, Substantial off-site sewerage required to connect FW.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with boundary hedgerow and mature trees along eastern boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls adjacent to Grade 1 listed church - there is potential for detrimental impacts on the historic environment .
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	Site is quite remote from access to facilities and services, but is within 2000m of the closest school in Melton Constable. . The site is in FZ1 with some areas of the site identified at risk of surface water flooding, the impact of development and appropriate mitigation measures will need to be demonstrated. The site is in a sensitive location adjacent to Grade 1 listed church - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and which respect this and the open settlement characteristic of the area. The site runs along side a dismantled railway - is flat with little changes in levels with some hedging along roadside. Based on current evidence, the site is considered to be unsuitable as would require substantial off-site sewerage required to connect FW.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as would require substantial off-site sewerage required to connect FW.

Brinton		HELAA Ref	Additional Ref
Site Address	New Homestead, Sharrington Road	H1794	
Parish	Brinton		
Site Size (Hectares)	0.8		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located between Sharrington Road and The Street where it is considered access could be provided.
Accessibility to Local Services and Facilities	Red	The site is remote and is more than 1,200m away from the nearest facilities.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	The site is in Flood zone 2 - with some areas of the site identified at risk of surface water flooding.
Market Attractiveness	Red	The site has suitable access but not near to a settlement with services.
Utilities Capacity	Green	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of grassland covered by trees/shrubs. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No
Suitability Comments	Remote from facilities - therefore not suitable.	

Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	Yes	Yes

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Remote from facilities - therefore not suitable.

Briston		HELAA Ref	Additional Ref
Site Address	Land At Craymere Road	H0026	BRI12
Parish	Briston		
Site Size (Hectares)	0.7		
Source of Site	Call for Sites /Land for Sale /LDF Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Based on current evidence, the site is located off Craymere Road (unadopted) adjacent to Craymere Manor. There is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Briston.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Greenfield Site - Signs of contamination on site.
Flood Risk	Amber	In Flood Zone 1, north of site identified at high risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on edge of Briston, consisting of grassland with boundary hedgerow along roadside and some trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, there is considered to be no footway and substandard network.
Is the Site Suitable?		No

Suitability Comments	Site adjacent to Craymere Manor which has access to facilities within Briston but would require enhancement to treatment capacity to access utilities. The site is in FZ1 with north of the site at risk of surface water flooding. Signs of contamination on site , The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. The site is fairly flat with little change in levels. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Yes
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Briston		HELAA Ref	Additional Ref
Site Address	Land At Reepham Road	H0027	BRI17/1
Parish	Briston		
Site Size (Hectares)	1.2		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	Site located off Reepham Road (C road).
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school within Melton Constable and employment but not within 1,200m to a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site behind row of existing houses, consisting of grassland with boundary hedges/trees and woodland to rear of site. No known impact on designated site, protected species or ecological network
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Briston, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. Flat site with little change in levels.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	36
Comments	The site is considered to be suitable and available.

Briston		HELAA Ref	Additional Ref
Site Address	Land At West End	H0028	BRI28
Parish	Briston		
Site Size (Hectares)	0.4		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Based on current evidence, Site is located behind existing row of houses along West End (unadopted)- There is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Briston.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Mostly Greenfield Site.
Flood Risk	Amber	In Flood Zone 1, but with part of the site along northern edge at low risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site split into two parts consisting of grassland with boundary hedges/trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, West End is considered to be narrow with no footway and junction onto Norwich Road is substandard.
Is the Site Suitable?		No

Suitability Comments	Site is located behind an existing row of houses along West End, which has access to facilities within Briston and utilities. The site is in FZ1, but with a small part at risk of surface water flooding. The site is in a moderate sensitive landscape - development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Briston		HELAA Ref	Additional Ref
Site Address	Land East Of Holt Road	H0029	BRI29
Parish	Stody		
Site Size (Hectares)	4.2		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located between Holt Road, Edgefield Rd (C Road) and Brinton Rd (unadopted) ,where there is potential for suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Briston.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield on the edge of settlement, consisting of arable land with boundary of hedgerows/ trees. Trees subject to TPO on S boundary that should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, it is considered to be a Substandard highway network and segregated from village by B1354.
Is the Site Suitable?		No

Suitability Comments	Site located to the north of Briston, on the edge of the settlement, which has access to facilities and utilities. The site is in FZ1 . The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. The site is flat with little changes in topography levels. Based on current evidence, the site is considered to be unsuitable as the local highway network is substandard.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local highway network is substandard.

Briston		HELAA Ref	Additional Ref
Site Address	Land Between Astley School & Playing Field (Site 2)	H0766	BRI01
Parish	Briston		
Site Size (Hectares)	1.4		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located at the junction of Fakenham Road (B road) and The Lane (unadopted) ,where there is potential for suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Briston and Melton Constable.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of Briston consisting of arable land with hedges, mature hedge along boundary with The Lane. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site on the edge of Briston which has access to facilities and utilities - The site is in FZ1. No major constraints identified at this stage. The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. The site is flat with little changes in topography.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	43
Comments	The site is considered to be suitable and available.

Briston		HELAA Ref	Additional Ref
Site Address	Land Between Astley School & Playing Field (Site 1)	H0767	BRI02
Parish	Briston		
Site Size (Hectares)	4.5		
Source of Site	Allocated /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	L shape site adjacent to primary school located off Fakenham Road (B road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Briston.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land bordered by hedgerows and some trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	L shaped site adjacent to the primary school between Melton Constable and Briston, which has access to facilities and utilities. The site is in FZ1. The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. The site is considered to be suitable and is currently allocated for development.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	134
Comments	The site is considered to be suitable .

Briston		HELAA Ref	Additional Ref
Site Address	Land At The Lanes	H0768	BRI03
Parish	Briston		
Site Size (Hectares)	1.4		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site runs alongside The Lane, where there is potential for suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Briston.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1, with areas to the south of site at low risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield on the edge of settlement, consisting of arable land with boundary of hedgerows/ trees alongside road. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Site on the edge of Briston which has access to facilities and utilities - The site is in FZ1 but with areas to the south of site at low risk of surface water flooding. The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on the open skyline views) and which respect the open settlement characteristic of the area. The site is flat with little changes in topography.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	41
Comments	The site is considered to be suitable.

Briston		HELAA Ref	Additional Ref
Site Address	Land At Holt Road, Opposite Horseshoe Common	H0769	BRI04
Parish	Briston		
Site Size (Hectares)	0.6		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Site runs alongside Holt Road, access could be a constraint.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Briston.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, consisting of two rows of hedges/trees including mature oak and ash. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	Site on the edge of Briston which has access to facilities and utilities - The site is in FZ1. The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. The site is flat and contains two rows of trees. The site is flat with little changes in the topography. Based on current evidence,The site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence,the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Briston		HELAA Ref	Additional Ref
Site Address	Land At Norwich Road (From Old Vicarage To Horseshoe Lane)	H0770	BRI05
Parish	Briston		
Site Size (Hectares)	1.0		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site runs alongside Norwich Road (B Road), where there is potential for suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Briston.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Signs of contamination on site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of Briston, split into two; the west of site consisting of arable land with limited roadside boundary hedgerow, and east with tall vegetation. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, There is considered to be no footway link to village.
Is the Site Suitable?		No

Suitability Comments	Site on the edge of Briston which has access to facilities and utilities - The site is in FZ1. There are signs of contamination on site. The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. The site is flat with limited boundary treatment. Based on current evidence,The site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Briston		HELAA Ref	Additional Ref
Site Address	Lawn Farm	H0772	BRI07
Parish	Briston		
Site Size (Hectares)	23.7		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located between Norwich Road (B Road) and Briston Road (C Road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Briston.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield site with no signs of contamination.
Flood Risk	Amber	In Flood Zone 1, part of site (South) identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints,
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Large mostly brownfield site currently used for farm purposes, Grassland with woodland along western side of site which are subject to TPOs, which should be retained. No known impact on designated site or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	Site lies adjacent to Conservation Area - It is considered that the site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Amber	Proposals of this scale could have a significant impact on the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Site on the edge of Briston currently used for farm purposes, with a number of farm buildings across the site and woodland across the west of the site which are subject to TPOs that should be retained. The site is in FZ1 with small part to south of at low risk of surface water flooding. The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. The site is obscured by hedges along Norwich Road and is relatively flat.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	15-20 Years
Comments	The capacity of the site is for less 300 dwellings and it is therefore considered to be available within 20 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 300 dwellings and it is therefore considered to be available within 20 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Unknown
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	711
Comments	The site is considered to be suitable .

Briston		HELAA Ref	Additional Ref
Site Address	Land At Mill Road (From Springfield To Horseshoe Lane)	H0773	BRI08
Parish	Briston		
Site Size (Hectares)	0.3		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off Mill Road (unadopted).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Briston.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1, part of the site to the north is at low risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of Briston, consisting of grassland with a hawthorn hedge on roadside. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Briston, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. Not visible from Mill Road bordered by hedges/trees.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	9
Comments	The site is considered to be suitable.

Briston		HELAA Ref	Additional Ref
Site Address	Land To The South Of Playing Field	H0775	BRI10
Parish	Briston		
Site Size (Hectares)	4.4		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Site is located off The Lane (unadopted),
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Briston.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site has suitable access and near to settlement but it is considered unsuitable due to the substandard highway network.
Utilities Capacity	Green	Capacity available to serve the proposed growth.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site that consists of arable land with boundary hedges. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, There is considered to be a substandard highway network.
Is the Site Suitable?		No

Suitability Comments	The site has access to facilities and utilities. The site is in FZ1. The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. Flat site with little change in levels. Based on current evidence, The site is considered to be unsuitable due to the sub standard highway network.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	No

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable due to the sub standard highway network.

Briston		HELAA Ref	Additional Ref
Site Address	Land To The North Of Craymere Beck Road	H0776	BRI11
Parish	Briston		
Site Size (Hectares)	1.7		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Based on current evidence, the site is located off Craymere Road (unadopted)- There is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Briston.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of Briston, consisting of grassland and is bordered by hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, There is no footway and substandard junctions.
Is the Site Suitable?		No

Suitability Comments	The site is reasonably well related to Briston, has access to facilities and utilities. The site is in FZ1. The site is in a moderate sensitive landscape - development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. Flat site with little change in levels. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	Yes	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Briston		HELAA Ref	Additional Ref
Site Address	Land At Craymere Road (Site 8)	H0778	BRI13
Parish	Briston		
Site Size (Hectares)	0.5		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Based on current evidence, Site runs alongside Craymere Road (unadopted) - There is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school within Melton Constable and employment but not within 1,200m to a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of Briston, consisting of grassland and is bordered by hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, there is no footway and substandard junctions.
Is the Site Suitable?		No

Suitability Comments	Site on the edge of Briston which has access to primary school in Melton Constable and to utilities but not to shop facilities. The site is in FZ1. The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. Site is flat with little changes in level. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Briston		HELAA Ref	Additional Ref
Site Address	Land At Highfield (South)	H0783	BRI18
Parish	Briston		
Site Size (Hectares)	1.4		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Craymere Road (unadopted).
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school within Melton Constable and employment but not within 1,200m to a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1, but with majority of site identified at high risk of surface water flooding.
Market Attractiveness	Amber	The site has suitable access and near to settlement. No major constraints, but the site is identified at high risk of surface water flooding.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the outskirts of Briston consisting of grassland with boundary hedgerows and woodland to north.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	<p>Greenfield site on the outskirts of Briston within good access to primary school of Melton Constable and to utilities but not to shop facilities. No major constraints identified at this stage. The site is in FZ1 based on existing evidence (surface water flooding data) there are known surface water flooding problems on this site. The impact of development and appropriate mitigation measures will need to be demonstrated.</p> <p>The site is in a moderate sensitive landscape - development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. The site is flat with little changes in topography.</p>
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	42
Comments	The site is considered to be suitable.

Briston		HELAA Ref	Additional Ref
Site Address	Land At Reepham Road	H0788	BRI6,17,20,21,22,23
Parish	Briston		
Site Size (Hectares)	10.8		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Based on current evidence, large site located off Reepham Road (C road), there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school within Melton Constable and employment but not within 1,200m to a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Site includes scrap yard with signs of contamination.
Flood Risk	Amber	In Flood Zone 1, small part to south of site identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Site includes a row of existing dwellings and scrap yard with some green space consisting of grassland with some wooded areas. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, there is considered to be a substandard highway network.
Is the Site Suitable?		No

Suitability Comments	A number of dwellings already on site alongside Reepham Road, Site on the edge of Briston which has access to primary school in Melton Constable and to utilities but not to shop facilities. There are signs of contamination where scrap yard is. The site is in FZ1 with small part to south of at low risk of surface water flooding. The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Briston		HELAA Ref	Additional Ref
Site Address	Land At Rear Of Holly House, The Lanes	H0789	BRI24
Parish	Briston		
Site Size (Hectares)	0.5		
Source of Site	Allocated /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Site located adjacent to existing housing estate Orchard Close ,where there is potential for suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Briston.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Mixed brownfield /greenfield site, but with no signs of contamination.
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Site on the edge of built up settlement, consisting of grassland with hedgerow along roadside and trees across the site. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Site has planning permission and is considered to be suitable for development, which is integrated with the existing housing estate road 'Orchard Close' with access to facilities but would require enhancement to treatment capacity to provide utilities - The site is in FZ1 . No major constraints. The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. Flat site with little change in topography with dense boundary hedge treatment.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The site has got planning permission and is considered to be available.
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	15
Comments	The site has got planning permission and is considered to be suitable.

Briston		HELAA Ref	Additional Ref
Site Address	Land South Of Woodfield (Coal Yard)	H0790	BRI25
Parish	Briston		
Site Size (Hectares)	0.6		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off The Lane and adjacent to existing housing estate Woodfield ,where there is potential for suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Briston.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of Briston consisting of arable land with boundary hedgerows with small pond to north of site. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site on edge of Briston which has access to facilities and utilities - The site is in FZ1. No major constraints have been identified at this stage. The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. The site is low-lying land hidden behind trees/hedges from road.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	19
Comments	The site is considered to be suitable.

Briston		HELAA Ref	Additional Ref
Site Address	Land At The Loke	H0791	BRI26
Parish	Briston		
Site Size (Hectares)	1.2		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is located off The Loke (unadopted) The Loke is a narrow unmade private road with poor visibility - Based on current evidence, there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Briston.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1, part of the site to the south identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of grassland with boundary trees and hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, Mill Road which is narrow with no footways is considered unsuitable.
Is the Site Suitable?		No

Suitability Comments	Site on the edge of Briston which has access to facilities and utilities - The site is in FZ1 with small part to south of at low risk of surface water flooding. The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Briston		HELAA Ref	Additional Ref
Site Address	Land At Church Road	H0792	BRI27
Parish	Briston		
Site Size (Hectares)	0.7		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Site is located off Church Street (unadopted) where suitable access could be created.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Briston.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Amber	Power Lines present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site within settlement, with large pond to the north of site surrounded by shrubs/ trees, the rest of site consisting of arable land. Mature trees should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site within settlement of Briston which has access to facilities and utilities. The site is in FZ1, no major constraints have been identified at this stage, apart from there being powerlines present on the site. The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. The site contains pond with a number of shrubs/trees across the north of site.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	20
Comments	The site is considered to be suitable.

Catfield		HELAA Ref	Additional Ref
Site Address	Land North Of Fenside	H0032	CAT11
Parish	Catfield		
Site Size (Hectares)	1.4		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The only access available is from the track to the South of the site, it is evident that access it potentially a constraint. Adequacy of junction is a matter for the HA to consider.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m of a school but more than 1200 m away from a facility (1224m to shop, 1252m to employment.)
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	The site contains grassland and is bordered by hedgerows. Mature Trees and Hedgerows should be retained. The site lies in close proximity to 'SSSI' and The Broads, Possible mitigation measures would be required to address potential impacts.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring uses.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	Site doesn't fall within ANOB, but is adjacent to SSSI and The Broads, The Landscape Character Assessment states that it is Settled Fen which has moderate to high sensitivity with an open character and long views over flat landscape.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site remote from the settlement of Catfield, falling within 2000m of the nearest school but not within 1200m for access to facilities and would require enhancement to treatment capacity for access to utilities . No major constraints have been identified at this stage. The site falls within Flood Risk Zone 1 however some areas of the site is identified at low risk of surface water flooding (The impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a sensitive landscape adjacent to The Broads SSSI , RAMSAR, SPA, SAC development proposals should be sensitive to this reflect this (avoiding development which affects or impinge on the open skyline and is sensitive to the character of the area). Flat site with mature trees along roadside.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	42
Comments	The site is considered to be suitable and available.

Catfield		HELAA Ref	Additional Ref
Site Address	Land South Of Sutton Road	H0033	CAT12
Parish	Hickling		
Site Size (Hectares)	19.3		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Sutton Road, where there is potential for suitable access, but there is no access to A149.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Catfield.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	The edge of the site falls within Flood Risk Zone 2 - some areas of the site identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Amber	Gas pipeline present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site is agricultural Grade 1 land which is bordered by a few trees.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site is adjacent to existing employment land.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fen which has moderate to high sensitivity with an open character and long views over flat landscape.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes
Suitability Comments	Large greenfield site on the edge of Catfield, which has access to facilities but will require enhancement to treatment capacity for access to utilities . No major constraints have been identified at this stage, however the edge of the site falls within Flood Risk Zone 2 and has some areas identified at risk of surface water flooding. The impact of development and appropriate mitigation measures will need to be demonstrated. There are also powerlines present on site. The site is in a moderate sensitive landscape which has open character - development proposals	

	should reflect this (avoiding development which affects or impinge on the open skyline). Site is very flat and open to road.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	578
Comments	The site is suitable and available.

Catfield		HELAA Ref	Additional Ref
Site Address	Land Off A149 & New Road	H0034	CAT13
Parish	Catfield		
Site Size (Hectares)	4.9		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site can be accessed from New Road, where it is considered that there is potential for suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Catfield.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1 - however some areas of the site identified at risk of surface water flooding.
Market Attractiveness	Amber	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Amber	Gas pipeline present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site is agricultural Grade 1 land which is bordered by a mature trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fen which has moderate to high sensitivity with an open character and long views over flat landscape.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes
Suitability Comments	Greenfield site close to the settlement of Catfield, which has access to facilities but will require enhancement to treatment capacity for access to utilities . No major constraints have been identified at this stage, although the site is located on a gas pipeline. The site falls within Flood Risk Zone 1 but has some areas identified at risk of surface water flooding - the impact of development and appropriate mitigation measures will need to be demonstrated. The site is in a	

	moderate sensitive landscape which has an open character - development proposals should reflect this (avoiding development which affects or impinge on the open skyline). Flat site with mature trees along boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	147
Comments	The site is suitable and available.

Catfield		HELAA Ref	Additional Ref
Site Address	Land Off A149 & New Road	H0035	CAT14
Parish	Catfield		
Site Size (Hectares)	6.0		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off New Road, where there is potential for suitable access. There is no access from A149.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Catfield.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1- low risk, however some areas of the site identified at a low risk of surface water flooding.
Market Attractiveness	Amber	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Amber	Gas pipeline present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site is agricultural Grade 1 land which is bordered by hedgerows and trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fens which has moderate to high sensitivity with an open character and long views over flat landscape.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes
Suitability Comments	Greenfield site close to the settlement of Catfield, which has access to facilities but will require enhancement to treatment capacity for access to utilities . No major constraints have been identified at this stage. The site falls within Flood Risk Zone 1 however some areas of the site is identified at low risk of surface water flooding (The impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a moderate sensitive	

	landscape which has an open character - development proposals should reflect this (avoiding development which affects or impinge on the open skyline and is sensitive to the character of this area). Flat site with limited boundary treatment .
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	181
Comments	The site is considered to be suitable and available.

Catfield		HELAA Ref	Additional Ref
Site Address	Land North Of New Road	H0036	CAT15
Parish	Catfield		
Site Size (Hectares)	9.6		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site can be directly access available from New Road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Catfield.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Red	Section of site falls within Flood Zone 3b
Market Attractiveness	Red	Based on current evidence, The site is heavily constrained, it falls within Flood Zone 3 and is within 15m of pumping station and is not considered to be attractive.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Amber	Sewage Pump station on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	The site is agricultural Grade 1 land which is bordered by a few trees. The site lies in close proximity to SSSI and The Broads. Possible mitigation measures would be required to address potential impacts.
Compatibility with Neighbouring / Adjoining Uses	Red	The site is within 15 m of a sewage pumping station.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fen which has moderate to high sensitivity with an open character and long views over flat landscape.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		No

Suitability Comments	Based on current evidence, The site is considered to be unsuitable as part of the site falls within flood zone 3B and is next to sewage pump station. Would be acceptable if site area was amended.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as part of the site falls within flood zone 3B and the site is located next to sewage pump station. Would be acceptable if site area was amended.

Catfield		HELAA Ref	Additional Ref
Site Address	Land South Of New Road	H0037	CAT16
Parish	Catfield		
Site Size (Hectares)	4.0		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off New Road (C road),where there is potential for suitable access. There is no access to A149.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Catfield.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1, however some areas of the site identified at a low risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site contains Grade 1 agricultural land. The site lies in close proximity to SSSI of the Broads . Potential mitigation measures would be required to address potential impacts.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring uses including residential.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fens which has moderate to high sensitivity with an open character and long views over flat landscape.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes
Suitability Comments	Greenfield site close to the settlement of Catfield, which has access to facilities but will require enhancement to treatment capacity for access to utilities . No major constraints have been identified at this stage. The site falls within Flood Risk Zone 1 however some areas of the site is identified at low risk of surface water flooding (The impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a moderate sensitive	

	landscape near to the SSSI which has an open character - development proposals should reflect this (avoiding development which affects or impinge on the open skyline and is sensitive to the character of this area). Flat site with limited boundary treatment .
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	118
Comments	The site is suitable and available.

Catfield		HELAA Ref	Additional Ref
Site Address	Land South Of Lea Road	H0794	CAT01
Parish	Catfield		
Site Size (Hectares)	1.6		
Source of Site	Allocated /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site can be accessed directly from Lea Road or alternatively to Limes Road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Catfield.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1 - low risk, however some areas of the site identified at risk of surface water flooding.
Market Attractiveness	Green	The site potentially has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site contains grassland and is bordered by hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fens which has moderate to high sensitivity with an open character and long views over flat landscape.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site close to the settlement of Catfield, which has access to facilities but will require enhancement to treatment capacity for access to utilities . No major constraints have been identified at this stage. The site falls within Flood Risk Zone 1 but has some areas identified at risk of surface water flooding. The impact of development and appropriate mitigation measures will need to be demonstrated. The site is in a moderate sensitive landscape which has an open character - development proposals should reflect this (avoiding development which affects or impinge on the open skyline). Site is open but located away from the main road.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The landowner has identified that the site is available.
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	45
Comments	The site is considered to be suitable and available.

Catfield		HELAA Ref	Additional Ref
Site Address	Land To The South Of Dale Lane	H0796	CAT03
Parish	Catfield		
Site Size (Hectares)	2.3		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment

Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site has direct access available from Dale Lane and Back Lane both unadopted ,where there is potential for suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Catfield.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1 - with small area of the site identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site is arable agricultural Grade 1 land with little boundary treatment of hedgerows and few trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fen which has moderate to high sensitivity with an open character and long views over flat landscape.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, Back Lane is narrow with no footways, junction with Church Road is substandard and no footways on Church Road.
Is the Site Suitable?		No

Suitability Comments	Greenfield site close to the settlement of Catfield, which has access to facilities but will require enhancement to treatment capacity for access to utilities . The site falls within Flood Risk Zone 1. The site is in a moderate sensitive landscape which has an open character - development proposals should reflect this (avoiding development which affects or impinge on the open skyline). Flat site with some mature trees along boundary. Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Catfield		HELAA Ref	Additional Ref
Site Address	Land To The North Of Church Road	H0797	CAT04
Parish	Catfield		
Site Size (Hectares)	2.2		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site has direct access available from Church Road and Back Lane.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Catfield.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1 - low risk, however some areas of the site identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Amber	Power lines present on the site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Arable Grade 1 agricultural land bordered with a few trees on roadside. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fen which has moderate to high sensitivity with an open character and long views over flat landscape.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, Back Lane is narrow with no footways, junction with Church Road is substandard and no footways on Church Road
Is the Site Suitable?		No
Suitability Comments	Greenfield site close to the settlement of Catfield, which has access to facilities but will require enhancement to treatment capacity for access to utilities . there are some powerlines present on the site. The site falls within Flood Risk Zone 1 but has some areas identified at risk of surface water flooding - the impact of development and appropriate mitigation measures will need to be demonstrated. The site is in a moderate sensitive landscape which has an open character - development proposals should reflect this (avoiding development which affects or	

	impinge on the open skyline). Site is open with low hedgerows/trees along roadside. Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Catfield		HELAA Ref	Additional Ref
Site Address	Land To The South Of Church Road	H0798	CAT05
Parish	Catfield		
Site Size (Hectares)	2.8		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off The Street where there is potential for suitable access and off Church Road which has no access available.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Catfield.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1- however some areas of the site identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site is agricultural Grade 1 and is bordered by Mature Trees and Hedgerows which should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fen which has moderate to high sensitivity with an open character and long views over flat landscape.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site close to the settlement of Catfield, which has access to facilities but will require enhancement to treatment capacity for access to utilities . No major constraints have been identified at this stage, although there are some powerlines present on the site. The site falls within Flood Risk Zone 1 but has some areas identified at risk of surface water flooding - the impact of development and appropriate mitigation measures will need to be demonstrated. The site is in a moderate sensitive landscape which has an open character - development proposals should reflect this (avoiding development which affects or impinge on the open skyline). Site is open with low hedgerows/trees along roadside.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	85
Comments	The site is considered suitable and available.

Catfield		HELAA Ref	Additional Ref
Site Address	Land To The East Of Ludham Road	H0799	CAT06
Parish	Catfield		
Site Size (Hectares)	1.9		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site can be accessed from either Ludham Road and/or Long Lane (C road), where there is potential for suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Catfield
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1 - with small area of the site identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site contains arable land and is bordered by short bushes with some mature trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fen which has moderate to high sensitivity with an open character and long views over flat landscape.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes
Suitability Comments	Greenfield site close to the settlement of Catfield, which has access to facilities but will require enhancement to treatment capacity for access to utilities. No major constraints have been identified at this stage. The site falls within Flood Risk Zone 1. The site is in a moderate sensitive landscape which has an open character - development proposals should reflect this (avoiding development which affects or impinge on the open skyline). Flat site with limited boundary	

	treatment but some mature oak trees along roadside.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	57
Comments	The site is considered suitable and available.

Cley-next-the-Sea		HELAA Ref	Additional Ref
Site Address	Land At Old Woman's Lane	H0039	CL04
Parish	Cley-next-the-Sea		
Site Size (Hectares)	1.6		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located behind the local estate road Old Woman's Lane where access would be provided from.
Accessibility to Local Services and Facilities	Amber	The site is within 1,200m from a facility (shop) found in Cley and just over 2000m to closest school in Blakeney.
Coastal Change	Amber	Outside Coastal Erosion Constraint Area, but the site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however small areas of the site identified at a low risk of surface water flooding.
Market Attractiveness	Green	The site is in a location could be considered to be attractive to the market.
Utilities Capacity	Amber	Off-site mains reinforcement required for water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement consisting of arable land with mature boundary trees/hedges. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	Site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascapes and dark night skies and should protect the quality and character of the area.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site located behind existing houses in Cley which has access to facilities but would require off-site mains reinforcement for access to water supply . No major constraints have been identified at this stage. The site falls within Flood Risk Zone 1 but has small areas of the site identified at a low risk of surface water flooding. The site is in a sensitive landscape within the ANOB and undeveloped coast which has an open character - development proposals should reflect this (avoiding development which affects or impinge on the open skyline). Dense boundary treatment around site.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local Plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	48
Comments	The site is considered to be suitable and available.

Cley-next-the-Sea		HELAA Ref	Additional Ref
Site Address	Land At The Allotments	H0040	CL05
Parish	Cley-next-the-Sea		
Site Size (Hectares)	0.4		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Church Lane (unadopted), where the site could be accessed.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment within Blakeney and 1,200m away from a facility found in Cley.
Coastal Change	Amber	Outside Coastal Erosion Constraint Area , but the site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the site identified at a risk of surface water flooding.
Market Attractiveness	Green	The site is in a location could be considered to be attractive to the market.
Utilities Capacity	Amber	Off-site mains reinforcement required for water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site currently used as allotments consisting of grassland with mature boundary hedgerow/trees along roadside. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Amber	Site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascapes and dark night skies and should protect the quality and character of the area.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site currently used for allotments located in Cley which has access to facilities but would require off-site mains reinforcement for access to water supply . No major constraints have been identified at this stage. The site falls within Flood Risk Zone 1 but has small areas of the site identified at a low risk of surface water flooding. The site is in a sensitive landscape within the ANOB and undeveloped coast which has an open character - development proposals should reflect this (avoiding development which affects or impinge on the open skyline). Mature boundary treatment along roadside.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	11
Comments	The site is considered to be suitable and available.

Corpusty		HELAA Ref	Additional Ref
Site Address	Land At Norwich Road & Adams Lane	H0041	COR02
Parish	Corpusty		
Site Size (Hectares)	1.3		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located between Norwich Road (B Road) & Adams Lane (unadopted).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Corpusty.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Greenfield Site, small sign of contamination on dismantled railway.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on edge of settlement consisting of grassland with boundary trees/hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a large valley which has high sensitivity and moderately confined character with some long views and a prominent skyline.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, It is considered that Adams Lane is a private narrow road with poor junction visibility.
Is the Site Suitable?		No

Suitability Comments	Fairly well integrated greenfield site well related to Corpusty , has access to facilities and utilities. Signs of contamination on site. The site is in FZ1. The site is in high sensitive landscape of a large valley and development proposals should reflect this (avoiding development which affect or impinge on skyline views and character of the area). Undulating site rising to the south. Based on current evidence, the site is considered to be unsuitable - Adams Lane is a private narrow road with poor junction visibility.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable - Adams Lane is a private narrow road with poor junction visibility.

Corpusty		HELAA Ref	Additional Ref
Site Address	Land Between Norwich Road And Adams Lane	H0803	COR01
Parish	Corpusty		
Site Size (Hectares)	0.6		
Source of Site	Allocated /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	Site is located between Norwich Road (B Road) and Adams Lane (unadopted).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Corpusty.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site within settlement consisting of grassland with trees across the site. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a large valley which has high sensitivity and moderately confined character with some long views and a prominent skyline.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, Adams Lane is a private narrow road with poor junction visibility Norwich Road does not have a footway.
Is the Site Suitable?		No

Suitability Comments	Fairly well integrated greenfield site within Corpusty , has access to facilities and utilities. The site is in FZ1. The site is in high sensitive landscape of a large valley and development proposals should reflect this (avoiding development which affect or impinge on skyline views and character of the area). Trees present across the site. Based on current evidence, the site is considered to be unsuitable - Adams Lane is a private narrow road with poor junction visibility Norwich Road does not have a footway.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable - Adams Lane is a private narrow road with poor junction visibility Norwich Road does not have a footway.

Corpusty		HELAA Ref	Additional Ref
Site Address	Land At Norwich Road	H0805	COR04
Parish	Corpusty		
Site Size (Hectares)	0.8		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off Norwich Road (B Road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Corpusty.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Red	Part of site falls within Flood Zone 3B
Market Attractiveness	Amber	Part of site falls within Flood Zone 3B
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of improved grassland and is bordered by hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a large valley which has high sensitivity and moderately confined character with some long views and a prominent skyline.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	Part of site falls within Flood Zone 3B
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	Yes	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Part of site falls within Flood Zone 3 B

Corpusty		HELAA Ref	Additional Ref
Site Address	Land At Saxthorpe Glebe (Adj St Andrews Church)	H0806	COR05
Parish	Corpusty		
Site Size (Hectares)	1.6		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is located from a private lane off The Street (C Road). Based on current evidence - There is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Corpusty.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, The site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement consists of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a large valley which has high sensitivity and moderately confined character with some long views and a prominent skyline.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, The local road network is considered to be unsuitable and there are no footways.
Is the Site Suitable?		No

Suitability Comments	Fairly integrated greenfield site well related to Corpusty, has access to facilities and utilities. The site is in FZ1. The site is in high sensitive landscape of a large valley and development proposals should reflect this (avoiding development which affect or impinge on skyline views and character of the area). Slightly undulating site rising to the south. Based on current evidence, The site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	No
When is the site available?	
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site is considered to be unavailable.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	No	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, The site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Corpusty		HELAA Ref	Additional Ref
Site Address	Land At Hill Farm	H0809	COR08
Parish	Corpusty		
Site Size (Hectares)	1.2		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	Site is located off Briston Road (B Road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Corpusty.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield site but with no signs of contamination.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	Gas pipeline present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site used for farm purposes with buildings and N part consisting of arable land and is bordered by hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a large valley which has high sensitivity and moderately confined character with some long views and a prominent skyline.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Site on the outskirts of Corpusty which has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. Slightly undulating site rising to the south.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	36
Comments	The site is considered to be suitable.

Corpusty		HELAA Ref	Additional Ref
Site Address	Land At Matlaske Road Garage/Church Farm	H0810	COR09
Parish	Corpusty		
Site Size (Hectares)	0.7		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located between Briston Road (B road) and Matlaske Road (C road) currently used for garage and farm buildings.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Corpusty.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Brownfield Site with signs of contamination.
Flood Risk	Amber	In Flood Zone 1 but at high risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site currently used for garage, no grassland but some trees along current access. Mature Trees should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	Compatible with neighbouring residential use, but currently designated as employment land.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a large valley which has high sensitivity and moderately confined character with some long views and a prominent skyline.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Brownfield site with farm buildings across the site which is currently designated for employment which has access to facilities and utilities. No major constraints have been identified at this stage, although there are signs of contamination on site due employment uses. The site is in FZ1 but with majority of site at high risk of surface water flooding . The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. Site might be better suited to stay for employment land or as mixed use.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The site is considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	20
Comments	The site is considered to be suitable.

Corpusty		HELAA Ref	Additional Ref
Site Address	Land Between Norwich Road And Heydon Road	H0813	COR12
Parish	Corpusty		
Site Size (Hectares)	2.6		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Large site located off Horseshoe Lane (C Road), where there is potential for suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Corpusty.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1, part of site to the north at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consists of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a large valley which has high sensitivity and moderately confined character with some long views and a prominent skyline.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, Horseshoe Lane is narrow with no footway.
Is the Site Suitable?		No

Suitability Comments	Greenfield site on the outskirts of Corpusty which has access to facilities and utilities. The site is in FZ1 but part of site to the north at risk of surface water flooding. The site is in a moderate sensitive landscape - development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. Little change in levels. Based on current evidence, The site is considered unsuitable - Horseshoe Lane is narrow with no footway.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Corpusty		HELAA Ref	Additional Ref
Site Address	Woodfruits, Locks Farm Road	H1248	
Parish	Corpusty		
Site Size (Hectares)	0.5		
Source of Site	Refused /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is remote from the main road network and is only accessed from a private lane from Locks Farm Road.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school and employment within Corpusty but further than 1,200m away from a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Signs of contamination on site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the site identified at a low risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Disused pit covered by woodland with some grassland. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	The site could intensify nearby junction / road use.
Is the Site Suitable?		Yes

Suitability Comments	Disused pit on the outskirts of Corpusty within 2000m of the primary school but more than 1200m away from the closest facility, with access to utilities. No major constraints have been identified at this stage, although there are signs of contamination on the site. The site is in FZ1 with some areas of the site identified at a low risk of surface water flooding. The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	15
Comments	The site is considered to be suitable .

Cromer		HELAA Ref	Additional Ref
Site Address	Land At Runton Road / Clifton Park	H0043	C10
Parish	Runton		
Site Size (Hectares)	8.0		
Source of Site	Call for Sites /LDF Site / SHLAA Site /Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	L shaped site that is located between Cromer Road (A Road) and Mill Lane (Unadopted) and access could be served from Cromer Road but not from Mill Lane.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1, but the north of the site is identified as a high risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	The site is a greenfield site on the outskirts of Cromer and it is considered that there is scope to connect to existing facilities, but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of Cromer, consisting of grassland with woodland on west edge. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is Coastal Towns and Villages which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is located on the outskirts of Cromer and has access to facilities and utilities but off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage. The site is in FZ1, but with an area to the north of the site having a high risk of surface water flooding - the impact of development and appropriate mitigation measures will need to be demonstrated. The site lies adjacent to the ANOB and within the undeveloped coast which has a moderate to high sensitivity. Development proposals should reflect this (avoiding development which affect or impinge on skyline views). The site rises to the south, the ANOB.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	321
Comments	The site is considered to be suitable and available.

Cromer		HELAA Ref	Additional Ref
Site Address	Cricket Ground, Overstrand Road	H0044	C26
Parish	Cromer		
Site Size (Hectares)	1.0		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is currently being used for recreational purposes as a cricket ground and has existing access from a private access from Overstrand Road which is considered to be suitable.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Site used for recreational purposes with no signs of contamination.
Flood Risk	Amber	In Flood Zone 1, but the majority of the site is at high risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and located within the settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site within settlement which is currently being used for recreational purposes which consists of maintained grassland with mature trees bordering the site and trees subject to TPOs in the South Eastern corner.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site lies adjacent to the Conservation Area, It is considered that the site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is Coastal Towns and Villages which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Amber	The site is designated as Open Space - replacement open space would be required.
Townscape	Green	Development of the site would have a neutral or positive impacts on the overall townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is located within the residential settlement of Cromer and is well related to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1 but the majority of the site is at high risk of surface water flooding - the impact of development and appropriate mitigation measures will need to be demonstrated. The site is currently designated as Open Space and if the site is developed a replacement will be required.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	39
Comments	The site is considered to be suitable and available.

Cromer		HELAA Ref	Additional Ref
Site Address	Land at Stonehill Way	H0045	C31
Parish	Cromer		
Site Size (Hectares)	0.9		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located is at the end of Stonehill Way (unadopted) and alongside Holt Road (A Road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Brownfield Site which have some signs of contamination on site.
Flood Risk	Green	In Flood Zone 1, with a small part of the site at the northern boundary identified to be at low risk of surface water flooding.
Market Attractiveness	Amber	The site has suitable access and near to settlement. No major constraints. However there are some signs of contamination on the site.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Partly a brownfield site with greenfield located along the Eastern boundary with trees/bushes across it. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site lies adjacent to employment land and encroachment risk to WRC.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seasapes and dark night skies and should protect the quality and character of Cromer.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is located within the designated employment land within Cromer which is well related to facilities and utilities . No major constraints have been identified at this stage, but there are some signs of contamination on the site and lies adjacent to existing employment sites so the site maybe better suited to employment uses or mixed use schemes. The site is in FZ1.The site is in a sensitive landscape within the ANOB - development proposals should reflect this (avoiding development which affect or impinge on skyline views) and should protect the quality and character of Cromer.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	35
Comments	The site is considered to be suitable and available, but maybe more suited to a mixed use scheme due to its positioning adjacent to the existing employment land.

Cromer		HELAA Ref	Additional Ref
Site Address	Land South Of Runton Road	H0047	C34
Parish	Cromer		
Site Size (Hectares)	1.0		
Source of Site	Call for Sites / Town Workshop /Vacant or Derelict /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Vacant site which has existing access from Runton Road (A Road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Brownfield Site with signs of contamination.
Flood Risk	Amber	In Flood Zone 1, part of the site along the Western and Southern boundary at low risk of surface water flooding.
Market Attractiveness	Amber	The site has suitable access and near to settlement. No major constraints. However there are signs of contamination on the site.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site with some grassland towards the front of the site, sparse number of trees/bushes. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is a Coastal Town / Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is located within the residential area of Cromer and has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1 - however some areas of the site identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site has moderate sensitivity. Development proposals should reflect this (avoiding development which affect or impinge on skyline views). The site is relatively flat.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	41
Comments	The site is considered to be suitable and available.

Cromer		HELAA Ref	Additional Ref
Site Address	Land At Pine Tree Farm	H0048	C36
Parish	Northrepps		
Site Size (Hectares)	4.2		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located between The A149 and the railway line. It is considered that site access could be provided subject to a new footbridge over railway and a roundabout.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Amber	The site potentially has suitable access (but may require a new footbridge and roundabout) and near to settlement. No major constraints.
Utilities Capacity	Green	The site is a greenfield site on the edge of Cromer. It is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, which consists of arable land with sparse boundary hedge/trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seasapes and dark night skies and should protect the quality and character of Cromer.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	The site could intensify nearby junction / road use, and impact on the flow of traffic through the town.

Is the Site Suitable?	Yes
Suitability Comments	The site is located on the outskirts of Cromer and is reasonably well related to facilities and utilities (Off-site mains reinforcement required for water supply access). No major constraints have been identified at this stage. Site can be accessed subject to new footbridge and potentially a roundabout. The site is in FZ1. The site is in a sensitive landscape within the ANOB. Development proposals should reflect this (avoiding development which affect or impinge on skyline views) and should protect the quality and character of Cromer. Relatively flat site with mature boundary treatment including trees along roadside.

Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	167
Comments	The site is considered to be suitable and available.

Cromer		HELAA Ref	Additional Ref
Site Address	Land West Of Pine Tree Farm	H0049	C22
Parish	Cromer/Roughton/Northrepps		
Site Size (Hectares)	9.7		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site runs along adjacent to the railway line and has a small access available from the A149. It is considered that site access could be provided subject to a new footbridge over railway and a roundabout.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	A greenfield site on the outskirts of Cromer and it is considered that there is scope to connect to existing facilities, but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Amber	Power Lines present on the site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of Cromer, the site consists of arable land and is bordered by trees/ hedges. Woodland to south and west of site. Mature trees should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site is falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of Cromer.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	Potential for larger sites to have an impact on/ sensitivity of the road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is on the edge of Cromer, it is reasonably well related to Cromer, has access to facilities and utilities but off-site mains reinforcement required for access to water supply. The site has suitable access subject to a new footbridge over railway and a roundabout. No major constraints have been identified at this stage, The site is in FZ1. The site is in a high sensitive landscape falling within the ANOB - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	389
Comments	The site is considered to be suitable and available.

Cromer		HELAA Ref	Additional Ref
Site Address	Land South Of Holt Road	H0710	
Parish	Cromer		
Site Size (Hectares)	2.6		
Source of Site	Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off a layby running alongside the Holt Road (A149), the site access is considered to be suitable.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the site consists of arable land with hedges and trees along the boundaries, small woodland to the East of the site. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site is falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of Cromer.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is located on the outskirts of Cromer and has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a high sensitive landscape within the ANOB and the undeveloped coast and development proposals should reflect this (avoiding development which affect or impinge on skyline views) and should protect the quality and character of Cromer. The site is slightly undulating rising to the North.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	106
Comments	The site is considered to be suitable.

Cromer		HELAA Ref	Additional Ref
Site Address	Golf Practice Area, Overstrand Road	H0711	C16
Parish	Cromer		
Site Size (Hectares)	6.3		
Source of Site	LDF Site / SHLAA Site /Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	Large triangular site which is located between Overstrand Road (C Road) and Northrepps Road (C Road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Amber	Outside Coastal Erosion Constraint Area. The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1 - low risk, however some areas of the site identified at a low risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of Cromer, the site consists of grassland bordered by trees/hedges, wit a woodland along the Southern boundary. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of Cromer.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is located on the outskirts of Cromer and is reasonably well related to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1 but there are some signs of part of the site being subject to surface water flooding - the impact of development and appropriate mitigation measures will need to be demonstrated. The site is in a sensitive landscape within the ANOB and the undeveloped coast. Development proposals should reflect this (avoiding development which affect or impinge on skyline views) and should protect the quality and character of Cromer.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	10-15 Years
Comments	The capacity of the site is for less 300 dwellings and it is therefore considered to be available within 15 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 300 dwellings and it is therefore considered to be available within 15 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	252
Comments	The site is considered to be suitable.

Cromer		HELAA Ref	Additional Ref
Site Address	Land At Rear Sutherland House, Overstrand Road	H0818	C04
Parish	Cromer		
Site Size (Hectares)	1.4		
Source of Site	Allocated /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off Old Coach Rd (unadopted).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Amber	Outside Coastal Erosion Constraint Area, part of the site falls within the 'undeveloped coast'.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	The site is a greenfield site on the outskirts of Cromer and it is considered that there is scope to connect to existing utilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, heavily wooded to north of the site which are subject to TPOs. No known impact on designated site, protected species or ecological network on the rest of the site which consists of grassland.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site is falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of Cromer.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is located on the outskirts of Cromer and has access to facilities and utilities but off-site mains reinforcement required for access to water supply. The site is currently allocated and considered to be suitable. No major constraints have been identified at this stage. The site is in FZ1. The site is in a highly sensitive landscape within the ANOB and part of the site falls within the undeveloped coast. Development proposals should reflect this (avoiding development which affect or impinge on skyline views) and should protect the quality and character of Cromer. The site is slightly undulating rising to the East and is well contained in the landscape, mature woodland along north of site.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The site is allocated and is considered to be available in the next five years.
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	56
Comments	The site is considered to be suitable.

Cromer		HELAA Ref	Additional Ref
Site Address	Land At Burnt Hills	H0822	C09
Parish	Cromer		
Site Size (Hectares)	0.5		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off private drive from Roughton Road (C road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Greenfield site located on the edge of Cromer, it is considered that there is scope to connect to existing utilities but would require off-site mains reinforcement to connect to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, The site consists of grassland with sparse hedges and trees along the southern boundary. Mature Trees should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site is falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascapes and dark night skies and should protect the quality and character of Cromer.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network. Good links to train station.
Is the Site Suitable?		Yes

Suitability Comments	The site is on the edge of Cromer within the residential Burnt Hills Estate, it is well related to Cromer, has access to facilities and utilities but would require off-site mains reinforcement to connect to water supply. No major constraints have been identified at this stage. The site is in FZ1. The site is in a high sensitive landscape falling within the ANOB - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. Greenfield site which is slightly undulating rising to the east.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	19
Comments	The site is considered to be suitable.

Cromer		HELAA Ref	Additional Ref
Site Address	Sandy Lane (West End)	H0823	C11
Parish	Runton		
Site Size (Hectares)	0.5		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located at the end of Sandy Lane (unadopted road), where the site could be accessed.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1, however some areas of the site identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	The site is a greenfield site on the outskirts of Cromer and it is considered that there is scope to connect to existing facilities, although there is an encroachment risk to WRC.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of Cromer, the site consists of grassland with some hedges . No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site is falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of Cromer.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is located on the outskirts of Cromer and has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1 however some areas of the site identified at risk of surface water flooding (The impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a high sensitive landscape within the ANOB and the undeveloped coast and development proposals should reflect this (avoiding development which affect or impinge on skyline views) and should protect the quality and character of Cromer.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	19
Comments	The site is considered to be suitable.

Cromer		HELAA Ref	Additional Ref
Site Address	Land To Rear Of 30-38 Roughton Road	H0825	C13
Parish	Cromer		
Site Size (Hectares)	1.3		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Based on current evidence, the site is located off a private access from Roughton Road - There is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	The site is a greenfield site on the outskirts of Cromer and it is considered that there is scope to connect to existing facilities. Although off-site mains reinforcement required for water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of Cromer, the site consists of arable land with some hedges and mature trees along the Northern boundary. Mature trees should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within the ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	The site could intensify nearby junction / road use, and impact on the flow of traffic through the town.
Is the Site Suitable?		No

Suitability Comments	The site is located on the outskirts of Cromer and has access to facilities and utilities. The site is in FZ1. The site is in moderate to high sensitive landscape and development proposals should reflect this (avoiding development which affect or impinge on skyline views). The site is undulating rising to the north with limited visibility of site from roadside. Based on current evidence, the site is considered to be unsuitable - There is no possibility of creating suitable access to the site.
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Availability Assessment	
Is the site available in the plan period?	No
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	No	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, The site is considered to be unsuitable - There is no possibility of creating suitable access to the site.

Cromer		HELAA Ref	Additional Ref
Site Address	Land West Of Holt Road Industrial Estate	H0826	C27
Parish	Cromer / Runton		
Site Size (Hectares)	6.7		
Source of Site	SHLAA Site /Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located behind employment land at Stonehill Way and along Middlebrook Way, Newstead's Lane. Site access considered suitable if accessed via H0835 or the existing employment site (Stonehill Way).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1, however a small area of the site identified at a low risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	The site is a greenfield site on the outskirts of Cromer and it is considered that there is scope to connect to existing facilities. Off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of Cromer, the site consists of arable land with some hedges/trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	Site adjacent to Employment Land and within encroachment risk to WRC.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site is falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of Cromer.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Large site located on the outskirts of Cromer which has access to facilities and utilities (Off-site mains reinforcement required for access to water supply). No major constraints have been identified at this stage, although access to the site would require third party land from Stonehill Way and site is located adjacent to employment land. Employment uses / Mixed use scheme might be most appropriate for the site. The site falls within the ANOB which is a landscape with high sensitivity- development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. The site is in FZ1. The site is on higher ground than the rest of the settlement of Cromer, development should be sensitive to this.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	15-20 Years
Comments	The capacity of the site is for less 300 dwellings and it is therefore considered to be available within 20 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 300 dwellings and it is therefore considered to be available within 20 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	270
Comments	The site is considered to be suitable.

Cromer		HELAA Ref	Additional Ref
Site Address	Land At Harbord House, Overstrand Road	H0827	C15
Parish	Cromer		
Site Size (Hectares)	1.1		
Source of Site	LDF Site / Refused /SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Overstrand Road (C Road) with existing access serving Overstrand House, which is considered to be suitable.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site potentially has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Greenfield site within the settlement, the site consists of grassland with hedges and trees which are subject to TPOs across the site. Mature Trees (TPOS) should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is Coastal Towns and Villages which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is reasonably well related to Cromer, has access to facilities and utilities. No major constraints have been identified at this stage although there are a number of trees on the site that are subject to TPOS and should be retained. The site is in FZ1. The site is in moderate to high sensitive landscape and development proposals should reflect this (avoiding development which affect or impinge on skyline views).
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	Yes	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	44
Comments	Greenfield site containing valuable trees subject to TPOs, therefore not considered to be suitable for development.

Cromer		HELAA Ref	Additional Ref
Site Address	Old Zoo site, land at Howards Hill	H0834	C23
Parish	Cromer		
Site Size (Hectares)	1.6		
Source of Site	LDF Site /Public Land / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Howard's Hill (unadopted).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Greenfield site within the settlement of Cromer, it is considered that there is scope to connect to existing facilities. Off-site mains reinforcement required for water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site within Cromer, the site consists of arable land with some hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is Coastal Towns and Villages which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is located within Cromer and has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in moderate to high sensitive landscape and development proposals should reflect this (avoiding development which affect or impinge on skyline views). Site in undulating position which is higher than surrounding area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	63
Comments	The site is considered to be suitable.

Cromer		HELAA Ref	Additional Ref
Site Address	Land Adjacent To Holt Road Industrial Estate	H0835	C24
Parish	Cromer		
Site Size (Hectares)	2.8		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	An L Shaped Site located to the rear of the existing employment site, third party land would be required to gain access via Stonehill Way (Unadopted),
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site with no signs of contamination.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	The site is on the outskirts of Cromer and it is considered that there is scope to connect to existing facilities. Although there is an encroachment risk to WRC.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of Cromer, the site consists of arable land with some hedges/trees. With mature trees along the boundary with the road. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site is adjacent to employment land.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site is falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascapes and dark night skies and should protect the quality and character of Cromer.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is located on the outskirts of Cromer and has access to facilities and utilities. No major constraints have been identified at this stage, the site lies adjacent to the employment land and access to the site would require third party land from Stonehill Way. The site falls within the ANOB which is a landscape with high sensitivity- development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. The site is in FZ1. The site is on higher ground than the rest of the settlement of Cromer.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	112
Comments	The site is considered to be suitable.

Cromer		HELAA Ref	Additional Ref
Site Address	Adjacent Pine Tree Farm, Norwich Road	H0836	C25
Parish	Northrepps		
Site Size (Hectares)	0.4		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off an A road "Norwich Road".
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site located adjacent to a residential barn complex, consists of grassland that is rated as Grade 2 AL with a border of trees/hedges along the SE boundaries. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site is falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of Cromer.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site adjacent to complex of residential barns which has reasonably good access to Cromer for facilities and utilities. No major constraints have been identified at this stage. However the site falls within the ANOB which is a landscape with high sensitivity- development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. The site is flat and in FZ1.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	16
Comments	The site is considered to be suitable and available.

Cromer		HELAA Ref	Additional Ref
Site Address	Football Ground, Mill Road	H0837	ED2
Parish	Cromer		
Site Size (Hectares)	1.4		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The is located off Mill Road (unadopted), which is considered to be suitable for access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	No signs of contamination.
Flood Risk	Amber	In Flood Zone 1, however some areas of the site identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	The site is within the residential part of Cromer and it is considered that there is scope to connect to existing facilities. Off-site mains reinforcement required for water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site currently being used as a playing field with some buildings on the eastern side. Trees subject to TPOs adjacent to the site along the Southern boundary which should be protected.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is Coastal Towns and Villages which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Amber	The site is designated as Open Space - replacement open space would be required.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site has good access to facilities and utilities (Off-site mains reinforcement required for water supply) situated within the centre of Cromer. It is currently used as playing field specifically for Cromer Football Club. No major constraints have been identified at this stage but the site is currently designated as Open Space and if the site was developed replacement open space will be required. The site is in FZ1 however some areas of the site identified at risk of surface water flooding (The impact of development and appropriate mitigation measures will need to be demonstrated). The site is in moderate to high sensitive landscape and development proposals should reflect this (avoiding development which affect or impinge on skyline views).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The site is allocated and is considered to be available in the next 5 years.
Is the site being marketed?	Unknown
Availability Comments	The site is allocated and is considered to be available in the next 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	54
Comments	The site is considered to be suitable.

Cromer		HELAA Ref	Additional Ref
Site Address	Land At Hall Road, Cromer	H1027	
Parish	Cromer		
Site Size (Hectares)	5.7		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Hall Road (unadopted), which is considered to be suitable for access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1, however some areas of the site identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	The site is a greenfield site on the edge of Cromer and it is considered that there is scope to connect to existing utilities - Off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the site consists of arable land with some hedges and mature boundary trees along the Eastern and Southern boundaries.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site falls adjacent to the ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Cromer, has access to facilities and utilities. No major constraints have been identified at this stage). The site is in FZ1, however some areas of the site identified at risk of surface water flooding (The impact of development and appropriate mitigation measures will need to be demonstrated). The site is in moderate to high sensitive landscape adjacent to the ANOB and development proposals should reflect this (avoiding development which affect or impinge on skyline views). The site is slightly undulating rising to the south.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	10-15 Years
Comments	The capacity of the site is for less 300 dwellings and it is therefore considered to be available within 15 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 300 dwellings and it is therefore considered to be available within 15 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	229
Comments	The site is considered to be suitable.

Cromer		HELAA Ref	Additional Ref
Site Address	Land At Cromwell Close	H1036	
Parish	Cromer		
Site Size (Hectares)	0.5		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off Cromwell Close (unadopted).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site within the settlement, the site consists of grassland with scrub/hedges across the site. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is Coastal Towns and Villages which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	Good bus service. It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site that is well related to Cromer, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderately sensitive landscape - development in this location should be sensitive to the wide skylscapes, and dark night skies and any development proposals should protect the quality and character of Cromer. Limited change in levels across the site which is covered by scrubland.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	21
Comments	The site is considered to be suitable.

Cromer		HELAA Ref	Additional Ref
Site Address	Cromer Lawn Tennis, Squash Courts and Clubhouse, Norwich Road	H1037	
Parish	Cromer		
Site Size (Hectares)	1.3		
Source of Site	Public Land /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is currently used by the Cromer Tennis Club and has existing access from Norwich Road (A Road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield Site but with no signs of contamination.
Flood Risk	Amber	In Flood Zone 1 - low risk, however some areas of the site identified at a low risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site within Cromer which contains grass tennis courts and boundary trees along the Eastern boundary. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is Coastal Towns and Villages which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Amber	The site is designated as Open Space - replacement open space would be required.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	Good bus service. It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is currently used as a tennis facility - it is well related to Cromer, has access to facilities and utilities. No major constraints have been identified at this stage, although the site is currently designated as Open Space and a replacement would be required. The site is in FZ1. The site is in a moderately sensitive landscape - development in this location should be sensitive to the wide skylines, and dark night skies and any development proposals should protect the quality and character of Cromer. Existing access from Norwich Road with car parking to front of site - relatively flat.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	Yes	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	53
Comments	The site is considered to be suitable.

Cromer		HELAA Ref	Additional Ref
Site Address	Land at Holt Road, adjacent to Police Station	H1112	
Parish	Cromer		
Site Size (Hectares)	0.7		
Source of Site	SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is currently used as a temporary caravan site and has existing access off a private access from Holt Road (A Road)
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield site but with no signs of contamination
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site currently used as a site for caravans which is surrounded by scrub/grassland. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is on the edge of Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is currently used as a caravan site which is reasonably well related to Cromer, has access to facilities and utilities. No major constraints have been identified at this stage . The site is in FZ1. The site is in moderate to high sensitive landscape and development proposals should reflect this (avoiding development which affect or impinge on skyline views).
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Availability Assessment

Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)

Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints

Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion

Site included within capacity?	Yes
Included Capacity (dwellings)	29
Comments	The site is considered to be suitable.

Cromer		HELAA Ref	Additional Ref
Site Address	Burnt Hills Woods Roughton Road	H1824	
Parish	Cromer		
Site Size (Hectares)	1.6		
Source of Site	Public Land /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Roughton Road (C Road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1, but the site is within an area of low to medium risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	A greenfield site within the settlement of Cromer and it is considered that there is scope to connect to existing facilities. Overall network capacity is a matter for AW to advise on.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Greenfield site within Cromer between Brownhill and Burnt Hills estates. The site is heavily wooded and the trees are subject to TPOs. Mature trees and those subject to TPOs should be retained.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	The site falls adjacent to the ANOB, The LCA states that it is a Coastal Town and Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is reasonably well related to Cromer, has access to facilities and utilities. The site is in FZ1. The site is in moderate to high sensitive landscape. However the site is covered with trees that are subject to TPOs and therefore the site is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Unknown
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	Yes	Yes

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	66
Comments	The site is not considered to be suitable due to trees across the site being subject to TPO restrictions.

Cromer		HELAA Ref	Additional Ref
Site Address	Evington Lawns, Boating Lake, and Play area, Evington Lawns, Runton Road	H1848	
Parish	Cromer		
Site Size (Hectares)	0.8		
Source of Site	Public Land /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is currently used for recreational uses and could have access from Cadogan Road (unadopted) or the A149.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site within Cromer, the site is currently used for recreational purposes which consists of grassland with very few hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, where there is a potential for detrimental impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is Coastal Towns and Villages which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Amber	The site is designated as Open Space - replacement open space would be required.
Townscape	Green	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Amber	The site could intensify nearby junction / road use along the Runton Road (A Road) , and impact on the flow of traffic through the town.
Is the Site Suitable?		Yes

Suitability Comments	The site is located within the residential area of Cromer which has access to facilities and utilities. No major constraints have been identified at this stage, although development on this site could have impact on the flow of traffic through the town. The site is currently designated as Open Space and a replacement will be required. The site is in a moderate to highly sensitive landscape and falls within the Conservation Area- development in this location should be sensitive to the wide skylscapes, and dark night skies and any development proposals should protect the quality and character of Cromer.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	33
Comments	The site is considered to be suitable.

Cromer		HELAA Ref	Additional Ref
Site Address	North Lodge Park, End of East Cliff Path	H1875	
Parish	Cromer		
Site Size (Hectares)	1.7		
Source of Site	Public Land /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Mill Road (C Road) and has existing access which serves the site currently used for recreational purposes.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Mostly Greenfield Site
Flood Risk	Amber	In Flood Zone 1, with a very small part of the site subject to low risk from surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	A greenfield site within the settlement of Cromer and it is considered that there is scope to connect to existing facilities. Off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of Cromer, the site consists of maintained green space with some hedges and trees across the site. Mature trees should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area and located adjacent to a Grade II Listed Building, there is potential for detrimental impact on the historic environment .
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, The LCA states that it is a Coastal Town & Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Amber	The site is designated as Open Space - replacement open space would be required.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Amber	The site would intensify nearby junction / road use, and impact on the flow of traffic through the town.
Is the Site Suitable?		Yes

Suitability Comments	The site is reasonably well related to Cromer, has access to facilities and utilities but off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage, however the site is currently designated as Open Space and if developed replacement Open Space would be required. The site is in FZ1, but with a small area along the access road at low risk of surface water flooding. The site is in a high sensitive landscape within the Conservation Area and adjacent to a Grade II Listed Building - development proposals should be sensitive to this (avoiding development which affect or impinge on skyline views) and protect the character and appearance of this part of Cromer.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Unknown
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	67
Comments	The site is considered to be suitable.

Cromer		HELAA Ref	Additional Ref
Site Address	Rocket House, Museum and Restaurant Henry Blogg Museum Promenade	H1880	
Parish	Cromer		
Site Size (Hectares)	0.4		
Source of Site	Public Land /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off The Gangway (unadopted)
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Amber	Outside Coastal Erosion Constraint Area. Site falls within undeveloped coast.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1- low risk, however large part of the site identified at a risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of Cromer, the site consists of maintained green space with some hedges and trees across the site. Mature trees should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area and is adjacent to Grade II Listed Building, There is potential for detrimental impacts on the historic environment .
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, The LCA states that it is a Coastal Town & Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Amber	The site is designated as Open Space - replacement open space would be required.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Amber	The site would intensify nearby junction / road use, and impact on the flow of traffic through the town.
Is the Site Suitable?		Yes

Suitability Comments	The site is reasonably well related to Cromer, has access to facilities and utilities. No major constraints have been identified at this stage, however the site is currently designated as Open Space and if developed replacement Open Space would be required . The site is in FZ1 but with large part of the site identified at a risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a high sensitive landscape within the Conservation Area and adjacent to a Grade II Listed Building - development proposals should be sensitive to this (avoiding development which affect or impinge on skyline views) and protect the character and appearance of this part of Cromer.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	18
Comments	The site is considered to be suitable.

Cromer		HELAA Ref	Additional Ref
Site Address	N N D C The Meadow Car Park Meadow Road	H1890	
Parish	Cromer		
Site Size (Hectares)	3.0		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Part of the site is currently being used as a car park and has existing access from Meadow Road, the rest of the site is used for recreational purposes and can be accessed by the existing access from Meadow Road as well.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield site but with no signs of contamination.
Flood Risk	Amber	In Flood Zone 1 - low risk, however some areas of the site identified at risk of surface water flooding (running along the centre of site).
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	The site is a brownfield site within Cromer and it is considered that there is scope to connect to existing facilities. Overall network capacity is a matter for AW to advise on.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Part of the site is currently being used as a car park and the rest of the site is currently used for recreational purposes consisting of grassland. Mature trees to south of site No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, where there is a potential for detrimental impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is a Coastal Towns and Villages which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Amber	The southern part of the site is designated as Open Space - replacement open space would be required.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is located within the settlement of Cromer, with part of the site currently used as a car park and the rest of the site used for recreational purposes. The site is well related to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1, but part of the site is identified as a medium to high risk of surface water flooding - the impact of development and appropriate mitigation measures will need to be demonstrated. The site falls within the Conservation Area - development should protect the character and appearance of this part of Cromer. Slightly undulating site rising to the south.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	120
Comments	The site is considered to be suitable.

Cromer		HELAA Ref	Additional Ref
Site Address	Car Park at Cadogan Road	H1831	
Parish	Cromer		
Site Size (Hectares)	0.5		
Source of Site	Public Land /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is currently used as a car park and has existing access from Cadogan Road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	The site is a greenfield site on the edge of Cromer. It is considered that there is scope to connect to existing facilities.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site is currently used as a car park which has some boundary trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, There is potential for detrimental impacts on the historic environment .
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is Coastal Towns and Villages which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes
Suitability Comments	The site is currently used as a car park and has existing access. The site is located within Cromer and is well related to facilities and utilities.. No major constraints have been identified at this stage. The site is in FZ1.The site is in moderate to high sensitive landscape and development proposals should reflect this (avoiding development which affect or impinge on skyline views).	

Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	19
Comments	The site is considered to be suitable.

Cromer		HELAA Ref	Additional Ref
Site Address	Land at Jubilee Lane / Cromer High School	H2075	C07
Parish	Northrepps		
Site Size (Hectares)	1.4		
Source of Site	Allocated /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off The Avenue and Norwich Road, where suitable access can be achieved subject to junction improvements.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Signs of contamination on the site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Amber	The site has suitable access and near to settlement, but signs of contamination that would need to be addressed.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Partly greenfield site consisting of grassland with boundary trees/hedges. Woodland to the East of the site. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	Part of the site is currently used for employment uses,
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is Coastal Towns and Villages which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	Good bus service. It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is the remaining part of site allocation C07, which has some buildings along northern part. The site is well related to Cromer, has access to facilities and utilities. No major constraints have been identified at this stage, although part of the site is used for employment purposes and has signs of contamination that would need to be addressed. The site is in FZ1. The site is in a moderately sensitive landscape - development in this location should be sensitive to the wide skylscapes, and dark night skies and any development proposals should protect the quality and character of Cromer. The site is currently allocated and therefore the suitability of the site has already been established.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5- 10 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5- 10 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	42
Comments	The site is considered to be suitable.

Dilham		HELAA Ref	Additional Ref
Site Address	Land at Canal View, The Street	H0050	DIL04
Parish	Dilham		
Site Size (Hectares)	1.0		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off The Street (C road) where access could potentially be provided.
Accessibility to Local Services and Facilities	Red	The site is remote from facilities.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In flood zone 1
Market Attractiveness	Red	The site has suitable access but is not near to facilities.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Greenfield site on the edge of settlement consisting of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	Adjacent to Conservation Area.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is a Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	Site not considered to be suitable as it is remote from facilities.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Yes
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Site not considered to be suitable as it is remote from facilities.

East Runton		HELAA Ref	Additional Ref
Site Address	Land at Mill Lane	H0051	RUN07
Parish	Runton		
Site Size (Hectares)	1.0		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Mill Lane (unadopted).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Capacity available to serve the proposed growth.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of the settlement which consists of grassland with a boundary of trees and hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	Compatible with neighbouring residential use, but with encroachment risk to WRC.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is a Coastal Town / Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is on the edge of West Runton and Cromer, it is has access to facilities and utilities in both settlements. No major constraints have been identified at this stage, but there is a risk of encroachment to Treatment Works. The site is in FZ1. The site is in a moderate to high sensitive landscape falling adjacent to the ANOB - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	31
Comments	The site is considered to be suitable and available.

East Ruston		HELAA Ref	Additional Ref
Site Address	Land East of Youngmans Lane	H0052	ESR01
Parish	East Ruston		
Site Size (Hectares)	0.3		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Youngmans Lane (unadopted) where access could potentially be provided.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school in East Ruston but further than 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1 - low risk, however some areas of the site identified at a low risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with some hedgerow and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB but is adjacent to The Broads - The LCA states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site that has access to primary school in East Ruston and to utilities but has limited access to other facilities. No major constraints have been identified at this stage, The site is in FZ1 but some areas of the site identified at a low risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views). The site has limited boundary treatment including some hedgerows and mature trees.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	10
Comments	The site is considered to be suitable and available.

Edgefield		HELAA Ref	Additional Ref
Site Address	Rectory Road, Edgefield	H1030	
Parish	Edgefield		
Site Size (Hectares)	1.6		
Source of Site	Public Land /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off existing housing estate road Rectory Road (unadopted) where it is considered suitable access could be provided.
Accessibility to Local Services and Facilities	Red	Site is remote from facilities.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	The site has suitable access but not near to settlement.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	Site not considered to be suitable as it is remote from facilities.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	Yes	Yes

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Site not considered to be suitable as it is remote from facilities.

Edgefield		HELAA Ref	Additional Ref
Site Address	Holt Road, Edgefield, Melton Constable, Nr24 2Rp	H1031	
Parish	Edgefield		
Site Size (Hectares)	0.7		
Source of Site	Public Land /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off existing housing estate road Rectory Road (unadopted) where it is considered suitable access could be provided.
Accessibility to Local Services and Facilities	Red	Site is remote from facilities
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	The site has suitable access but not near to settlement.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	Site not considered to be suitable as it is remote from facilities.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	Yes	Yes

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Site not considered to be suitable as it is remote from facilities.

Edgefield		HELAA Ref	Additional Ref
Site Address	Land Off Sands Loke, Edgefield	H1200	
Parish	Edgefield		
Site Size (Hectares)	0.4		
Source of Site	Refused /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off private access from Norwich Road (B road), it is evident that access could be a constraint.
Accessibility to Local Services and Facilities	Red	Site is remote from facilities.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	The site has suitable access but not near to settlement.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	Site not considered to be suitable as it is remote from facilities.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	Yes	Yes

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Site not considered to be suitable as it is remote from facilities.

Edgefield		HELAA Ref	Additional Ref
Site Address	Land At Ramsgate Street	H1552	
Parish	Edgefield		
Site Size (Hectares)	0.8		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Ramsgate Street (unadopted) where it is considered suitable access could be provided.
Accessibility to Local Services and Facilities	Red	Site is remote from facilities
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	The site has suitable access but not near to settlement.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring uses.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	Not located in the proximity of a heritage townscape.
Is the Site Suitable?		No

Suitability Comments	Site not considered to be suitable as it is remote from facilities.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	Yes	Yes

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Site not considered to be suitable as it is remote from facilities.

Edingthorpe		HELAA Ref	Additional Ref
Site Address	Bacton Wood Mill Farm, Mill Road	H1453	
Parish	Edingthorpe		
Site Size (Hectares)	17.4		
Source of Site	Land for Sale /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Large site located off Mill Road (unadopted) with large frontage along road which could provide suitable access.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school and employment found in North Walsham but further than 1,200m away from a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Off-site mains reinforcement required for water supply and enhancement to treatment capacity required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Large greenfield site adjacent to Ancient Woodland. The site consists of arable land with boundary hedgerow and mature trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is partly low plains farmland and a small valley which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Large greenfield site located on the outskirts of North Walsham with access to school but no access to other facilities, and would require off-site mains reinforcement for access water supply and would require enhancement to waste water treatment capacity. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape adjacent to Ancient Woodland and development proposals should be sensitive to this.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	15-20 Years
Comments	The capacity of the site is for less 300 dwellings and it is therefore considered to be available within 20 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 300 dwellings and it is therefore considered to be available within 20 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	523
Comments	The site is considered to be suitable.

Erpingham		HELAA Ref	Additional Ref
Site Address	Erpingham Woodland Surveyors Allotment The Street	H1908	
Parish	Erpingham		
Site Size (Hectares)	2.6		
Source of Site	Public Land /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Eagle Road (C Road) where it is considered access could be provided.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school found in Erpingham but further than 1,200m away from a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Off-site mains reinforcement required for water supply and enhancement to treatment capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Large greenfield site consisting of arable land with boundary hedgerow and mature trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	Site lies adjacent to Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Although the site falls adjacent to the Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Large greenfield site located on the outskirts of Erpingham with access to school but no access to other facilities, and would require off-site mains reinforcement for access water supply and could require enhancement to waste water treatment capacity. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape and development proposals should be sensitive to this (avoiding development which affects or impinges on the open skyline views.) Slightly undulating site rising in the middle of site.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	79
Comments	The site is considered to be suitable.

Fakenham		HELAA Ref	Additional Ref
Site Address	Land North Of Rudham Stile Lane	H0054	F01
Parish	Fakenham		
Site Size (Hectares)	60.8		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site lies between Rudham Stile Lane and A148 along the northern boundary of Fakenham. Access available from Thorpland Road and from the A148.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Fakenham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Mostly a greenfield site with some signs of contamination.
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	The site is a greenfield site on the edge of Fakenham and it is considered that there is scope to connect to existing facilities.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Large greenfield site on the edge of settlement, contains grassland and arable land with some scattered & boundary trees/hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states it is in Rolling Open Farmland which has moderate to high sensitivity & open character. Development which impinge on the open skyline views or which would affect the night time experience should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Suitability of the site has already been established and the site is currently allocated within the existing LDF. The site is well related to Fakenham, has access to facilities and utilities. No major constraints have been identified at this stage. The site falls within FZ1. The site is in a moderate to high sensitive landscape and development proposals should reflect this by maintaining the distinctive nature of the settlement. The site is level and lacks any specific topographical or landscape features which are worthy of protection.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	2434
Comments	The site is considered to be suitable and available, currently allocated in the existing LDF.

Fakenham		HELAA Ref	Additional Ref
Site Address	Land North Of Fakenham High School	H0055	F01/3
Parish	Fakenham		
Site Size (Hectares)	3.4		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located along the southern site of the A148 and has access from Rudham Stile Lane, the access would be considered suitable if with other allocation if not then considered to be unsuitable.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Fakenham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the site consists of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is Rolling Open Farmland which has moderate to high sensitivity & open character. Development which impinge on the open skyline views or which would affect the night time experience should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Fakenham, has access to facilities and utilities. No major constraints have been identified at this stage, but access to the site would only be suitable if the site was brought forward with other allocation. The site falls within FZ1. The site is in a moderate to high sensitive landscape and development proposals should reflect this by maintaining the distinctive nature of the settlement, the site is flat and in parts open along roadside.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	135
Comments	The site is considered to be suitable and available.

Fakenham		HELAA Ref	Additional Ref
Site Address	Land Rear Of Shell Garage, Creake Road	H0056	F02
Parish	Sculthorpe		
Site Size (Hectares)	2.4		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is located between the A1065 and Wells Road. Based on current evidence, There is no possibility of creating suitable access to the site. No access from bypass.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Fakenham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	The site is a greenfield site on the edge of Fakenham and it is considered that there is scope to connect to existing facilities. Overall network capacity is a matter for AW to advise on.
Utilities Infrastructure	Amber	Gas pipeline present on part of the site that could affect development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Greenfield site on the edge of settlement, the site consists of arable land with some boundary hedges and trees. Trees subject to TPO's along the Eastern boundary of the site which should be retained.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is Rolling Open Farmland which has moderate to high sensitivity & open character. Development which impinge on the open skyline views or which would affect the night time experience should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, The local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision. Sandy Lane is narrow with no footways.
Is the Site Suitable?		No

Suitability Comments	The site is well related to Fakenham, has access to facilities and utilities. The site falls within FZ1. There is a gas pipeline present on part of the site that could affect development potential. The site is in a moderate to high sensitive landscape including TPOs along the Eastern boundary and development proposals should reflect this by maintaining the distinctive nature of the settlement. The site is flat and lacks any specific topographical features. Based on current evidence, the site is considered to be unsuitable - There is no possibility of creating suitable access to the site and Sandy Lane is narrow with no footways.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable - There is no possibility of creating suitable access to the site and Sandy Lane is narrow with no footways.

Fakenham		HELAA Ref	Additional Ref
Site Address	Land Between Holt Road & Greenway Lane	H0057	F05
Parish	Fakenham		
Site Size (Hectares)	0.7		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located between Greenway Lane and Holt Road, the site is currently being used as a factory for farm machinery with existing access from Greenway Lane (C Road), which is considered to be suitable.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Fakenham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield site with no signs of contamination.
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	The site is a greenfield site on the edge of Fakenham and it is considered that there is scope to connect to existing facilities. Overall network capacity is a matter for AW to advise on.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site within the settlement with some boundary hedges and trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is Rolling Open Farmland which has moderate to high sensitivity & open character. Development which impinge on the open skyline views or which would affect the night time experience should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	Good bus service. It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Fakenham, has access to facilities and utilities. No major constraints have been identified at this stage. The site falls within FZ1. The site is in a moderate to high sensitive landscape and development proposals should reflect this by maintaining the distinctive nature of the settlement.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	15-20 Years
Comments	The site is currently allocated and considered to be available between 15 - 20 years.
Is the site being marketed?	Yes
Availability Comments	The site is currently allocated and considered to be available between 15 - 20 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	28
Comments	The site is considered to be suitable and available.

Fakenham		HELAA Ref	Additional Ref
Site Address	Land East Of Clipbush Lane	H0058	F07
Parish	Fakenham		
Site Size (Hectares)	68.0		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Large scale site which is located along Clipbush Lane (A road) , where the site could be accessed from.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Fakenham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	The site is a greenfield site on the edge of Fakenham and it is considered that there is scope to connect to existing facilities. Overall network capacity is a matter for AW to advise on.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, The site consists of arable land with some hedges and boundary trees.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	It is considered that the site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB,The LCA states that it is Rolling Open Farmland which has moderate to high sensitivity & open character. Development which impinge on the open skyline views or which would affect the night time experience should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	The site would intensify nearby junction / road use, with proposals of this scale could have a significant impact on the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Fakenham, has access to facilities and utilities. No major constraints have been identified at this stage. The site falls within FZ1. The site is in a moderate to high sensitive landscape which is slightly undulating and rises towards the horizon and development proposals should reflect this by maintaining the distinctive nature of the settlement.
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Availability Assessment

Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)

Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints

Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion

Site included within capacity?	Yes
Included Capacity (dwellings)	2719
Comments	The site is considered to be suitable and available.

Fakenham		HELAA Ref	Additional Ref
Site Address	Land Off Parker Drive	H0061	F12
Parish	Fakenham		
Site Size (Hectares)	1.3		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located within the existing industrial estate and located off Parker Drive. The access is considered suitable if access goes off Parker Drive for residential or Wymans Way for commercial
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Fakenham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Greenfield Site but with signs of contamination due to the surrounding industrial uses.
Flood Risk	Amber	In Flood Zone 1- low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints. But there are signs of contamination which will need to be addressed if the site is developed.
Utilities Capacity	Amber	The site is a greenfield site within Fakenham and it is considered that there is scope to connect to existing facilities. Off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site within the industrial estate which contains grassland and some hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site is surrounded by existing employment land on the Eastern and Western sides.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is Rolling Open Farmland which has moderate to high sensitivity & open character. Development which impinges on the open skyline views or which would affect the night time experience should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	Good bus service. It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Fakenham, has access to facilities and utilities (Off-site mains reinforcement required for access to water supply) . No major constraints have been identified at this stage, but there are some signs of contamination on the site and it is located within the industrial estate - employment uses for the site maybe more appropriate. Majority of site falls within FZ1- low risk, however some areas of the site are identified at risk of surface water flooding - The impact of development and appropriate mitigation measures will need to be demonstrated. The site is in a moderate to high sensitive landscape and development proposals should reflect this by maintaining the distinctive nature of the settlement.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	51
Comments	The site is considered to be suitable and available.

Fakenham		HELAA Ref	Additional Ref
Site Address	Land Abutting Short Stay Travellers Site	H0062	F17
Parish	Fakenham		
Site Size (Hectares)	1.0		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is accessed from a private lane and access is considered to be suitable if developed along with H0058.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Fakenham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site is a greenfield site on the edge of Fakenham and it is considered that there is scope to connect to existing facilities. Overall network capacity is a matter for AW to advise on.
Utilities Capacity	Green	The site is a greenfield site on the edge of Fakenham and it is considered that there is scope to connect to existing facilities. Overall network capacity is a matter for AW to advise on.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement which contains grassland with some hedges and trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring uses.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is Rolling Open Farmland which has moderate to high sensitivity & open character. Development which impinge on the open skyline views or which would affect the night time experience should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is quite well related to Fakenham, has access to facilities and utilities. No major constraints have been identified at this stage. The site falls within FZ1. The site is in a moderate to high sensitive within a flat landscape and development proposals should reflect this by maintaining the distinctive nature of the settlement.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	42
Comments	The site is considered to be suitable and available.

Fakenham		HELAA Ref	Additional Ref
Site Address	Land At Thorpland Road	H0063	F18
Parish	Fakenham		
Site Size (Hectares)	2.6		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located alongside Fakenham Road, where the site could be accessed from.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Fakenham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	The site has suitable access and near to settlement. No major constraints.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	The site is a greenfield site on the edge of Fakenham and it is considered that there is scope to connect to existing facilities. Overall network capacity is a matter for AW to advise on.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the site consists of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is Rolling Open Farmland which has moderate to high sensitivity & open character. Development which impinge on the open skyline views or which would affect the night time experience should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, There is no continuous footway and segregation by bypass.
Is the Site Suitable?		No

Suitability Comments	The site is quite well related to Fakenham, has access to facilities and utilities. The site falls within FZ1. The site is in a moderate to high sensitive within a flat landscape and development proposals should reflect this by maintaining the distinctive nature of the settlement. Based on current evidence, the site is considered to be unsuitable as there is no continuous footway and segregation by bypass.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Fakenham		HELAA Ref	Additional Ref
Site Address	Land South of Barons Close / Oxborough Lane	H0485	F10
Parish	Fakenham		
Site Size (Hectares)	3.3		
Source of Site	Call for Sites / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Based on current evidence, there is no possibility of creating suitable access from Oxborough Lane. There is the potential for access over third party land along Barons Hall Lane however it is not known at this stage if it is suitable or available.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Fakenham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Mostly Greenfield but the western edge is currently in employment use which has the potential for contamination. Where suspected contamination is identified it must be demonstrated that it can be satisfactorily mitigated before the site can be considered for development.
Flood Risk	Amber	Most of the site falls within FZ1 but the south of the site falls within floodzone2 and 3a. Any residential development of the site should be directed to the areas of lower flood risk.
Market Attractiveness	Red	The site is near to a settlement and has the potential to be attractive to the market if suitable alternative access to Oxborough lane can be demonstrated and is available and suitable.
Utilities Capacity	Green	The site is a mostly greenfield site within Fakenham and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Amber	Power line present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Mostly a greenfield site on the edge of settlement. The site consists of grassland with mature trees on the north boundary which are TPO's. TPO's should be retained.No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site is adjacent to existing employment and residential land.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB,The LCA states that it is a large valley which has a relatively wide valley floor with a simple topography. The landscape is poor to good.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	Proposals on this site could have an impact on the local road network including Oxborough Lane.

Is the Site Suitable?		Unknown
Suitability Comments	<p>The site is well related to Fakenham, has access to facilities and utilities but off-site mains reinforcement required for access to water supply. The site is part brownfield and there are some signs of contamination which will need to be addressed, it is also adjacent to the existing employment land and it could be considered that the site or the western section would be better suited to employment uses. The site falls mostly within FZ1 but part of the site falls within FL2 and FL3 and is identified at risk of surface water flooding. Development should be directed to the areas of least flood risk and appropriate mitigation measures will need to be demonstrated . The site is in a moderate to high sensitive landscape with trees along the northern boundary subject to TPOS. Development proposals should reflect this by maintaining the distinctive nature of the settlement. The site is considered to be unsuitable as access along Oxborough lane is potentially unsuitable. Any alternative access will need to demonstrate that it is suitable and deliverable.</p>	

Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Is the site being marketed?	Unknown
Availability Comments	The site has been put forward as part of the call for site via an agent and is considered available.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	Yes	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is considered unsuitable at this time. Part of the site may be suitable for development subject to satisfactorily addressing required mitigation and flood risks and subject to the establishment of suitable and deliverable third party access.

Fakenham		HELAA Ref	Additional Ref
Site Address	Corner Of Drift Road& Norwich Road	H0701	F11
Parish	Fakenham		
Site Size (Hectares)	1.4		
Source of Site	LDF Site / SHLAA Site /Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is currently being used for a furniture distribution centre with an existing access from The Drift, the site access is considered to be suitable.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Fakenham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Brownfield Site with signs of contamination.
Flood Risk	Amber	In Flood Zone 1- low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Amber	The site could have suitable access and near to settlement. No major constraints, However the site would require clearing and there are some signs of contamination.
Utilities Capacity	Green	The site is a brownfield site within the Settlement of Fakenham and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site within the settlement with some boundary hedges and trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB,The LCA states that it is Rolling Open Farmland which has moderate to high sensitivity & open character. Development which impinge on the open skyline views or which would affect the night time experience should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	Good bus service. It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Brownfield site currently occupied by factory building which is well related to Fakenham, has access to facilities and utilities but off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage. The site falls within FZ1 but areas of the site are identified at risk of surface water flooding - The impact of development and appropriate mitigation measures will need to be demonstrated. The site is in a moderate to high sensitive landscape on the edge of the Conservation Area and development proposals should reflect this by maintaining the distinctive nature of the settlement.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	54
Comments	The site is considered to be suitable.

Fakenham		HELAA Ref	Additional Ref
Site Address	Land at Barber's Lane	H0702	
Parish	Fakenham		
Site Size (Hectares)	0.8		
Source of Site	Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Barber's Lane where it is considered the site could be accessed from.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Fakenham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1 - low risk, however a small part of the site is identified at a low risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	The site is a brownfield site within the Settlement of Fakenham and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site within the settlement - The site consists of arable land with some boundary hedges and trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is a large valley which has a relatively wide valley floor with a simple topography. The landscape is poor to good.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	The site is well related to Fakenham, has access to facilities and utilities but off-site mains reinforcement required for access to water supply. Majority of site falls within FZ1- low risk, however a small part of the site is identified at a low risk of surface water flooding. The site is in a highly sensitive landscape and development proposals should reflect this by maintaining the distinctive nature of the settlement. Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	Yes	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Fakenham		HELAA Ref	Additional Ref
Site Address	East Of Barons Close	H0704	
Parish	Fakenham		
Site Size (Hectares)	0.3		
Source of Site	Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Brownfield site which is located off Baron's Close and has existing access available from Baron's Close and Norwich Road (C Road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Fakenham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield Site with no signs of contamination.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints. However the site would need to be cleared before its developed.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site with trees along the eastern boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is Rolling Open Farmland which has moderate to high sensitivity & open character. Development which impinge on the open skyline views or which would affect the night time experience should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	Good bus service. It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Brownfield site with existing access from Barons Close is well related to Fakenham, has access to facilities and utilities. No major constraints have been identified at this stage. Majority of site falls within FZ1. The site is in a moderate to high sensitive landscape and development proposals should reflect this by maintaining the distinctive nature of the settlement.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	10
Comments	The site is considered to be suitable.

Fakenham		HELAA Ref	Additional Ref
Site Address	Fakenham College	H0705	
Parish	Fakenham		
Site Size (Hectares)	3.4		
Source of Site	Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site currently used for a college which has existing access from Highfield Road (C Road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Fakenham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield Site but with no signs of contamination.
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints. But the site would need to be cleared before being developed.
Utilities Capacity	Green	The site is a greenfield site on the edge of Fakenham and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site in the middle of settlement, the site consists of mostly grassland with some trees across the site. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	Part of the site falls within the Conservation Area, There is potential for detrimental impacts on the historic environment .
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states it is in Rolling Open Farmland which has moderate to high sensitivity & open character. Development which impinge on the open skyline views or which would affect the night time experience should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Development of the site would have a neutral or positive impacts on the overall townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is currently used for Fakenham College which is well related to Fakenham and has access to facilities and utilities but off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage. Majority of site falls within FZ1. The site is in a moderate to high sensitive landscape with part of the site falling within the Conservation Area and development proposals should reflect this by maintaining the distinctive nature of the settlement.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	135
Comments	The site is considered to be suitable.

Fakenham		HELAA Ref	Additional Ref
Site Address	Land To South Of Whitehorse Street	H0841	F04
Parish	Fakenham		
Site Size (Hectares)	0.7		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off an existing roundabout that connects the site to Whitehorse Street and Olivet Way which are both C Roads. The site has existing access which is considered to be suitable.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Fakenham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site with no signs of contamination.
Flood Risk	Amber	Majority of site falls within FL1 but the southern edge of the site falls within Flood Zone 2 and areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	The site is a greenfield site on the edge of Fakenham and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, contains grassland with some boundary trees/hedges. No known impact on designated site, protected species or ecological network. The site lies adjacent to SSSI and SAC of the River Wensum.
Compatibility with Neighbouring / Adjoining Uses	Amber	Compatible with neighbouring residential use, but Encroachment risk to WRC Uses
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is a large valley which has a relatively wide valley floor with a simple topography. The landscape is poor to good.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Fakenham, has access to facilities and utilities but off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage. Majority of site falls within FZ1 but areas of the site are identified at risk of surface water flooding - The impact of development and appropriate mitigation measures will need to be demonstrated. The site is in a moderate to high sensitive landscape on the edge of the Conservation Area and development proposals should reflect this by maintaining the distinctive nature of the settlement.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	29
Comments	The site is considered to be suitable.

Fakenham		HELAA Ref	Additional Ref
Site Address	Great Eastern Way Railway Cutting	H0842	F06
Parish	Fakenham		
Site Size (Hectares)	0.8		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is remote from the main road network and there is no obvious access to the site, it is therefore evident that access is a constraint.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Fakenham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Mostly greenfield Site but with signs of contamination
Flood Risk	Amber	In Flood Zone 1- low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	The site is a greenfield site on the edge of Fakenham and it is considered that there is scope to connect to existing facilities. Off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Former rail track that is mostly greenfield within the settlement. The site is heavily wooded. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is Rolling Open Farmland which has moderate to high sensitivity & open character. Development which impinge on the open skyline views or which would affect the night time experience should be avoided.
Open Space	Amber	The site is designated as Open Space - replacement open space would be required.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Fakenham, has access to facilities and utilities but off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage, although there are signs of contamination on the site and access could be a constraint. Majority of site falls within FZ1- low risk, however some areas of the site are identified at risk of surface water flooding - The impact of development and appropriate mitigation measures will need to be demonstrated. The site is in a moderate to high sensitive landscape and designated as Open Space which should be replaced and development proposals should reflect this by maintaining the distinctive nature of the settlement.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	31
Comments	The site is considered to be suitable.

Fakenham		HELAA Ref	Additional Ref
Site Address	Land Adjacent To Baron's Hall Farm/Meadow	H0846	F15
Parish	Fakenham		
Site Size (Hectares)	1.0		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is remote from the main road network and would require third party land to gain access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Fakenham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	Majority of site falls within Flood Zone 1 but part of site to the southern boundary falls within Flood Zone 2 and is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	The site is a greenfield site on the edge of Fakenham and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, contains grassland with some boundary trees/hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states it is in Rolling Open Farmland which has moderate to high sensitivity & open character. Development which impinge on the open skyline views or which would affect the night time experience should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Fakenham, has access to facilities and utilities but off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage. Majority of site falls within FZ1 but part of site to the south falls within Flood Zone 2 and is identified at risk of surface water flooding - appropriate mitigation measures will need to be demonstrated. The site is in a moderate to high sensitive landscape and development proposals should reflect this by maintaining the distinctive nature of the settlement.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Yes
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	40
Comments	The site is considered to be suitable.

Fakenham		HELAA Ref	Additional Ref
Site Address	Land Adjacent Football Ground	H1134	F16
Parish	Fakenham		
Site Size (Hectares)	1.3		
Source of Site	SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Based on current evidence, the site is located around the existing football club and has access from Clipbush Lane, only suitable access if site is for football extension.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Fakenham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement which contains grassland with some hedges and trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring uses.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is Rolling Open Farmland which has moderate to high sensitivity & open character. Development which impinge on the open skyline views or which would affect the night time experience should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	Small site located close to the Fakenham Football ground. The site has existing access and has access to facilities and utilities. The site falls within FZ1. The site is in a moderate to high sensitive within a flat landscape and development proposals should reflect this by maintaining the distinctive nature of the settlement. Dense hedging along roadside. Based on current evidence, the site access is not considered suitable if site is for housing.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable - There is no possibility of creating suitable access to the site.

Fakenham		HELAA Ref	Additional Ref
Site Address	Land Adjacent 72, Holt Road	H1169	F17
Parish	Fakenham		
Site Size (Hectares)	0.7		
Source of Site	SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Holt Road (C Road) where there is existing access available.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Fakenham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Brownfield Site with signs of contamination.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	The site is a brownfield site within Fakenham and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site with sparse grass and hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site is adjacent to existing employment land.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is Rolling Open Farmland which has moderate to high sensitivity & open character. Development which impinge on the open skyline views or which would affect the night time experience should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Partly brownfield site which is well related to Fakenham, has access to facilities and utilities but off-site mains reinforcement required for access to water supply.. No major constraints have been identified at this stage, although the site lies adjacent to employment land. The site falls within FZ1. The site is in a moderate to high sensitive landscape including TPOs along the Eastern boundary and development proposals should reflect this by maintaining the distinctive nature of the settlement.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	29
Comments	The site is considered to be suitable.

Fakenham		HELAA Ref	Additional Ref
Site Address	Bridge Street Car Park	H1927	
Parish	Fakenham		
Site Size (Hectares)	0.3		
Source of Site	Public Land /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is currently being used as a car park and has existing access from Swan Street and Bridge Street which are considered to be suitable.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Fakenham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	Majority of site within Flood Zone 1 but part of the site falls within Flood Risk 2.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	The site is a greenfield site on the edge of 'settlement' and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site within the settlement of Fakenham with a sparse number of trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area and located close to Grade II listed buildings, there is potential for detrimental impacts on the historic environment .
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is Rolling Open Farmland which has moderate to high sensitivity & open character. Development which impinge on the open skyline views or which would affect the night time experience should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	Good bus service. It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Brownfield site split into two currently used as car parks which area well related to Fakenham and have access to facilities and utilities but off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage, although part of the site falls within FZ2. The site is in a moderate to high sensitive landscape on the edge of the Conservation Area and development proposals should reflect this by maintaining the distinctive nature of the settlement.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	11
Comments	The site is considered to be suitable.

Fakenham		HELAA Ref	Additional Ref
Site Address	Car Park, Highfield Road Car Park Highfield Road	H1928	
Parish	Fakenham		
Site Size (Hectares)	0.4		
Source of Site	Public Land /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is currently being used as a car park and has existing access from Highfield Road which is considered to be suitable.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Fakenham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	The site is brownfield but with no signs of contamination.
Flood Risk	Amber	In Flood Zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site within the settlement, consisting of car parking with trees and hedges along the boundary of the site. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site lies adjacent to the Conservation Area, It is not considered that the site would not have any material impact upon the heritage asset.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is Rolling Open Farmland which has moderate to high sensitivity & open character. Development which impinge on the open skyline views or which would affect the night time experience should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Development of the site would have a neutral or positive impact on the overall townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Fakenham, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1 - low risk, however some areas of the site are identified at risk of surface water flooding. The impact of development and appropriate mitigation measures will need to be demonstrated. The site is in a moderate to high sensitive landscape on the edge of the Conservation Area and development proposals should reflect this by maintaining the distinctive nature of the settlement.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	14
Comments	The site is considered to be suitable.

Fakenham		HELAA Ref	Additional Ref
Site Address	Queens Road Car Park	H1931	
Parish	Fakenham		
Site Size (Hectares)	0.3		
Source of Site	Public Land /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is a brownfield site that is currently being used as car park with existing access from Queen's Road (C Road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Fakenham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield Site but with no signs of contamination.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints. The site would require clearing.
Utilities Capacity	Green	There is scope to connect to existing utilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site with limited green trees and hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is Rolling Open Farmland which has moderate to high sensitivity & open character. Development which impinge on the open skyline views or which would affect the night time experience should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Development of the site would have a neutral or positive impacts on the overall townscape.
Transport and Roads	Green	Good bus service. It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Brownfield site currently used as a car park which is well related to Fakenham, has access to facilities and utilities but off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate to high sensitive landscape within the Conservation Area and development proposals should reflect this by maintaining the distinctive nature of the settlement.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	12
Comments	The site is considered to be suitable .

Fakenham		HELAA Ref	Additional Ref
Site Address	Wensum Way, Play Area Wensum Way	H1946	
Parish	Fakenham		
Site Size (Hectares)	0.4		
Source of Site	Public Land /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site has existing access from a private road off Valley Way, where there is no access available - can only be accessed from Heather Barrow Court, which is a private road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Fakenham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	The site is a greenfield site on the edge of Fakenham and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site which is currently used for playing facility, the site contains of grassland and is bordered by mature trees along the southern boundary. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that part of the site falls within the large valley which has a relatively wide valley floor with a simple topography. The landscape is poor to good.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	No	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	The site is well related to Fakenham, has access to facilities and utilities but off-site mains reinforcement required for access to water supply. Majority of site falls within FZ1. The site is in a moderate to high sensitive landscape and development proposals should reflect this by maintaining the distinctive nature of the settlement. Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Felbrigg		HELAA Ref	Additional Ref
Site Address	Land At Metton Road	H0065	FLB02
Parish	Felbrigg		
Site Size (Hectares)	2.6		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Metton Road (unadopted) where suitable access could be provided.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school in Cromer but is not within 1,200m from a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	There is scope to connect to existing utilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with short hedgerow along boundaries with some mature trees along northern boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	Based on current evidence, Metton Road is considered unsuitable as it is narrow with no footways.
Is the Site Suitable?		No

Suitability Comments	The site is within Felmingham and has access to school within North Walsham but not to other facilities (shop). The site is in FZ1. The site is in a moderate landscape and is slightly undulating - development proposals should reflect (avoiding development which affect or impinge on open skyline views). Based on current evidence, the site is considered to be unsuitable as Metton Road is narrow with no footways.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Felbrigg		HELAA Ref	Additional Ref
Site Address	The Bungalow, Metton Road	H1684	
Parish	Felbrigg		
Site Size (Hectares)	3.5		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Metton Road (unadopted) where suitable access could be provided.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school in Cromer but is not within 1,200m from a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	There is scope to connect to existing utilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with short hedgerow along boundaries with and some trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is on the outskirts of Cromer and Felbrigg and has access to school in Cromer but not to other facilities (shop). The site is in FZ1 with an area of the site identified at risk of surface water flooding - The impact of development and appropriate mitigation measures will need to be demonstrated. No major constraints have been identified at this stage . The site is in a moderate landscape and is slightly undulating open along roadside with limited boundary - development proposals should reflect (avoiding development which affect or impinge on open skyline views).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Unknown
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	106
Comments	The site is considered to be suitable.

Felmingham		HELAA Ref	Additional Ref
Site Address	Land At Aylsham Road	H0067	FEL02
Parish	Felmingham		
Site Size (Hectares)	1.7		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Aylsham Road, where suitable access could be provided.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school in Colby but is not within 1,200m from a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with boundary hedgerow and some mature trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is within Felmingham and has access to school within North Walsham but not to other facilities (shop). The site is in FZ1. No major constraints have been identified at this stage . The site is in a moderate landscape and is flat with little changes in levels - development proposals should reflect (avoiding development which affect or impinge on open skyline views).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	51
Comments	The site is considered to be suitable and available.

Field Dalling		HELAA Ref	Additional Ref
Site Address	Land At Porch House	H0068	FIE01
Parish	Field Dalling		
Site Size (Hectares)	0.4		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Field Dalling Road where suitable access could be provided.
Accessibility to Local Services and Facilities	Red	Site is remote from facilities.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	No major constraints but site is not near to settlement.
Utilities Capacity	Amber	Site is remote from nearest sewer, connecting FW may not be viable.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with boundary hedgerow and some mature trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	Site is remote from facilities.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Site is remote from facilities.

Gimingham		HELAA Ref	Additional Ref
Site Address	The Nest, Mundesley Road	H1055	
Parish	Gimingham		
Site Size (Hectares)	1.0		
Source of Site	Withdrawn /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Mundesley Road.
Accessibility to Local Services and Facilities	Red	Site is remote from facilities.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Partly brownfield site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	No major constraints but site is not near to settlement.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Partly greenfield site consisting of grassland with hedgerows along boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	Site is remote from facilities.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Site is remote from facilities.

Great Ryburgh		HELAA Ref	Additional Ref
Site Address	Land at Westwood Lane	H0071	RYB01
Parish	Great Ryburgh		
Site Size (Hectares)	0.3		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Westwood Lane, with a large frontage along roadside where it is considered that access could be provided.
Accessibility to Local Services and Facilities	Amber	The site is within 1,200m away from a facility found in Great Ryburgh but it is not within 2,000m to a school.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	The site is in Flood zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Capacity available to serve the proposed growth.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with hedgerow along roadside boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is a large valley which has a moderately confined character with the topography tending to be in the form of shallow valleys with indistinct valley crests.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	Not located in the proximity of a heritage townscape.
Is the Site Suitable?		Yes

Suitability Comments	The site is within the settlement of Great Ryburgh with access to a shop but not within proximity of a school . The site is in FZ1. No major constraints have been identified at this stage. The site is in a moderate landscape and is slightly undulating - development proposals should be sensitive to this avoiding development that affects or impinges on open skyline views. Dense boundary treatment of hedges.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	10
Comments	The site is considered to be suitable and available.

Great Ryburgh		HELAA Ref	Additional Ref
Site Address	Land North Of Highfield Lane	H0074	RYB07
Parish	Great Ryburgh		
Site Size (Hectares)	3.2		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Large site located to the north of Highfield Lane (unadopted) with a large frontage along roadside where it is considered access could be provided.
Accessibility to Local Services and Facilities	Amber	The site is within 1,200m away from a facility found in Great Ryburgh but it is not within 2,000m to a school.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Mostly Greenfield Site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however part of the site (along northern boundary) is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Mostly greenfield site consisting of arable fields which are separated by hedgerows with some trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is a large valley which has a moderately confined character with the topography tending to be in the form of shallow valleys with indistinct valley crests.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is within the settlement of Great Ryburgh with access to a shop but not within proximity of a school . The site is in FZ1 with the northern part of the site identified at risk of surface water flooding. No major constraints have been identified at this stage. The site is in a moderate landscape - development proposals should be sensitive to this avoiding development that affects or impinges on open skyline views. High and dense boundary hedgerow restricting view from roadside.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	97
Comments	The site is considered to be suitable and available.

Great Ryburgh		HELAA Ref	Additional Ref
Site Address	Land North Of Fakenham Road	H0075	RYB08
Parish	Great Ryburgh		
Site Size (Hectares)	2.4		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Fakenham Road with large frontage where the site could be accessed.
Accessibility to Local Services and Facilities	Amber	The site is within 1,200m away from a facility found in Great Ryburgh but it is not within 2,000m to a school.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however part of the site (along northern boundary) is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land bordered by hedgerows with some trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is a large valley which has a moderately confined character with the topography tending to be in the form of shallow valleys with indistinct valley crests.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is within the settlement of Great Ryburgh with access to a shop but not within proximity of a school . The site is in FZ1 with the northern part of the site identified at risk of surface water flooding. No major constraints have been identified at this stage. The site is in a moderate landscape - development proposals should be sensitive to this avoiding development that affects or impinges on open skyline views. Little changes in topography level and hedgerow along boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	71
Comments	The site is considered to be suitable and available.

Great Ryburgh		HELAA Ref	Additional Ref
Site Address	Land Off Highfield Lane (0.61Ha)	H1916	
Parish	Great Ryburgh		
Site Size (Hectares)	0.6		
Source of Site	Public Land /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Highfield Lane (unadopted) where access could be available.
Accessibility to Local Services and Facilities	Amber	The site is within 1,200m away from a facility found in Great Ryburgh but it is not within 2,000m to a school.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however a small area of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Small greenfield site consisting of grass/scrubland and is bordered by hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is a large valley which has a moderately confined character with the topography tending to be in the form of shallow valleys with indistinct valley crests.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is within the settlement of Great Ryburgh with access to a shop but not within proximity of a school . The site is in FZ1 with part of the site (to the north) identified at risk of surface water flooding - the impact of development and appropriate mitigation measures will need to be demonstrated. No major constraints have been identified at this stage The site is in a moderate landscape and is slightly undulating - development proposals should be sensitive to this avoiding development that affects or impinges on open skyline views.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	18
Comments	The site is considered to be suitable and available.

Great Ryburgh		HELAA Ref	Additional Ref
Site Address	Land North of Fakenham Road	H2077	RYB10
Parish	Great Ryburgh		
Site Size (Hectares)	9.0		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located behind a row of houses off Fakenham Road where access could be provided but considered to be a constraint.
Accessibility to Local Services and Facilities	Amber	The site is within 1,200m away from a facility found in Great Ryburgh but it is not within 2,000m to a school.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however the north of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	A number of greenfield site consisting of arable land with hedgerows along boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	Adjacent to Great Ryburgh Maltings, but otherwise compatible with neighbouring residential uses.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is rolling open farmland which has open character with open uninterrupted views with a topography that is generally gently rolling.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	The site could intensify nearby road use, and impact on the flow of traffic through the Great Ryburgh- Possible mitigation measures to address local highways and strategic highways network may be required.
Is the Site Suitable?		Yes

Suitability Comments	The site is within the settlement of Great Ryburgh with access to a shop but not within proximity of a school . The site is in FZ1 with part of the site (to the north) identified at risk of surface water flooding - the impact of development and appropriate mitigation measures will need to be demonstrated. No major constraints have been identified at this stage. The site is in a moderate landscape and is not visible from the main road . Development proposals should avoid development that affects or impinges on open skyline views.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	270
Comments	The site is considered to be suitable and available.

Gresham		HELAA Ref	Additional Ref
Site Address	Land North Of Church Lane	H0077	GRE03
Parish	Gresham		
Site Size (Hectares)	1.6		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located adjacent to Castle Close and off Church Lane where access could be provided.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m away from the school in Gresham but it is not within 1,200m away from a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement consisting of arable land with some boundary hedgerow and trees, also hedgerow along roadside. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes
Suitability Comments	Greenfield site with access to school but not to facilities and would require enhancement to treatment capacity for access to utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape- Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. The site is undulating rising to the	

	north.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	267
Comments	The site is considered to be suitable and available.

Gresham		HELAA Ref	Additional Ref
Site Address	Land South Of The Loke	H0078	GRE05
Parish	Gresham		
Site Size (Hectares)	0.9		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off The Loke (unadopted) where it has existing access serving the farm buildings.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m away from the school in Gresham but it is not within 1,200m away from a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Mostly brown field site but with no signs of contamination.
Flood Risk	Green	The site is in Flood zone 1 .
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Mostly brownfield site currently consisting of farm buildings with some boundary trees/hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is on the edge of Gresham with access to school but not to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape within the small valley - Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	28
Comments	The site is considered to be suitable and available.

Gresham		HELAA Ref	Additional Ref
Site Address	Land at Meadow Brooke, Sustead Road	H0079	GRE06
Parish	Gresham		
Site Size (Hectares)	0.3		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Sustead Road (unadopted) where access could be provided.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m away from the school in Gresham but it is not within 1,200m away from a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	Mostly in Flood Zone 1, but small part of the site along northern boundary in FL2 and 3 and at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Capacity available to serve the proposed growth.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with some hedges and boundary trees mature along roadside . Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB,The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes
Suitability Comments	The site is on the edge of Gresham with access to school but not to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1 but small part of the site along northern boundary in FL2 and 3 and at risk of surface water flooding. An Exception Test would therefore be required and the impact of development and appropriate mitigation measures will need to be demonstrated. The site is in a moderate sensitive landscape within the	

	small valley - Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	10
Comments	The site is considered to be suitable and available.

Gresham		HELAA Ref	Additional Ref
Site Address	Land North Of Church Lane	H0401	GRE03
Parish	Gresham		
Site Size (Hectares)	6.9		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Church Lane (C road) and has a large frontage off the roadside and therefore it is considered that access could be provided.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m away from the school in Gresham but it is not within 1,200m away from a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Off-site mains reinforcement required for access to water supply and will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Large greenfield site consisting of arable land with some mature boundary hedgerows and trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	Site adjacent to Grade II Star Church, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	Potential for larger sites to have an impact on/ sensitivity of the road network.
Is the Site Suitable?		Yes

Suitability Comments	Large greenfield site located on the edge of Gresham which wraps around HELAA site H0077 - with access to school but not to facilities and would require off-site mains reinforcement for access to water supply and would require enhancement to treatment capacity for access to utilities. No major constraints have been identified at this stage, although due to the size of the site it could have an impact on the sensitivity of the road network. The site is in FZ1. The site is in a moderate sensitive landscape- Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	10-15 Years
Comments	The capacity of the site is for less 300 dwellings and it is therefore considered to be available within 15 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 300 dwellings and it is therefore considered to be available within 15 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	207
Comments	The site is considered to be suitable.

Gresham		HELAA Ref	Additional Ref
Site Address	Site Off Sustead Road Lower Gresham	H1776	
Parish	Gresham		
Site Size (Hectares)	0.7		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Sustead Road (unadopted) where access could be available.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m away from the school in Gresham but it is not within 1,200m away from a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Brownfield Site with signs of contamination on site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and quite near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Partly brownfield site, including arable land to east and woodland to the north. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Partly a brownfield site on the outskirts of Gresham with access to school but not to facilities and utilities. No major constraints have been identified at this stage, although there are some signs of contamination on the site. The site is in FZ1. The site is in a moderate sensitive landscape within the small valley - Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	21
Comments	The site is considered to be suitable.

Happisburgh		HELAA Ref	Additional Ref
Site Address	Land West Of Lower Street	H0082	HAP15
Parish	Happisburgh		
Site Size (Hectares)	0.4		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Lower Street (unadopted) where the site could be accessed from.
Accessibility to Local Services and Facilities	Amber	The site is within 1,200m of a facility found in Happisburgh Common.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with limited trees along boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is coastal plain with moderate to high landscape sensitivity which has a very open landscape with long uninterrupted views. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site on the outskirts of Happisburgh which has access to a shop facility in Happisburgh Common but not to a school, has access to utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is flat with a dense boundary along roadside within a moderate sensitive landscape - development proposals should reflect this (avoiding development that affect or impinge on open skyline views).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	11
Comments	The site is considered to be suitable and available.

Happisburgh		HELAA Ref	Additional Ref
Site Address	Land at Littlewood Farm	H0264	HAP09
Parish	Happisburgh		
Site Size (Hectares)	0.6		
Source of Site	Withdrawn /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off Grub Street but would require third party land to provide access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and within 1,200m away from a facility found in Happisburgh.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is coastal plain with moderate to high landscape sensitivity which has a very open landscape with long uninterrupted views. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes
Suitability Comments	Greenfield site on the edge of Happisburgh which has access to a facilities and utilities (although off-site mains reinforcement required for access to water supply). No major constraints have been identified at this stage. The site is in Flood Zone 1. The site is flat and falls within moderate sensitive landscape in the undeveloped coast- development proposals should reflect this (avoiding development that affect or impinge on open skyline views).	

Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Unknown
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	22
Comments	The site is considered to be suitable and available.

Happisburgh		HELAA Ref	Additional Ref
Site Address	Land Adjacent To Lighthouse Lane	H0850	HAP02
Parish	Happisburgh		
Site Size (Hectares)	0.8		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site can be accessed from Lighthouse Lane (unadopted) where access could be provided.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Happisburgh.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Grade 1 agricultural land with limited boundary hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is coastal plain with moderate to high landscape sensitivity which has a very open landscape with long uninterrupted views. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes
Suitability Comments	Greenfield site on the edge of Happisburgh which has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is flat within a moderate sensitive landscape within the undeveloped coast - development proposals should reflect this (avoiding development that affect or impinge on open skyline views).	

Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	25
Comments	The site is considered suitable and available.

Happisburgh		HELAA Ref	Additional Ref
Site Address	Land To South Of North Walsham Road	H0852	HAP04
Parish	Happisburgh		
Site Size (Hectares)	1.5		
Source of Site	Land for Sale /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Large site located off North Walsham Road (C road) where access could be provided.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Happisburgh.
Coastal Change	Amber	Outside Coastal Erosion Constraint Area but the site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1- low risk, however an area running along the middle of the site is identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Amber	Power Lines present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement consisting of arable land with boundary hedgerow and a row through site. Mature Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is coastal plain with moderate to high landscape sensitivity which has a very open landscape with long uninterrupted views. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, There is a lack of a continuous footway.
Is the Site Suitable?		No

Suitability Comments	Greenfield site on the edge of Happisburgh which has access to a facilities and utilities (but would require off-site mains reinforcement for access to water supply). there are power Lines present on site that could affect the development potential The site is in Flood Zone 1- low risk, however part of the site is identified at risk of surface water flooding (The impact of development and appropriate mitigation measures will need to be demonstrated). The site is flat with a sparse boundary along roadside within a moderate sensitive landscape and the undeveloped coast - development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Yes
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Happisburgh		HELAA Ref	Additional Ref
Site Address	Land At Gold's Farm	H0853	HAP05
Parish	Happisburgh		
Site Size (Hectares)	0.4		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site can be accessed directly from North Walsham Road ,where there is potential for suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Happisburgh.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with some hedges. Mature Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is coastal plain with moderate to high landscape sensitivity which has a very open landscape with long uninterrupted views. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, There is a lack of a continuous footway.
Is the Site Suitable?		No

Suitability Comments	Greenfield site on the edge of Happisburgh which has access to a facilities and utilities . There are power Lines present on site that could affect the development potential and The site is in Flood Zone 1- low risk, however part of the site is identified at risk of surface water flooding. The site is flat and open along roadside within a moderate sensitive landscape and the undeveloped coast - development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	
Comments	.
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Happisburgh		HELAA Ref	Additional Ref
Site Address	Land West Of Whimpwell Street(North)	H0854	HAP06
Parish	Happisburgh		
Site Size (Hectares)	1.2		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Whimpwell St (C road), where there is potential for suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Happisburgh.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1 - low risk, however a small area of the site is identified a risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with some hedges and boundary trees, with mature trees along roadside. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is a Coastal Plain.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes
Suitability Comments	Greenfield site on the edge of Happisburgh which has access to a facilities and utilities (although off-site mains reinforcement required for access to water supply). No major constraints have been identified at this stage. The site is in Flood Zone 1. The site is flat with mature trees along roadside. The site falls within moderate sensitive landscape in the undeveloped coast- development proposals should reflect this (avoiding development that affect or impinge on	

	open skyline views).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	36
Comments	The site is considered to be suitable and available.

Happisburgh		HELAA Ref	Additional Ref
Site Address	Land West Of Whimpwell Street(South)	H0855	HAP07
Parish	Happisburgh		
Site Size (Hectares)	1.9		
Source of Site	Allocated /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	L shaped site located off Whimpwell Street (C road) ,where there is potential for suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Happisburgh.
Coastal Change	Amber	Part of site falls within the undeveloped coast.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Amber	Off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement consisting of arable land with boundary hedgerow. Mature Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is coastal plain with moderate to high landscape sensitivity which has a very open landscape with long uninterrupted views. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	Greenfield site on the edge of Happisburgh which has access to a facilities and utilities (but would require off-site mains reinforcement for access to water supply) . The site is in Flood Zone 1. The site is flat and open along roadside within a moderate sensitive landscape and the undeveloped coast - development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Happisburgh		HELAA Ref	Additional Ref
Site Address	Land At Seacroft Farm	H0856	HAP08
Parish	Happisburgh		
Site Size (Hectares)	1.4		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Lantern Lane (unadopted) where site could be accessed.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Happisburgh.
Coastal Change	Amber	Outside Coastal Erosion Constraint Area but the site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Amber	Off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Amber	Power Lines present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement consisting of arable land with some hedges and boundary trees along roadside. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is coastal plain with moderate to high landscape sensitivity which has a very open landscape with long uninterrupted views. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, Lantern Lane is considered unsuitable as it is narrow with no footways.
Is the Site Suitable?		No

Suitability Comments	Greenfield site on the edge of Happisburgh which has access to a facilities and utilities (but would require off-site mains reinforcement for access to water supply). there are power Lines present on site that could affect the development potential. The site is in FZ1. The site is flat with a sparse boundary along roadside within a moderate sensitive landscape and the undeveloped coast - development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Happisburgh		HELAA Ref	Additional Ref
Site Address	Land Adjacent To Lighthouse Lane(Site 2)	H0858	HAP10
Parish	Happisburgh		
Site Size (Hectares)	0.3		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Based on current evidence, there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Happisburgh.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1 - low risk, however a small area of the site is identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Capacity available to serve the proposed growth.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of garden land with trees and hedgerows along each boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is coastal plain with moderate to high landscape sensitivity which has a very open landscape with long uninterrupted views. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, there is a substandard highway network
Is the Site Suitable?		No

Suitability Comments	The site consists of different plots of garden land on the edge of Happisburgh which has access to a facilities and utilities. The site is in Flood Zone 1- low risk, however small part of the site is identified at risk of surface water flooding. The site is flat within a moderate sensitive landscape and the undeveloped coast - development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Based on current evidence, the site is considered to be unsuitable - There is no possibility of creating suitable access to the site, there is a substandard highway network.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	Yes	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, The site is considered to be unsuitable - There is no possibility of creating suitable access to the site, there is a substandard highway network.

Happisburgh		HELAA Ref	Additional Ref
Site Address	Land At Happisburgh Common	H0859	HAP11
Parish	Happisburgh		
Site Size (Hectares)	0.9		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site can be accessed from either Short Lane or from Happisburgh Common.
Accessibility to Local Services and Facilities	Amber	The site is within 1,200m of a facility found in Happisburgh Common.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1 - low risk, however an area of the site is identified a low risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with some hedges and boundary trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is coastal plain with moderate to high landscape sensitivity which has a very open landscape with long uninterrupted views. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes
Suitability Comments	Greenfield site on the outskirts of Happisburgh which has access to a shop facility in Happisburgh Common but not to a school, also has access to utilities. No major constraints have been identified at this stage. The site is in FZ1, however small part of the site is identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will	

	need to be demonstrated) . The site is flat within a moderate sensitive landscape - development proposals should reflect this (avoiding development that affect or impinge on open skyline views).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Unknown
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	26
Comments	The site is considered to be suitable.

Happisburgh		HELAA Ref	Additional Ref
Site Address	Land At Short Lane	H0860	HAP12
Parish	Happisburgh		
Site Size (Hectares)	0.6		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site can be accessed from Short Lane (unadopted) where access could be provided.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school in Happisburgh and employment and 1,200m away from a facility found in Happisburgh Common.
Coastal Change	Amber	Part of the site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1 - low risk, however a small area of the site is identified a low risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site contains grassland and is bordered by hedges and trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is coastal plain with moderate to high landscape sensitivity which has a very open landscape with long uninterrupted views. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site on the outskirts of Happisburgh which has access facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1, however small part of the site is identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated) . The site is flat within a moderate sensitive landscape (some of site in undeveloped coast) - development proposals should reflect this (avoiding development that affect or impinge on open skyline views).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Unknown
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	18
Comments	The site is considered to be suitable.

Happisburgh		HELAA Ref	Additional Ref
Site Address	Land South Of Village Hall, Blacksmiths Lane	H0861	HAP13
Parish	Happisburgh		
Site Size (Hectares)	1.4		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located directly off Blacksmiths Lane and North Walsham Road ,where there is potential for suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Happisburgh.
Coastal Change	Amber	The site falls within an area designated as ‘Undeveloped Coast’.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1 - low risk, however a small area of the site is identified a low risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Amber	Off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is coastal plain with moderate to high landscape sensitivity which has a very open landscape with long uninterrupted views. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, there is considered to be no continuous footway.
Is the Site Suitable?		No
Suitability Comments	Greenfield site on the edge of Happisburgh which has access to a facilities and utilities (although off-site mains reinforcement required for access to water supply). The site is in Flood Zone 1. The site is flat and is reasonably well screened from roadside. The site falls within moderate sensitive landscape in the undeveloped coast- development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Based on current	

	evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Happisburgh		HELAA Ref	Additional Ref
Site Address	Site At Beach Road	H1970	
Parish	Happisburgh		
Site Size (Hectares)	0.3		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site can be accessed from Beach Road (unadopted) or The Street (c road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Happisburgh.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Capacity available to serve the proposed growth.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site contains grassland and is bordered by trees and hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site is adjacent to a Grade II listed building, Conservation Area and Grade II Historic Pak & Garden. There is potential for detrimental impact upon the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is coastal plain with moderate to high landscape sensitivity which has a very open landscape with long uninterrupted views. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	The site falls within Happisburgh Conservation Area and is close to concentration of listed buildings.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site on the edge of Happisburgh which has access to a facilities and utilities . No major constraints have been identified at this stage. The site is in Flood Zone 1. The site is flat and has mature boundary of trees/bushes along roadside. The site falls within sensitive landscape in the conservation area, undeveloped coast, historic park and garden and adjacent to Grade II listed building - development proposals should reflect this (avoiding development that affect or impinge on open skyline views and protect the character of the area).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	9
Comments	The site is considered to be suitable.

Helhoughton		HELAA Ref	Additional Ref
Site Address	Land Off Raynham Road Helhoughton	H1468	
Parish	Helhoughton		
Site Size (Hectares)	0.9		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Raynham Road (c road) where the site could be accessed.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school in West Raynham but further than 1,200m away from a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Will require enhancement to treatment capacity and Substantial off-site sewerage required to connect FW.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of grassland with boundary of hedges and trees, with mature trees along roadside. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is a large valley which has a relatively wide valley floor with a simple topography. The landscape is poor to good.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site on the edge of Helhoughton, with access to school in West Raynham but not to other facilities such as a shop. If developed it would require enhancement to treatment capacity and substantial off-site sewerage required to connect FW for access to utilities. The site is in Flood Zone 1. The site falls within moderate to high sensitive landscape within the conservation area - development proposals should reflect this (avoiding development that affect or impinge on open skyline views and by maintaining the distinctive nature of the settlement). Little visibility of site due to mature dense boundary hedgerow.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	26
Comments	The site is considered to be suitable.

Helhoughton		HELAA Ref	Additional Ref
Site Address	Land Off The Street	H1677	
Parish	Helhoughton		
Site Size (Hectares)	1.5		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off The Street (c road) where the site could be accessed.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school in West Raynham but further than 1,200m away from a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1 - low risk, however a small area of the site is identified a risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Off-site mains reinforcement required for access to water supply, Will require enhancement to treatment capacity and Substantial off-site sewerage required to connect FW.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of grassland and trees/scrubland with mature boundary hedges and trees along roadside. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	Part of the site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is a large valley which has a relatively wide valley floor with a simple topography. The landscape is poor to good.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site on the edge of Helhoughton, with access to school in West Raynham but not to other facilities such as a shop. If developed it would require enhancement to treatment capacity, Off-site mains reinforcement required for access to water supply and substantial off-site sewerage required to connect FW for access to utilities. The site is in Flood Zone 1- with a small area of the site identified at risk of surface water flooding (The impact of development and appropriate mitigation measures will need to be demonstrated.). The site falls within moderate to high sensitive landscape with part falling in the conservation area - development proposals should reflect this (avoiding development that affect or impinge on open skyline views and by maintaining the distinctive nature of the settlement). Little visibility of site due to mature dense boundary trees.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	44
Comments	The site is considered to be suitable.

Hempstead		HELAA Ref	Additional Ref
Site Address	Land Off The Street	H0083	HEM01
Parish	Hempstead		
Site Size (Hectares)	1.4		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off The Street, with existing access serving the agricultural buildings.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to employment in Holt but further than 1,200m away from a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield Site but with no signs of contamination.
Flood Risk	Amber	In Flood Zone 1 - low risk, however a small area of the site is identified a risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Off-site mains reinforcement required and Site is remote from nearest sewer, connecting FW may not be viable.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Partly brownfield site consisting of farm buildings at south and arable land at north of site. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring uses.
Historic Environment	Amber	The site falls within the Conservation Area and adjacent to Grade II Star building - the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	Partly brownfield site on the edge of Hempstead currently used for agricultural purposes, within access to employment in Holt but not to other facilities. No major constraints have been identified at this stage but Site is remote from nearest sewer, connecting FW may not be viable and Off-site mains reinforcement required- this would need to be addressed through mitigation. The site is in FZ1 - however a small area of the site is identified a risk of surface water flooding (The impact of development and appropriate mitigation measures will need to be demonstrated) . The site is in a moderate sensitive landscape within the Conservation Area- Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the characteristics of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	42
Comments	The site is considered to be suitable and available.

Hempton		HELAA Ref	Additional Ref
Site Address	Land Off Shereford Road	H0084	HEMP02
Parish	Hempton		
Site Size (Hectares)	1.7		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located behind a row of houses on Shereford Road and Batterby Green and would require third party land to access site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Fakenham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Greenfield Site but signs of contamination on site.
Flood Risk	Amber	In Flood Zone 1 - low risk, however a small area at NE of the site is identified a risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Off-site mains reinforcement required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site contains grassland and is bordered by trees and hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is a large valley which has a relatively wide valley floor with a simple topography. The landscape is poor to good.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes
Suitability Comments	Greenfield site on the edge of Hempton with access to facilities in Fakenham but Off-site mains reinforcement required for access to utilities. No major constraints have been identified at this stage but there are some signs of contamination on site. The site is in FL1 with a small part identified at risk of surface water flooding- the impact of development and appropriate mitigation measures will need to be demonstrated. The site is in a moderate sensitive	

	landscape- Development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Slightly undulating site rising to the rear.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	50
Comments	The site is considered to be suitable and available.

Hempton		HELAA Ref	Additional Ref
Site Address	Land East Of Dereham Road	H0085	HEMP03
Parish	Hempton		
Site Size (Hectares)	0.7		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Hempton Road (C Road) and has existing access serving the Builders Yard / Offices on site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Fakenham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Brownfield Site with signs of contamination on site.
Flood Risk	Amber	Part of site falls within FL2 - with a small part of the site identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Capacity available to serve the proposed growth.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site that is fully developed consisting of offices buildings, there are some hedgerows in adjacent sites. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site is within 400m of a Sewage Treatment works .
Historic Environment	Amber	Part of site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is a large valley which has a relatively wide valley floor with a simple topography. The landscape is poor to good.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	Brownfield site currently used as a builders yard on the edge of Hempton with access to facilities in Fakenham and utilities. No major constraints have been identified at this stage but there are some signs of contamination on site and is within 400m of a Sewage Treatment works. Part of the site falls within FZ2 and there are some parts of the site identified at risk of surface water flooding- the impact of development and appropriate mitigation measures will need to be demonstrated. The site is in a moderate sensitive landscape within the Conservation Area- Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the characteristics of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	21
Comments	The site is considered to be suitable and available.

Hickling		HELAA Ref	Additional Ref
Site Address	Land South Of Broadlands Road	H0087	HIC04
Parish	Hickling		
Site Size (Hectares)	1.5		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Broadlands Road (unadopted) where access could be provided.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school in Hickling and employment within Catfield but is further than 1,200m away from a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In FL1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site contains grassland and is bordered by trees and hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fen which has moderate to high sensitivity with an open character and long views over flat landscape.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site on the edge of Hickling with access to school in Hickling but not to other facilities such as a shop. Has access to utilities. No major constraints have been identified at this stage. The site is in FL1. The site is in a moderate sensitive landscape- Development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Slightly undulating site rising to the north with little visibility from road.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	46
Comments	The site is considered to be suitable and available.

Hickling		HELAA Ref	Additional Ref
Site Address	Land At Poplar Farm, Sutton Road	H1351	
Parish	Hickling		
Site Size (Hectares)	0.4		
Source of Site	Refused /		

Suitability Assessment

Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Sutton Road, it is considered that access could be provided.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school in Hickling and employment within Catfield but is further than 1,200m away from a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In FL1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site contains grassland and is bordered by trees and hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fen which has moderate to high sensitivity with an open character and long views over flat landscape.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site on the edge of Hickling with access to school in Hickling but not to other facilities such as a shop. Has access to utilities. No major constraints have been identified at this stage. The site is in FL1. The site is in a moderate sensitive landscape- Development proposals should reflect this (avoiding development that affect or impinge on open skyline views). The site is flat with hedgerow along roadside boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	11
Comments	The site is considered to be suitable.

Hickling		HELAA Ref	Additional Ref
Site Address	The Croft, Stalham Road	H1354	
Parish	Hickling		
Site Size (Hectares)	1.7		
Source of Site	Refused /		

Suitability Assessment

Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off a private access from Stalham Road, where access could be provided.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school in Hickling but is further than 1,200m away from a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1 - low risk, however a small area at SE of the site is identified a risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Site of dwelling with garden land/paddocks consisting of grassland with boundary hedgerows. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fen which has moderate to high sensitivity with an open character and long views over flat landscape.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site on the edge of Hickling with access to school in Hickling but not to other facilities such as a shop. Has access to utilities. No major constraints have been identified at this stage but there are some signs of contamination on site. The site is in FL1 with small area of the site at risk of surface water flooding (The impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a moderate sensitive landscape- Development proposals should reflect this (avoiding development that affect or impinge on open skyline views).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Unknown
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	50
Comments	The site is considered to be suitable and available.

Hickling		HELAA Ref	Additional Ref
Site Address	Site Off Broadlands Road	H2015	
Parish	Hickling		
Site Size (Hectares)	0.4		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Broadlands Road (unadopted) where access could be provided.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school in Hickling and employment within Catfield but is further than 1,200m away from a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In FL1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site contains grassland and is bordered by trees and hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fen which has moderate to high sensitivity with an open character and long views over flat landscape.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site on the edge of Hickling with access to school in Hickling but not to other facilities such as a shop. Has access to utilities. No major constraints have been identified at this stage. The site is in FL1. The site is in a moderate sensitive landscape- Development proposals should reflect this (avoiding development that affect or impinge on open skyline views).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Unknown
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	11
Comments	The site is considered to be suitable.

High Kelling		HELAA Ref	Additional Ref
Site Address	Land At Heathfield Road/Warren Road	H0088	HKG01/1
Parish	High Kelling		
Site Size (Hectares)	3.3		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Warren Road (unadopted) where the site could be accessed from.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In FL1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Off-site mains reinforcement required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	The site contains grassland/ scrub and is bordered by trees and hedgerows. All trees on site subject to TPOS and should be retained. No known impact on designated site or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	The Site falls with the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaes and dark night skies and should protect the quality and character of the area.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site on the edge of High Kelling with access to facilities, but off-site mains reinforcement required for access to utilities. No major constraints have been identified at this stage. The site is in FL1. The site is in a sensitive landscape within the ANOB - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. Fairly flat site that includes trees subject to TPOs that should be retained.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	98
Comments	The site is considered to be suitable and available.

High Kelling		HELAA Ref	Additional Ref
Site Address	Former Nursery Site, Selbrigg Road	H0090	HKG04
Parish	High Kelling		
Site Size (Hectares)	1.3		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Triangular plot located between Cromer Road (A road) and Selbrigg Road (C road) where access could be provided.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield site but with no signs of contamination.
Flood Risk	Amber	In Flood Zone 1 - low risk, however a small area at SE of the site is identified a risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Off-site mains reinforcement required
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Partly brownfield site with some grassland and mature boundary hedgerows and trees. All trees on site subject to TPOS and should be retained. No known impact on designated site or ecological network
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site falls adjacent to the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaes and dark night skies and should protect the quality and character of the area.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Partly brownfield site on the edge of High Kelling with access to facilities, but off-site mains reinforcement required for access to utilities. No major constraints have been identified at this stage. The site is in FL1 with a small area at SE of the site identified at risk of surface water flooding. The site is in a sensitive landscape adjacent to the ANOB - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. Fairly flat site that includes trees subject to TPOs that should be retained.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	39
Comments	The site is considered to be suitable and available.

Hindolveston		HELAA Ref	Additional Ref
Site Address	Land At 120-122 The Street	H0095	HIN09
Parish	Hindolveston		
Site Size (Hectares)	1.7		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off The Street (C road) where the site could be accessed from.
Accessibility to Local Services and Facilities	Red	The site is remote from facilities and services.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield Site but with no signs of contamination.
Flood Risk	Green	In FL1.
Market Attractiveness	Red	The site has suitable access but not near to a settlement with services.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Partly brownfield site with some maintained grassland to the north and bordered by hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is remote from facilities and services.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is remote from facilities and services.

Hindolveston		HELAA Ref	Additional Ref
Site Address	Land South Of The Street	H0097	HIN11
Parish	Hindolveston		
Site Size (Hectares)	0.4		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off The Street (C road) where the site could be accessed from.
Accessibility to Local Services and Facilities	Red	The site is remote from facilities and services.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Red	The site has suitable access but not near to a settlement with services.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land bordered by hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is remote from facilities and services.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	10-15 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the 10 – 15 years.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is remote from facilities and services.

Hindolveston		HELAA Ref	Additional Ref
Site Address	Land At Pinfold Lane	H0099	HIN13
Parish	Hindolveston		
Site Size (Hectares)	0.8		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Pinfold Lane (unadopted) where the site could be accessed from.
Accessibility to Local Services and Facilities	Red	The site is remote from facilities and services.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In FL1.
Market Attractiveness	Red	The site has suitable access but not near to a settlement with services.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of grassland bordered by hedgerows and some trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is remote from facilities and services.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is remote from facilities and services.

Hindolveston		HELAA Ref	Additional Ref
Site Address	Land South Of 18A The Street	H0100	HIN14
Parish	Hindolveston		
Site Size (Hectares)	1.4		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off a private access from The Street (C Road) where the site could be accessed from.
Accessibility to Local Services and Facilities	Red	The site is remote from facilities and services.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Red	The site has suitable access but not near to a settlement with services.
Utilities Capacity	Amber	Off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure..
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of maintained grassland bordered by hedgerows and some trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is remote from facilities and services.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is remote from facilities and services.

Hindolveston		HELAA Ref	Additional Ref
Site Address	Land Opposite Playing Field, The Street	H0635	HIN15
Parish	Hindolveston		
Site Size (Hectares)	0.4		
Source of Site	Call for Sites /LDF Site / Refused /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off The Street (C road) where the site could be accessed from.
Accessibility to Local Services and Facilities	Red	The site is remote from facilities and services.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	The site has suitable access but not near to a settlement with services. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of grassland/ scrubland bordered by hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is remote from facilities and services.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is remote from facilities and services.

Hindringham		HELAA Ref	Additional Ref
Site Address	Land South Of Wells Road	H0101	HIND01
Parish	Hindringham		
Site Size (Hectares)	0.4		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Wells Road (unadopted) where the site could be accessed from.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school but not within 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of grassland bordered by mature hedgerows along roadside. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site within Hindringham with access to primary school opposite but not to other facilities, has access to utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape - Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. Mature dense hedgerow along roadside boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	12
Comments	The site is considered to be suitable and available.

Holt		HELAA Ref	Additional Ref
Site Address	Greshams Field, Opposite Petrol Filling Station	H0102	CP11
Parish	Holt		
Site Size (Hectares)	1.2		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is currently being used as a sports field for Gresham's school - located off Cromer Road (C Road), where there is potential for access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1 - low risk, however part of the site is identified at risk (to south of site) of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	The site is a greenfield site on the edge of Holt and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site that is currently being used as a sports field and is mostly grassland with some boundary hedges alongside the road and mature trees to the back of the site. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within Holt Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Amber	The site would result in the loss of any open space -- replacement open space would be required
Townscape	Amber	Although the Site falls within a Conservation Area, would not harm the heritage townscape.
Transport and Roads	Green	Good bus service. It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Holt, has access to facilities and utilities but off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage. The site is in FZ1 however parts of the site are identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated) . If the developed it would result in the loss of open space and replacement would be required. The site falls within the Conservation Area and so development should be appropriate in its character, Limited visibility of site from main road due to mature hedgerow along boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	50
Comments	The site is considered suitable and available

Holt		HELAA Ref	Additional Ref
Site Address	Land South Of Lodge Close	H0103	H04
Parish	Holt		
Site Size (Hectares)	7.4		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site has potential access from the existing housing estates Lodge Close and Beresford Road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1- low risk, however part of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints
Utilities Capacity	Amber	The site is a greenfield site on the edge of Holt and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement which consists of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site lies adjacent to Holt Conservation Area, but there is not considered to be a detrimental impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Although the Site falls adjacent to the Conservation Area, it is considered that development would not harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Holt, has access to facilities and utilities but off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage. The site is in FZ1, however a small area of the site is identified at risk of surface water flooding (The impact of development and appropriate mitigation measures will need to be demonstrated) . The site is in a moderate sensitive landscape and development should reflect this (development which affect or impinge on skyline views should be avoided). The site is slightly remote and not visible from the main road (B1149).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	297
Comments	The site is considered to be suitable and available.

Holt		HELAA Ref	Additional Ref
Site Address	Former Poultry Farm, Cley Road	H0104	H06
Parish	Holt		
Site Size (Hectares)	3.8		
Source of Site	Call for Sites /LDF Site / SHLAA Site /Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Cley Road (C Road) providing potential access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1 - low risk, however part of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	The site is a greenfield site on the edge of 'settlement' and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site including farm buildings at front of the site but majority of site is agricultural. Some boundary trees and hedges with a group of trees to the East of the site.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within Holt Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Amber	Site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaes and dark night skies and should protect the quality and character of Holt.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the Site falls adjacent to the Conservation Area, it is considered that development would not harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Holt, has access to facilities and utilities but off-site mains reinforcement required for access to water supply. The site has planning permission. No major constraints have been identified at this stage. The site is in FZ1. The site falls within the ANOB and Holt Conservation Area a sensitive landscape where development should reflect this (development which affect or impinge on skyline views should be avoided and preserve the character of the area). Flat brownfield site containing farm buildings.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	150
Comments	The site has planning permission and is considered to be suitable and available

Holt		HELAA Ref	Additional Ref
Site Address	Land At Heath Farm	H0105	H09 & H20
Parish	Holt		
Site Size (Hectares)	22.2		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is split into 2 parts, the 1st part is an extension of H09 allocation with access from new link road and the second part located off Hempstead Road where there is no access unless stopped through traffic and diverted through site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1 - low risk, however a small area of the site (north) is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Will require enhancement to treatment capacity and off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement that consists of arable land with limited hedges and boundary trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site is adjacent to a Grade II Listed Building and there could be potential impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Development of the site would have a neutral impact on the overall townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Holt, has access to facilities. But would require enhancement to treatment capacity and off-site mains reinforcement required for access to water supply. Suitable access from new link road, but no access suitable from Hempstead Road. No major constraints have been identified at this stage. The site is in FZ1 with a small area of the site identified at risk of surface water flooding. The site is in a moderate to high sensitive landscape and adjacent to a Grade II Listed Building. Development proposals should be sensitive to reflect this (avoiding development which affect or impinge on skyline views and the overall character). Limited visibility of site due to mature boundary hedges/trees along roadside.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	887
Comments	The site is considered to be suitable and available.

Holt		HELAA Ref	Additional Ref
Site Address	Land off Swann Grove	H0106	H10
Parish	Holt		
Site Size (Hectares)	0.8		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located along the A148 and has potential access from Hempstead Road or from the existing housing estate Swann Grove.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site adjacent to main road passing through Holt A148. The site contains grassland and is bordered by trees/ hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Amber	The site is designated as Open Space - replacement open space would be required.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Holt, has access to facilities and utilities. No major constraints have been identified at this stage. However development on the site would result in the loss of Open Space and replacement would be required. The site also falls within a moderate sensitive landscape on the edge of town and development proposals should reflect this (avoiding development which affect or impinge on skyline views). Limited visibility of site from main road due to mature hedgerow along boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	33
Comments	The site is considered suitable and available.

Holt		HELAA Ref	Additional Ref
Site Address	Land West Of Cley Road	H0107	H16/1
Parish	Holt		
Site Size (Hectares)	0.5		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Cley Road (C Road) and is considered that the access could be acceptable.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	The site is a greenfield site on the edge of Holt and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site with a couple of small farm buildings on site, on the edge of settlement. The site consists of arable land with a road track along the south of the site with some boundary hedges.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within Holt Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the Site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Holt, has access to facilities and utilities but off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage. The site is in FZ1. The site is in high sensitive landscape and within the Conservation Area - development proposals should reflect this (avoiding development which affect or impinge on skyline views and should protect the character of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	18
Comments	The site is considered suitable and available.

Holt		HELAA Ref	Additional Ref
Site Address	Land North Of Valley Lane	H0108	H17
Parish	Holt		
Site Size (Hectares)	0.9		
Source of Site	Call for Sites / Refused /Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site can be accessed from the unadopted road that connects the site to the A148.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1,
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	The site is a greenfield site on the edge of Holt and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement which contains grassland with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within Conservation Area and close to Grade II Listed Buildings. There is potential for impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the Site falls within a Conservation Area, it is detached from the main town and development of the site would have a neutral impact on the overall townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Holt, has access to facilities and utilities but off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate to high sensitive landscape on the edge of town and development proposals should reflect this. The site is slightly remote from the main road and therefore visibility of site is restricted.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	37
Comments	The site is considered to be suitable and available.

Holt		HELAA Ref	Additional Ref
Site Address	Land At Valley Farm	H0109	H18
Parish	Holt		
Site Size (Hectares)	2.4		
Source of Site	Call for Sites / Refused /Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is remote from the main road network and is only accessed if adjacent HELAA site H0108 also comes forward.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1 - low risk, however a small area of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has limited access, however it is near to settlement and has no major constraints and therefore considered to be attractive to the market.
Utilities Capacity	Amber	The site is a greenfield site on the edge of Holt and it is considered that there is scope to connect to existing utilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of the settlement consisting of grassland with hedging and boundary trees and also groups of trees across the site. Mature Trees and Hedgerows should be retained.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	The site is remote from the main road and is considered that it could have a impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Holt, has access to facilities and utilities but off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage. The site is in FZ1 with a small part of the site at risk of surface water flooding. The site is in a moderate to high sensitive landscape on the edge of town and development proposals should reflect this.(avoiding development which affect or impinge on skyline views). This site is in undulating position rising towards the horizon and development would have to take this into consideration.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	97
Comments	The site is considered to be suitable and available.

Holt		HELAA Ref	Additional Ref
Site Address	Land North Of Charles Road	H0110	H22
Parish	Holt		
Site Size (Hectares)	1.2		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is currently used for educational purposes and therefore has an existing access onto Charles Road (unadopted) which is considered to be suitable.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site with no signs of contamination.
Flood Risk	Amber	In Flood Zone 1- low risk, however a small area of the site is identified at risk of surface water flooding.
Market Attractiveness	Amber	The site has suitable access and near to settlement. No major constraints, but the site would require clearing for development or adaption of existing educational buildings.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Brownfield site within the settlement of Holt with some boundary trees and hedges. With protected trees in the North West corner of the site which will need to be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Amber	Part of the site is currently designated as Open Space and replacement would be required.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Holt, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1 with a small part of the site at risk of surface water flooding. The site is brownfield and currently used for educational purposes and therefore would require clearing or redeveloping which could affect the sites market attractiveness. The site is in a moderate sensitive location and has protected trees (TPOS) in the North West Corner of site, development proposals should reflect this and any mature trees protected.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site is allocated and the five year land supply statement states that site will be available within 10 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	50
Comments	The site is considered to be suitable and available.

Holt		HELAA Ref	Additional Ref
Site Address	Land At Thornage Road	H0111	H23
Parish	Holt		
Site Size (Hectares)	9.0		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is split into two with each side facing onto the B1110, where there is potential for suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1- low risk, however a small area of the site (south) is identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Amber	The site is a greenfield site on the edge of Holt and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	There are power lines present on the site, but it is not considered that this would affect development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement which consists of arable land with very little boundary treatment including some hedgerows. Mature Trees and Hedgerows should be retained.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area but it is not considered there would be a detrimental impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the Site falls within a Conservation Area, would not harm the heritage townscape.
Transport and Roads	Red	Based on current evidence, there are considered to be no footway on Thornage Road.
Is the Site Suitable?		No

Suitability Comments	The site is well related to Holt, has access to facilities and utilities but off-site mains reinforcement required for access to water supply. The site is in FZ1 with a small part of the site at risk of surface water flooding. The site is in a moderate to high sensitive landscape and within the Conservation Area on the edge of town and development proposals should reflect this. Little boundary treatment along roadside making it very open - avoid development which affect or impinge on this and skyline views and should protect the character of the area. Based on current evidence, the site is considered to be unsuitable as the local road network - there is no footway on Thornage Road.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network - there is no footway on Thornage Road.

Holt		HELAA Ref	Additional Ref
Site Address	Petrol Filling Station, Cromer Road	H0112	H24
Parish	Holt		
Site Size (Hectares)	0.4		
Source of Site	Call for Sites / Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site can be accessed from Cromer Road (C Road), from the existing petrol station access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Brownfield site with signs of contamination, currently being used as a petrol filling station.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints, however the existing petrol station buildings would need to be cleared before the site could be developed.
Utilities Capacity	Amber	Brownfield site within the town of Holt which is considered to have scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield Site in the middle of Holt with no existing boundary trees or hedges, No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is adjacent to Holt Conservation Area, there is not considered to be a detrimental impact on the historic environment due to the existing use.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB the LCA states that it is Woodland with Parkland, as the site is already in use (petrol station) it is considered the character has already been impinged and appropriate development would be acceptable.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Although the sites falls adjacent to the Conservation Area and moderately close to concentration of listed buildings. It is not considered that the site would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is currently being used as a petrol station (brownfield site) located within Holt, is very well related to the town centre and has access to facilities and utilities but off-site mains reinforcement required for access to water supply. The site has existing access that is considered suitable and there are no other major constraints been identified at this stage. Would require the site to be cleared. The site is adjacent to Conservation Area and development should be appropriate in its character.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	16
Comments	The site is considered to be suitable and available.

Holt		HELAA Ref	Additional Ref
Site Address	Tricorn Farm, Norwich Road	H0113	H25
Parish	Holt		
Site Size (Hectares)	18.1		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is located between Edgefield Hill and Castle Hill . Based on current evidence, there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1- low risk, however a small area of the site is identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Amber	Will require enhancement to treatment capacity and off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement consists of arable land and boundary trees/hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within Holt Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the Site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	The site is well related to Holt, has access to facilities. But will require enhancement to treatment capacity and off-site mains reinforcement required for access to water supply. The site is in FZ1 with a small part of the site at risk of surface water flooding. The site is in a moderate to high sensitive landscape and within the Conservation Area on the edge of town and development proposals should reflect this (avoiding development which affect or impinge on skyline views). Little visibility of the site due to mature boundary treatment along roadside of hedgerows and trees. Mature trees/hedgerows should be retained. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Holt		HELAA Ref	Additional Ref
Site Address	Holt Primary School Playing Field	H0114	H26
Parish	Holt		
Site Size (Hectares)	0.7		
Source of Site	Call for Sites / Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is currently occupied by a school premises with existing access from Valley Lane ,which is considered to be suitable (subject to no access from Holt bypass or Norwich Road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield site but with no signs of contamination
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints. However the site would need to be cleared before development.
Utilities Capacity	Amber	The site is a greenfield site on the edge of Holt and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site on the edge of settlement with some boundary trees and hedges. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, due to the site being already developed there is not considered to be any detrimental impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Amber	Possible mitigation measures to address local highways and strategic highways network may be required.
Is the Site Suitable?		Yes

Suitability Comments	Site is already developed and currently being used as primary school. The site is well related to Holt, has access to facilities and utilities but off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate to high sensitive landscape on the edge of town and within the Conservation Area where development proposals should reflect this.(avoiding development which affect or impinge on skyline views).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	28
Comments	The site is considered to be suitable and available.

Holt		HELAA Ref	Additional Ref
Site Address	Playing Field At Woodfield Road	H0695	H08
Parish	Holt		
Site Size (Hectares)	5.4		
Source of Site	LDF Site / SHLAA Site /Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is currently used as playing fields and has potential access from Woodfield Road or from Kelling Road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1- low risk, however area to the north of the site is identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, which is currently used as playing fields and consists of grassland bordered by hedgerows and trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is adjacent to the Holt Conservation Area
Nationally and Locally Significant Landscapes	Amber	Site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seasces and dark night skies and should protect the quality and character of Holt.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	The site is well related to Holt, has access to facilities and utilities. The site is in FZ1, with small part of the site identified at risk of surface water flooding (The impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a sensitive landscape within the ANOB, Development proposals should be sensitive to reflect this (avoiding development which affect or impinge on skyline views and the overall character). The site is currently used for recreational purposes with little changes in level, dense mature trees along roadside boundary. Based on current evidence, the site is considered to be unsuitable - The local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	No
When is the site available?	
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site is considered to be unavailable.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	No	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, The site is considered to be unsuitable and unavailable- The local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Holt		HELAA Ref	Additional Ref
Site Address	Land At Greshams School	H0696	
Parish	Holt		
Site Size (Hectares)	0.7		
Source of Site	Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is currently used as playing fields and would require third party land (HELAA site H1873) to access from Cromer Road (C Road) or through the existing site with planning permission PM/16/1512 to the south.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1- low risk, however part of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	The site is a greenfield site on the edge of Holt and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Greenfield site in the middle of Holt that is currently being used as playing field. The site contains grassland and is bordered by TPO trees which should be retained if site is developed.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	Good bus service. It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Holt, has access to facilities and utilities but off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage. However would require third party land to access the site. The site is in FZ1, however part of the site identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a moderate to high sensitive landscape within the town and development proposals should reflect this (avoiding development which affect or impinge on skyline views). There are TPO trees on the site that should be protected if the site is developed.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	28
Comments	The site is considered to be suitable.

Holt		HELAA Ref	Additional Ref
Site Address	School Playing Fields, Cromer Road	H0697	
Parish	Holt		
Site Size (Hectares)	0.9		
Source of Site	Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is currently used as a playing field in association with the Primary School opposite. The site is located between the A148 and B1149 where the two roads meet, where there is potential for suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1- low risk, however part of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site within the settlement which contains grassland and sparse boundary trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is adjacent to Conservation Area but there is not considered to be any detrimental impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Amber	The site is designated as Open Space - replacement open space would be required.
Townscape	Green	Development of the site would have a neutral or positive impacts on the overall townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Holt, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in Flood Zone 1 but there is a small part of the site identified at risk of surface water flooding. Development on the site would result in the loss of Open Space and replacement would be required. The site also falls within a moderate sensitive landscape within the town and development proposals should reflect this (avoiding development which affect or impinge on skyline views). A hedgerow surrounds the site screening it from the main road (A148 and B1149).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	37
Comments	The site is considered to be suitable.

Holt		HELAA Ref	Additional Ref
Site Address	Land West Of Norwich Road	H0718	H19
Parish	Holt		
Site Size (Hectares)	3.1		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site lies behind a row of dwellings on the Norwich Road (B Road), there are two potential points of access from Norwich Road ,where there is potential for suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1- low risk, however part of the site is identified at risk (between low and high) of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Will require enhancement to treatment capacity and off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, The site consists of arable land with sparse hedges and boundary trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	No known impact on designated site, protected species or ecological network.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the Site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	Good bus service. It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Holt, has access to facilities. Will require enhancement to treatment capacity and off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage. The site is in FZ1, but part of the site (SE corner) identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a moderate to high sensitive landscape and within the Conservation Area on the edge of town and development proposals should reflect this (avoiding development which affect or impinge on skyline views). Limited visibility of site from main road, site located behind row of houses.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	122
Comments	The site is considered to be suitable.

Holt		HELAA Ref	Additional Ref
Site Address	Land Adjacent Cemetery, Cley Road	H0862	H16
Parish	Holt		
Site Size (Hectares)	3.2		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Cley Road (C Road) and is considered that the access could be acceptable.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	The site is a greenfield site on the edge of Holt and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the site consists of arable land with some hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site is within the Conservation Area, There is potential for detrimental impacts on the historic environment
Nationally and Locally Significant Landscapes	Amber	Site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaes and dark night skies and should protect the quality and character of Holt.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Holt, has access to facilities and utilities but off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage. The site is in FZ1. The site is in a sensitive landscape within the Conservation Area, and ANOB development should reflect this (development which affect or impinge on skyline views should be avoided and those that affect the overall character of the area). Open and flat site with limited boundary treatment along roadside.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	128
Comments	The site is considered to be suitable.

Holt		HELAA Ref	Additional Ref
Site Address	Land North Of Poultry Farm, Cley Road	H0866	H05
Parish	Holt		
Site Size (Hectares)	1.4		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Cley Road (C Road) and is considered that the access could be acceptable.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site with no signs of contamination.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	The site is a greenfield site on the edge of Holt and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the site consists of arable land with some hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	Site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaes and dark night skies and should protect the quality and character of Holt.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the Site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Holt, has access to facilities and utilities but off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage. The site is in FZ1. The site is in a sensitive landscape within the Conservation Area, and ANOB development should reflect this (development which affect or impinge on skyline views should be avoided and those that affect the overall character of the area). Open and flat site with limited boundary treatment along roadside.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	54
Comments	The site is considered to be suitable.

Holt		HELAA Ref	Additional Ref
Site Address	Garden House, Peacock Lane	H0867	H07
Parish	Holt		
Site Size (Hectares)	0.7		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Mostly greenfield site with a dwelling at the rear of site, which has existing access from Peacock Lane.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	The site is a greenfield site on the edge of Holt and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Red	Mostly greenfield site on the edge of settlement, The consists of mostly trees which are protected through TPOs, these should be retained.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within Conservation Area. There is potential for detrimental impacts on the historic environment
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No
Suitability Comments	The majority of the site contains TPO trees and therefore is considered to be unsuitable for development.	

Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	n/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The majority of the site contains TPO trees and therefore is considered to be unsuitable for development.

Holt		HELAA Ref	Additional Ref
Site Address	Jenis Barn, Thornage Road, Holt	H1154	
Parish	Holt		
Site Size (Hectares)	0.4		
Source of Site	Refused /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site has direct access available from Thornage Road (B Road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Mostly a greenfield site with dwelling to the front of the site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	The site is a greenfield site on the edge of Holt and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement which contains grassland and is bordered by some hedgerows.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site falls within the Holt Conservation Area. There is potential for detrimental impacts on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes
Suitability Comments	The site is well related to Holt, has access to facilities and utilities but off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage. The site is in FZ1. The site is in a sensitive landscape within the Conservation Area and development should reflect this (development which affect or impinge on skyline views should be avoided and those that affect the overall character of the area). The site contains	

	maintained grassland which is open along roadside with sparse hedges.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	17
Comments	The site is considered to be suitable.

Holt		HELAA Ref	Additional Ref
Site Address	Oakeley House, Cromer Road	H1873	
Parish	Holt		
Site Size (Hectares)	0.6		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site has existing and suitable access from Cromer Road (C Road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site on the edge of Holt. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is wooded parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Amber	The site would not result in the loss of any open space.
Townscape	Green	Development of the site would have a neutral or positive impacts on the overall townscape as the site is already developed and could be a opportunity for improvement.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is already developed and currently being used as a boarding school with existing access onto Cromer Road, it is well related to Holt for access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape on the edge of town and development proposals should reflect this.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	24
Comments	The site is considered to be suitable.

Holt		HELAA Ref	Additional Ref
Site Address	Holt Country Park	H1894	
Parish	Holt		
Site Size (Hectares)	3.2		
Source of Site	Public Land /		

Suitability Assessment

Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is located off Norwich Road (B Road). Based on current evidence, there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1- low risk, however a small area of the site (south) is identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Amber	The site is a greenfield site on the edge of Holt and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	The majority of site consists of woodland, although not protected through TPOS the site does fall within Conservation Area where mature trees should be retained.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site lies adjacent to existing employment land.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Amber	The site lies adjacent to SAC and SSSI of Holt Country Park.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the Site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	The site is well related to Holt but adjacent to existing employment land, has access to facilities and utilities but off-site mains reinforcement required for access to water supply. The site contains a large number of trees (mature trees should be protected and maintained). The site is in FZ1. The site is in high sensitive landscape and within the Conservation Area and development proposals should reflect this (avoiding development which affect or impinge on skyline views and should protect the character of the area.) Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Holt		HELAA Ref	Additional Ref
Site Address	Mackeys Hill (Woodland) And Car Park Hempstead Road	H1902	
Parish	Holt		
Site Size (Hectares)	3.2		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The majority of site contains trees with a small car park located on the site which has access from Hempstead Road (C Road), the access is potentially a constraint.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Mostly a greenfield site with a small car park - no signs of contamination.
Flood Risk	Amber	In Flood Zone 1 - low risk, however a small area of the site (south) is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	The majority of site is covered with trees although not TPOS, mature trees should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site is adjacent to existing employment land.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the Site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	Good bus service. It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Holt but adjacent to existing employment land, has access to facilities and utilities. No major constraints have been identified at this stage although the site contains a large number of trees (mature trees should be protected and maintained). The site is in FZ1 with a small part of the site at risk of surface water flooding. The site is in a moderate to high sensitive landscape and within the Conservation Area and development proposals should reflect this (avoiding development which affect or impinge on skyline views).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	129
Comments	The site is considered to be suitable.

Holt		HELAA Ref	Additional Ref
Site Address	Albert Street Car Park N N D C Car Park Albert Street	H1961	
Parish	Holt		
Site Size (Hectares)	0.4		
Source of Site	Public Land /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is currently brownfield and being used as a car park which has existing access from Albert Street (unadopted road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield car park site being - no signs of contamination.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site is in a location considered to be attractive to the market
Utilities Capacity	Amber	The site is a greenfield site on the edge of Holt and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site with limited trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	Part of site lies adjacent to Grade II listed buildings and falls within the Conservation Area. There is potential for impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the Site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes
Suitability Comments	The site is currently being used as a car park. The site is well related to Holt, has access to facilities and utilities but off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate to high sensitive landscape and within the Conservation Area and adjacent to Grade II Listed Buildings and development proposals should reflect this (avoiding development which affect or	

	impinge on skyline views).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	15
Comments	The site is considered to be suitable.

Holt		HELAA Ref	Additional Ref
Site Address	Grove Lane Depot	H1962	
Parish	Holt		
Site Size (Hectares)	0.3		
Source of Site	Public Land /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Brownfield site currently used as depot and car parking. The site has existing access from Grove Lane (Unadopted Road) and is considered to be suitable.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield Site but no signs of contamination.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site is brownfield and currently used as a depot, the site is bordered by hedgerows and trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is already developed and currently being used as a depot/car park with existing access onto Grove Lane , it is well related to Holt for access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape within the town and development proposals should reflect this.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	11
Comments	The site is considered to be suitable.

Holt		HELAA Ref	Additional Ref
Site Address	Station Road Car Park N N D C Car Park Station Road	H1966	
Parish	Holt		
Site Size (Hectares)	0.3		
Source of Site	Public Land /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Brownfield site that is currently used as a car park which has existing access from Station Road through an existing business STS Tyres.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Brownfield Site with signs of contamination.
Flood Risk	Amber	In Flood Zone 1 - low risk, however part of the site is identified at risk (to south of site) of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints, site would need to be cleared before being developed as currently used as a car park.
Utilities Capacity	Amber	The site is within the Settlement of Holt and it is considered that there is scope to connect with existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site within the settlement of Holt, the site currently being used as a car park. The site consists of some hedges and trees along border. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site falls is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	Good bus service. It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is already developed and currently being used as a car park with existing access onto Station Road, it is well related to Holt for access to facilities and utilities but off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage. The site is in FZ1, however part of the site is identified at risk (to south of site) of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a moderate sensitive landscape within the town and development proposals should reflect this. Limited visibility of site from main road due to mature hedgerow along boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	13
Comments	The site is considered to be suitable.

Holt		HELAA Ref	Additional Ref
Site Address	7 Hempstead Road	H0571	
Parish	Holt		
Site Size (Hectares)	0.6		
Source of Site	Town Workshop /Planning Permission /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is currently used as a scrap yard and has an existing access from Hempstead Road which is considered to be acceptable.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Holt.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Signs of contamination on site.
Flood Risk	Amber	In Flood Zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Amber	The site has suitable access and near to settlement. No major constraints but would require the site being cleared before development.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site with some boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is currently being used as a Scrap Yard and has signs of contamination and would need to be cleared. Despite this, the site is well related to Holt, has access to facilities and utilities. The site falls within FL1 but with some areas of the site identified at risk of surface water flooding. Development could potentially have a positive impact on the site and the character of the nearby area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	24
Comments	The site is considered to be suitable.

Horning		HELAA Ref	Additional Ref
Site Address	Land At Grove Farm	H0118	HOR13,HOR06, HOR01,HOR02,HOR03
Parish	Horning		
Site Size (Hectares)	33.6		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Large site located between Norwich Road (A road) and School Road , where there is potential for suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Horning.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1 - low risk, however a small area of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Off-site mains reinforcement required for access to water supply and would require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site contains arable agricultural land and is bordered by some hedgerow/trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	Large greenfield site on the edge of Horning with access to facilities but would require off-site mains reinforcement for access to water supply and would require enhancement to treatment capacity. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape and development proposals should reflect this (avoiding development that affect or impinge on open skyline views). The site is flat and open to the north of site along roadside (Norwich Road).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	1008
Comments	The site is considered to be suitable and available.

Horning		HELAA Ref	Additional Ref
Site Address	Land North Of Ropes Hill	H0119	HOR11, HOR14, HOR10, HOR12
Parish	Horning		
Site Size (Hectares)	13.9		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located between Letherington Lane, Ropes Hill and Neatishead Road, where there is potential for suitable access. But no access to Ropes Hill.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Horning.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site contains arable agricultural land and is bordered by hedges and line of mature oaks. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, other roads adjacent to the site are substandard.
Is the Site Suitable?		No

Suitability Comments	Greenfield site on the edge of Horning with access to facilities but would require enhancement to treatment capacity. The site is in FZ1. The site is in a moderate sensitive landscape and development proposals should reflect this (avoiding development that affect or impinge on open skyline views). The site is flat and open to the north of site along roadside. Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Horning		HELAA Ref	Additional Ref
Site Address	Land South Of School Road	H0876	HOR04
Parish	Horning		
Site Size (Hectares)	8.6		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	it is considered that the site can be directly accessed from either School Road or Church Road.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school and employment, however it is more than 1,200m away from a facility found in Horning.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Amber	Off-site mains reinforcement required and will require enhancement to treatment capacity.
Utilities Infrastructure	Amber	Power Lines present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site contains arable agricultural land with hedges on some boundaries. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, it considered unsuitable due to the narrow road and no footways.
Is the Site Suitable?		No

Suitability Comments	Large greenfield site on the outskirts of Horning with access to school facilities in Horning but more than 1200m away from other facilities such as a shop. There are power Lines present on site that could affect the development potential . The site is in FZ1. The site is in a moderate sensitive landscape and development proposals should reflect this (avoiding development that affect or impinge on open skyline views). The site is flat and open with limited boundary treatment along roadside. Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Horning		HELAA Ref	Additional Ref
Site Address	Land North Of School Road	H0877	HOR05
Parish	Horning		
Site Size (Hectares)	1.9		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off School Road where the site could potentially be accessed from.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m of a school and employment found in Horning but is not within 1,200m away from a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Amber	The site has suitable access and No major constraints, but it not near to a settlement.
Utilities Capacity	Amber	Off-site mains reinforcement required for access to water supply and would require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site is arable agricultural land with hedging along the western boundary. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site on the outskirts of Horning with access to school facilities in Horning but more than 1200m away from other facilities such as a shop. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape and development proposals should reflect this (avoiding development that affect or impinge on open skyline views). The site is flat and open with sparse mature trees along roadside boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	57
Comments	The site is considered to be suitable.

Horning		HELAA Ref	Additional Ref
Site Address	Land West Of Allotment Gardens, Norwich Road	H0879	HOR07
Parish	Horning		
Site Size (Hectares)	2.9		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Norwich Road and direct access could be provided.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Horning.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1- low risk, however a small area of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Off-site mains reinforcement required for access to water supply and would require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site contain arable agricultural land with some mature oak on roadside. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes
Suitability Comments	Greenfield site on the edge of Horning with access to facilities but would require off-site mains reinforcement for access to water supply and would require enhancement to treatment capacity. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape and development proposals should reflect this (avoiding development that affect or impinge on open skyline views). The site is flat with some boundary	

	hedging along roadside (Norwich Road).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	86
Comments	The site is considered to be suitable.

Horning		HELAA Ref	Additional Ref
Site Address	Land Opposite The Avenue, Norwich Road	H0880	HOR08
Parish	Horning		
Site Size (Hectares)	1.9		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site can be directly accessed from Mill Road with a large frontage along roadside.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Horning.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	The site contains grassland and arable land in the east of site, Mature oaks on roadside which should be retained. The site lies near to the Bure Broads and Marshes SSSI, SAC,SPA. Possible mitigation measures would be required to address potential impacts
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, other roads adjacent to the site are substandard and site is segregated from village by A class road.
Is the Site Suitable?		No

Suitability Comments	Greenfield site on the edge of settlement with access to facilities and utilities. The site is in FL1 with a small part of the site identified at risk of surface water flooding. The site is in a sensitive landscape near to The Broads, SSSI, SAC and SPA- development should be sensitive to this and possible mitigation measures would be required to address potential impacts. The site is flat and open with little boundary treatment along roadside. Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Hoveton		HELAA Ref	Additional Ref
Site Address	Land East Of Tunstead Road	H0120	HV01
Parish	Hoveton		
Site Size (Hectares)	5.4		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off "Tunstead Road" (c road) and to the West of the completed housing allocation HV03. There is potential for suitable access subject to completion of Stalham Rd/Tunstead Rd link road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Hoveton.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site is in a location that could be considered to be attractive to the market. The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement. The site consists of arable land with boundary hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, the LCA states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape. Less remote area on the edge of Hoveton close to neighbouring residential dwellings.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Stalham, has access to facilities and utilities. Considered to be suitable access subject to completion of Stalham Road / Tunstead Road link road. No major constraints have been identified at this stage. The site is in FZ1. The landscape character is considered to be fair at this point of Hoveton, where the approach has already been flanked by modern housing from the allocation HV03, which means that development that is appropriate could be acceptable.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	216
Comments	The site is considered to be suitable.

Hoveton		HELAA Ref	Additional Ref
Site Address	Land South Of Littlewoods Lane	H0121	HV05
Parish	Hoveton		
Site Size (Hectares)	13.4		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site located between the A1062 and the unadopted Littlewoods Lane ,where there is potential for suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Hoveton.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site and no signs of contamination
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	The site is a greenfield site on the edge of Hoveton and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement. The site consists of arable land with mature oaks on roadside. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB but it is adjacent to The Broads, The LCA states that it is a Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	Potential for larger sites to have an impact on/ sensitivity of the road network. Possible mitigation measures to address local highways and strategic highways network may be required.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Hoveton, has access to facilities and utilities but off-site mains reinforcement required for access to water supply . No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape on the edge of town and development proposals should reflect this (avoiding development that affect or impinge on open skyline views or which would adversely affect the night time experience of dark landscapes).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	535
Comments	The site is considered to be suitable and available.

Hoveton		HELAA Ref	Additional Ref
Site Address	Land Off Coltishall Road	H0122	HV10
Parish	Hoveton		
Site Size (Hectares)	3.6		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Based on current evidence, the site is located off Belaugh Road which is considered not to be suitable for residential use but could be suitable for commercial use.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Hoveton.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site and no signs of contamination
Flood Risk	Amber	In Flood Zone 1, with part of site identified to be at low a risk of surface water flooding (0.1% - 3.3%) specifically in the SE corner.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	Power Lines present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with some boundary hedges, the site is in a undulating position rising towards the horizon. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is well related to Hoveton, has access to facilities and utilities. The site is located off Belaugh Road, based on current evidence is considered not to be suitable for residential use but could be suitable for commercial use. The site is in FZ1 but with a small part of the site identified as at low risk of surface water flooding. The site is in a moderate sensitive landscape on the edge of town and development proposals should reflect this. It is also in a undulating position rising towards the horizon and any development would have to take this into consideration.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable - There is no possibility of creating suitable access to the site if developed for housing.

Hoveton		HELAA Ref	Additional Ref
Site Address	Site To The West Of Tunstead Road	H0886	HV02
Parish	Hoveton		
Site Size (Hectares)	9.4		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is positioned where Hand Lane (unadopted) and Tunstead Road (C Road) meet. There is potential access along Tunstead Road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Hoveton.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site and no signs of contamination.
Flood Risk	Amber	In Flood Zone 1, with small part of site identified to be at risk of surface water flooding (0.1% - 3.3%)
Market Attractiveness	Green	The site has suitable access and near to settlement.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	The site is a greenfield site on the edge of Hoveton and it is considered that there is scope to connect to existing facilities. Overall network capacity is a matter for AW to advise on.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, consisting of arable land with some hedges and boundary trees, with mature oaks along the roadside. Mature trees should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is reasonably well related to Hoveton, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1, with small area identified at risk of surface water flooding - The impact of development and appropriate mitigation measures will need to be demonstrated. The character has moderate sensitivity with open character and any potential development should be sensitive to this (avoiding development that affect or impinge on open skyline views or which would adversely affect the night time experience of dark landscapes). The site is flat with little changes in levels.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	15-20 Years
Comments	The capacity of the site is for over 300 dwellings and it is therefore considered to be available within 20 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for over 300 dwellings and it is therefore considered to be available within 20 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	376
Comments	The site is considered suitable and available.

Hoveton		HELAA Ref	Additional Ref
Site Address	Norfolk Fruit Growers Site	H0888	HV04
Parish	Hoveton		
Site Size (Hectares)	1.3		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	No direct access to site apart from the access through the existing industrial estate, the site would be suitable for employment/mixed use.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Hoveton.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Brownfield site and signs of contamination on site.
Flood Risk	Green	In Flood Zone 1 with small part of site identified to be at low a risk of surface water flooding (0.1% - 3.3%).
Market Attractiveness	Green	Site could be more appropriate for employment uses or for mixed use. It is near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site contains grassland and is bordered by hedgerows and trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site is adjacent to existing employment land, and would be suitable for employment uses or mixed use scheme.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is a Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is considered to be suitable for mixed use site including employment uses, it is well related to Hoveton, has access to facilities and utilities. No major constraints have been identified at this stage, although there is not any direct access to the site and there are some signs of contamination. The site falls within Flood Zone 1 with part of site identified to be at low a risk of surface water flooding (0.1% - 3.3%).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Unknown
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	51
Comments	The site is considered to be suitable.

Hoveton		HELAA Ref	Additional Ref
Site Address	Land Adjacent Stalham Road	H0890	HV06, HV07
Parish	Hoveton		
Site Size (Hectares)	1.3		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is located off St Peter's Lane (C Road). Based on current evidence, the site is considered to be unsuitable - There is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Hoveton.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site and no signs of contamination
Flood Risk	Amber	In Flood Zone 1, with small part of site identified to be at risk of surface water flooding (0.1% - 3.3%)
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the site consists of arable land with hedges along the boundary. Mature trees and hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site is adjacent to a ungraded Historic Hoveton Park and Garden and a Grade II Star Listed Building. There is potential for detrimental impacts on the historic environment
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is a Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	The local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	The site is well related to Hoveton, has access to facilities and utilities. The site is in FZ1, with small area identified at risk of surface water flooding. The site is adjacent to the Historic Hoveton Park and Garden and the Grade II Star Listed Building so potential development should be sensitive to this(avoiding development that affect or impinge on open skyline views or which would adversely affect the night time experience of dark landscapes). Based on current evidence the site is considered to be unsuitable - There is no possibility of creating suitable access to the site.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable - There is no possibility of creating suitable access to the site.

Hoveton		HELAA Ref	Additional Ref
Site Address	Land To East Of Stalham Road	H1105	HV08
Parish	Hoveton		
Site Size (Hectares)	34.0		
Source of Site	Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located adjacent to the existing industrial estate, and off Littlewoods Lane and Horning Road. Suitable access to the site if only north of site is developed for housing. No access available to Littlewood Lane or Horning Rd.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Hoveton.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site and no signs of contamination.
Flood Risk	Amber	In Flood Zone 1, with small part of site identified to be at risk of surface water flooding (0.1% - 3.3%).
Market Attractiveness	Amber	The site is near to the settlement of Hoveton, however the access to site could be a constraint. (Awaiting comments from HA)
Utilities Capacity	Amber	The site is a greenfield site on the edge of Hoveton and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Amber	Power Lines are present on the site, but considered due to size of site that this wouldn't affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the site consists of arable land with limited boundary of some hedges and trees. Mature trees should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site is adjacent to existing employment land.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, the LCA states that it is Low Plains Farmland which is considered to have moderate to high sensitivity with open character and long uninterrupted views. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	The site could intensify nearby junction / road use, with proposals of this scale could have a significant impact on the local road network.

Is the Site Suitable?	Yes
Suitability Comments	The site is well related to Hoveton , has access to facilities and utilities but off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage, although the site is adjacent to existing employment land and there are power lines present on the site. Suitable access to site subject to development being to the north and only for housing. The site is in FZ1 with small part of site identified to be at risk of surface water flooding (0.1% - 3.3%) - The impact of development and appropriate mitigation measures will need to be demonstrated. The site is in a moderate sensitive landscape on the edge of town which is open in character with little changes in levels - development proposals should be sensitive to this reflect this (avoiding development that affect or impinge on open skyline views or which would adversely affect the night time experience of dark landscapes).

Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	15-20 Years
Comments	The capacity of the site is for less 300 dwellings and it is therefore considered to be available within 20 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 300 dwellings and it is therefore considered to be available within 20 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	1362
Comments	The site is considered to be suitable.

Hoveton		HELAA Ref	Additional Ref
Site Address	Land South Of Horning Road	H1175	HV09
Parish	Hoveton		
Site Size (Hectares)	2.8		
Source of Site	Refused /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is between the unadopted Meadow Drive and Horning Road (A Road). The site has large area facing onto A1062, where there is potential for suitable access. No access to Meadow Drive.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Hoveton.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Signs of contamination on the site, which are marked as low risk.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	The site is a greenfield site on the edge of Hoveton and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement consisting of arable land with some hedges and boundary trees. Mature trees and hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site is adjacent to Grade II Star Listed Building, the impact of the setting could be mitigated against.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB but is adjacent to The Broads and the LCA states that it is Low Plain Farmland which is considered to have moderate to high sensitivity with open character and long uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	It is considered there is no detrimental impact on the functioning of the local road network. But would require a footpath to the primary school.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Hoveton, has access to utilities and facilities including the primary school adjacent to the site. But off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage, although there are some signs of contamination on the site and would require a footpath to the primary school if site is developed . The site falls immediately adjacent to a Grade II Star Listed Church and any development proposals should be sensitive to this and reflect the moderately sensitive landscape,
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	111
Comments	The site is considered to be suitable.

Hoveton		HELAA Ref	Additional Ref
Site Address	Land between Stalham Road and Tunstead Road	H0887	HV06
Parish	Hoveton		
Site Size (Hectares)	1.3		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located close to the existing site allocation facing onto Stalham Road, where direct access is available from.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Hoveton.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield site, no sign of contamination.
Flood Risk	Amber	In Flood Zone 1, with part of site identified to be at low a risk of surface water flooding (0.1% - 1%)
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	The site is a greenfield site on the edge of Hoveton and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement. The site consists of arable land with some hedges and boundary trees.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape. Development of the site would have a neutral impact on the overall townscape, which is within the existing row of dwellings and the completed site allocation, character has already been interrupted.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Hoveton, has access to facilities and utilities but off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage. The site is in FZ1, but with a small part of the site in the centre identified as at low risk of surface water flooding - The impact of development and appropriate mitigation measures will need to be demonstrated. The site is in a moderate sensitive landscape but this approach has already been flanked by development from completed housing allocation HV03 on the edge of town and development proposals should reflect this.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
		Yes	

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	51
Comments	The site is considered to be suitable.

Itteringham		HELAA Ref	Additional Ref
Site Address	Robin Farm, The Street	H1303	
Parish	Itteringham		
Site Size (Hectares)	0.3		
Source of Site	Refused /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	Site is located off a private track off Church Road, it is considered that access could be a constraint.
Accessibility to Local Services and Facilities	Amber	The site is within 1,200m away from a facility found in Itteringham but is further than 2,000m to a school and employment.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Brownfield site but with no signs of contamination.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Amber	No major constraints, but not near to a settlement and access is potentially a constraint.
Utilities Capacity	Amber	Site is remote from nearest sewer, connecting FW may not be viable and off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site with some buildings on site and rest of site consisting of grassland and bushes with boundary hedgerow/trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring uses.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is a large valley which has a relatively wide valley floor with a simple topography. The landscape is poor to good.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is remote on the outskirts of Itteringham with access to a shop facility but is remote from a school or employment. The site is remote from nearest sewer, connecting FW may not be viable and off-site mains reinforcement required for access to water supply - this would need to be mitigated against if the site is developed. The site is in FZ1. The site is in a moderate sensitive landscape within the Conservation Area - Development proposals should reflect this by maintaining the distinctive character of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	10
Comments	The site is considered to be suitable.

Kettlestone		HELAA Ref	Additional Ref
Site Address	Land At The Street	H0124	KET01
Parish	Kettlestone		
Site Size (Hectares)	1.3		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off The Street (C road) where it is considered that access could be provided.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and 1,200m away from a facility found in Little Snoring.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1 - with small part of site identified to be at low a risk of surface water flooding (0.1% - 3.3%).
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	The site is a greenfield site on the edge of Kettlestone and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Amber	Power Lines present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of grass/scrubland with limited boundary treatment. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The Site is adjacent to a Grade II listed building - There is potential for detrimental impacts on the historic environment .
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes
Suitability Comments	The site is within Kettlestone with access to facilities in Little Snoring, with scope to connect to utilities but off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage. There are power Lines present on site that could affect the development potential. The site is in FZ1. The site is in a moderate sensitive	

	landscape and adjacent to Grade II listed building - development should be sensitive to this and respect the low population/ open settlement characteristic of the area. The site is relatively flat and open with little boundary treatment.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	38
Comments	The site is considered to be suitable and available.

Kettlestone		HELAA Ref	Additional Ref
Site Address	Land South Of Snoring Road	H0125	KET03
Parish	Kettlestone		
Site Size (Hectares)	0.4		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is remote from the main road network and would require third party land to gain access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and 1,200m away from a facility found in Little Snoring.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1 - with small part of site identified to be at low a risk of surface water flooding (0.1% - 3.3%).
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	The site is a greenfield site on the edge of Kettlestone and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of grass/scrubland with boundary hedgerows/ and some trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is within Kettlestone with access to facilities in Little Snoring, with scope to connect to utilities but off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage. There are power Lines present on site that could affect the development potential. The site is in FZ1. The site is in a moderate sensitive landscape and adjacent to Grade II listed building - development should be sensitive to this and respect the low population/ open settlement characteristic of the area. The site is relatively flat and open with little boundary treatment.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	13
Comments	The site is considered to be suitable and available.

Knapton		HELAA Ref	Additional Ref
Site Address	Land Off Hall Lane/School Close (0.74Ha)	H1379	
Parish	Knapton		
Site Size (Hectares)	0.8		
Source of Site	Public Land /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located between B1145 and Hall Lane where access could be provided.
Accessibility to Local Services and Facilities	Red	The site is remote from facilities.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	The site has suitable access but not near to settlement.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site is greenfield consisting of grassland with boundary hedgerows and some trees across the site. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is remote from facilities.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is remote from facilities.

Langham		HELAA Ref	Additional Ref
Site Address	Land At Binham Road / North Street	H0127	LAN03
Parish	Langham		
Site Size (Hectares)	4.0		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Site located off Binham Road (C road) where the site could be accessed from and adjacent to St Marys Lane (unadopted).
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school in Langham but further than 1,200m away from a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site is greenfield consisting of grassland and arable land to the rear with boundary hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is on the edge of Langham with access to school facilities but not to other facilities such as a shop. Will require enhancement to treatment capacity for access to utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape within the Conservation Area - development should be sensitive to this and respect the low population/ open settlement characteristic of the area. Slightly undulating site rising to the north.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	119
Comments	The site is considered to be suitable and available.

Langham		HELAA Ref	Additional Ref
Site Address	Carmel Of Our Lady Of Walsingham, Cockthorpe Road	H1212	
Parish	Langham		
Site Size (Hectares)	10.4		
Source of Site	Refused /		

Suitability Assessment

Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Binham Road (c road) where the site could be accessed from.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school in Langham but further than 1,200m away from a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Off-site mains reinforcement required for access to water supply and will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land to south and grassland surrounding building (N) with woodland along E and W boundaries. Mature trees should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	Encroachment risk to WRC.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is on the edge of Langham with access to school facilities but not to other facilities such as a shop. Off-site mains reinforcement required for access to water supply and will require enhancement to treatment capacity, there is also encroachment to WRC. The site is in FZ1. The site is in a moderate sensitive landscape - development should be sensitive to this and respect the low population/ open settlement characteristic of the area Slightly undulating site rising to the north.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	15-20 Years
Comments	The capacity of the site is for over 300 dwellings and it is therefore considered to be available within 20 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for over 300 dwellings and it is therefore considered to be available within 20 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	311
Comments	The site is considered to be suitable.

Little Snoring		HELAA Ref	Additional Ref
Site Address	Land East Of The Pastures, Thursford Rd	H0128	SN02
Parish	Little Snoring		
Site Size (Hectares)	0.6		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Site is located at the end of existing housing estate The Pastures-. Based on current evidence, there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Little Snoring.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1 with small part to the south of site identified at low risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Amber	Power Lines present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site within Little Snoring consisting of scrubland and rough grassland covered with bushes and along boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the Pastures too narrow to serve further development.
Is the Site Suitable?		No

Suitability Comments	Fairly well integrated greenfield site within Little Snoring which has access to facilities but will require enhancement to treatment capacity for access to suitable utilities. There are powerlines present on the site. The site is in FZ1 but with a small subject to surface water flooding. The site is in a moderate sensitive landscape - development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. The site is flat with little changes in topography levels which is covered by scrub and rough grassland. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Little Snoring		HELAA Ref	Additional Ref
Site Address	Land At Two Acres, The Street	H0130	SN06
Parish	Little Snoring		
Site Size (Hectares)	0.8		
Source of Site	Call for Sites /LDF Site / SHLAA Site / Withdrawn /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Garage to existing house would be demolished to allow access to site. Adequate visibility unlikely to be achievable onto The Street . Based on current evidence, The site is considered to be unsuitable - There is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Little Snoring.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1 but with part of site identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Amber	Off-site mains reinforcement required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site behind row of dwellings - consisting of grassland with boundary trees and hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, there is no continuous footway
Is the Site Suitable?		No

Suitability Comments	Greenfield site currently used as garden area serving the Two Acres which has access to facilities and utilities but off-site mains reinforcement required. The site is in FZ1 but with part of site identified at risk of surface water flooding. The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. Fairly enclosed site which is mostly flat. Based on current evidence, the site is considered to be unsuitable - There is no possibility of creating suitable access to the site and there is no continuous footway.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable - There is no possibility of creating suitable access to the site and there is no continuous footway.

Little Snoring		HELAA Ref	Additional Ref
Site Address	Land Off Stevens Road, Adjacent Playing Field	H0131	SN07
Parish	Little Snoring		
Site Size (Hectares)	2.9		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Site is located behind existing housing estate The Pastures and Manor Close. Possible access could be taken from Stevens Road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Little Snoring.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1, but with small part of site identified as at low risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site within Little Snoring consisting of arable land with some boundary hedges. Mature hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Well integrated greenfield site within Little Snoring which has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1 but with a small subject to surface water flooding. The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. The site is flat with little changes in topography levels.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	87
Comments	The site is considered to be suitable and available.

Little Snoring		HELAA Ref	Additional Ref
Site Address	Land At Kettlestone Road	H0132	SN08
Parish	Little Snoring		
Site Size (Hectares)	1.0		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Kettlestone Road, near to junction of Kettlestone Road and Thursford Road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Little Snoring.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1 but with part of the site at risk of surface water flooding.
Market Attractiveness	Green	The site could have suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement - consisting of arable land with boundary hedgerows and mature hedgerow/trees to east of site. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes
Suitability Comments	Greenfield site on the edge of Little Snoring which has access to facilities and utilities but off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. Limited	

	boundary treatment along roadside - site is mostly flat.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	31
Comments	The site is considered to be suitable and available.

Little Snoring		HELAA Ref	Additional Ref
Site Address	Land Adjacent Jex Farm, Thursford Road	H0133	SN09
Parish	Little Snoring		
Site Size (Hectares)	1.1		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off Thursford Road (unadopted), it is evident that access could be constraint.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Little Snoring.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1, part of site identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement consisting of arable land and pond surrounded by trees, with hedgerow along roadside. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site on the edge of settlement but still with access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. Limited boundary treatment along roadside - site is flat, with pond in the middle of site surrounded by trees.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	34
Comments	The site is considered to be suitable and available.

Little Snoring		HELAA Ref	Additional Ref
Site Address	Land Adjacent Hawthorne Cottage, Thursford Road	H0134	SN13
Parish	Little Snoring		
Site Size (Hectares)	1.0		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Thursford Road (unadopted).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Little Snoring.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on edge of settlement consisting of arable land with limited boundary treatment of hedgerows and sparse trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site slightly remote from settlement but still with access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape - development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. Limited boundary treatment along roadside - site is flat.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	31
Comments	The site is considered to be suitable and available.

Little Snoring		HELAA Ref	Additional Ref
Site Address	Land West Of Holt Road	H0136	SN15
Parish	Little Snoring		
Site Size (Hectares)	4.4		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is located off Holt Road (A road) . Based on current evidence, there is no possibility of creating suitable access to the site onto A148.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Little Snoring.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1, north of site identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Amber	Power Lines present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, consisting of arable land with boundary hedgerows with some trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	Greenfield site on the edge of Little Snoring adjacent to the existing caravan park, the site has access to facilities and utilities. There are some powerlines present on site. The site is in FZ1 but north of site identified at risk of surface water flooding, the impact of development and appropriate mitigation measures will need to be demonstrated. The site is in a moderate sensitive landscape - development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. Limited boundary treatment along roadside - site is flat. Based on current evidence, the site is considered to be unsuitable - There is no possibility of creating suitable access to the site.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable - There is no possibility of creating suitable access to the site.

Little Snoring		HELAA Ref	Additional Ref
Site Address	Land Adjacent To White House, The Street	H0893	SN03
Parish	Little Snoring		
Site Size (Hectares)	0.8		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is located off Little Snoring Road (C Road). Based on current evidence, There is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Little Snoring.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of grassland with scrub on the edge of Little Snoring. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	Greenfield site on the edge of Little Snoring which has access to facilities and utilities. The site is in FZ1. The site is in a moderate sensitive landscape - development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. Fairly enclosed site which is mostly flat. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Little Snoring		HELAA Ref	Additional Ref
Site Address	Land Adjacent Primary School	H0895	SN05
Parish	Little Snoring		
Site Size (Hectares)	0.6		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off Kettlestone Road (unadopted) and close to where the road meets Thursford Road (unadopted).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Little Snoring.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site could have suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site within the settlement - consisting of arable land with limited boundary treatment at roadside and hedgerows to south of site. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site on the edge of Little Snoring which has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. Limited boundary treatment along roadside.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	The site is for >20 and currently allocated, it is considered that it will be available within 10 years.
Is the site being marketed?	Unknown
Availability Comments	The site is for >20 and currently allocated, it is considered that it will be available within 10 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	17
Comments	The site is considered to be suitable.

Little Snoring		HELAA Ref	Additional Ref
Site Address	Land At The Hill	H0900	SN10
Parish	Little Snoring		
Site Size (Hectares)	1.1		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located alongside The Hill and Thursford Road both unadopted.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Little Snoring.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site could have suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of Little Snoring, consisting of rough grassland with surrounding hedges. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site on the edge of Little Snoring which has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	34
Comments	The site is considered to be suitable.

Ludham		HELAA Ref	Additional Ref
Site Address	Land At Yarmouth Road	H0137	LUD05
Parish	Ludham		
Site Size (Hectares)	2.7		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is located off Yarmouth Road (A road). Based on current evidence, there is no possibility of creating suitable access to the site (Would resist access to A road and Latchmore Lane is narrow with no footway).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Ludham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Mostly greenfield site with no signs of contamination.
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Capacity available to serve the proposed growth.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Greenfield site on the edge the settlement of Ludham, consisting of arable land with boundary hedgerows and sparse trees. Mature trees subject to TPOs along the NW boundary that should be retained.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fen, with moderate open to very open character, The topography is flat with little changes to levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision. Latchmore Lane is narrow with no footway.
Is the Site Suitable?		No

Suitability Comments	Greenfield site located on the edge of Ludham which has access to facilities and utilities. The site falls within FL1. The site is in a moderately sensitive landscape but within the Conservation Area - where development proposals should be appropriate to the open character and reflect the character of the area. The topography is flat with little changes to levels. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Ludham		HELAA Ref	Additional Ref
Site Address	Land East Of Catfield Road	H0138	LUD07
Parish	Ludham		
Site Size (Hectares)	4.7		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Site located between Catfield Rd (C Road), Malthouse Lane, Grange Rd (unadopted). Based on current evidence, the site is considered to be unsuitable - there is no possibility of creating suitable access to the site. Catfield Road would also require improvement beyond site boundary
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Ludham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, consisting of arable land with limited boundary trees/hedges. Mature trees and hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fen, with moderate open to very open character, The topography is flat with little changes to levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	Greenfield site located on the edge of Ludham which has access to facilities but will require enhancement to treatment capacity to gain access to utilities. The site falls within FL1. The site is in a moderately sensitive landscape- where development proposals should be appropriate to the open character and reflect the character of the area. The topography is flat with little changes to levels. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Ludham		HELAA Ref	Additional Ref
Site Address	Land South Of Norwich Road, East Of Lovers Lane	H0139	LUD09
Parish	Ludham		
Site Size (Hectares)	5.2		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is located off Norwich Road (A road) and adjacent to Lovers Lane (unadopted). Based on current evidence, there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Ludham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site with no signs of contamination.
Flood Risk	Red	Majority of site falls within FL1, with part of the site along the eastern boundary falling within in FI2 (41%) and some in FL3b (19%).
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Greenfield site within Ludham which consists of arable land with boundary hedges along roadside and some boundary trees subject to TPO in the NW corner, which should be retained.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	Part of the site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fen, with moderate open to very open character, The topography is flat with little changes to levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Red	Based on current evidence, there is no continuous footway link site to village.
Is the Site Suitable?		No

Suitability Comments	This site is not considered to be suitable and has been ruled out due to (20%) the site being within functional flood plain (Zone 3b) . Based on current evidence, there is no possibility of creating suitable access to the site and the road network is considered unsuitable. Other than this the site is considered to be suitable with access to facilities but will require enhancement to treatment capacity to gain access to utilities. The site is in a moderately sensitive landscape with part of site falling within the Conservation Area - where development proposals should be appropriate to the open character and reflect the character of the area. The topography is flat with little changes to levels.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is within Flood zone 3b, based on current evidence there is no possibility of creating suitable access to the site and the local road network is considered unsuitable .

Ludham		HELAA Ref	Additional Ref
Site Address	Land West Of Catfield Road	H0140	LUD10
Parish	Ludham		
Site Size (Hectares)	2.0		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off Catfield Road (C road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Ludham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the outskirts of Ludham consisting of arable land with boundary trees along roadside and hedgerows around rest of site. Mature trees should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fen, with moderate open to very open character, The topography is flat with little changes to levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site located on the edge of Ludham which has access to facilities but will require enhancement to treatment capacity to gain access to utilities. No major constraints have been identified at this stage, The site falls within FL1. The site is in a moderately sensitive landscape- where development proposals should be appropriate to the open character and reflect the character of the area. The topography is flat with little changes to levels.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	60
Comments	The site is considered to be suitable and available.

Ludham		HELAA Ref	Additional Ref
Site Address	Land South Of School Road	H0903	LUD01
Parish	Ludham		
Site Size (Hectares)	2.2		
Source of Site	Allocated /LDF Site / SHLAA Site / Withdrawn /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off School Road (unadopted) and adjacent to Willow Way (existing housing estate).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Ludham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	Part of the site along the eastern boundary in Flood Zone 2.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Large greenfield site on the edge of Ludham, consisting of arable land with some boundary hedging/ trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fen, with moderate open to very open character, The topography is flat with little changes to levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	Agricultural greenfield site located on the edge of Ludham which has access to facilities but will require enhancement to treatment capacity. The site falls mostly in FL1 but small part of site along the eastern boundary within Flood Zone 2. The site is in a moderately sensitive landscape where development proposals should be appropriate and reflect the character of the area. Little change in level. Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Unknown
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Ludham		HELAA Ref	Additional Ref
Site Address	Land At Catfield Road	H0904	LUD02
Parish	Ludham		
Site Size (Hectares)	1.4		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Catfield Road (C Road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Ludham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	Mostly in FL1, but small part along the western boundary within FL2.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, consisting of arable land with boundary trees/hedges, with mature trees along roadside. Mature trees should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fen, with moderate open to very open character, The topography is flat with little changes to levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site located on the edge of Ludham which has access to facilities but will require enhancement to treatment capacity for access to utilities. No major constraints have been identified at this stage, The site falls within FL1. The site is in a moderately sensitive landscape- where development proposals should be appropriate and reflect the character of the area. Little change in level.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Unknown
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	43
Comments	The site is considered to be suitable and available.

Ludham		HELAA Ref	Additional Ref
Site Address	The Beeches Farmyard	H0906	LUD04
Parish	Ludham		
Site Size (Hectares)	0.5		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment

Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is currently used for farm purposes . Based on current evidence, there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Ludham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield Site but with no signs of contamination.
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site currently used for farm purposes with little grassland or trees/hedges. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	Part of the site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fen, with moderate open to very open character, The topography is flat with little changes to levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Red	Based on current evidence, it is considered that Horsefen Road is narrow, no footways and segregated from village by A1064.
Is the Site Suitable?		No

Suitability Comments	Brownfield site on the edge of Ludham, which has access to facilities but will require enhancement to treatment capacity to gain access to utilities. The site falls within FL1. The site is in a moderately sensitive landscape with part of site falling within the Conservation Area - where development proposals should be appropriate to the open character and reflect the character of the area. The topography is flat with little changes to levels. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Ludham		HELAA Ref	Additional Ref
Site Address	Land South Of Grange Road	H0908	LUD06
Parish	Ludham		
Site Size (Hectares)	1.2		
Source of Site	Allocated /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off Grange Road is unsuitable due to narrow road - There is no possibility of creating suitable access to the site onto Grange Road, but access could be taken from Grange Close.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Ludham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1, with small part identified as at low risk of surface water flooding.
Market Attractiveness	Amber	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Greenfield site on the edge the settlement of Ludham, consisting of arable land with boundary trees and hedgerows. Mature trees subject to TPOs along the SW boundary that should be retained.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fen, with moderate open to very open character, The topography is flat with little changes to levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	Comments from highways based on capacity being 37, with concerns of School Road being substandard. The site is allocated for 15 dwellings and this is considered to be acceptable.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site, with part of the site currently allocated and located on the edge of Ludham which has access to facilities but will require enhancement to treatment capacity for access to utilities. There is a belt of oak trees covered by group Tree Preservation Orders that should be protected. The site falls within FL1. The site is in a moderately sensitive landscape- where development proposals should be appropriate and reflect the character of the area. Little change in level. Comments from highways based on capacity being 37, with concerns of School Road being substandard. The site is allocated for 15 dwellings and this is considered to be acceptable.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site is in joint family ownership and the owners have indicated support for the site to have been allocated, site was due to be made available by the end of the plan period (2021).

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	15
Comments	The site is currently allocated, the site is considered to suitable.

Matlaske		HELAA Ref	Additional Ref
Site Address	Land Adjacent Gap Farm	H0141	MAT01
Parish	Matlaske		
Site Size (Hectares)	0.6		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is currently used as a farm and has existing access from The Street which could be considered suitable.
Accessibility to Local Services and Facilities	Red	The site is remote from facilities.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield site but with no signs of contamination.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	The site has suitable access but not near to settlement.
Utilities Capacity	Amber	Site is remote from nearest sewer, connecting FW may not be viable
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Partly brownfield site with arable land to rear with some boundary hedgerows. Mature Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is remote from facilities.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is remote from facilities.

Morston		HELAA Ref	Additional Ref
Site Address	Land At The Boathouse, North Of A149	H0144	MOR01
Parish	Morston		
Site Size (Hectares)	0.9		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Morston Chase where access could be provided.
Accessibility to Local Services and Facilities	Red	The site is remote from facilities / services
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	The site has suitable access but not near to settlement.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site currently used as boat store consisting of mainly grassland with boundary hedgerows. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is remote from facilities.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is remote from facilities.

Mundesley		HELAA Ref	Additional Ref
Site Address	Land West Of Church Lane	H0150	MUN03
Parish	Mundesley		
Site Size (Hectares)	2.2		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located between Cromer Road (C Road) and Church Lane , where it is considered that suitable access could be provided.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Mundesley.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Amber	Power Lines present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with boundary hedgerows. with trees along the southern boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is a Coastal Town / Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Development of the site would have a neutral or positive impacts on the overall townscape.
Transport and Roads	Amber	It is considered that improvements would required to substandard Cromer Road / Church Lane junction
Is the Site Suitable?		Yes

Suitability Comments	The site is within the settlement of Mundesley, it is has access to facilities and utilities. No major constraints have been identified at this stage, but there are powerlines present on the site. The site is in FZ1. The site is in a moderately sensitive landscape which is slightly undulating rising to the north - Development proposals should reflect this (avoiding development which affect or impinge on skyline views). Relatively flat site rising to the north, with reasonable dense hedgerow along roadside boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	66
Comments	The site is considered to be suitable and available

Mundesley		HELAA Ref	Additional Ref
Site Address	Land Off Links Road	H0151	MUN04/1
Parish	Mundesley		
Site Size (Hectares)	0.6		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located at the junction of Links Road or Church Lane, where it is considered that the site could be accessed from.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Mundesley.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1, part of site along the northern boundary is identified as having a high risk of surface water flooding issues.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on edge of settlement, consisting of grassland with some scrub/hedges along the western boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is a Coastal Town / Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site on the edge of Mundesley, it has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1, part of the site identified as a high risk of surface water flooding (The impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a moderately sensitive landscape - Development proposals should reflect by utilising the best adjacent characteristics of the built landscape to enhance. Flat site which opens along roadside with some boundary hedgerows.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	19
Comments	The site is considered to be suitable and available.

Mundesley		HELAA Ref	Additional Ref
Site Address	Land South of Trunch Road	H0152	MUN09
Parish	Mundesley		
Site Size (Hectares)	0.6		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Small site located along Gordon Terrace (unadopted). Based on current evidence, there is no possibility of creating suitable access to the site - Gordon Terrace is a narrow un-made private access with poor visibility at adjacent junctions.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Mundesley.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	Compatible with neighbouring residential use, but within 200m of a sewage pumping station.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	The site falls on the outskirts of Mundesley, it has access to facilities and utilities. The site does not fall within 200m of a sewage pumping station. The site is in FZ1, The site is in a moderately sensitive landscape with an open character - development proposals should reflect this (avoiding development that affects or impinge on open skyline views). Slightly undulating site with little change in level. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Mundesley		HELAA Ref	Additional Ref
Site Address	Land South Of Gimingham Road	H0153	MUN10
Parish	Mundesley		
Site Size (Hectares)	3.1		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is located between Gimingham Road and Links Road both unadopted. Based on current evidence, there is no possibility of creating suitable access to the site
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Mundesley.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Amber	The site is a greenfield site on the edge of Mundesley and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with a boundary of trees and hedgerows especially along the Eastern and Western boundaries. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is a Coastal Town / Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, Links Road and Gimingham Road are narrow with no footways.

Is the Site Suitable?	No
Suitability Comments	The site is located on the outskirts of the settlement Mundesley adjacent to the Links Chalet Park, it has access to facilities and utilities but off-site mains reinforcement required for access to water supply. The site is in FZ1. The site is in a moderately sensitive landscape within the undeveloped coast - Development proposals should reflect this by utilising the best adjacent characteristics of the built landscape to enhance. Flat site with dense hedgerow along roadside boundaries. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Mundesley		HELAA Ref	Additional Ref
Site Address	Land at Cromer Road / Tasman Drive	H0154	MUN11
Parish	Mundesley		
Site Size (Hectares)	1.2		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Tasman Drive is an unclassified road, but not suitable for further development of the significant scale. Access from Cromer Road possible.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Mundesley.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1, with some areas of the site identified as at high risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is a Coastal Town / Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Amber	The site is designated as Open Space - replacement open space would be required.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	If site was accessed from Cromer Road significant footway provision would be required.
Is the Site Suitable?		Yes

Suitability Comments	The site falls on the outskirts of Mundesley, it has access to facilities and utilities. No major constraints have been identified at this stage, however significant footway provision would be required. Greenfield site on the edge of an existing estate and on the outskirts of Mundesley. The site is in FZ1 but part of the site is identified as at a high risk of surface water flooding (The impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a moderately sensitive landscape and designated as open space - Development proposals should reflect by utilising the best adjacent characteristics of the built landscape to enhance. Replacement open space will be required. Part of site is covered by woodland.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	35
Comments	The site is considered to be suitable and available.

Mundesley		HELAA Ref	Additional Ref
Site Address	Land Off Links Road	H0915	MUN04
Parish	Mundesley		
Site Size (Hectares)	3.3		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is located off Links Road (unadopted). Based on current evidence, there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Mundesley.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site but with some signs of contamination along the eastern boundary.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with hedgerows and trees along the western and eastern boundaries . Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is a Coastal Town / Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Development of the site would have a neutral impact on the overall townscape.
Transport and Roads	Red	Based on current evidence, Links Road is narrow with no footways and cannot be improved without site H0151.
Is the Site Suitable?		No

Suitability Comments	The site falls within the settlement of Mundesley which has access to facilities and utilities. The site is in FZ1. The site is in a moderately sensitive landscape - Development proposals should reflect this (avoiding development which affect or impinge on skyline views), especially on higher ground which is more prominent. The site is undulating rising to the north with hedgerow along roadside boundary. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Mundesley		HELAA Ref	Additional Ref
Site Address	Land At Hill Farm	H0916	MUN05
Parish	Mundesley		
Site Size (Hectares)	2.4		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is located along Heath Lane (unadopted) . Based on current evidence, there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Mundesley.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is a Coastal Town / Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, Heath Lane and Links Road are narrow with no footway.
Is the Site Suitable?		No

Suitability Comments	The site is located on the outskirts of the settlement Mundesley , it is has access to facilities and utilities. The site is in FZ1. The site is in a moderately sensitive landscape - Development proposals should reflect this by utilising the best adjacent characteristics of the built landscape to enhance. Limited visibility of site from roadside, site located behind row of houses off Links Road. Based on current evidence, the site is considered to be unsuitable - There is no possibility of creating suitable access to the site and Heath Lane and Links Road are narrow with no footway.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Mundesley		HELAA Ref	Additional Ref
Site Address	Land South Of Hillside	H0919	MUN08
Parish	Mundesley		
Site Size (Hectares)	2.5		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is located between Hillside (unadopted) and Paston Road (C Road). Based on current evidence, there is no possibility of creating suitable access to the site, Hillside is private and unsuitable for further development.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Mundesley.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1, part of the site along the southern boundary has been identified as low risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	The site is a greenfield site on the edge of Mundesley and it is considered that there is scope to connect to existing facilities but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Amber	Power Lines present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with some hedges and boundary trees - with mature trees along western boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, the LCA states that it is a coastal plain, which has a very open flat landscape (rated moderate to poor) with a skyline that is very prominent.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable - Paston Road would require improvement.
Is the Site Suitable?		No

Suitability Comments	The site is located just on the outskirts of the settlement Mundesley, it has access to facilities and utilities. The site is in FZ1, with part of the site (along southern boundary) identified as having a low risk of surface water flooding. The site is in a moderately sensitive landscape within the undeveloped coast - Development proposals should reflect this by utilising the best adjacent characteristics of the built landscape to enhance. Undulating site rising to the north with power lines present on site that could affect the development potential. Based on current evidence, the site is considered to be unsuitable - There is no possibility of creating suitable access to the site. The local road network is considered to be unsuitable - Paston Road would require improvement.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Mundesley		HELAA Ref	Additional Ref
Site Address	Land Adjacent To 35 Trunch Road	H1072	
Parish	Mundesley / Trunch		
Site Size (Hectares)	0.5		
Source of Site	Refused /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located to the rear of 35 Trunch Road (C Road) which has existing access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Mundesley.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1. However the majority of the site is identified as a high risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of two gardens split with hedgerows and trees along the boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that most of the site is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site falls on the outskirts of Mundesley, it has access to facilities and utilities. No major constraints have been identified at this stage, although the site is identified as having a high risk of surface water flooding - The impact of development and appropriate mitigation measures will need to be demonstrated. The site is in FZ1, The site is in a moderately sensitive landscape which has an open character - development proposals should reflect this (avoiding development that affects or impinge on open skyline views). Site is located to rear of dwellings along Trunch Road.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	16
Comments	The site is considered to be suitable.

Mundesley		HELAA Ref	Additional Ref
Site Address	67 Cromer Road	H1330	
Parish	Mundesley		
Site Size (Hectares)	0.7		
Source of Site	Refused /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off a private access from Cromer Road which serves the existing dwelling.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Mundesley.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1, part of the site is identified as being at low to medium risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site is mostly greenfield on edge of settlement of Mundesley consisting of grassland with some hedges and boundary trees . Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is a Coastal Town / Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is located on the outskirts of the settlement Mundesley adjacent to the Links Chalet Park, it has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderately sensitive landscape - Development proposals should reflect this by utilising the best adjacent characteristics of the built landscape to enhance.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	21
Comments	The site is considered to be suitable.

Mundesley		HELAA Ref	Additional Ref
Site Address	Paddock Bungalow, Gimingham Road	H1470	
Parish	Mundesley		
Site Size (Hectares)	0.4		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Gimingham Road (unadopted) and has an existing access serving the dwelling.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Mundesley.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1, small part of the site in the NW corner is identified as a low risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of grassland with sparse hedgerows and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is a Coastal Town / Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is located behind and alongside an existing dwelling, just on the outskirts of the settlement Mundesley, it has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderately sensitive landscape within the undeveloped coast - Development proposals should reflect this by utilising the best adjacent characteristics of the built landscape to enhance. Limited visibility of site from roadside, site located behind row of houses off Cromer Road.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	15
Comments	The site is considered to be suitable.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land At Skeyton Road	H0156	NW08/1
Parish	North Walsham		
Site Size (Hectares)	20.6		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off Skeyton Road, might require third party land to gain suitable access (from either H0712 or H0157).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1- low risk, however very small areas of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has potential for suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement. The site consists of arable land with some boundary trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	This site has the potential to be brought forward in combination with other sites to deliver large scale growth and strategic infrastructure improvements providing links between routes into North Walsham.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site that is reasonable well related to North Walsham, has access to facilities and utilities but Off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage. This site has the potential to be brought forward in combination with other sites to deliver large scale growth and strategic infrastructure improvements providing links between routes into North Walsham. The site is in FZ1. The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	825
Comments	The site is considered to be suitable and available.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land West Of Norwich Road (B1150)	H0157	NW08/2
Parish	North Walsham		
Site Size (Hectares)	25.0		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Norwich Road (B Road), where suitable access could be provided.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1, however very small area of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, The site consists of arable land with some hedges and trees along the northern boundary. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site is within 15 m of a sewage pumping station
Historic Environment	Green	Small ancient monument adjacent to site not considered that there would be any material impact upon the asset .
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	This site has the potential to be brought forward in combination with other sites to deliver large scale growth and strategic infrastructure improvements providing links between routes into North Walsham.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site that is reasonable well related to North Walsham, has access to facilities and utilities but Off-site mains reinforcement required for access to water supply. This site has the potential to be brought forward in combination with other sites to deliver large scale growth and strategic infrastructure improvements providing links between routes into North Walsham. No major constraints have been identified at this stage. The site is in FZ1. The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Hedgerow along roadside boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	1001
Comments	The site is considered to be suitable and available.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land At South Rise	H0158	NW09
Parish	North Walsham		
Site Size (Hectares)	0.5		
Source of Site	Call for Sites /LDF Site / SHLAA Site /Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	Small site located off South Rise, a private means of access, it is evident that access from this road is potentially a constraint.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of North Walsham, the site consists of grassland surrounded by hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	The site could intensify road use along the private access off South Rise,
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage, although access could be constraint . The site is in FZ1. The site is in a moderate sensitive landscape on the edge of town and development proposals should reflect this(avoiding development that affect or impinge on open skyline views). Remote from the main road and therefore visibility of site is restricted.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	21
Comments	The site is considered to be suitable and available.

North Walsham		HELAA Ref	Additional Ref
Site Address	Tungate Farm, Aylsham Road	H0159	NW41
Parish	North Walsham		
Site Size (Hectares)	14.2		
Source of Site	Allocated /Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located between Aylsham Road, Greens Road and A149, where suitable access to the site could be provided.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1 but with a small area of the site identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, The site consists of arable land with few hedges and trees .No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is adjacent to Grade II Listed Building, however it is not considered there would be a detrimental impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	This site has the potential to be brought forward in combination with other sites to deliver large scale growth and strategic infrastructure improvements providing links between routes into North Walsham.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site that is reasonable well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage. This site has the potential to be brought forward in combination with other sites to deliver large scale growth and strategic infrastructure improvements providing links between routes into North Walsham. The site is in Flood Zone 1, with a small area of the site identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Relatively open site with some hedgerows along roadside boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	567
Comments	The site is considered to be suitable and available.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land At End Of Mundesley Road	H0160	NW16
Parish	North Walsham		
Site Size (Hectares)	15.5		
Source of Site	Call for Sites /LDF Site / SHLAA Site /Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located with Little London Road to the North and Mundesley Road, estate roads including Acorn Road to the South. Access could be provided onto Acorn Road and Mundesley Road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Greenfield Site but path running through the site has signs of contamination.
Flood Risk	Amber	In Flood Zone 1 but with a small area of the site identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Amber	Off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Amber	Part of site falls over a gas pipeline that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, The site consists of arable land with some hedges and trees along the northern boundary. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	The site is in two sections split by the path that runs through the site (where there are some signs of contamination). The site is greenfield and is reasonably well related to North Walsham, has access to facilities and utilities but off-site mains reinforcement required for access to water supply. The site is in Flood Zone 1, with a small area of the site identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Large site which is relatively open with some trees along roadside boundary. Based on current evidence, the site is considered to be unsuitable - The local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land West Of Melbourne House, Bacton Road	H0161	NW17
Parish	North Walsham		
Site Size (Hectares)	1.0		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Bacton Road (C Road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of North Walsham, the site consists of grassland and is bordered by hedges and trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site is within 400m of a Sewage Treatment works.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site that is reasonable well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage, although the site is within 400m of a sewage treatment works. The site is in FZ1. The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Limited visibility of site due to mature tree/hedgerow roadside boundary. Mature trees should be retained.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	41
Comments	The site is considered to be suitable and available.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land At Marshgate & Manor Road	H0162	NW20 & NW33
Parish	North Walsham		
Site Size (Hectares)	16.2		
Source of Site	Call for Sites /LDF Site / SHLAA Site /Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located between Marshgate, Manor Road and Anchor Road which are unadopted. Due to the scale and positioning of the site it is evident that access is potentially a constraint.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site within the settlement of North Walsham, the site consists of arable land with sparse hedges and boundary trees, groups of trees along the northern and southern boundaries.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site is within 400m of a Sewage Treatment works or within 15 m of a sewage pumping station
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	The site is not in close proximity to any historic heritage assets or environment.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	A greenfield site that is well related to North Walsham, has access to facilities and utilities. - possible mitigation measures to address local highways and strategic highways network may be required. The site also lies adjacent to a Sewage Treatment Works. The site is in FZ1. The site is in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Some boundary treatment of mature hedgerows/trees along roadside boundaries. Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land Opposite Brick Kiln Farm, Manor Road	H0163	NW21
Parish	North Walsham		
Site Size (Hectares)	1.9		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Manor Road (Unadopted) where suitable access could be provided.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site with no signs of contamination.
Flood Risk	Amber	In Flood Zone 1 but has small areas of the site identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement The site consists of arable/ grassland with sparse boundary trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	Potential for larger sites to have an impact on/ sensitivity of the road network through poor quality cross-town roads
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site (but with some signs of contamination) that is reasonable well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage, but the site could impact on the sensitivity of the road network. The site is in Flood Zone 1, with a small area of the site identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated).The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	74
Comments	The site is considered to be suitable and available.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land Between Yarmouth Road And Field Lane	H0164	NW23
Parish	North Walsham		
Site Size (Hectares)	18.9		
Source of Site	Call for Sites /LDF Site / SHLAA Site /Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Field Lane (unadopted) and Yarmouth Road (C Road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Greenfield Site but with some small signs of contamination.
Flood Risk	Amber	In Flood Zone 1 but has small areas of the site identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement The site consists of arable land with sparse boundary trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, The local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	A greenfield site (but with some signs of contamination) that is reasonable well related to North Walsham, has access to facilities and utilities. The site is in Flood Zone 1, with a small area of the site identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Large Site which is flat and open with limited boundary treatment along roadside (Field Lane). Based on current evidence, the site is considered to be unsuitable - The local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable - The local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land Adjacent Mushroom Farm, A149	H0165	NW24 & NW43
Parish	North Walsham		
Site Size (Hectares)	4.6		
Source of Site	Call for Sites /LDF Site / SHLAA Site /Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	This site has the potential to be brought forward in The site is situated between Yarmouth Road (C Road) and Cromer Road (A Road), with suitable access potentially available from Yarmouth Rd.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1, with a small area of the site identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, The site consists of arable land with some hedges and boundary trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	This site has the potential to be brought forward in combination with other sites to deliver large scale growth and strategic infrastructure improvements providing links between routes into North Walsham.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site that is reasonable well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage. This site has the potential to be brought forward in combination with other sites to deliver large scale growth and strategic infrastructure improvements providing links between routes into North Walsham. The site is in Flood Zone 1, with a small area of the site identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Quite open along main road with some hedgerows and trees.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	182
Comments	The site is considered to be suitable and available.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land Adjacent Scarborough Hill House Hotel	H0166	NW26
Parish	North Walsham		
Site Size (Hectares)	1.4		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Yarmouth Road (C Road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, The site consists of arable land with some hedges and boundary trees.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	It is considered that the site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site that is reasonable well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	56
Comments	The site is considered to be suitable and available.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land At Greens Road	H0167	NW28/1
Parish	North Walsham		
Site Size (Hectares)	6.5		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located between Greens Road (B Road) and Aylsham Road (C Road) where there is potential for suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1, however very small area of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of North Walsham, the site consists of arable land with some hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	This site has the potential to be brought forward in combination with other sites to deliver large scale growth and strategic infrastructure improvements providing links between routes into North Walsham.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage. This site has the potential to be brought forward in combination with other sites to deliver large scale growth and strategic infrastructure improvements providing links between routes into North Walsham. The site is in FZ1. The site is in a moderate sensitive landscape on the edge of town and development proposals should reflect this (avoiding development that affect or impinge on open skyline views). The site is predominantly flat with little change in levels.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	260
Comments	The site is considered to be suitable and available.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land Rear Of East Coast Plastics	H0168	NW31
Parish	North Walsham		
Site Size (Hectares)	0.7		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Greenfield site adjacent to the employment land within North Walsham, Based on current evidence highways consider site access only suitable for commercial.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Greenfield Site with some signs of contamination along the Eastern boundary.
Flood Risk	Green	In Flood Zone 1 - low risk, with very small part of the site identified at low risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site adjacent to the employment site, the site consists of grassland with some boundary hedges to the rear of the site. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site is adjacent to existing employment land.
Historic Environment	Green	It is considered that the site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	A greenfield site that is well related to North Walsham, has access to facilities and utilities. The site is adjacent to employment land with some signs of contamination and access is only available through the existing access of East Coast Plastics with suitable access only being achieved if the site is used for commercial uses. The site is in FZ1. The site is in a moderate sensitive landscape, development proposals should reflect this (avoiding development that affect or impinge on open skyline views).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable for housing due to the site access but could be suitable for employment uses.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land At Spa Common	H0169	NW34
Parish	North Walsham		
Site Size (Hectares)	1.4		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Anchor Road (unadopted)
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1 , however very small area of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Greenfield site on the edge of settlement. The site consists of grassland with some hedges and boundary trees, with a tree subject to TPO in the Southeast Corner.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site is within 400m of a Sewage Treatment works.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site that is reasonable well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage, although the site is within 400m of a sewage treatment works. The site is in FZ1. The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Mature trees and those subject to TPOS should be retained.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	56
Comments	The site is considered to be suitable and available.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land At Little London Road	H0170	NW36
Parish	North Walsham		
Site Size (Hectares)	1.6		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Little London Road which is unadopted.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the site consists of grassland with boundary trees and hedges. Mature Trees should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland and close to a Small Valley, it is considered to have moderate sensitivity with open character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape at the edge of a Small Valley and is relatively flat, development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Mature trees along roadside boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	62
Comments	The site is considered to be suitable and available.

North Walsham		HELAA Ref	Additional Ref
Site Address	Builders Yard, East Of Cromer Road	H0171	NW45
Parish	North Walsham		
Site Size (Hectares)	0.8		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is currently used as a builders yard and has existing access from the B1145.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Signs of contamination on site.
Flood Risk	Amber	In Flood Zone 1- low risk, however small areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Amber	The site has suitable access and near to settlement. No major constraints. However the site would require clearing.
Utilities Capacity	Amber	Off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site within the settlement of North Walsham, consists of mostly grassland with some mature trees along the site boundary.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes
Suitability Comments	The site is well related to North Walsham situated close to the residential area, has access to facilities and utilities but Off-site mains reinforcement required for access to water supply. No major constraints have been identified at this stage. Although the site is brownfield and there are signs of contamination which would need to be addressed if site was developed. The site is in FZ1- low risk, however some areas of the site are identified at risk of surface water flooding	

	(The impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a moderate sensitive landscape, development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Visibility of site is limited due to mature boundary hedgerow/trees along roadside.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	33
Comments	The site is considered to be suitable and available.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land At Fernbank, West Of Bacton Road	H0172	NW46
Parish	North Walsham		
Site Size (Hectares)	1.4		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	L shaped site which is located off Bacton Road (C Road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the site consists of grassland with boundary trees and hedges. Mature Trees should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape at the edge of a Small Valley and is relatively flat, development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Dense boundary hedgerows/trees so visibility of site is limited.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	54
Comments	The site is considered to be suitable and available.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land Adjacent Royston Cottage, Little London	H0173	NW47
Parish	North Walsham		
Site Size (Hectares)	0.7		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is located off Little London Road (unadopted). Based on current evidence, there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1- low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the site consists of grassland with boundary trees and hedges. Mature Trees should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls on the edge of a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	The site is well related to North Walsham, has access to facilities and utilities. The site is in FZ1- low risk, however some areas of the site are identified at risk of surface water flooding (The impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a moderate sensitive landscape at the edge of a Small Valley and is relatively flat, development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in within 5 – 10 years.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, The site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land North Of Royston Cottage, Little London	H0174	NW48
Parish	North Walsham		
Site Size (Hectares)	0.6		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is located off Little London Road (unadopted). Based on current evidence, there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1- low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the site consists of grassland with boundary trees and hedges. Mature Trees should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls on the edge of a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	The site is well related to North Walsham, has access to facilities and utilities. The site is in FZ1- low risk, however some areas of the site are identified at risk of surface water flooding (The impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a moderate sensitive landscape on the edge of town and development proposals should reflect this(avoiding development that affect or impinge on open skyline views).The site is on the edge of a Small Valley and is relatively flat. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in within 5 – 10 years.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land At 22 Skeyton Road	H0175	NW49
Parish	North Walsham		
Site Size (Hectares)	0.5		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located on Skeyton Road where access would be provided following the demolition of 22 Skeyton Road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Two dwelling front of site with greenfield to the rear, the site consists of grassland with some boundary hedges and trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape on the edge of town and development proposals should reflect this(avoiding development that affect or impinge on open skyline views). The site is consists of two dwellings and their garden land.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	22
Comments	The site is considered to be suitable and available.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land South Of Anchor Road	H0176	NW50
Parish	North Walsham		
Site Size (Hectares)	2.3		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off an access from Anchor Road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1- low risk, however a large part of the site is identified as at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the site consists of grassland with boundary trees and hedges. Mature Trees should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site is within 400m of a Sewage Treatment works.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that the majority of site is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage but the site is within 400m of a Sewage Treatment works. The site is in FZ1- low risk, however a large part of the site is identified as at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated) . The site is in a moderate sensitive landscape on the edge of town and development proposals should reflect this(avoiding development that affect or impinge on open skyline views). Little visibility of site from main road.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	93
Comments	The site is considered to be suitable and available.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land At Southcroft, Yarmouth Road	H0177	NW51
Parish	North Walsham		
Site Size (Hectares)	0.9		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Yarmouth Road (C Road) and has existing access to the serve dwelling to the rear of the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Mostly Greenfield Site with no signs of contamination
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the site contains grassland and is heavily covered with trees. Mature Trees should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape on the edge of town and development proposals should reflect this(avoiding development that affect or impinge on open skyline views). Restricted view of site from road as site is located behind existing dwellings on Yarmouth Road.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	37
Comments	The site is considered to be suitable and available.

North Walsham		HELAA Ref	Additional Ref
Site Address	Tungate Road	H0355	NW11
Parish	North Walsham		
Site Size (Hectares)	10.9		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located between Skeyton Road and Tungate Road which are both unadopted and are considered to be suitable for access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the sites consists of arable land with some boundary hedges and trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	This site has the potential to be brought forward in combination with other sites to deliver large scale growth and strategic infrastructure improvements providing links between routes into North Walsham.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage, This site has the potential to be brought forward in combination with other sites to deliver large scale growth and strategic infrastructure improvements providing links between routes into North Walsham. The site is in FZ1. The site is in a moderate sensitive landscape on the edge of town and development proposals should reflect this(avoiding development that affect or impinge on open skyline views).The site is slightly undulating and rising to the North.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	437
Comments	The site is considered to be suitable and available.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land At Greens Road	H0677	NW28/2
Parish	North Walsham		
Site Size (Hectares)	10.6		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located Aylsham Road (C Road), might require third party land to gain suitable access, potentially through HELAA sites H0685 and H0355.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1, with a small part of the site at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, which consists of arable land with some boundary hedges and trees along the southern boundary. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	It is considered that the site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	This site has the potential to be brought forward in combination with other sites to deliver large scale growth and strategic infrastructure improvements providing links between routes into North Walsham.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site that is reasonable well related to North Walsham, has access to facilities and utilities. This site has the potential to be brought forward in combination with other sites to deliver large scale growth and strategic infrastructure improvements providing links between routes into North Walsham. No major constraints have been identified at this stage. This site has the potential to be brought forward in combination with other sites to deliver large scale growth and strategic infrastructure improvements providing links between routes into North Walsham. The site is in FZ1. The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	426
Comments	The site is considered to be suitable and available.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land Between Manor Road And Happisburgh Road	H0682	
Parish	North Walsham		
Site Size (Hectares)	3.0		
Source of Site	Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located between Happisburgh Road (C Road) and Manor Road (unadopted).
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school but not within 1,200m of a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement The site consists of arable land with sparse boundary trees/ hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site that is reasonable well related to North Walsham(within 2,000m of a school but not within 1,200 of a facility). No major constraints have been identified at this stage. The site is in FZ1. The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Undulating site rising to the east with limited boundary treatment.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	118
Comments	The site is considered to be suitable.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land East Of Norwich Road	H0683	NW01, 04, 05, 06, 07, 30
Parish	North Walsham		
Site Size (Hectares)	36.2		
Source of Site	Allocated /LDF Site / Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located between the housing allocation which is currently under construction at Norwich Road (B Road) and site with planning permission for 100 houses. The site has direct access available from Norwich Road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Mostly Greenfield Site with small sign of contamination at the works.
Flood Risk	Amber	In Flood Zone 1 with a part of the site at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement The site consists of arable land with sparse boundary trees/ hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	This site has the potential to be brought forward in combination with other sites to deliver large scale growth and strategic infrastructure improvements providing links between routes into North Walsham.
Is the Site Suitable?		Yes

Suitability Comments	Large scale site located between the existing housing allocation (currently under construction) and site with planning permission for 100 houses along Norwich Road. A greenfield site that is reasonably well related to North Walsham. This site has the potential to be brought forward in combination with other sites to deliver large scale growth and strategic infrastructure improvements providing links between routes into North Walsham. No major constraints have been identified at this stage. The site is in Flood Zone 1, with a small area of the site identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views).
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	15-20 Years
Comments	The capacity of the site is for over 300 dwellings and it is therefore considered to be available within 20 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for over 300 dwellings and it is therefore considered to be available within 20 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	1448
Comments	The site is considered to be suitable .

North Walsham		HELAA Ref	Additional Ref
Site Address	Land at Bradfield Road	H0684	
Parish	North Walsham		
Site Size (Hectares)	0.4		
Source of Site	Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Bradfield Road (unadopted).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1 - with a small part of the site identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement The site consists of arable land with sparse boundary trees/ hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site that is reasonably well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views).Small triangular site located off Bradfield Road.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	15
Comments	The site is considered to be suitable.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land At Greens Road	H0685	
Parish	North Walsham		
Site Size (Hectares)	20.1		
Source of Site	Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Small triangular site located off Tungate Road (unadopted)
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site with some signs of contamination to southern boundary.
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement The site consists of arable land with sparse boundary trees/ hedges, more along the southern boundary. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	This site has the potential to be brought forward in combination with other sites to deliver large scale growth and strategic infrastructure improvements providing links between routes into North Walsham.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site that is reasonably well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views).This site has the potential to be brought forward in combination with other sites to deliver large scale growth and strategic infrastructure improvements providing links between routes into North Walsham.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	15-20 Years
Comments	The capacity of the site is for over 300 dwellings and it is therefore considered to be available within 20 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for over 300 dwellings and it is therefore considered to be available within 20 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	805
Comments	The site is considered to be suitable.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land South Cromer Road	H0686	
Parish	North Walsham		
Site Size (Hectares)	20.1		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Cromer Road (A road), where the site could be accessed from.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1, however very small area of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement The site consists of arable land with very sparse trees/ hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	This site has the potential to be brought forward in combination with other sites to deliver large scale growth and strategic infrastructure improvements providing links between routes into North Walsham.
Is the Site Suitable?		Yes

Suitability Comments	A large greenfield site that is reasonably well related to North Walsham, has access to facilities and utilities. This site has the potential to be brought forward in combination with other sites to deliver large scale growth and strategic infrastructure improvements providing links between routes into North Walsham. No major constraints have been identified at this stage. The site is in FZ1. The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Some boundary hedgerow along roadside but still reasonably visible. This site has the potential to be brought forward in combination with other sites to deliver large scale growth and strategic infrastructure improvements providing links between routes into North Walsham.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	15-20 Years
Comments	The capacity of the site is for over 300 dwellings and it is therefore considered to be available within 20 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for over 300 dwellings and it is therefore considered to be available within 20 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	805
Comments	The site is considered to be suitable.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land West Of Bradfield Road	H0687	
Parish	North Walsham		
Site Size (Hectares)	6.9		
Source of Site	Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is currently occupied by an engineering company and has existing access from Cromer Road which is considered to be suitable if used for employment uses. No access to Link Road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Brownfield site with signs of contamination.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Brownfield site on the edge of settlement, The site contains some grassland and boundary trees/ hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site is adjacent to existing employment land, the site might be better suited to employment uses.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A brownfield site that is currently being used for engineering purposes with signs of contamination. The site is reasonably well related to North Walsham, has access to facilities and utilities. Highways suitable for employment uses if accessed via existing access. No major constraints have been identified at this stage. The site is in FZ1. The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Mature boundary hedgerows along roadside limiting visibility of site.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	10-15 Years
Comments	The capacity of the site is for less 300 dwellings and it is therefore considered to be available within 15 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 300 dwellings and it is therefore considered to be available within 15 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	274
Comments	The site is considered to be suitable.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land East Of Bradfield Road	H0688	NW14/52
Parish	North Walsham		
Site Size (Hectares)	2.6		
Source of Site	Call for Sites /LDF Site / SHLAA Site /Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located along Bradfield Road (unadopted).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Greenfield Site with signs of contamination on site.
Flood Risk	Green	In Flood Zone 1 , however very small area of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints, although there are signs of contamination on site.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, which consists of rough grassland and scrub. Hedges and trees border the site. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site is adjacent to existing employment land. Site maybe better suited to employment uses.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site that is reasonable well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage, although the site is adjacent to employment land with some signs of contamination on site which would need to be addressed. The site is in FZ1. The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Mature trees along the roadside boundary but site still visible.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	105
Comments	The site is considered to be suitable and available.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land Between Lyngate Road And The Street	H0689	
Parish	North Walsham		
Site Size (Hectares)	16.9		
Source of Site	Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off The Street (B road) and Lyngate Road (Unadopted), site access only considered suitable if site used for housing not commercial.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Amber	Gas pipeline present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, which consists of arable land with a hedges and trees along the boundary. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site is adjacent to existing employment land.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site that is reasonable well related to North Walsham, has access to facilities and utilities. Site access considered suitable if site is for housing and no employment. No major constraints have been identified at this stage, although the site is adjacent to employment land and falls on a gas pipeline. The site is in FZ1. The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views).The site is in an undulating position rising towards the middle of the site.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	15-20 Years
Comments	The capacity of the site is for over 300 dwellings and it is therefore considered to be available within 20 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for over 300 dwellings and it is therefore considered to be available within 20 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	677
Comments	The site is considered to be suitable.

North Walsham		HELAA Ref	Additional Ref
Site Address	Wayside Farm, Skeyton Road	H0712	
Parish	North Walsham		
Site Size (Hectares)	12.0		
Source of Site	Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	It is considered that the site has suitable access from Skeyton Road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1, however very small area of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the sites consists of arable land with some boundary hedges and trees. Mature Trees and Hedgerows should be retained.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring uses.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	This site has the potential to be brought forward in combination with other sites to deliver large scale growth and strategic infrastructure improvements providing links between routes into North Walsham.
Is the Site Suitable?		Yes

Suitability Comments	The site is reasonably well related to North Walsham, has access to facilities and utilities. This site has the potential to be brought forward in combination with other sites to deliver large scale growth and strategic infrastructure improvements providing links between routes into North Walsham. No major constraints have been identified at this stage, although the scale of development could have an impact on the local road network. The site is in FZ1. The site is in a moderate sensitive landscape on the edge of town and development proposals should reflect this (avoiding development that affect or impinge on open skyline views). The site is slightly undulating and rising to the West.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	15-20 Years
Comments	The capacity of the site is for over 300 dwellings and it is therefore considered to be available within 20 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for over 300 dwellings and it is therefore considered to be available within 20 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	482
Comments	The site is considered to be suitable.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land At Bradfield Road	H0926	NW15
Parish	North Walsham		
Site Size (Hectares)	17.4		
Source of Site	LDF Site / SHLAA Site /Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is split into two, which are located off Bradfield Road (unadopted) and off Laundry Loke. No access from Bradfield Road and would therefore need to be accessed via Laundry Loke.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1 but with areas of the site identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, which consists of arable land with some boundary hedges and trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site is adjacent to existing employment land.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site that is reasonable well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage, although the site is adjacent to employment land and only if accessed via Laundry Loke and not from Bradfield Road. The site is in Flood Zone 1, with areas of the site identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Hedgerows along roadside boundary.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	15-20 Years
Comments	The capacity of the site is for over 300 dwellings and it is therefore considered to be available within 20 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for over 300 dwellings and it is therefore considered to be available within 20 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	698
Comments	The site is considered to be suitable.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land At Melbourne House	H0928	NW18
Parish	North Walsham		
Site Size (Hectares)	0.5		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off a private driveway off Bacton Road which is currently used to access the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield site but with no signs of contamination.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints, but site would need to be cleared before being developed.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site on the edge of settlement, which consists of arable land with some boundary hedges and trees along the southern boundary. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site is within 400m of a Sewage Treatment works.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Brownfield site that is reasonable well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage, although the site is within 400m of a sewage treatment works. The site is in FZ1. The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	22
Comments	The site is considered to be suitable.

North Walsham		HELAA Ref	Additional Ref
Site Address	North Walsham Caravan Park	H0929	NW19
Parish	North Walsham		
Site Size (Hectares)	5.7		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located between Bacton Road and Marshgate, where it is considered that the site could be accessed from.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield Site but with no signs of contamination.
Flood Risk	Amber	In Flood Zone 1 but with a large area of the site identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Brownfield site on the edge of settlement which is used for a caravan site, the site has some boundary trees and hedgerows and some across the site which are subject to TPOs. Mature Trees and Hedgerows subject to TPOs should be retained.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site is within 400m of a Sewage Treatment works.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	A greenfield site that is reasonable well related to North Walsham, has access to facilities and utilities. The site is also within 400m of a sewage treatment works, The site is in Flood Zone 1, with a large area of the site identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is flat and in a moderate sensitive landscape with a number of trees on the site subject to TPOs - development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and protected trees should be retained. Based on current evidence, the site is considered to be unsuitable - the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable - the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land At Manor Road	H0931	NW22
Parish	North Walsham		
Site Size (Hectares)	6.7		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is located off Manor Road (unadopted). Based on current evidence, there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site with a small spot of contamination contained in woodland.
Flood Risk	Amber	In Flood Zone 1 but with a large area of the site identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Greenfield site on the edge of settlement, the site consists of arable land with a small woodland in the South East corner "The Grove" which are subject to TPOs and should be retained.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, Manor Road is narrow with no footways. Will also put more traffic through town centre as with other sites on east side of town.
Is the Site Suitable?		No

Suitability Comments	A greenfield site with a small woodland that is well related to North Walsham, has access to facilities and utilities. There are trees located on the site subject to TPOs which should be protected. The site is in Flood Zone 1, with a large area of the site identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is flat and in a moderate sensitive landscape - development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Based on current evidence, the site is considered to be unsuitable - There is no possibility of creating suitable access to the site and Manor Road is narrow with no footways and would also put more traffic through town centre as with other sites on east side of town.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable - There is no possibility of creating suitable access to the site and Manor Road is narrow with no footways and would also put more traffic through town centre as with other sites on east side of town.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land Off Laundry Loke	H0932	NW25
Parish	North Walsham		
Site Size (Hectares)	0.9		
Source of Site	Allocated /Land for Sale /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off the Laundry Loke (unadopted) and has existing access running along the side of the site and on the southern boundary.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Brownfield site with signs of contamination.
Flood Risk	Amber	In Flood Zone 1 but with an area of the site identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the site contains grassland and is heavily wooded to the rear of the site. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site is adjacent to existing employment land.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Brownfield site within the settlement of North Walsham, once occupied with employment uses, the site has now been cleared and grass/hedges have grown over. There are signs of contamination and it is located adjacent to the employment land. The site is well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in Flood Zone 1, with a large area of the site identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). Maybe better suited to mixed use scheme of housing and employment.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The site is allocated and considered to be available in the next 5 years.
Is the site being marketed?	Yes
Availability Comments	The site is allocated and currently being marketed.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	37
Comments	The site is considered to be suitable.

North Walsham		HELAA Ref	Additional Ref
Site Address	Mayfield Poultry Site	H0934	NW27
Parish	North Walsham		
Site Size (Hectares)	0.6		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off a private driveway off Holgate Road with an existing access serving the poultry farm.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield Site but with no signs of contamination
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site that is currently used for a poultry farm with boundary trees and hedges around the site. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A brownfield site that is reasonable well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	25
Comments	The site is considered to be suitable.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land At Cherry Tree Lane	H0935	NW29
Parish	North Walsham		
Site Size (Hectares)	0.9		
Source of Site	LDF Site / SHLAA Site / Vacant or Derelict /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off Queensway and Cherry Tree Lane which is an unclassified road and is narrow in places. Due to the positioning of the site and trees close the road being subject to TPOs it is clear than site access could be a constraint.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1, with small areas of the site identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	Small part of the site is located on a gas pipeline.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Heavily wooded site with trees subject to TPOs across the site but especially along the northern and southern boundaries. These trees and other mature trees/hedgerows should be retained.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, Cherry Tree Lane is an unclassified road, and narrow in places and therefore unsuitable.
Is the Site Suitable?		No

Suitability Comments	A wooded greenfield site that is well related to North Walsham, has access to facilities and utilities. There are trees across the site that are subject to TPOs which should be protected and, due to the TPOs. The site is in FZ1. The site is flat and in a moderate sensitive landscape - development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Based on current evidence, the site is considered to be unsuitable as Cherry Tree Lane is an unclassified road, and is narrow in places.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as Cherry Tree Lane is an unclassified road, and is narrow in places.

North Walsham		HELAA Ref	Additional Ref
Site Address	Adjacent Holmfield, Little London	H0944	NW40
Parish	North Walsham		
Site Size (Hectares)	0.5		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Site which is located off Bacton Road (C Road), where suitable access could be provided.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, which consists of grassland with some boundary hedges and trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape at the edge of a Small Valley and is relatively flat, development proposals should reflect this (avoiding development that affect or impinge on open skyline views).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	20
Comments	The site is considered to be suitable.

North Walsham		HELAA Ref	Additional Ref
Site Address	Paston College Lawns Site	H0945	NW44
Parish	North Walsham		
Site Size (Hectares)	3.8		
Source of Site	Allocated /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is currently being used as a college and has existing access from Park Lane (C Road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield Site but with no signs of contamination.
Flood Risk	Amber	In Flood Zone 1 but with a large area of the site identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site within the settlement of North Walsham, the site has a boundary of trees/hedges. With mature trees along the Eastern boundary. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area and adjacent to Grade II and Grade II Star Listed building. There is potential for detrimental impacts on the historic environment .
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Brownfield site currently being occupied by Paston College, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in Flood Zone 1, with a large area of the site identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is flat and in a moderate sensitive landscape with the Conservation Area - development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and protect the overall character of the area.
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Availability Assessment	
Is the site available in the plan period?	No
When is the site available?	No
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	No	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is considered to be suitable but considered to be unavailable at this time.

North Walsham		HELAA Ref	Additional Ref
Site Address	Garden House, Holgate Road	H1094	
Parish	North Walsham		
Site Size (Hectares)	0.5		
Source of Site	Refused /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Holgate Road (unadopted) - it is considered that access could be provided.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school found in North Walsham, but further than 1,200m away from a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the site consists of grassland with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site that is on the outskirts of North Walsham, and has some access to facilities including schools and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is flat and in a moderate sensitive landscape - development proposals should reflect this (avoiding development that affect or impinge on open skyline views).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	21
Comments	The site is considered to be suitable.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land Adjacent Happisburgh Road	H1179	NW42
Parish	North Walsham		
Site Size (Hectares)	1.2		
Source of Site	SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Happisburgh Road (C Road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the site consists of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site that is well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is flat and in a moderate sensitive landscape - development proposals should reflect this (avoiding development that affect or impinge on open skyline views). The site rises to the West.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	47
Comments	The site is considered to be suitable.

North Walsham		HELAA Ref	Additional Ref
Site Address	Acorn Road & Lying to the South East of Pickford Close	H1193	
Parish	North Walsham		
Site Size (Hectares)	1.1		
Source of Site	Public Land / Refused /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is currently used for recreational uses and located off Mayfield Way (unadopted).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1, with a very small area of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Greenfield site within the settlement. The site consists of grassland with boundary trees and hedges and a number of trees across the site, TPOs to the West to be protected. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Amber	The site is designated as Open Space - replacement open space would be required.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site that is well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is flat and in a sensitive landscape and currently designated as Open Space (replacement open space will be required) - development proposals should reflect this (avoiding development that affect or impinge on open skyline views).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	45
Comments	The site is considered to be suitable.

North Walsham		HELAA Ref	Additional Ref
Site Address	Vicarage Street Car Park	H1218	
Parish	North Walsham		
Site Size (Hectares)	0.3		
Source of Site	Public Land /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is currently being used as a car park and has existing access from North Street which is unadopted.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield Site but with no signs of contamination.
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site that is currently being used as a car park, with some trees along the northern boundary.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site lies adjacent to the Conservation Area, It is considered that the site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A brownfield site currently being used as a car park ,that is well related to North Walsham town centre, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is flat and in a moderate sensitive landscape - development proposals should reflect this (avoiding development that affect or impinge on open skyline views).The site is in an undulating position rising towards the middle of the site.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	12
Comments	The site is considered to be suitable.

North Walsham		HELAA Ref	Additional Ref
Site Address	Victory Swim and Fitness Centre Station Road, Playing Field	H1223	ED1
Parish	North Walsham		
Site Size (Hectares)	3.8		
Source of Site	SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is currently used as playing fields and is located along Station Road (C Road) which is considered to provide suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Greenfield Site but with signs of contamination in the North East corner.
Flood Risk	Amber	In Flood Zone 1, with a small part of the site at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site within the settlement of North Walsham, which consists of grassland with some boundary hedges and trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Amber	The site is designated as Open Space - replacement open space would be required.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site that is well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage, although the site is designated as Open Space and a replacement would be required and there is a small sign of contamination in the North East corner . The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views).The site is in Flood Zone 1, with a part of the site identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	153
Comments	The site is considered to be suitable and available.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land To Rear Of 45-55 Happisburgh Road	H1340	
Parish	North Walsham		
Site Size (Hectares)	0.3		
Source of Site	Refused /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Happisburgh Road (C Road) and the access is considered to be suitable.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site within the residential settlement of North Walsham, the site consists of grassland/ hedges with a boundary of trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity . The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site within the residential area of North Walsham which is well related to facilities and utilities. No major constraints have been identified at this stage, although the site access could be a constraint (further comments have been sought). The site is in FZ1. The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	13
Comments	The site is considered to be suitable and available (recent planning application submitted).

North Walsham		HELAA Ref	Additional Ref
Site Address	Health Centre, Northfield Road	H2019	
Parish	North Walsham		
Site Size (Hectares)	0.5		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is used as health centre and has existing access from Northfield Road (unadopted).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield Site but with no signs of contamination.
Flood Risk	Amber	In Flood Zone 1 with a small part of the site at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site within the settlement, The site contains some grassland and boundary trees/ hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A brownfield site currently used as health centre with existing access and which is well related to facilities and utilities. No major constraints have been identified at this stage. The site is in Flood Zone 1, with a small area of the site identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated).The site is flat and in a moderate sensitive landscape with trees located around the boundary - development proposals should reflect this (avoiding development that affect or impinge on open skyline views).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	20
Comments	The site is considered to be suitable .

North Walsham		HELAA Ref	Additional Ref
Site Address	Bank Loke Car Park	H2033	
Parish	North Walsham		
Site Size (Hectares)	0.3		
Source of Site	Public Land /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is split into two and are currently being used as car park with existing access from Bank Loke.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield Site but with no signs of contamination.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site that is currently used as car park with no trees or hedges on the site. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is currently used as a car park with existing access, it is well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is flat and in a moderate sensitive landscape within the Conservation Area- development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and be sensitive to the character of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	10
Comments	The site is considered to be suitable.

North Walsham		HELAA Ref	Additional Ref
Site Address	New Road Car Park	H2050	
Parish	North Walsham		
Site Size (Hectares)	0.4		
Source of Site	Public Land /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is currently used as a car park and has existing access from New Road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield site but with no signs of contamination
Flood Risk	Amber	In Flood Zone 1 but with a small area of the site identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site within North Walsham with some trees along the Eastern Boundary. Mature Trees should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	Good bus service. It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is currently used as a car park with existing access, it is well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in Flood Zone 1, with a small area of the site identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	15
Comments	The site is considered to be suitable.

North Walsham		HELAA Ref	Additional Ref
Site Address	North Walsham Police Station, Yarmouth Road	H2068	
Parish	North Walsham		
Site Size (Hectares)	0.5		
Source of Site	Vacant or Derelict /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Yarmouth Road (C Road) and has existing access serving the Police Station.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield site but with no signs of contamination.
Flood Risk	Green	In Flood Zone 1,with a small part of the site at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield Site within North Walsham which is bordered by trees. Mature trees should be retained, no known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	Part of the site falls within the Conservation Area, It is considered that the site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Although part of the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	Good bus service. It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Brownfield site currently occupied by police station. The site is well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape and partly within the Conservation Area, development proposals should reflect this (avoiding development that affect or impinge on open skyline views).The site is flat.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	20
Comments	The site is considered to be suitable.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land at Bradfield Road & Cromer Road	H2079	NW53
Parish	North Walsham		
Site Size (Hectares)	2.9		
Source of Site	Call for Sites /LDF Site / Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Bradfield Road (U Road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1, with a very small part of the site at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of North Walsham, the site consists of grassland surrounded by hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape on the edge of town and development proposals should reflect this(avoiding development that affect or impinge on open skyline views). Some boundary hedgerow along roadside and the site is slightly undulating rising to the south.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	116
Comments	The site is considered to be suitable and available.

North Walsham		HELAA Ref	Additional Ref
Site Address	Land To The South Of North Walsham	H0680	NW08
Parish	North Walsham		
Site Size (Hectares)	44.3		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Norwich Road (B Road), where suitable access could be provided.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1 , however very small area of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Site split into a number of arable plots with boundary hedges across the site. Woodland and boundary trees along the Southern boundary. Mature trees should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring uses.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that the majority of site is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	This site has the potential to be brought forward in combination with other sites to deliver large scale growth and strategic infrastructure improvements providing links between routes into North Walsham.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site that is reasonably well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage. This site has the potential to be brought forward in combination with other sites to deliver large scale growth and strategic infrastructure improvements providing links between routes into North Walsham. The site is in FZ1. The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Some hedgerows along roadside boundary with sparse trees.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	15-20 Years
Comments	The capacity of the site is for over 300 dwellings and it is therefore considered to be available within 20 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for over 300 dwellings and it is therefore considered to be available within 20 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	1770
Comments	The site is considered to be suitable.

North Walsham		HELAA Ref	Additional Ref
Site Address	Mixed Use, Land off Laundry Loke	H2081	NW28a
Parish	North Walsham		
Site Size (Hectares)	5.1		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Site currently used for football pitch which is located off Greens Road, where suitable access be provided.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however a small area of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site currently being used for a football ground, consisting of grassland with some boundary hedgerows/trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	This site has the potential to be brought forward in combination with other sites to deliver large scale growth and strategic infrastructure improvements providing links between routes into North Walsham.
Is the Site Suitable?		Yes

Suitability Comments	The site is currently used as a football ground and is well related to North Walsham, has access to facilities and utilities. No major constraints have been identified at this stage. This site has the potential to be brought forward in combination with other sites to deliver large scale growth and strategic infrastructure improvements providing links between routes into North Walsham. The site is in FZ1. The site is in a moderate sensitive landscape and development proposals should reflect this (avoiding development that affect or impinge on open skyline views). The site is predominantly flat with little change in levels. The site is currently allocated and therefore the suitability of the site has already been established.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site is allocated and is considered to be available within the next 10 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	Yes

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	203
Comments	The site is considered to be suitable and available.

Northrepps		HELAA Ref	Additional Ref
Site Address	Land Adjacent 69 Northrepps Road	H0178	C33
Parish	Northrepps		
Site Size (Hectares)	1.1		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is remote from the main road network and is only accessed from a private lane from Northrepps Road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Amber	Outside Coastal Erosion Constraint Area, but the site does falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Amber	Greenfield Site with a small signs of contamination on north boundary.
Flood Risk	Green	In Flood Zone 1 , however very small area of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement consisting of grassland and surrounding trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	Site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaes and dark night skies and should protect the quality and character of the area.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is located on the outskirts of Cromer and is reasonably well related to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1 but there are some signs of part of the site being subject to surface water flooding - the impact of development and appropriate mitigation measures will need to be demonstrated. The site is in a sensitive landscape within the ANOB and the undeveloped coast. Development proposals should reflect this (avoiding development which affect or impinge on skyline views) and should protect the quality and character of Cromer.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	33
Comments	The site is considered to be suitable and available.

Northrepps		HELAA Ref	Additional Ref
Site Address	Land off Bulls Row	H0180	NOR01
Parish	Northrepps		
Site Size (Hectares)	0.7		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Nut Lane and adjacent to the existing housing estate Broadgate Close which is considered would provide suitable access to the site.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school found in Overstrand but further than 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and quite near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement consisting of grass/scrubland with a number of trees along the roadside boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	Site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaes and dark night skies and should protect the quality and character of the area.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.

Is the Site Suitable?	Yes
Suitability Comments	The site is located on the outskirts of Northrepps and has access to a school in Overstrand but not to other facilities. There is available in the utilities capacity. No major constraints have been identified at this stage. The site is in FZ1. The site is in a sensitive landscape within the ANOB - Development proposals should reflect this (avoiding development which affect or impinge on skyline views) and should protect the quality and character of the area. A number of trees on the site including along the roadside restricting visibility of the site.

Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	22
Comments	The site is considered to be suitable and available.

Northrepps		HELAA Ref	Additional Ref
Site Address	Land Off New Road	H0182	NOR04
Parish	Northrepps		
Site Size (Hectares)	1.6		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off New Road where it is considered access could be provided.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school found in Cromer but further than 1,200m away from a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1 , however very small area of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of grassland with boundary hedgerows and some trees along roadside. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	Site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaes and dark night skies and should protect the quality and character of the area.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is located on the outskirts of Cromer and has access to a school in Cromer but not to other facilities. There is available in the utilities capacity. No major constraints have been identified at this stage. The site is in FZ1. The site is in a sensitive landscape within the ANOB - Development proposals should reflect this (avoiding development which affect or impinge on skyline views) and should protect the quality and character of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	47
Comments	The site is considered to be suitable and available.

Northrepps		HELAA Ref	Additional Ref
Site Address	Land North Of North Norfolk Business Centre, A149	H0184	NOR06
Parish	Northrepps		
Site Size (Hectares)	0.8		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	Partly developed site which is located off Norwich Road with existing access through adjacent site to south.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school found in Cromer but further than 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Partly a brownfield Site but with no signs of contamination .
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and quite near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Partly brownfield site with some grassland and boundary trees and hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	Site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascapes and dark night skies and should protect the quality and character of the area.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Partly brownfield site located along A149 and has access to a school in Cromer but not to other facilities. There is available utilities capacity. No major constraints have been identified at this stage. The site is in FZ1. The site is in a sensitive landscape within the ANOB - Development proposals should reflect this (avoiding development which affect or impinge on skyline views) and should protect the quality and character of the area. Mature trees along roadside boundary screening the site.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	25
Comments	The site is considered to be suitable and available.

Northrepps		HELAA Ref	Additional Ref
Site Address	Land off Emerys Close	H0398	NOR02
Parish	Northrepps		
Site Size (Hectares)	0.6		
Source of Site	LDF Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off Church St and adjacent to Emerys Close where the site could be accessed from but would require third party land.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school found in Overstrand but further than 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and quite near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement consisting of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	Site is adjacent to the Conservation Area, but it is considered that the site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Amber	Site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascapes and dark night skies and should protect the quality and character of the area.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Although the is adjacent to the Conservation Area, Development of the site would have a neutral impact on the overall townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is located on the outskirts of Northrepps and has access to a school in Overstrand but not to other facilities. There is available utilities capacity. No major constraints have been identified at this stage. The site is in FZ1. The site is in a sensitive landscape within the ANOB - Development proposals should reflect this (avoiding development which affect or impinge on skyline views) and should protect the quality and character of the area. Would require third party land to access site. The site is relatively flat with little changes in levels.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	23
Comments	The site is considered to be suitable.

Overstrand		HELAA Ref	Additional Ref
Site Address	Land Adjacent To Overstrand Hall	H0187	OVS02
Parish	Overstrand		
Site Size (Hectares)	0.5		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Based on current evidence, there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Overstrand.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement consisting of grassland with high number of trees along boundary.. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area and adjacent to the Historic Park and Garden, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is a Coastal Town / Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	Greenfield site used as garden on the outskirts of Overstrand with access to facilities and utilities. The site is In Flood Zone 1. The site falls adjacent to a Historic Park and Garden associated with Overstrand Hall and within the Conservation Area and undeveloped coast - development should be sensitive to this and protect the landscape and heritage value/ character of the area. The site is heavily wooded. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site.

Overstrand		HELAA Ref	Additional Ref
Site Address	Land East Of Madams Lane	H0188	OVS08
Parish	Overstrand		
Site Size (Hectares)	2.8		
Source of Site	Call for Sites /LDF Site /Public Land / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located alongside the Mundesley Road (C Road), where it is considered suitable access could be provided.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Overstrand.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the outskirts of Overstrand consisting of arable land with some boundary trees/ hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is a Coastal Town / Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	The site is located on the outskirts of Overstrand and has access to facilities and utilities. The site is in FZ1. The site is in a moderate to high sensitive landscape within the undeveloped coast and the Conservation Area -Development proposals should reflect this by utilising the best adjacent characteristics of the built landscape to enhance and protect the overall character of the area. The site is undulating and rises towards the rear of the site. Based on current evidence, the site is considered to be unsuitable - the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable - the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Overstrand		HELAA Ref	Additional Ref
Site Address	Land West Of Madams Lane	H0189	OVS10
Parish	Overstrand		
Site Size (Hectares)	1.1		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Mundesley Road (C Road), where is it considered suitable access could be provided.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Overstrand.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the outskirts of Overstrand consisting of arable land with boundary trees/ hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is a Coastal Town / Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	The site is located on the outskirts of Overstrand and has access to facilities and utilities. The site is in FZ1. The site is in a moderate to high sensitive landscape within the undeveloped coast and the Conservation Area -Development proposals should reflect this by utilising the best adjacent characteristics of the built landscape to enhance and protect the overall character of the area. The site is slightly undulating and rises towards the rear of the site. Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Overstrand		HELAA Ref	Additional Ref
Site Address	Land South Of Cromer Road	H0191	OVS14
Parish	Overstrand		
Site Size (Hectares)	1.7		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located between Cromer Road (C Road) and Northrepps Road (unadopted), where is it considered suitable access could be provided.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Overstrand.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the outskirts of Overstrand consisting of arable land with boundary trees/ hedgerows, especially along S and E. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	Site lies adjacent to Conservation Area, It is considered that the site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is a Coastal Town / Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Development of the site would have a neutral impact on the overall townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is located on the existing Caravan site within the settlement of Overstrand, which has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1, The site is in a moderately sensitive landscape within the undeveloped coast and adjacent to the Conservation Area - Development proposals should reflect this by utilising the best adjacent characteristics of the built landscape to enhance and protect the overall character of the area. The site is slightly undulating rising to the west of the site.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	52
Comments	The site is considered to be suitable and available.

Overstrand		HELAA Ref	Additional Ref
Site Address	Land North Of Bracken Avenue	H0948	OVS03
Parish	Overstrand		
Site Size (Hectares)	0.7		
Source of Site	Allocated /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Based on current evidence, as it currently stands the private lane to the east of the site is unsuitable for further development.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Overstrand.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the private lane to the east of the site is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the outskirts of Overstrand consisting of grassland with boundary trees/ hedgerows, Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is a Coastal Town / Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	Based on current evidence, the site is remote from the main road network and is only accessed from a Private lane to east which is unsuitable for further development.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is currently not considered to be suitable, as the private lane to the east of the site is unsuitable for further development.

Overstrand		HELAA Ref	Additional Ref
Site Address	Land To The East Of Overstrand	H0952	OVS07
Parish	Overstrand		
Site Size (Hectares)	1.3		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Based on current evidence, there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Overstrand.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	A greenfield site on the edge of the settlement, consists of gorse, bracken and scrub with some hedges across the site. Mature hedgerows should be retained. Potential as a bird breeding site.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	Site lies adjacent to Conservation Area, It is considered that the site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is a Coastal Town / Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Development of the site would have a neutral impact on the overall townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is located on the outskirts of Overstrand, which has access to facilities and utilities. The site is in FZ1, The site is in a moderately sensitive landscape within the undeveloped coast, there is potential that the site is a bird breeding site. Further investigation will be required to assess potential impact from development and mitigation put in place in order to protect any species on the site. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site.

Overstrand		HELAA Ref	Additional Ref
Site Address	Land At Ivy Farm Caravan Park	H0954	OVS09
Parish	Overstrand		
Site Size (Hectares)	1.5		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is currently used as a caravan park and has existing access from Carr Lane (unadopted) it is considered that this would be suitable.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Overstrand.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site that consists of grassland and is well screened with a mature boundary of trees along the southern boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	Site lies adjacent to Conservation Area, It is considered that the site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is a Coastal Town / Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Development of the site would have a neutral impact on the overall townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is located on the existing Caravan site within the settlement of Overstrand, which has access to facilities and utilities. No major constraints have been identified at this stage, although access could potentially be a constraint. The site is in FZ1, The site is in a moderately sensitive landscape and adjacent to the Conservation Area - Development proposals should reflect this by utilising the best adjacent characteristics of the built landscape to enhance and protect the overall character of the area. Undulating site rising to the north.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Unknown
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	45
Comments	The site is considered to be suitable.

Overstrand		HELAA Ref	Additional Ref
Site Address	Land East of Bracken Avenue	H0956	OVS11
Parish	Overstrand		
Site Size (Hectares)	0.6		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Based on current evidence, there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Overstrand.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site currently used as school playing fields, consisting of grassland with some boundary hedgerows/trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is a Coastal Town / Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Amber	The site is designated as Open Space - replacement open space would be required.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	<p>The site is currently being used for recreational purposes as a school playing field and is located the built up residential area of Overstrand, with access to facilities and utilities. The site is in FZ1, The site is in a moderately sensitive landscape within the undeveloped coast - Development proposals should reflect this by utilising the best adjacent characteristics of the built landscape to enhance and protect the overall character of the area.</p> <p>Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site.</p>
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is not considered to be suitable - There is no possibility of creating suitable access to the site.

Overstrand		HELAA Ref	Additional Ref
Site Address	Land To The Rear Of 24 Cromer Road	H0957	OVS12
Parish	Overstrand		
Site Size (Hectares)	0.6		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	L shaped site that is located off Cromer Road (C road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Overstrand.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Mostly greenfield site.
Flood Risk	Amber	In Flood Zone 1, large part of the site identified as at low to medium risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Greenfield site which sits a dwelling and surrounding grassland, with mature trees along the boundary which are subject to TPOs. Mature Trees (TPOs) should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is a Coastal Town / Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Mostly greenfield site that currently sits a dwelling and surrounding garden land, located in the built up area of the settlement and has access to facilities and utilities. No major constraints have been identified at this stage. The site is In Flood Zone 1, with large part of the site identified as at low to medium risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated) . The site is in a moderately sensitive landscape within the undeveloped coast - Development proposals should reflect this by utilising the best adjacent characteristics of the built landscape to enhance and protect the overall character of the area. Trees subject to TPOS on the site should be retained.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Unknown
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	17
Comments	The site is considered to be suitable.

Overstrand		HELAA Ref	Additional Ref
Site Address	Land Northwest Of Cricket Ground	H0958	OVS13
Parish	Overstrand		
Site Size (Hectares)	0.6		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Based on current evidence, there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Overstrand.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1, but with a small part of the site identified as having a high risk of surface water flooding issues.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site within the settlement of Overstrand which is heavily wooded covering the whole site. Mature trees should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is a Coastal Town / Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	The site is located within the centre of Overstrand adjacent to the Cricket Ground, with access to facilities and utilities. The site is in FZ1, The site is in a moderately sensitive landscape and within the Conservation Area which is heavily covered by trees. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	No	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Paston		HELAA Ref	Additional Ref
Site Address	Footpath House Field, Vicarage Road	H0193	PA03
Parish	Paston		
Site Size (Hectares)	0.5		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Vicarage Road where it is considered that the site could be accessed from.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school found in Mundesley but is further than 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area but the site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of grass/scrubland with boundary hedgerows and trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	Site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaes and dark night skies and should protect the quality and character of the area.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is reasonably remote - with access to a school in Mundesley and to utilities. No major constraints have been identified at this stage. In Flood Zone 1. The site is in a high sensitive landscape falling within the ANOB - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. Fairly flat site with dense hedges along roadside boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	14
Comments	The site is considered to be suitable and available.

Paston		HELAA Ref	Additional Ref
Site Address	Land Adjacent To Heathfield, North Walsham Road	H0195	PA05
Parish	Paston		
Site Size (Hectares)	0.6		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off North Walsham Road (C road) where it is considered that the site could be accessed from.
Accessibility to Local Services and Facilities	Red	The site is remote from facilities and services.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	The site has suitable access but is not near to a settlement.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with some hedges and boundary trees along roadside. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls on the edge of a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is remote from facilities and services.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	Yes

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is not considered to be suitable as it is remote from facilities and services.

Plumstead		HELAA Ref	Additional Ref
Site Address	Lupin Cottage 33-34 The Green	H1221	
Parish	Plumstead		
Site Size (Hectares)	0.4		
Source of Site	Refused /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off The Green where access could be provided.
Accessibility to Local Services and Facilities	Red	The site is remote from services and facilities
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	The site has suitable access but is not near to a settlement.
Utilities Capacity	Amber	Site is remote from nearest sewer, connecting FW may not be viable
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Partly greenfield site with dwelling located in middle of site, some grassland with trees and hedges along boundary .Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is remote from services and facilities.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is considered not to be suitable - The site is remote from services and facilities.

Potter Heigham		HELAA Ref	Additional Ref
Site Address	Land Adjacent A149 & School Road (North)	H0197	POT08
Parish	Potter Heigham		
Site Size (Hectares)	2.7		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located between High Road (A road) and Green Lane where the site could be accessed from.
Accessibility to Local Services and Facilities	Red	The site is remote from services and facilities
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	The site has suitable access but is not near to a settlement.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with boundary hedgerows/trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fen which has moderate to high sensitivity with an open character and long views over flat landscape.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is remote from services and facilities.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is considered not to be suitable - The site is remote from services and facilities.

Potter Heigham		HELAA Ref	Additional Ref
Site Address	Land Adjacent A149 & School Road (East)	H0198	POT09
Parish	Potter Heigham		
Site Size (Hectares)	3.1		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off A149 and School Road, where is considered that the site could be accessed from.
Accessibility to Local Services and Facilities	Red	The site is remote from services and facilities.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	The site is in Flood zone 2.
Market Attractiveness	Red	The site has suitable access but is not near to a settlement.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement consisting of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fen which has moderate to high sensitivity with an open character and long views over flat landscape.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is remote from services and facilities.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is considered not to be suitable - The site is remote from services and facilities.

Potter Heigham		HELAA Ref	Additional Ref
Site Address	Land East Of Green Lane	H0199	POT13
Parish	Potter Heigham		
Site Size (Hectares)	2.2		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Green Lane and Church Lane (both unadopted) where it is considered that the site could be developed.
Accessibility to Local Services and Facilities	Red	The site is remote from services and facilities.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	The site has suitable access but is not near to a settlement.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement consisting of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fen which has moderate to high sensitivity with an open character and long views over flat landscape.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is remote from services and facilities.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is considered not to be suitable - The site is remote from services and facilities.

Pudding Norton		HELAA Ref	Additional Ref
Site Address	Parklands Caravan Site Green Lane	H1919	
Parish	Pudding Norton		
Site Size (Hectares)	1.9		
Source of Site	Public Land /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site currently used as a caravan park and is located off Green Lane and has existing access.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school and employment found in Fakenham but not within 1,200m away from a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however part of the site is identified at risk of surface water flooding
Market Attractiveness	Green	The site has suitable access and quite near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Developed site currently used as caravan park - some grassland to north and south. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Developed site currently used as a caravan park with access to school and to utilities but not to facilities such as a shop . No major constraints have been identified at this stage. The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a moderate sensitive landscape- Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	56
Comments	The site is considered to be suitable.

Roughton		HELAA Ref	Additional Ref
Site Address	Land South Of Burnt Hills	H0201	C18
Parish	Roughton		
Site Size (Hectares)	8.7		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off Roughton Road (C Road). Roughton Road considered to be substandard.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	A greenfield site on the outskirts of Cromer - it is considered that there is scope to connect to existing facilities. Overall network capacity is a matter for AW to advise on.
Utilities Infrastructure	Amber	Power lines present on the site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of Cromer, the site consists of arable land with sparse boundary hedging and woodland adjacent to the site on the East. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site is falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaes and dark night skies and should protect the quality and character of Cromer.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	The site is located off Roughton Road (C Road). Based on current evidence, Roughton Road considered to be substandard.
Is the Site Suitable?		No

Suitability Comments	The site is on the edge of Cromer, it is reasonably well related to Cromer, has access to facilities and utilities. The site is in FZ1. The site is in a high sensitive landscape falling within the ANOB - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. Little change in levels on this site. Based on current evidence, the site is considered to be unsuitable as Roughton Road is considered to be sub-standard regarding transport and roads capacity.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as Roughton Road is considered to be sub- standard regarding transport and roads capacity.

Cromer		HELAA Ref	Additional Ref
Site Address	Land at Compitt Hills (Larners Plantation)	H0202	C19
Parish	Roughton		
Site Size (Hectares)	4.9		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Based on current evidence , Farmhouse to be demolished in order to access from Metton Road, Metton road is considered to be unsuitable for further development.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	A greenfield site on the outskirts of Cromer - it is considered that there is scope to connect to existing facilities. Overall network capacity is a matter for AW to advise on.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, consisting of arable land with limited hedges and trees along the boundaries. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site is falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seasapes and dark night skies and should protect the quality and character of Cromer.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	The site could intensify nearby junction / road use along Metton Road and/or Roughton Road and impact on the flow of traffic through the town.

Is the Site Suitable?	No
Suitability Comments	The site is on the edge of Cromer, it is reasonably well related to Cromer, has access to facilities and utilities. The site is in FZ1. The site is in a high sensitive landscape falling within the ANOB - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. The site gently slopes to the north and is surrounded by housing to the north and east. Based on current evidence, the site is considered to be unsuitable as Metton road is considered to be unsuitable for further development .

Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered not considered to be suitable due to Metton Road being unsuitable for further development.

Cromer		HELAA Ref	Additional Ref
Site Address	Land Between Roughton Road And Metton Road	H0203	C28
Parish	Roughton		
Site Size (Hectares)	4.6		
Source of Site	Call for Sites / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off Roughton Road (C Road). Roughton Road considered to be substandard.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Cromer.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	A greenfield site on the outskirts of Cromer - it is considered that there is scope to connect to existing facilities. Overall network capacity is a matter for AW to advise on.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, consists of arable land with limited trees/bushes along roadside (eastern) boundary. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site is falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of Cromer.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Transport and Roads	Red	Based on current evidence, Roughton Road is considered to be sub- standard regarding transport and roads capacity.
Is the Site Suitable?		No

Suitability Comments	The site is reasonably well related to Cromer, has access to facilities and utilities. The site is in FZ1. The site is in a high sensitive landscape falling within the ANOB - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. Little change in levels on site. Based on current evidence, the site is considered unsuitable as Roughton Road is considered to be sub- standard regarding transport and roads capacity.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered unsuitable as Roughton Road is considered to be sub- standard regarding transport and roads capacity.

Roughton		HELAA Ref	Additional Ref
Site Address	Land Adjoining Orchard Farm, South Of Back Lane	H0204	ROU05
Parish	Roughton		
Site Size (Hectares)	0.5		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off Back Lane (C road) Back Lane is considered to be substandard.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Roughton.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement consisting of arable land with grassland, some trees along northern boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, Back Lane is considered to be substandard.
Is the Site Suitable?		No

Suitability Comments	Site located on the edge of Roughton, which has access to facilities and utilities. The site is in FZ1. The site is in a moderate sensitive landscape - development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. The site is flat with little changes in levels with little boundary treatment. Based on current evidence, the site is considered unsuitable as Back Lane is considered to be sub- standard regarding transport and roads capacity.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered unsuitable as Back Lane is considered to be sub- standard regarding transport and roads capacity.

Roughton		HELAA Ref	Additional Ref
Site Address	Land Adjoining Orchard Farm, West Of Norwich Road	H0205	ROU06
Parish	Roughton		
Site Size (Hectares)	1.7		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Site is located off Norwich Road (A140). Based on current evidence, there is no access available from A140 for this site and no footway provision.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Roughton.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site adjacent to contaminated land.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement consisting of arable land with mature boundary hedgerows along roadside and S boundary, No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Transport and Roads	Red	Based on current evidence, the site could intensify nearby junction / road use.
Is the Site Suitable?		No

Suitability Comments	Site located on the edge of Roughton, which has access to facilities, but would require enhancement to treatment capacity for access to utilities. The site is in FZ1 . The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. The site is flat with little changes in levels with a mature hedgerow along roadside. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, there is no access available from A140 for this site and no footway provision and the site could intensify nearby junction / road use.

Roughton		HELAA Ref	Additional Ref
Site Address	Land At Sandy Acre, Cromer Road	H0206	ROU11
Parish	Roughton		
Site Size (Hectares)	0.3		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Long site located off Norwich Road (A road), where it is considered that the site could be accessed from.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Roughton.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on outskirts of Roughton consisting of grassland with boundary trees/hedgerows and mature trees on roadside. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	The Site is falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of Roughton.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site on the outskirts of Roughton but with access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a high sensitive landscape falling within the ANOB - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. Long and thin site with dense boundary treatment along roadside.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	10
Comments	The site is considered to be suitable and available.

Roughton		HELAA Ref	Additional Ref
Site Address	Land At Thorpe Market Road	H0960	ROU02
Parish	Roughton		
Site Size (Hectares)	11.3		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Large site located off Thorpe Market Road (B road) with a large frontage which could potentially allow safe access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Roughton.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however there some areas of the site identified at a low risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Capacity available to serve the proposed growth.
Utilities Infrastructure	Amber	Power Lines present on site that could affect the development potential
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Large greenfield site on the edge of settlement consisting of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site is falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seasapes and dark night skies and should protect the quality and character of Roughton.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is on the edge of Roughton and has access to facilities and utilities. No major constraints have been identified at this stage, although there are some powerlines present on the site. The site is in FZ1, but some areas of the site identified at a low risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated) . The site is in a high sensitive landscape falling within the ANOB - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. Slightly undulating site rising west of the site.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	339
Comments	The site is considered to be suitable and available.

Roughton		HELAA Ref	Additional Ref
Site Address	Land Adjoining Orchard Farm, Back Lane	H0962	ROU04
Parish	Roughton		
Site Size (Hectares)	1.1		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off Back Lane (C road) Back Lane is considered to be substandard.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Roughton.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, consists of arable land with limited trees/bushes along roadside (NE) boundary. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, Back Lane is considered to be sub- standard regarding transport and roads capacity.
Is the Site Suitable?		No

Suitability Comments	Site located on the edge of Roughton, which has access to facilities but will require enhancement to treatment capacity for access to utilities. The site is in FZ1. The site is in a moderate sensitive landscape - development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. The site is flat with little changes in levels with little boundary treatment along roadside. Based on current evidence, the site is considered to be unsuitable as Back Lane is considered to be sub- standard regarding transport and roads capacity.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Roughton		HELAA Ref	Additional Ref
Site Address	Land At Chapel Road	H0965	ROU07
Parish	Roughton		
Site Size (Hectares)	0.5		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Site located alongside Chapel Road with large frontage where suitable access could be provided.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Roughton.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, consists of arable land with mature trees/bushes along roadside (W) boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site is falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of Roughton.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is on the edge of Roughton and has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a high sensitive landscape falling within the ANOB - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. The site is undulating rising to the north with a dense boundary along the roadside consisting of hedges/trees.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	15
Comments	The site is considered to be suitable and available.

Roughton		HELAA Ref	Additional Ref
Site Address	Rear Of 'Southerly', Chapel Road	H0967	ROU09
Parish	Roughton		
Site Size (Hectares)	0.7		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Site is located off private track from Chapel Road and also at the end of Brownsfield.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Roughton.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Mostly greenfield site consisting of grassland with mature trees/ hedgerows along boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site is falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaes and dark night skies and should protect the quality and character of Roughton.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is on the edge of Roughton and has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a high sensitive landscape falling within the ANOB - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. Little change in levels with some mature trees across the site.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	20
Comments	The site is considered to be suitable.

Roughton		HELAA Ref	Additional Ref
Site Address	Land At Back Lane	H1263	ROU03
Parish	Roughton		
Site Size (Hectares)	3.5		
Source of Site	LDF Site / Refused /SHLAA Site /		

Suitability Assessment

Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off Back Lane (C road) Back Lane is considered to be substandard.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Roughton.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	Mostly in Flood Zone 1 but small part falls within Flood Zone 2 and is at low risk of surface water flooding,
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of Roughton, consisting of arable land with boundary of hedges/trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, Back Lane is considered to be sub- standard regarding transport and roads capacity.
Is the Site Suitable?		No

Suitability Comments	Site located on the edge of Roughton, which has access to facilities and utilities but will require enhancement to treatment capacity. The site is in FZ1 but small part falls within Flood Zone 2 and is at low risk of surface water flooding. The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and which respect the open settlement characteristic of the area. The site is flat with little changes in levels with little boundary treatment along roadside. Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Runton		HELAA Ref	Additional Ref
Site Address	The Kraft', South Of Cromer Road	H0210	RUN03
Parish	Runton		
Site Size (Hectares)	2.9		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Site is located off Cromer Road (A road) - where it is considered that the site could be accessed from.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and 1,200m away from a facility found in West Runton.
Coastal Change	Amber	The site falls outside Coastal Erosion Constraint Area but within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1 - with a small part of the site at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement consisting of grass/scrubland and is bordered by mature trees along roadside. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site falls adjacent to the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of West Runton.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site on the outskirts of West Runton with access to facilities and utilities. No major constraints have been identified at this stage. The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is adjacent to the ANOB which is a high sensitive landscape and within the Undeveloped Coast - Development in this location should be sensitive to this, the wider skylscapes, dark night skies and the character of the area. Large mature trees along roadside boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	87
Comments	The site is considered to be suitable and available.

Salthouse		HELAA Ref	Additional Ref
Site Address	The Walled Garden, Purdy Street	Based on current evidence,	SAL05
Parish	Salthouse		
Site Size (Hectares)	0.4		
Source of Site	Call for Sites /LDF Site / Refused /SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Purdy Street (unadopted) where it is considered that the site could be accessed from.
Accessibility to Local Services and Facilities	Red	The site is remote from services and facilities.
Coastal Change	Amber	The site falls outside Coastal Erosion Constraint Area but within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1 - with a small part of the site within Flood Zone 2 and 3.
Market Attractiveness	Red	The site is remote from services and facilities.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of grass/scrubland with some trees across the site. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Amber	Site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaes and dark night skies and should protect the quality and character of the area.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is remote from services and facilities.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is not considered to be suitable as the site is remote from services and facilities

Salthouse		HELAA Ref	Additional Ref
Site Address	Manor Farm, Cross Street	H2083	SAL03
Parish	Salthouse		
Site Size (Hectares)	1.4		
Source of Site	LDF Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Cross Street, with existing access serving Manor Farm.
Accessibility to Local Services and Facilities	Red	The site is remote from services and facilities.
Coastal Change	Amber	The site falls outside Coastal Erosion Constraint Area but within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Amber	Partly Greenfield Site but with a small sign of contamination.
Flood Risk	Amber	In Flood Zone 1 - with a small part of the site at risk of surface water flooding.
Market Attractiveness	Red	The site has suitable access but not near to settlement.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Partly greenfield site with grassland to East of site, limited boundary treatment with some hedgerows/trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	Site lies adjacent to Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Amber	Site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaes and dark night skies and should protect the quality and character of the area.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is considered to be unsuitable -The site is remote from services and facilities.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	No

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is not considered to be suitable as the site is remote from services and facilities

Salhouse		HELAA Ref	Additional Ref
Site Address	Land off Coast Road (A149)	H2084	SAL02
Parish	Salhouse		
Site Size (Hectares)	4.3		
Source of Site	LDF Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off the Coast Road where it is considered that suitable access could be created.
Accessibility to Local Services and Facilities	Red	The site is remote from services and facilities.
Coastal Change	Amber	The site falls outside Coastal Erosion Constraint Area but within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	The site has suitable access but not near to settlement.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with hedges/trees along boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring uses.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	Site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaes and dark night skies and should protect the quality and character of the area.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is considered to be unsuitable -The site is remote from services and facilities.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	No

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is considered to be unsuitable -The site is remote from services and facilities.

Saxlingham		HELAA Ref	Additional Ref
Site Address	Paddock At Saxfield House	H1830	
Parish	Saxlingham		
Site Size (Hectares)	0.5		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Blakeney Short Lane where access could be provided.
Accessibility to Local Services and Facilities	Red	The site is remote from services and facilities.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Red	The site has suitable access but not near to settlement.
Utilities Capacity	Amber	Site is remote from nearest sewer, connecting FW may not be viable and would require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site containing grassland and is bordered by hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	The site falls within a Conservation Area, it considered the development could have an impact on the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is remote from services and facilities.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	Yes

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is not considered to be suitable - The site is remote from services and facilities.

Scottow		HELAA Ref	Additional Ref
Site Address	Land North of Former RAF Coltishall	H0214	SCT01
Parish	Scottow		
Site Size (Hectares)	25.2		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located between Lamas Road (unadopted) and Scottow Road (c road) where it is considered that site access could be provided.
Accessibility to Local Services and Facilities	Red	The site is remote from services and facilities.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site with signs of contamination on the southern boundary.
Flood Risk	Green	The site is in Flood zone 1.
Market Attractiveness	Red	The site has suitable access but not near to settlement.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	Site lies adjacent to the Conservation Area , the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Development of the site would have a neutral impact on the overall townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is remote from services and facilities.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is considered to be unsuitable - it is remote from services and facilities.

Fakenham		HELAA Ref	Additional Ref
Site Address	Land At Junction Of A148 And B1146	H0215	F03
Parish	Sculthorpe		
Site Size (Hectares)	2.2		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located between A148 and Wells Road where it is considered that suitable access could be provided.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Fakenham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Amber	Gas pipeline present on part of the site that could affect development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with some hedgerows/trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is Rolling Open Farmland which has moderate to high sensitivity & open character. Development which impinge on the open skyline views or which would affect the night time experience should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site on the edge of Fakenham which has access to facilities and utilities. No major constraints have been identified at this stage. The site falls within FZ1. There is a gas pipeline present on part of the site that could affect development potential. The site is in a moderate to high sensitive Rolling Open Farmland - development proposals should reflect this by maintaining the distinctive nature of the settlement, the site is flat with mature hedgerow along roadside.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	65
Comments	The site is considered to be suitable and available.

Sculthorpe		HELAA Ref	Additional Ref
Site Address	Grove Farm Land Between Creake Road And Moor Lane	H0216	SCU01
Parish	Sculthorpe		
Site Size (Hectares)	15.7		
Source of Site	Call for Sites / Refused /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Creake Road and Moor Lane, where it considered suitable access could be provided.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school found in Fakenham but further than 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Greenfield Site with small signs of contamination to the north of site.
Flood Risk	Green	The site is in Flood zone 1 - low risk, however small area of the site are identified at risk of surface water flooding.
Market Attractiveness	Amber	The site has suitable access and No major constraints - but is quite remote to a settlement.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with boundary hedgerows and woodland in SE corner. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	Compatible with neighbouring residential use.
Historic Environment	Amber	Adjacent to Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is Rolling Open Farmland which has moderate to high sensitivity & open character. Development which impinge on the open skyline views or which would affect the night time experience should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Adjacent to Conservation Area, the site could have an impact on the historic townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site within Sculthorpe which has access to a school in Fakenham but is remote from other facilities such as a shop, the site will require enhancement to treatment capacity for access to utilities. No major constraints have been identified at this stage. The site falls within FZ1. The site is in a moderate to high sensitive Rolling Open Farmland - development proposals should reflect this by maintaining the distinctive nature of the settlement, Mature hedgerow along Creak Road restricting view of site.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	472
Comments	The site is considered to be suitable and available.

Sculthorpe		HELAA Ref	Additional Ref
Site Address	Land Off Creake Road	H0217	SCU15
Parish	Sculthorpe		
Site Size (Hectares)	2.4		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is located where Creake Road (A148) and Raynham Road (A1065) meet. Based on current evidence, it is considered that there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Fakenham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	The site is in Flood zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with limited boundary treatment of some hedgerows, Mature Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is Rolling Open Farmland which has moderate to high sensitivity & open character. Development which impinge on the open skyline views or which would affect the night time experience should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	No

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Sculthorpe		HELAA Ref	Additional Ref
Site Address	Land North Of Creake Road	H0218	SCU16
Parish	Sculthorpe		
Site Size (Hectares)	12.8		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is located where Creake Road (A148) and B1355 meet. Based on current evidence, it is considered that there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school found in Fakenham but further than 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with limited boundary treatment of some hedgerows, Mature Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is Rolling Open Farmland which has moderate to high sensitivity & open character. Development which impinge on the open skyline views or which would affect the night time experience should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	No

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Sculthorpe		HELAA Ref	Additional Ref
Site Address	Land South Of Creake Road	H0219	SCU17
Parish	Sculthorpe		
Site Size (Hectares)	20.8		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is located between Creake Road (A148) and Fakenham Road. Based on current evidence, it is considered that there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Fakenham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	Mostly in FL1, but small part of site in SW corner falls in FL2 and at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Amber	Gas pipeline present on part of the site that could affect development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Large greenfield site consisting of arable land with limited boundary treatment of some hedgerows, Mature Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is Rolling Open Farmland which has moderate to high sensitivity & open character. Development which impinge on the open skyline views or which would affect the night time experience should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	No

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Sculthorpe		HELAA Ref	Additional Ref
Site Address	Sculthorpe Airbase, Former RAF Sculthorpe	H1028	
Parish	Sculthorpe		
Site Size (Hectares)	7.3		
Source of Site	Vacant or Derelict /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located between Tattersett Road and adjacent to the existing housing estate off Lancaster Road, and private track off Syderstone Road. Due to the scale of the development the access could be a constraint.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school in Tattersett but not within 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Developed site with signs of contamination on site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Developed site with large amount of grassland and some boundary hedges/trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site includes existing employment land.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is Rolling Open Farmland which has moderate to high sensitivity & open character. Development which impinge on the open skyline views or which would affect the night time experience should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	Proposals of this scale could have a significant impact on the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is an existing business park which includes a number of buildings used for employment, the site has access to a school in Tattersett but not to other facilities such as a shop. The site has access to utilities. No major constraints have been identified at this stage, although the site is remote from the main road network and development of the site could have a significant impact on the local road network . The site is in FZ1.The site is in a moderate to high sensitive landscape and development proposals should reflect this by maintaining the distinctive nature of the settlement. Limited visibility of site from main road. It is considered that the site would be suited to mixed use scheme.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	10-15 Years
Comments	The capacity of the site is for less 300 dwellings and it is therefore considered to be available within 15 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 300 dwellings and it is therefore considered to be available within 15 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	219
Comments	The site is considered to be suitable .

Sheringham		HELAA Ref	Additional Ref
Site Address	Former Allotments Adjacent to Splash	H0221	SH07
Parish	Sheringham		
Site Size (Hectares)	1.7		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment

Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Weybourne Road (an A Road) and has existing access for its current use as allotments.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Sheringham
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1- low risk, however a small part of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the site is currently used as allotments with some boundary hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	The site falls adjacent to the ANOB and the LCA states that it is within Coastal Towns and Villages which has moderate to high sensitivity and where development should maintain the distinctive nature of the settlement.
Open Space	Amber	The site is designated as Open Space - replacement open space would be required
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Sheringham, has access to facilities and utilities. No major constraints have been identified at this stage. In Flood Zone 1- low risk, however a small part of the site is identified at risk of surface water flooding - The impact of development and appropriate mitigation measures will need to be demonstrated. The site is in a moderate to high sensitive landscape on the edge of the ANOB and is currently designated as Open Space, development proposals should reflect this by maintaining the distinctive nature of the settlement.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	66
Comments	The site is considered to be suitable and available.

Sheringham		HELAA Ref	Additional Ref
Site Address	Land South Of Woodfields School	H0223	SH13
Parish	Sheringham		
Site Size (Hectares)	1.1		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	Would require third party land to gain access, potential to access site through adjacent HELAA site H0833.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Sheringham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the site consists of arable land with some hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site lies adjacent to the Conservation Area, It is not considered that the site would have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Green	The lies adjacent to the ANOB, LCA states that it is Coastal Towns and Villages which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, it considered that the site would result in significant increase in traffic through Upper Sheringham.
Is the Site Suitable?		No

Suitability Comments	The site is well related to Sheringham, has access to facilities and utilities. The site is in FZ1. The site is in a moderate to high sensitive landscape, development in this location should be sensitive to the wider skylscapes, and dark night skies and the character of the area. Undulating site rising to the south, limited visibility of site from Holt Road. The site is considered to be unsuitable as it would result in significant increase in traffic through Upper Sheringham.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is unsuitable.

Sheringham		HELAA Ref	Additional Ref
Site Address	Land Off Nelson Road	H0224	SH16/1
Parish	Sheringham		
Site Size (Hectares)	1.6		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located at the end of Nelson Road (unadopted), which provide suitable access but would require improvement to private section of Nelson Road,
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Sheringham.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1- low risk, however a small part of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, consisting of grassland with hedges and trees throughout. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB. The LCA states that it is Coastal Town and Village which has moderate to high sensitivity and where development should maintain the distinctive nature of the settlement.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Development of the site would have a neutral or positive impacts on the overall townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Sheringham, has access to facilities and utilities. No major constraints have been identified at this stage. The site has suitable access but would require improvement to private section of Nelson Road, The site is in FZ1. The site is in a moderate to high sensitive landscape within the area of undeveloped coast. the site is in undulating position reducing in height towards the horizon and development in this location should be sensitive to the wider skylscapes, and dark night skies and the character of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	65
Comments	The site is considered to be suitable and available.

Sheringham		HELAA Ref	Additional Ref
Site Address	Land Adjacent Clock Tower	H0225	SH23
Parish	Sheringham		
Site Size (Hectares)	0.3		
Source of Site	Call for Sites /LDF Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site has direct access available from the High Street at two points which are considered to be suitable.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Sheringham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Brownfield site with some signs of contamination on site.
Flood Risk	Amber	In Flood Zone 1- low risk, however a small part of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Currently a brownfield site with no trees or hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	Part of the site falls within the Conservation Area, but due to its positioning behind the built form along the High Street and with the site being brownfield land. It is not considered that there would be any material impact upon the heritage asset.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB. The LCA states that it is Coastal Town and Village which has moderate to high sensitivity and where development should maintain the distinctive nature of the settlement.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Development of the site would have a neutral or positive impacts on the overall townscape.
Transport and Roads	Amber	The site could intensify nearby junction / road use, and impact on the flow of traffic through the town- Possible mitigation measures to address local highways and strategic highways network may be required.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Sheringham, has access to facilities and utilities. No major constraints have been identified at this stage. In Flood Zone 1- low risk, however a small part of the site is identified at risk of surface water flooding - The impact of development and appropriate mitigation measures will need to be demonstrated. The site is in a moderate to high sensitive landscape with part of the site falling in the Conservation Area and development proposals should reflect this by maintaining the distinctive nature of the settlement.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	12
Comments	The site is considered to be suitable and available .

Sheringham		HELAA Ref	Additional Ref
Site Address	Land North Of Butts Lane	H0833	SH19
Parish	Sheringham		
Site Size (Hectares)	11.7		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Holt Road (C Road), where the site could be accessed from.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Sheringham.
Coastal Change	Amber	Outside Coastal Erosion Constraint Area but within the undeveloped coast.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1- low risk, however a very small part of the site is identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the site consists of arable land with some hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site lies adjacent to the Conservation Area, It is not considered that the site would have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Green	The lies adjacent to the ANOB, LCA states that it is Coastal Towns and Villages which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, it is considered the site would result in significant increase in traffic through Upper Sheringham.
Is the Site Suitable?		No

Suitability Comments	Undulating to the rear of the site and towards the north. The site is well related to Sheringham, has access to facilities and utilities. The site is in FZ1. The site is in a moderate to high sensitive landscape adjacent to the ANOB and the Conservation Area, development in this location should be sensitive to the wide skylscapes, and dark night skies and any development proposals should protect the quality and character of Sheringham. Based on current evidence, the site is considered to be unsuitable as it would result in significant increase in traffic through Upper Sheringham.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is unsuitable.

Sheringham		HELAA Ref	Additional Ref
Site Address	Land adjoining Seaview Crescent	H0970	SH04
Parish	Sheringham		
Site Size (Hectares)	1.7		
Source of Site	Allocated /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located alongside the Holway Road (A Road) and has potential access from Seaview Crescent.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Sheringham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1- low risk, however parts the site are identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site in the middle of Sheringham which consists of scrubland with some boundary hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is a Coastal Town and Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Amber	The site is designated as Open Space - replacement open space would be required.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	Good bus service. It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Sheringham, has access to facilities and utilities. No major constraints have been identified at this stage. In Flood Zone 1- low risk, however parts of the site is identified at risk of surface water flooding (The impact of development and appropriate mitigation measures will need to be demonstrated) . The site is in a moderate to highly sensitive landscape and is currently designated as open space which is relatively flat, development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	The site is currently allocated and considered to be available in the next 10 years.
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	67
Comments	The site is considered to be suitable and available.

Sheringham		HELAA Ref	Additional Ref
Site Address	Land rear of Sheringham House	H0972	SH06
Parish	Sheringham		
Site Size (Hectares)	2.3		
Source of Site	Allocated /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located adjacent to the housing estates located off Woodland Rise, and could be accessed from Willow Grove.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Sheringham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Greenfield site within the settlement of Sheringham, the site consists of grassland and is bordered by hedgerows and trees that are subject to TPOS.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site is within the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of Sheringham.tbn
Open Space	Amber	The site is designated as Open Space - replacement open space would be required.
Townscape	Amber	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Sheringham, has access to facilities and utilities. The site falls within an area designated as Open Space which would need to be replaced and has tree subject to TPOs that need to be retained. No other constraints have been identified at this stage. The site is in FZ1. The site is in a moderate to high sensitive landscape within the ANOB, development in this location should be sensitive to the wide skylscapes, and dark night skies and any development proposals should protect the quality and character of Sheringham. The site is remote from the main road but in a high prominent position within Sheringham.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The site is allocated and currently included within the 5 year land supply, considered to be available.
Is the site being marketed?	Unknown
Availability Comments	The site is allocated and currently included within the 5 year land supply, considered to be available.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	92
Comments	The site is considered to be suitable.

Sheringham		HELAA Ref	Additional Ref
Site Address	Land At Weston Terrace	H0974	SH09
Parish	Sheringham		
Site Size (Hectares)	0.4		
Source of Site	LDF Site /Public Land / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is currently being used as allotment . Based on current evidence, there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Sheringham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1- low risk, however small area of the site is identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site within the settlement, the site is used for allotments, some trees across the site. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is a Coastal Town and Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, Western Terrace is a narrow private road with no footways.
Is the Site Suitable?		No

Suitability Comments	The site is well related to Sheringham, has access to facilities and utilities. In Flood Zone 1- low risk, however small area of the site is identified at risk of surface water flooding (The impact of development and appropriate mitigation measures will need to be demonstrated) . The site is in a moderate to highly sensitive landscape where development proposals should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. Based on current evidence, there is no possibility of creating suitable access to the site and Western Terrace is a narrow private road with no footways.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Sheringham		HELAA Ref	Additional Ref
Site Address	Land at Morley Hill	H0975	SH10
Parish	Sheringham		
Site Size (Hectares)	5.5		
Source of Site	LDF Site / SHLAA Site /Vacant or Derelict /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Based on current evidence, the site is remote from the main road network and there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Sheringham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Mostly Greenfield Site but with some signs of contamination.
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site within the settlement of Sheringham, that consists of grassland with some trees and hedges. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site is within the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seasces and dark night skies and should protect the quality and character of Sheringham.
Open Space	Amber	The site is designated as Open Space - replacement open space would be required.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	The site is well related to Sheringham, has access to facilities and utilities. The site is in FZ1. The site is in a highly sensitive landscape and is currently designated as open space within the ANOB, the site is in a prominent position within Sheringham as it lies much higher than the majority of the surrounding town. Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	Yes

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Sheringham		HELAA Ref	Additional Ref
Site Address	Land Adjacent To Sheringham House	H0976	SH11
Parish	Sheringham		
Site Size (Hectares)	0.9		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Cremer's Drift a private driveway (unadopted).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Sheringham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Greenfield site within the settlement of Sheringham, consisting of grassland with a border of trees along western edge. The trees are protected TPOS and would need to be retained.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylines, seascapes and dark night skies and should protect the quality and character of Sheringham.
Open Space	Amber	The site is designated as Open Space - replacement open space would be required.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Sheringham, has access to facilities and utilities. The site falls within an area designated as Open Space which would need to be replaced and has tree subject to TPOs that need to be retained. No other constraints have been identified at this stage. The site is in FZ1. The site is in a moderate to high sensitive landscape within the ANOB, development in this location should be sensitive to the wide skylines, and dark night skies and any development proposals should protect the quality and character of Sheringham.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	37
Comments	The site is considered to be suitable and available.

Sheringham		HELAA Ref	Additional Ref
Site Address	East Cliff Car Park, Cliff Road	H1281	
Parish	Sheringham		
Site Size (Hectares)	0.3		
Source of Site	Public Land /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is currently used as a car park and has existing access from Cliff Road which is considered to be suitable.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Sheringham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield site but with no signs of contamination.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site within the settlement, consisting of car parking with trees and hedges along the boundary of the site. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site lies adjacent to the Conservation Area, it is considered that the site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB. The LCA states that it is Coastal Town and Village which has moderate to high sensitivity and where development should maintain the distinctive nature of the settlement.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Development of the site would have a neutral impact on the overall townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is currently used as a car park and is well related to Sheringham, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate to high sensitive landscape on the edge of the Conservation Area and development proposals should reflect this by maintaining the distinctive nature of the settlement.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	12
Comments	The site is considered to be available and suitable.

Sheringham		HELAA Ref	Additional Ref
Site Address	Morris Street Car Park	H1285	
Parish	Sheringham		
Site Size (Hectares)	0.3		
Source of Site	SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is currently used as a Car Park and has existing access from Morris Street (an unadopted road) which is considered to be acceptable.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Sheringham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield site but with no signs of contamination.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints. However the site would need to be cleared.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site within the settlement of Sheringham with sparse number of trees, Mature Trees should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site falls within the Conservation Area, It is considered that the site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is a Coastal Town and Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	Good bus service. It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site currently being used as a car park and is well related to Sheringham with access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate to high sensitive landscape within the Conservation Area and development proposals should reflect this by maintaining the distinctive nature of the settlement.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	11
Comments	The site is considered to be suitable and available.

Sheringham		HELAA Ref	Additional Ref
Site Address	Station Approach Car Park, Station Road	H1289	
Parish	Sheringham		
Site Size (Hectares)	1.0		
Source of Site	SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is currently used as a car park and has existing access from Station Road (B road) and also runs adjacent to Weybourne Road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Sheringham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Brownfield site with signs of contamination on site.
Flood Risk	Amber	In Flood Zone 1- low risk, however parts the site are identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site within the settlement, consisting of car parking with some mature trees along the boundary of the site. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site lies adjacent to the Conservation Area, due to its current use as a car park it is considered to be negative feature in relation to the CA, and there is potential for improvement through development.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB. The LCA states that it is Coastal Town and Village which has moderate to high sensitivity and where development should maintain the distinctive nature of the settlement.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Development of the site would have a neutral or potential to have a positive impact on the overall townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is currently used as car park and is well related to Sheringham, has access to facilities and utilities. No major constraints have been identified at this stage, although there are some signs of contamination on the site. In Flood Zone 1- low risk, however small area of the site is identified at risk of surface water flooding (The impact of development and appropriate mitigation measures will need to be demonstrated) . The site is in a moderate to high sensitive landscape on the edge of the Conservation Area and development proposals should reflect this by maintaining the distinctive nature of the settlement. Trees along Cromer Road boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	38
Comments	The site is considered to be suitable.

Sheringham		HELAA Ref	Additional Ref
Site Address	Splash Leisure and Fitness Centre Weybourne Road	H1294	
Parish	Sheringham		
Site Size (Hectares)	4.7		
Source of Site	Public Land /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Weybourne Road (an A Road) and has existing access for its current use as a leisure facility.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Sheringham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield Site but no signs of contamination.
Flood Risk	Green	In Flood Zone 1- low risk, however a large part of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints. The site would require the site to be cleared.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Partly developed site with greenfield to the rear that is designated as open space. The site consists of grassland that is currently being used for recreational uses. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is a Coastal Town and Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Amber	The site is designated as Open Space - replacement open space would be required.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Sheringham, has access to facilities and utilities. No major constraints have been identified at this stage, but the site would need to be cleared before being developed. In Flood Zone 1- low risk, however a large part of the site is identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a moderate to highly sensitive landscape and is currently designated as open space with replacement being required. Development should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	186
Comments	The site is considered to be suitable.

Sheringham		HELAA Ref	Additional Ref
Site Address	Cooper Road Play Area and Open Space	H1302	
Parish	Sheringham		
Site Size (Hectares)	0.8		
Source of Site	Public Land /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Cooper Road which could provide potential access or from Rushmer Way which are both unadopted roads.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Sheringham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site within the settlement, the site consists of grassland and is bordered by trees and hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is a Coastal Town and Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Amber	The site is designated as Open Space - replacement open space would be required.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Sheringham, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate to highly sensitive landscape and is currently designated as open space with replacement being required. Development should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	33
Comments	The site is considered to be suitable.

Sheringham		HELAA Ref	Additional Ref
Site Address	Franklin Hill Hooks Hill Road	H1318	
Parish	Sheringham		
Site Size (Hectares)	0.4		
Source of Site	Public Land /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site has two potential accesses available from Hooks Hill Road, however it is evident that access is potentially a constraint.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Sheringham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site within the settlement of Sheringham which consists of grassland with some hedges and trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is a Coastal Town and Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Amber	The site is designated as Open Space - replacement open space would be required.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Sheringham, has access to facilities and utilities. A constraint identified is the potential access to the site. No other constraints have been identified at this stage. The site is in FZ1. The site is in a moderate to highly sensitive landscape and is currently designated as open space, the site is in a prominent position within Sheringham as it lies higher than the majority of the surrounding town. Development in this location should be sensitive to this and to the wider skylines, and dark night skies and the character of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	17
Comments	The site is considered to be suitable.

Sheringham		HELAA Ref	Additional Ref
Site Address	Land Adjacent Beeston Regis Caravan Site	H1770	SH16
Parish	Beeston Regis / Sheringham		
Site Size (Hectares)	7.6		
Source of Site	SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located at the end of Nelson Road (unadopted), which is considered to be suitable but improvement needed to private section of Nelson Road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Sheringham.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1- low risk, however small area of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, consisting of grassland with hedges and trees throughout. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	Lies adjacent to the Conservation Area, it is considered that the site would not have any material impact upon this heritage asset.
Nationally and Locally Significant Landscapes	Green	The site doesn't fall within the ANOB, LCA states that it is Coastal Towns and Villages which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Development of the site would have a neutral or positive impacts on the overall townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Sheringham, has access to facilities and utilities. No major constraints have been identified at this stage. The site has suitable access but would require improvement to private section of Nelson Road. The site is in FZ1- low risk, however a small area of the site is identified at risk of surface water flooding . The site is in a moderate to high sensitive landscape within the area of undeveloped coast. the site is in undulating position reducing in height towards the horizon and development in this location should be sensitive to the wider skylscapes, and dark night skies and the character of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	15-20 Years
Comments	The capacity of the site is for over 300 dwellings and it is therefore considered to be available within 20 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for over 300 dwellings and it is therefore considered to be available within 20 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	305
Comments	The site is considered to be suitable.

Sheringham		HELAA Ref	Additional Ref
Site Address	Land At Beeston Regis Common	H1772	SH17
Parish	Sheringham		
Site Size (Hectares)	2.3		
Source of Site	SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Cromer Road (A road) and surrounded by Beeston Regis Common, the access is considered to be suitable.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Sheringham.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1- low risk, however parts the site are identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the site contains grassland and bordered by trees and hedgerows. The site is opposite SSSI and SAC of Beeston Regis Common.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area. There is potential for detrimental impacts on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is a Coastal Town and Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Sheringham, has access to facilities and utilities. No major constraints have been identified at this stage. In Flood Zone 1- low risk, however small area of the site is identified at risk of surface water flooding (The impact of development and appropriate mitigation measures will need to be demonstrated) . The site is in a moderate to high sensitive landscape within the area of undeveloped coast and Conservation Area close to SSSI and SAC Beeston Regis Park, the site is relatively flat and development in this location should be sensitive to the wider skylscapes, and dark night skies and the character of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	92
Comments	The site is considered to be suitable.

Sheringham		HELAA Ref	Additional Ref
Site Address	Land Adjacent To Blowlands Lane	H1793	SH20
Parish	Sheringham		
Site Size (Hectares)	6.8		
Source of Site	SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Holt Road (C Road), where the site could be accessed from.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Sheringham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area but within the undeveloped coast.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1- low risk, however a small part of the site is identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the site contains grassland with limited border trees and hedgerows. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	The site lies adjacent to the ANOB, the LCA states that is a Coastal Town and Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, it is considered that the site would result in significant increase in traffic through Upper Sheringham.
Is the Site Suitable?		No

Suitability Comments	Undulating to the rear of the site and towards the north. The site is well related to Sheringham, has access to facilities and utilities. In Flood Zone 1- low risk, however parts of the site is identified at risk of surface water flooding (The impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a moderate to high sensitive landscape adjacent to the ANOB, development in this location should be sensitive to the wide skylscapes, and dark night skies and any development proposals should protect the quality and character of Sheringham. Based on current evidence, the site is considered to be unsuitable as it would result in significant increase in traffic through Upper Sheringham.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is unsuitable.

Sheringham		HELAA Ref	Additional Ref
Site Address	15 Abbey Road	H2030	
Parish	Sheringham		
Site Size (Hectares)	0.3		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site has direct access from Abbey Road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Sheringham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site in the middle of the settlement, which consists of grassland with boundary hedges and trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is a Coastal Town and Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Sheringham, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate to high sensitive landscape, development proposals should reflect this by maintaining the distinctive nature of the settlement.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	10
Comments	The site is considered to be suitable.

Sheringham		HELAA Ref	Additional Ref
Site Address	20 Abbey Road	H2070	
Parish	Sheringham		
Site Size (Hectares)	0.5		
Source of Site	Vacant or Derelict /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is located off Abbey Road. Based on current evidence, it is considered that there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Sheringham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site within the settlement of Sheringham, which consists of grassland and is bordered by some trees and hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within the ANOB, the LCA states that is a Coastal Town and Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	The site would not result in the loss of any open space.
Transport and Roads	Red	Abbey Road is a private narrow road with no footways. Based on current evidence, it is not considered unsuitable for development.
Is the Site Suitable?		No

Suitability Comments	The site is well related to Sheringham, has access to facilities and utilities. The site is in FZ1. The site is in a moderate to high sensitive landscape, the site is relatively flat and development in this location should be sensitive to the wider skylscapes, and dark night skies and the character of the area. Site consisting of scrubland with some trees along roadside boundary. The site is located off Abbey Road. Based on current evidence, it is considered that there is no possibility of creating suitable access to the site and where the local road network is considered unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is located off Abbey Road. Based on current evidence, it is considered that there is no possibility of creating suitable access to the site and where the local road network is considered unsuitable.

Sheringham		HELAA Ref	Additional Ref
Site Address	Former Sheringham Caravans Site, Weybourne Road	H2076	
Parish	Sheringham		
Site Size (Hectares)	0.9		
Source of Site	LDF Site / Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Brownfield site on the edge of Sheringham with existing access onto Weybourne Road (A149).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Sheringham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Brownfield Site with signs of contamination
Flood Risk	Green	In Flood Zone 1- low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Amber	The site has suitable access and near to settlement. But the site is currently occupied with a large depot and there are signs of contamination on the site.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site on the edge of settlement of Sheringham with some hedges/trees at the rear of site. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within the ANOB, the LCA states that is a Coastal Town and Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is currently developed and is well related to Sheringham, has access to facilities and utilities. The site is brownfield and there are signs of contamination on the site but no other major constraints have been identified at this stage. The site is in FZ1- low risk, however some areas of the site are identified at risk of surface water flooding. The impact of development and appropriate mitigation measures will need to be demonstrated. The site is in a moderate to highly sensitive landscape. Development should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	35
Comments	The site is considered to be suitable.

Sheringham		HELAA Ref	Additional Ref
Site Address	Land at Weybourne Road	H1183	
Parish	Sheringham		
Site Size (Hectares)	8.0		
Source of Site	Vacant or Derelict /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site has direct access available from Weybourne Road (A Road), which is considered to be suitable.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Sheringham.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement. The site consists of arable land with limited boundary hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site lies adjacent to the ANOB, The LCA states that it is a Coastal Town and Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Sheringham, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate to high sensitive landscape within the area of undeveloped coast. the site is in undulating position rising towards the horizon and development in this location should be sensitive to the wider skylscapes, and dark night skies and the character of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	15-20 Years
Comments	The capacity of the site is for over 300 dwellings and it is therefore considered to be available within 20 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for over 300 dwellings and it is therefore considered to be available within 20 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	321
Comments	The site is considered to be suitable.

Sloley		HELAA Ref	Additional Ref
Site Address	Land East Of High Street	H0228	SLY01
Parish	Tunstead		
Site Size (Hectares)	5.5		
Source of Site	Call for Sites /		

Suitability Assessment

Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off High Street where access could be provided.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school found in Sloley but more than 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	The site is in flood zone 1.
Market Attractiveness	Amber	The site has suitable access and quite near to settlement. Connecting to the nearest sewer may not be viable.
Utilities Capacity	Amber	Site is remote from nearest sewer, connecting FW may not be viable.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with boundary hedgerow with some trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site located on the outskirts of Sloley which has access to a school but not to other facilities such as a shop. No major constraints have been identified at this stage, but the site is remote from nearest sewer and connecting FW may not be viable which could impact on the suitability of the site. The site is in Flood zone 1. The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Hedgerow along roadside boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	165
Comments	The site is considered to be suitable and available.

Sloley		HELAA Ref	Additional Ref
Site Address	Land West Of School Road	H0229	SLY02
Parish	Sloley		
Site Size (Hectares)	6.5		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Low Street (unadopted) where it the site could be accessed from.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school found in Sloley but more than 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding
Market Attractiveness	Amber	The site has suitable access and quite near to settlement. Connecting to the nearest sewer may not be viable.
Utilities Capacity	Amber	Site is remote from nearest sewer, connecting FW may not be viable.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with boundary trees/hedgerow. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site located on the outskirts of Sloley which has access to a school but not to other facilities such as a shop. No major constraints have been identified at this stage, but the site is remote from nearest sewer and connecting FW may not be viable which could impact on the suitability of the site. The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Dense mature boundary treatment along the roadside.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	194
Comments	The site is considered to be suitable and available.

Sloley		HELAA Ref	Additional Ref
Site Address	Land South Of Low Street	H0230	SLY03
Parish	Sloley		
Site Size (Hectares)	0.6		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Low Street (unadopted) where the site could be accessed from.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school found in Sloley but more than 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Amber	The site has suitable access and quite near to settlement. Connecting to the nearest sewer may not be viable.
Utilities Capacity	Amber	Site is remote from nearest sewer, connecting FW may not be viable.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with boundary trees/hedgerows - with some mature in SW and NE corners. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site located within Sloley which has access to a school but not other facilities such as a shop. No major constraints have been identified at this stage, but the site is remote from nearest sewer and connecting FW may not be viable which could impact on the suitability of the site. The site is in Flood Zone 1. The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Dense boundary treatment along roadside.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	18
Comments	The site is considered to be suitable and available.

Sloley		HELAA Ref	Additional Ref
Site Address	Land South Of Sloley Road	H0231	SLY04
Parish	Sloley		
Site Size (Hectares)	5.9		
Source of Site	Call for Sites /		

Suitability Assessment

Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Sloley Road where it is considered that suitable access could be provided.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school found in Sloley but more than 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Amber	The site has suitable access and quite near to settlement. Connecting to the nearest sewer may not be viable.
Utilities Capacity	Amber	Site is remote from nearest sewer, connecting FW may not be viable
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with boundary trees/hedgerow. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site located on the outskirts of Sloley which has access to a school but not to other facilities such as a shop. No major constraints have been identified at this stage, but the site is remote from nearest sewer and connecting FW may not be viable which could impact on the suitability of the site. The site is in Flood Zone 1. The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Dense boundary treatment along roadside.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	176
Comments	The site is considered to be suitable and available.

Sloley		HELAA Ref	Additional Ref
Site Address	Land South Of Broad Road	H0232	SLY05
Parish	Sloley		
Site Size (Hectares)	6.5		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Broad Road (unadopted) where it is considered that the site could be accessed from.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school found in Sloley but more than 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding
Market Attractiveness	Amber	The site has suitable access and quite near to settlement. Connecting to the nearest sewer may not be viable.
Utilities Capacity	Amber	Site is remote from nearest sewer, connecting FW may not be viable.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with boundary trees/hedgerow and woodland at south of site. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site located on the outskirts of Sloley which has access to a school but not to other facilities such as a shop. No major constraints have been identified at this stage, but the site is remote from nearest sewer and connecting FW may not be viable which could impact on the suitability of the site. The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Woodland towards the rear of site.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	194
Comments	The site is considered to be suitable and available.

Sloley		HELAA Ref	Additional Ref
Site Address	Land West Of Low Street	H0233	SLY06
Parish	Sloley		
Site Size (Hectares)	3.7		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Low Street (unadopted) where it the site could be accessed from.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school found in Sloley but more than 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	The site is in flood zone 1.
Market Attractiveness	Amber	The site has suitable access and quite near to settlement. Connecting to the nearest sewer may not be viable.
Utilities Capacity	Amber	Site is remote from nearest sewer, connecting FW may not be viable.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with boundary hedgerow with some trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site located on the outskirts of Sloley which has access to a school but not to other facilities such as a shop. No major constraints have been identified at this stage, but the site is remote from nearest sewer and connecting FW may not be viable which could impact on the suitability of the site. The site is in Flood zone 1. The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Some boundary hedgerows/ trees restricting visibility of site from roadside.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	110
Comments	The site is considered to be suitable and available.

Sloley		HELAA Ref	Additional Ref
Site Address	Land Off Buryley Road, Frankfort (Site 1)	H0234	SLY07
Parish	Sloley		
Site Size (Hectares)	0.4		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Buryley Road, where access could be provided.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school found in Sloley but more than 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	The site is in flood zone 1.
Market Attractiveness	Amber	The site has suitable access and quite near to settlement. Connecting to the nearest sewer may not be viable.
Utilities Capacity	Amber	Site is remote from nearest sewer, connecting FW may not be viable.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with boundary trees and hedgerow. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site located on the outskirts of Sloley which has access to a school but not to other facilities such as a shop. No major constraints have been identified at this stage, but the site is remote from nearest sewer and connecting FW may not be viable which could impact on the suitability of the site. The site is in Flood zone 1. The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views).Dense boundary hedgerows/ trees restricting visibility of site from roadside.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	11
Comments	The site is considered to be suitable and available.

Sloley		HELAA Ref	Additional Ref
Site Address	The Drove, Low Street, Sloley	H1131	
Parish	Sloley		
Site Size (Hectares)	0.6		
Source of Site	Refused /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Low Street (unadopted) where it the site could be accessed from.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school found in Sloley but more than 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	The site is in flood zone 1.
Market Attractiveness	Amber	The site has suitable access and quite near to settlement. Connecting to the nearest sewer may not be viable.
Utilities Capacity	Amber	Site is remote from nearest sewer, connecting FW may not be viable.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of overgrown grassland with boundary hedgerow and some trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site located on the outskirts of Sloley which has access to a school but not to other facilities such as a shop. No major constraints have been identified at this stage, but the site is remote from nearest sewer and connecting FW may not be viable which could impact on the suitability of the site. The site is in Flood zone 1. The site is flat and in a moderate sensitive landscape- development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Site is overgrown grassland with fence along roadside boundary,
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	17
Comments	The site is considered to be suitable.

Smallburgh		HELAA Ref	Additional Ref
Site Address	Land At The White House, Norwich Road	H0238	SM05
Parish	Smallburgh		
Site Size (Hectares)	0.9		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off Norwich Road and access would be available off an existing layby, therefore site access is considered to be a potential constraint.
Accessibility to Local Services and Facilities	Red	The site is remote from services and facilities.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	The site is in flood zone 1.
Market Attractiveness	Red	The site is remote from services and facilities, and site access could also be a constraint.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of grassland with boundary hedgerows and trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is remote from services and facilities.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	No

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is considered to be unsuitable as the site is remote from services and facilities.

Southrepps		HELAA Ref	Additional Ref
Site Address	Land Off Long Lane	H0240	SOU03
Parish	Southrepps		
Site Size (Hectares)	1.6		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off a private lane from Long Lane and remote from the main road network therefore access is potentially a constraint.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Southrepps.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Amber	Near to settlement. No major constraints if suitable access can be provided.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site falls adjacent to the Conservation Area, It is considered that the site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Amber	The Site is falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of Southrepps.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Development of the site would have a neutral impact on the overall townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Southrepps, has access to facilities and utilities. No major constraints have been identified at this stage, although access could be a constraint. In Flood Zone 1. The site is in a high sensitive landscape falling within the ANOB - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	49
Comments	The site is considered to be suitable and available.

Southrepps		HELAA Ref	Additional Ref
Site Address	Land East Of Church Street	H0241	SOU05
Parish	Southrepps		
Site Size (Hectares)	0.6		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off Church Street (C road), where it is considered that the site could be accessed.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Southrepps.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site adjacent to settlement, consisting of garden land with trees and bushes across the site. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Amber	The Site is falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of Southrepps.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Southrepps, has access to facilities and utilities. No major constraints have been identified at this stage. In Flood Zone 1. The site is in a high sensitive landscape falling within the ANOB and Conservation Area- Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. Site is used as garden land and is covered by trees (mature trees should be retained).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	18
Comments	The site is considered to be suitable and available.

Southrepps		HELAA Ref	Additional Ref
Site Address	Land East Of Meadow Lane	H0242	SOU05
Parish	Southrepps		
Site Size (Hectares)	0.5		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off Chapel Street (C road), where it is considered that the site could be accessed.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Southrepps.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1, with small part of site at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on edge of settlement consisting of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site falls adjacent to the Conservation Area, It is considered that the site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Amber	The Site is falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of Southrepps.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Development of the site would have a neutral impact on the overall townscape.
Transport and Roads	Green	Good bus service. It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Southrepps, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a high sensitive landscape falling within the ANOB - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. Little change in levels on this site.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	15
Comments	The site is considered to be suitable and available.

Southrepps		HELAA Ref	Additional Ref
Site Address	Land At Greenacres, Gimingham Road	H0244	SOU11
Parish	Southrepps		
Site Size (Hectares)	4.4		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Chapel Street, where it is considered that the site could be accessed.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Southrepps.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Mostly Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Site consisting of farm buildings and surrounding arable land with boundary trees/hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site falls adjacent to the Conservation Area, it is considered that the site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Amber	The Site is falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of Southrepps.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Development of the site would have a neutral or impact on the overall townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is reasonably well related to Southrepps, has access to facilities and utilities. No major constraints have been identified at this stage. In Flood Zone 1. The site is in a high sensitive landscape falling within the ANOB - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. Fairly flat site that includes farm and associated buildings.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available within 5 to 10 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	132
Comments	The site is considered to be suitable and available.

Southrepps		HELAA Ref	Additional Ref
Site Address	Land West Of Long Lane	H0981	SOU02
Parish	Southrepps		
Site Size (Hectares)	1.0		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site has access through an existing housing estate off Long Lane, where it is considered that the site could be accessed.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Southrepps.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with limited boundary - Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site is falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaes and dark night skies and should protect the quality and character of Southrepps.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Southrepps, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FL1. The site is in a high sensitive landscape falling within the ANOB - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. The site is fairly flat.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	The site is allocated and considered to be available within next 10 years.
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	29
Comments	The site is considered to be suitable and available.

Southrepps		HELAA Ref	Additional Ref
Site Address	Land South Of Thorpe Road	H0985	SOU06
Parish	Southrepps		
Site Size (Hectares)	0.6		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located between Thorpe Road (C Road) and Gables Avenue (unadopted), where it is considered that the site could be accessed.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Southrepps.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site is falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaes and dark night skies and should protect the quality and character of Southrepps.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Southrepps, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FL1. The site is in a high sensitive landscape falling within the ANOB - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. The site is fairly flat and open.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	19
Comments	The site is considered suitable and available.

Southrepps		HELAA Ref	Additional Ref
Site Address	Land North Of Thorpe Road	H0986	SOU07
Parish	Southrepps		
Site Size (Hectares)	2.5		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Thorpe Road (C road), , where it is considered that the site could be accessed.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Southrepps.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield site with no signs of contamination.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site containing farm buildings with arable land to the north of site with boundary hedgerows and trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site is falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaes and dark night skies and should protect the quality and character of Southrepps.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Southrepps, has access to facilities and utilities. No major constraints have been identified at this stage, although access could be a constraint. In Flood Zone 1. The site is in a high sensitive landscape falling within the ANOB - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. Brownfield site consisting of farm land and buildings - slightly undulating site rising to the north.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	Small site that is currently allocated, considered to be available in next 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	74
Comments	The site is considered to be suitable and available.

Southrepps		HELAA Ref	Additional Ref
Site Address	Land East Of Long Lane	H0988	SOU09
Parish	Southrepps		
Site Size (Hectares)	0.8		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Long Lane (C road) , where it is considered that the site could be accessed.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Southrepps.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1, however some areas of the site identified at a low risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Amber	Power Lines present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement consisting of arable land with sparse hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	Part of the site is adjacent to Conservation Area - It is considered that the site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Amber	The Site is falls in the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of Southrepps.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Development of the site would have a neutral impact on the overall townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is reasonably well related to Southrepps, has access to facilities and utilities. No major constraints have been identified at this stage, although there are powerlines present on the site. The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a high sensitive landscape falling within the ANOB - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. Little change in levels on site with little boundary treatment along roadside.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	22
Comments	The site is considered to be suitable .

Southrepps		HELAA Ref	Additional Ref
Site Address	Bishops Mead, Chapel Road	H1334	
Parish	Southrepps		
Site Size (Hectares)	0.3		
Source of Site	Refused /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Chapel Road (C road) , where it is considered that the site could be accessed.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m of a school found in Southrepps and employment and with limited access to facilities.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1, part to south of site at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Capacity available to serve the proposed growth.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement contains grassland and is bordered by hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes
Suitability Comments	The site is reasonably well related to Southrepps with access to utilities and limited access to facilities. No major constraints have been identified at this stage. The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a moderate sensitive landscape within a small valley and within the Conservation Area -	

	Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area.
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Availability Assessment

Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)

Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints

Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion

Site included within capacity?	Yes
Included Capacity (dwellings)	10
Comments	The site is considered to be suitable.

Southrepps		HELAA Ref	Additional Ref
Site Address	Keys Barn, Chapel Road	H1795	
Parish	Southrepps		
Site Size (Hectares)	0.4		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located between Chapel Road and Pit Street both C road , where it is considered that the site could be accessed.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Southrepps.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	No signs of contamination.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of dwelling and garden/grassland with boundary trees/hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is reasonably well related to Southrepps, has access to facilities and utilities. No major constraints have been identified at this stage. In Flood Zone 1. The site is in a high sensitive landscape falling within the ANOB and Conservation Area - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. Site has existing dwelling and garden land.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	13
Comments	The site is considered to be suitable and available.

Stalham		HELAA Ref	Additional Ref
Site Address	Land at Brumstead Road / Calthorpe Close	H0245	ST04
Parish	Stalham		
Site Size (Hectares)	9.4		
Source of Site	Call for Sites /LDF Site / SHLAA Site /Town Workshop /		

Suitability Assessment

Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Direct access available from either Brumstead Road (C Road) or from accessing through the existing housing estate off Lyndford Road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Stalham.
Coastal Change	Green	Outside Coastal Erosion Zone.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Grade 1 Agricultural Land - contains arable land with limited boundary treatment. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains with moderate high landscape sensitivity. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	The site would not have any material impacts on the existing built form.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Stalham, has access to facilities and utilities. No major constraints, The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a moderate sensitive landscape where development proposals should be appropriate and reflect the character of the area. With any mature trees being retained.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	377
Comments	The site is considered to be suitable and available.

Stalham		HELAA Ref	Additional Ref
Site Address	Land Adjoining Lancaster Close	H0246	ST06
Parish	Stalham		
Site Size (Hectares)	4.5		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site has access through an existing housing estate Lancaster Court, or direct access available from Ingham Road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Stalham
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Grade 1 Agricultural Land - contains arable land with limited boundary treatment of trees and Hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland with moderate high landscape sensitivity. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape due to the scale and positioning in a less remote area where the character has already been interrupted, could accommodate appropriate development.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Stalham, has access to facilities and utilities. No major constraints, The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a moderate sensitive landscape where development proposals should be appropriate and reflect the character of the area. With any mature trees being retained. Flat and open site with some mature trees along roadside boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	181
Comments	The site is considered suitable and available.

Stalham		HELAA Ref	Additional Ref
Site Address	Land Adjacent Ingham Road	H0247	ST19
Parish	Stalham		
Site Size (Hectares)	7.3		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site can be accessed directly from Ingham Road (C Road), where it is considered that the site could be accessed from.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Stalham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Green	The site is in a location considered to be attractive to the market.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Grade 1 Agricultural Land - contains arable land with limited boundary treatment with trees along Southern boundary. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Site adjacent ST01 allocated previously and currently u/c, this site is considered compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fen, with moderate open to very open character, The topography is flat with little changes to levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape. Near to the settlement of Stalham and close the existing housing allocation, where the character has already been interrupted, can accommodate appropriate development.
Transport and Roads	Green	Good Bus service nearby. No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Stalham and its facilities , it is adjacent to the site allocation ST01 which is currently under construction. It has suitable access and adequate utilities. No major constraints, the site is in FZ1 and in a moderate sensitive landscape where development proposals should be appropriate and reflect the character of the area. With any mature trees being retained. Some mature trees along roadside boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	293
Comments	The site is considered suitable and available.

Stalham		HELAA Ref	Additional Ref
Site Address	Rear Of 'Walnut Acre', Ingham Road	H0248	ST20
Parish	Stalham		
Site Size (Hectares)	0.5		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located behind an existing property along the Ingham Road (C Road) and would require third party land to gain access along the side of the site with potential to access through the adjacent HELAA site H0247 to its West.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Stalham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site with no signs of contamination.
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Amber	The site is near to the settlement of Stalham but access to the site would rely on the site adjacent HELAA H0247 also coming forward.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site is currently being used as a residential garden, it is mostly grassland and is bordered by hedgerows. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fens with moderate open to very open character, The topography is flat with little changes to levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape, if H0247 was to come forward also the character of the area would have been interrupted and therefore able to accommodate development if appropriate.
Transport and Roads	Green	Good bus service. No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	The site is reasonably well related to Stalham and its facilities, if HELAA H0247 was to also come forward for development. Although access could be a constraint, it could be provided through HELAA H0247. No major constraints, the site is in FZ1 and in a moderate sensitive landscape where development proposals should be appropriate and reflect the character of the area. With any mature trees being retained.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available within a 5 year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	19
Comments	The site is considered to be suitable and available.

Stalham		HELAA Ref	Additional Ref
Site Address	Land Adjacent Stepping Stone Lane / Brumstead Road	H0690	ST16
Parish	Stalham		
Site Size (Hectares)	30.0		
Source of Site	Allocated /LDF Site / SHLAA Site /Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is positioned between Stepping Stone Lane (B rd),A149 and Brumstead Rd(C Rd), where it is considered suitable access could be obtained.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Stalham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Signs of contamination along the Weavers Way Path. This is not considered to constrain the site, as only affects a small proportion of the site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of Stalham, the site is arable Grade 1 Agricultural Land and is bordered by hedgerows and trees, which is mostly flat. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	The edge of the site is within 400m of a Sewage Treatment works, however due it being separated by the A149 and the majority of the site being further than 400m away it is considered that with appropriate development this could be mitigated against.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is split between Settled Fen and Low Plains Farmland which is considered to have moderate to high sensitivity with open character and long uninterrupted views. The topography is flat gently undulating.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	Pedestrian facilities may have to be provided The site would intensify nearby junction / road use- Possible mitigation measures to address local highways and strategic highways network may be required.

Is the Site Suitable?	Yes
Suitability Comments	The site is reasonably well related to Stalham, has access to facilities and utilities. No major constraints. The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a sensitive landscape on the edge of town and development proposals should reflect this (by avoiding development which affect or impinge on open skyline views). This site is in undulating position rising towards the horizon.

Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	15-20 Years
Comments	The capacity of the site is for over 1000 dwellings and it is therefore considered to be available after 20 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for over 300 dwellings and it is therefore considered to be available after 20 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	1154
Comments	The site is considered suitable and available.

Stalham		HELAA Ref	Additional Ref
Site Address	Bush Abattoir Site	H0692	ST15
Parish	Stalham		
Site Size (Hectares)	1.0		
Source of Site	LDF Site / SHLAA Site /Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is surrounded by the A149 on the south of the site and the unadopted Upper Staithe Road around the rest of the site. The site has an existing access from Upper Staithe Road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Stalham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Although on a brownfield site there are no signs of contamination on site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Amber	The site is in a location considered to be attractive to the market. However the site would need to be cleared before development.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure. However the existing building on the site would need to be removed before developing.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site is a brownfield site which contains an old factory, which contains some grass but mostly developed by the factory. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use and commercial use to the North.
Historic Environment	Green	Adjacent to Conservation Area but it is considered that the site would not have any material impact upon this or any other heritage assets.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, but is adjacent to The Broads. The Landscape Character Assessment states that it is Settled Fen with moderate open to very open character, The topography is flat with little changes to levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Development of the site would have a positive impacts on the overall townscape. It would bring the site back into use and is considered would improve the outlook of this part of Stalham.
Transport and Roads	Green	Good bus service. No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	The site is very well related to Stalham, has access to facilities and utilities. No major constraints apart from the site needing to be cleared. Possible mitigation measures are required to address local market Attractiveness of site. It is considered that developing the site could be a improvement to the outlook of the townscape. The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	41
Comments	The site is considered to be acceptable.

Stalham		HELAA Ref	Additional Ref
Site Address	Site To The North Of Weaver's Close	H0990	ST03
Parish	Stalham		
Site Size (Hectares)	1.3		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	It is considered that there is suitable access to the site but would require third party land to access through adjacent HELAA site H0690 or from Spinners Court
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Stalham.
Coastal Change	Green	Outside Coastal Erosion Zone.
Contamination and Ground Stability	Green	Greenfield Site with no signs of contamination.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No known constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, which is Grade 1 Agricultural Land and is bordered by hedgerows. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with adjacent neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is an area of Low Plain which is considered to have moderate to high sensitivity with open character and long uninterrupted views. The topography is flat gently undulating.
Open Space	Green	None of site falls within Open Space. The site is adjacent to recreation ground classified as Open Space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of trunk roads and local roads.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to the main town of Stalham, has access to facilities and it is considered that utilities are not constrained. No major constraints have been identified. The site has suitable access however it would require access made available through Spinners Court or H0690. The site is in FZ1, the site is in a moderate sensitive landscape on the edge of town and development proposals should reflect this. The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated).
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	51
Comments	The site is considered to be suitable.

Stalham		HELAA Ref	Additional Ref
Site Address	Land Adjoining Calthorpe Close	H0991	ST04
Parish	Stalham		
Site Size (Hectares)	4.3		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site can be accessed from Brumstead Road (C Road).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Stalham
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, consists of Arable land with some hedging. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring uses which are agricultural fields.
Historic Environment	Green	The site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate to high sensitivity with open character and long uninterrupted views. The topography is flat gently undulating.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	The site would intensify nearby junction / road use- Possible mitigation measures to address local highways and strategic highways network may be required.
Is the Site Suitable?		Yes

Suitability Comments	The site is reasonably well related to Stalham and its facilities, if HELAA H0245 was to also come forward for development. No major constraints, the site is in FZ1 and in a moderate sensitive landscape where development proposals should be appropriate and reflect the character of the area. With any mature trees being retained.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The landowner has stated that the site will be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The landowner has stated that the site will be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	171
Comments	The site is considered suitable.

Stalham		HELAA Ref	Additional Ref
Site Address	Land Off Campingfield Lane	H0992	ST05
Parish	Stalham		
Site Size (Hectares)	0.5		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located at the end of private means of access off Teresa Road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Stalham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site with no signs of contamination.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Amber	The site might not have suitable access but it is near to settlement of Stalham and there are no other major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site is Grade 1 Agricultural Land and is bordered by hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plain Farmland which is considered to have moderate to high sensitivity with open character and long uninterrupted views. The topography is flat gently undulating.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	The site would intensify nearby junction / road use- Possible mitigation measures to address local highways and strategic highways network may be required.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to the main town of Stalham, has access to facilities and it is considered that utilities are not constrained. No major constraints have been identified. The site is in FZ1, the site is in a moderate sensitive landscape on the edge of town and development proposals should reflect this.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	20
Comments	The site is considered suitable and available.

Stalham		HELAA Ref	Additional Ref
Site Address	Land At Stalham Green	H0994	ST07
Parish	Stalham		
Site Size (Hectares)	0.3		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Yarmouth Road (C Road) where it is considered that suitable access could be obtained.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Stalham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	From aerial the site looks heavily wooded, with a range of trees and hedges. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is an area of Low Plains with moderate high landscape sensitivity. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	The site would not have any material impacts on the existing built form, due to the scale and positioning in a less remote area where the character has already been interrupted, could accommodate appropriate development.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Stalham, has access to facilities and utilities. No major constraints. The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a moderate sensitive landscape where development proposals should be appropriate and reflect the character of the area. With any mature trees being retained.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	11
Comments	The site is considered suitable

Stalham		HELAA Ref	Additional Ref
Site Address	Land To North Of Teresa Road	H0995	ST18
Parish	Stalham		
Site Size (Hectares)	7.9		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	Based on current evidence, the site is remote from the main road and there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Stalham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site is arable agricultural land with hedgerows along the southern boundary. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plain Farmland which is considered to have moderate to high sensitivity with open character and long uninterrupted views. The topography is flat gently undulating.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	With no direct route to the site, it would need an adjacent HELAA site to also come forward - this could have a significant impact on the local road network.
Is the Site Suitable?		No

Suitability Comments	Although the site is reasonably well related to the main town and has access to facilities. The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is in moderate sensitive landscape on the edge of town and development proposals should reflect this, including avoiding development that affect or impinge on open skyline views. Based on current evidence, there is no possibility of creating suitable access to the site therefore the site is considered unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site has known third party considerations (access/multiple owners) which will have to be verified (amber)

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered unsuitable - as there is no possibility of creating suitable access to the site.

Stalham		HELAA Ref	Additional Ref
Site Address	Land At Stalham Green	H0997	ST10
Parish	Stalham		
Site Size (Hectares)	0.4		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is remote from the main road. Based on current evidence, there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Stalham
Coastal Change	Green	Outside Coastal Erosion Zone.
Contamination and Ground Stability	Green	Greenfield Site and no signs of contamination.
Flood Risk	Green	The site is in Flood zone 1 - low risk, however small area of the site is identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No known constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site contains grassland and is bordered by hedgerows. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plain which is considered to have moderate to high sensitivity with open character and long uninterrupted views. The topography is flat gently undulating.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape, and the proximity of the site to neighbouring dwellings has meant the character has already been interrupted and could accommodate development if appropriate.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of any local roads.
Is the Site Suitable?		No

Suitability Comments	The site is well related to Stalham, has access to facilities and utilities. The site is in FZ1. The site is in a moderate sensitive landscape on the edge of town and development proposals should reflect this (development which would adversely affect the open sky line). Based on current evidence, the site is considered unsuitable as there is no possibility of creating suitable access to the site/
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site.

Stalham		HELAA Ref	Additional Ref
Site Address	Land At Field Lane/ Goose Lane	H0998	ST11
Parish	Sutton		
Site Size (Hectares)	1.5		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment

Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site corners onto Field Road (unadopted) and Mill Road (C Road) with direct access available from both roads.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Stalham.
Coastal Change	Green	Outside Coastal Erosion Zone.
Contamination and Ground Stability	Green	Greenfield Site. no known contamination
Flood Risk	Green	The site is in Flood zone 1 - low risk, however small area of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on edge of settlement. The site contains grassland and is bordered by hedgerows. Mature hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring uses.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains with moderate high landscape sensitivity. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	The site would not have any material impacts on the existing built form.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Stalham, has access to facilities and utilities. No major constraints, the site is in FZ1 and in a moderate sensitive landscape where development should be appropriate.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	61
Comments	The site is considered suitable.

Sutton		HELAA Ref	Additional Ref
Site Address	Glebe Land	H0999	ST12
Parish	Stalham		
Site Size (Hectares)	2.3		
Source of Site	LDF Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site has direct access available from Old Yarmouth Road which is a classified 'C' road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Stalham. However on the edge of Stalham.
Coastal Change	Green	Outside Coastal Erosion Zone.
Contamination and Ground Stability	Green	Greenfield Site and no signs of contamination.
Flood Risk	Green	The site is in Flood zone 1 - low risk, however small area of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement. The site consists of arable land with boundary trees and hedgerow trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is low plains with moderate high landscape sensitivity. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Area on the edge of Stalham/Sutton which is fairly remote from the town but is close by to neighbouring residential which has had its character interrupted already and could accommodate development if appropriate.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	The site is long and linear with direct access available, it is well related to Stalham and utilities are not considered to be constrained. The site is in FZ1, in a moderately sensitive location on the edge of town-development proposals should reflect this.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	92
Comments	The site is considered suitable.

Stalham		HELAA Ref	Additional Ref
Site Address	Land East Of Chapel Field Road	H1001	ST17
Parish	Stalham		
Site Size (Hectares)	12.4		
Source of Site	LDF Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is located off an A Road 'A149' with the unadopted Mill Road surrounding the rest of the site. Based on current evidence, there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Stalham
Coastal Change	Green	Outside Coastal Erosion Zone.
Contamination and Ground Stability	Green	Not Contaminated - greenfield site
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with some hedges and boundary trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	Compatible with neighbouring uses, however may impact on the amenity and tranquillity of The Broads which is adjacent to site.
Historic Environment	Green	Adjacent to Conservation Area. The site is not in close proximity to any historic heritage assets
Nationally and Locally Significant Landscapes	Amber	Site doesn't fall within the ANOB, but is adjacent to The Broads. The LCA states that it is Settled Fen, with moderate to high landscape sensitivity due to its moderately open to very open character. The topography is flat but slightly undulating.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	The site would not have any material impacts on the existing built form as the majority of Stalham is located to the North of the site and the A149 however it is adjacent to The Broads which has a sensitive and significant value.
Transport and Roads	Red	Based on current evidence, considered to be a Substandard highway network and segregated from Stalham by A149.
Is the Site Suitable?		No

Suitability Comments	The site is well related to Stalham, has access to facilities and utilities. However it is in a sensitive/open location adjacent to The Broads, development proposals should reflect this by avoiding development which affect or impinge on open skyline views. The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Stalham		HELAA Ref	Additional Ref
Site Address	Land Adjacent Mayshiel Field Road The Green	H1829	
Parish	Stalham		
Site Size (Hectares)	0.6		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located on the local road network (unclassified) and can be directly accessed from Field road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Stalham
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site is used as garden, the site contains grassland and is bordered by hedgerows. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is Settled Fen with moderate to high landscape sensitivity due to its moderately open character and flat topography. Impact is reduced due to its location close neighbouring dwellings.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape. Less remote area on the edge of Stalham close to neighbouring dwellings, it is therefore considered that the character has already been interrupted and the site could accommodate appropriate developmen
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is reasonably well related to the main town of Stalham, has access to facilities and utilities. No major constraints have been identified, the site is FZ1 and is in a moderate sensitive landscape on the edge of town. Site is suitable.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The site ownership is not known. The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	26
Comments	The site is considered suitable.

Stibbard		HELAA Ref	Additional Ref
Site Address	Land South Of Wood Norton Road	H0250	STIB07
Parish	Stibbard		
Site Size (Hectares)	3.1		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is remote from the main road network and is only accessed from a private lane and would require third party land to gain access to the site. Based on current evidence, it is considered that there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school found in Stibbard but is not within 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however small part of the site is identified at risk of surface water flooding
Market Attractiveness	Red	Based on current evidence, the site is quite near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with boundary trees and hedgerows with mature trees along W boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	Based on current evidence, the local road network is considered to be unsuitable and it is considered that there is no possibility of creating suitable access to the site.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	No

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable. The local road network is considered to be unsuitable and it is considered that there is no possibility of creating suitable access to the site.

Stibbard		HELAA Ref	Additional Ref
Site Address	Land West Of Moor End Lane	H0251	STIB08
Parish	Stibbard		
Site Size (Hectares)	1.7		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located along Moor End Lane although located on a bend, it is considered that access could be provided.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school found in Stibbard but is not within 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however the north of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of grassland with boundary trees and trees across the site. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site with access to school but not to other facilities such as a shop. Site has access to utilities. No major constraints have been identified at this stage. The site is in Flood zone 1 - low risk, however the north of the site is identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a moderate sensitive landscape- Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. Some mature trees along roadside boundary and across site.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	51
Comments	The site is considered to be suitable and available.

Stibbard		HELAA Ref	Additional Ref
Site Address	The Fruit Farm, Guist Bottom Road	H0252	STIB09
Parish	Stibbard		
Site Size (Hectares)	0.5		
Source of Site	Call for Sites / Refused /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Guist Bottom Road (unadopted) where suitable access could be obtained.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school found in Stibbard but is not within 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	The site is in flood zone 1.
Market Attractiveness	Green	It is considered that the site has suitable access and is quite near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of grass/scrubland with boundary hedges/ trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site with access to school but not to other facilities such as a shop. Site has access to utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape- Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. Hedgerow along roadside boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	15
Comments	The site is considered to be suitable and available.

Stibbard		HELAA Ref	Additional Ref
Site Address	Evermore Farm, Wood Norton Road	H1291	
Parish	Stibbard		
Site Size (Hectares)	0.9		
Source of Site	Refused /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Wood Norton Road (C road) where it is considered suitable access could be obtained.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school found in Stibbard but is not within 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however the north of the site is identified at risk of surface water flooding
Market Attractiveness	Green	It is considered that the site has suitable access and is quite near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of grassland with boundary hedgerows/trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site currently used as garden land with access to school but not to other facilities such as a shop. Site has access to utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape- Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. Very slightly undulating site rising to the East with hedgerow and some trees along roadside boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	- The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	27
Comments	The site is considered to be suitable.

Sutton		HELAA Ref	Additional Ref
Site Address	Land Fronting Old Yarmouth Road	H0254	SUT02
Parish	Sutton		
Site Size (Hectares)	3.1		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site can be accessed from The Street or Church Road.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Stalham and Sutton.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Signs of contamination on site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however a small area of the site is identified at a low risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site is Grade 1 agricultural land and is bordered by small bushes. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fen which has moderate to high sensitivity with an open character and long views over flat landscape.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes
Suitability Comments	Greenfield site within Sutton, which has access to facilities and to utilities . No major constraints have been identified at this stage, there are some signs of contamination on site which would need to be addressed if site is to be developed. The site is in Flood zone 1 - low risk, however a small area of the site is identified at a low risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated).The site is in	

	a moderate sensitive landscape which has open character - development proposals should reflect this (avoiding development which affects or impinge on the open skyline). Boundary trees/hedgerows along The Street but open along Church Road. Gently undulating site rising to the NW.
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Availability Assessment

Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)

Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints

Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion

Site included within capacity?	Yes
Included Capacity (dwellings)	94
Comments	The site is suitable and available.

Sutton		HELAA Ref	Additional Ref
Site Address	Land At Rectory Road / Old Yarmouth Road	H0255	SUT06
Parish	Sutton		
Site Size (Hectares)	1.1		
Source of Site	Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment

Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located between Rectory Road and Old Yarmouth Road, where suitable access could be achieved.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Stalham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement consisting of maintained grassland which is bordered by hedgerows . No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fen which has moderate to high sensitivity with an open character and long views over flat landscape.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site within Sutton, which has access to facilities and to utilities . No major constraints have been identified at this stage. In Flood Zone 1. The site is in a moderate sensitive landscape which has open character - development proposals should reflect this (avoiding development which affects or impinge on the open skyline). Flat site which is open along roadside with little boundary treatment.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	32
Comments	The site is considered to be suitable and available.

Sutton		HELAA Ref	Additional Ref
Site Address	Land At Staithe Road	H0256	SUT07
Parish	Sutton		
Site Size (Hectares)	0.6		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site can be accessed from Staithe Road, where it is considered suitable access could be achieved,
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Stalham and Sutton.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the site are identified at a low risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site contains grassland and is bordered by hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fen which has moderate to high sensitivity with an open character and long views over flat landscape.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site within Sutton, which has access to facilities and to utilities . No major constraints have been identified at this stage. The site is in Flood zone 1 - low risk, however some areas of the site are identified at a low risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a moderate sensitive landscape which has open character - development proposals should reflect this (avoiding development which affects or impinge on the open skyline). Mature boundary trees along roadside boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately,

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	18
Comments	The site is considered to be suitable and available.

Sutton		HELAA Ref	Additional Ref
Site Address	Land Off Yarmouth Road (A149)	H0257	SUT08
Parish	Sutton		
Site Size (Hectares)	5.7		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is contained between Old Yarmouth Road to the East and the A149 to the South, direct access is available from either.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Stalham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1 - very small area of site identified at low risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Amber	Powerlines present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site contains grassland and is bordered by hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB but is adjacent to The Broads, The Landscape Character Assessment states that it is Settled Fens which has moderate to high sensitivity with an open character and long views over flat landscape.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	Greenfield site within Sutton, which has access to facilities and to utilities .There are powerlines present on site that could affect the development potential. The site is in a moderate sensitive landscape which has open character - development proposals should reflect this (avoiding development which affects or impinge on the open skyline). The site is flat with some trees/hedgerows along roadside but still open. Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	, The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Sutton		HELAA Ref	Additional Ref
Site Address	Land Off New Road	H0258	SUT09
Parish	Sutton		
Site Size (Hectares)	5.3		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off New Road (unadopted) which could provide suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Stalham and Sutton.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of Grade 1 agricultural land and is bordered by hedgerows. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fen which has moderate to high sensitivity with an open character and long views over flat landscape.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site within Sutton, which has access to facilities and to utilities . No major constraints have been identified at this stage. The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a moderate sensitive landscape which has open character - development proposals should reflect this (avoiding development which affects or impinge on the open skyline). Flat site with little boundary treatment along roadside,
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	160
Comments	The site is suitable and available (green)

Sutton		HELAA Ref	Additional Ref
Site Address	Land At Old Yarmouth Road	H0946	SUT05
Parish	Sutton		
Site Size (Hectares)	8.4		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site can be accessed from Old Yarmouth Road and Rectory Road, where suitable access could be achieved.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Stalham and Sutton.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however a small area of the site is identified at a risk of surface water flooding running through the middle of the site.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site is arable Grade 1 agricultural land which is bordered by hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Settled Fen which has moderate to high sensitivity with an open character and long views over flat landscape.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	No detrimental impact on the functioning of any local roads.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site within Sutton, which has access to facilities and to utilities . No major constraints have been identified at this stage. The site is in Flood zone 1 - low risk, however a small area of the site is identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a moderate sensitive landscape which has open character - development proposals should reflect this (avoiding development which affects or impinge on the open skyline). Dense boundary treatment of hedges/trees along roadside.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	10-15 Years
Comments	The capacity of the site is for less 300 dwellings and it is therefore considered to be available within 15 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 300 dwellings and it is therefore considered to be available within 15 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	251
Comments	The site is considered to be suitable.

Swafield		HELAA Ref	Additional Ref
Site Address	Land West of The Street	H0260	SWF02
Parish	Swafield		
Site Size (Hectares)	0.3		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Site located Bradfield Road, where suitable access could be achieved.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Capacity available to serve the proposed growth.
Utilities Infrastructure	Amber	Gas pipeline present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Greenfield site consisting of maintained grassland with some boundary trees with trees subject to TPOs in NE corner which should be retained. No other known impact on designated site or ecological network
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes
Suitability Comments	Small greenfield site with access to facilities within North Walsham and to utilities. No major constraints have been identified at this stage. Gas pipeline present on site that could affect the development potential. The site is in FZ1. The site is in a moderate sensitive landscape within the small valley - Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. Flat site which is currently maintained grassland with some trees	

	along roadside boundary. Trees subject to TPOs in NE corner that should be retained.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	10
Comments	The site is considered to be suitable and available.

Swafield		HELAA Ref	Additional Ref
Site Address	The Paddocks, Common Road	H0261	SWF03
Parish	Swafield		
Site Size (Hectares)	0.4		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Common Road (C road) where the site could be accessed from.
Accessibility to Local Services and Facilities	Red	The site is remote from services and facilities.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	The site is remote from services and facilities.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Amber	Gas pipeline present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site contains grassland and is bordered by limited hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is considered to be unsuitable as the site is remote from services and facilities.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is considered to be unsuitable as the site is remote from services and facilities.

Swafield		HELAA Ref	Additional Ref
Site Address	Land Between Trunch Road And Bradfield Road	H1457	
Parish	Swafield		
Site Size (Hectares)	0.7		
Source of Site	Refused /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located between Trunch Road And Bradfield Road with existing access serving the farm units, it is considered that suitable access be achieved.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and 1,200m away from a facility found in North Walsham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Partly brownfield site but no signs of contamination.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Amber	Gas pipeline and powerlines present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Partly brownfield to S of site, and rest greenfield consisting of arable land with some hedgerows along boundary, Mature hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Part of site currently used as farm and rest of site is agricultural land with access to facilities within North Walsham and to utilities. No major constraints have been identified at this stage. Gas pipeline present on site that could affect the development potential . The site is in FZ1. The site is in a moderate sensitive landscape- Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. Slightly undulating site rising to north with hedgerow along roadside boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	22
Comments	The site is considered to be suitable and available.

Swanton Abbott		HELAA Ref	Additional Ref
Site Address	Land Adjacent Pear Tree Farm	H0262	SWA02
Parish	Swanton Abbott		
Site Size (Hectares)	0.5		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Aylsham Road, where the site could be accessed from.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school found in Swanton Abbott but not within 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with some sparse boundary hedgerows/ trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes
Suitability Comments	Greenfield site with access to school facilities but will require enhancement to treatment capacity for access to utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate to high sensitive landscape and development proposals should reflect this (avoiding development which affect or impinge on skyline views). Relatively flat site with some boundary treatment along roadside.	

Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	14
Comments	The site is considered to be suitable and available.

Swanton Abbott		HELAA Ref	Additional Ref
Site Address	Land Off Common Lane	H0263	SWA03
Parish	Swanton Abbott		
Site Size (Hectares)	3.5		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Common Lane, where suitable site access could be achieved.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school found in Swanton Abbott but not within 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with some hedgerows and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site with access to school facilities but will require enhancement to treatment capacity for access to utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate to high sensitive landscape and development proposals should reflect this (avoiding development which affect or impinge on skyline views). Undulating site rising to the north with hedgerow on roadside boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	104
Comments	The site is considered to be suitable and available.

Swanton Abbott		HELAA Ref	Additional Ref
Site Address	Land Adjacent The Willows, Aylsham Road	H0265	SWA04
Parish	Swanton Abbott		
Site Size (Hectares)	0.5		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Aylsham Road, where the site could be accessed from.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school found in Swanton Abbott but not within 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement consisting of arable land with some boundary hedgerows/ trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes
Suitability Comments	Greenfield site with access to school facilities but will require enhancement to treatment capacity for access to utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate to high sensitive landscape and development proposals should reflect this (avoiding development which affect or impinge on skyline views). Relatively flat site with limited boundary treatment along roadside.	

Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	16
Comments	The site is considered to be suitable and available.

Swanton Abbott		HELAA Ref	Additional Ref
Site Address	Land East Of Pear Tree Farm	H0267	SWA18
Parish	Swanton Abbott		
Site Size (Hectares)	1.0		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Aylsham Road, where the site could be accessed from.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school found in Swanton Abbott but not within 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Mostly Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Amber	Power Lines present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement consisting of arable land with some sparse boundary hedgerows/ trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes
Suitability Comments	Greenfield site with access to school facilities but will require enhancement to treatment capacity for access to utilities. No major constraints have been identified at this stage. Power Lines present on site that could affect the development potential. The site is in FZ1. The site is in a moderate to high sensitive landscape and development proposals should reflect this (avoiding development which affect or impinge on skyline views). Relatively flat site with limited boundary	

	treatment along roadside.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	30
Comments	The site is considered to be suitable and available.

Tattersett		HELAA Ref	Additional Ref
Site Address	Tattersett Business Park	H0268	E7/1
Parish	Tattersett		
Site Size (Hectares)	69.2		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located adjacent to the existing housing estate off Lancaster Road, and private track off Syderstone Road. Due to the scale of the development the access could be a constraint.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school in Tattersett but not within 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Developed site with signs of contamination on site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Amber	Electricity Masts present on the site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Developed site with large amount of grassland and some boundary hedges/trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	Site includes existing employment land.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is Rolling Open Farmland which has moderate to high sensitivity & open character. Development which impinge on the open skyline views or which would affect the night time experience should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	Proposals of this scale could have a significant impact on the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is an existing business park which includes a number of buildings used for employment, the site has access to a school in Tattersett but not to other facilities such as a shop. The site has access to utilities. No major constraints have been identified at this stage, although the site is remote from the main road network and development of the site could have a significant impact on the local road network and there are electricity masts present on the site that could affect the development potential. The site is in FZ1. The site is in a moderate to high sensitive landscape and development proposals should reflect this by maintaining the distinctive nature of the settlement. Limited visibility of site from main road. It is considered that the site would be suited to mixed use scheme.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	2076
Comments	The site is considered to be suitable and available.

Tattersett		HELAA Ref	Additional Ref
Site Address	Land At Wicken Green Village	H0269	TAT01
Parish	Tattersett		
Site Size (Hectares)	1.9		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is split into four smaller sites which are located off an existing housing estate along Lancaster Road, it is considered that suitable access to these sites could be achieved.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school in Tattersett but not within 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Developed site with signs of contamination on site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the sites are identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and no major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Small greenfield sites consisting of grassland with boundary hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is Rolling Open Farmland which has moderate to high sensitivity & open character. Development which impinge on the open skyline views or which would affect the night time experience should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A group of four smaller sites which have access to a school in Tattersett but not to other facilities such as a shop. The site has access to utilities. No major constraints have been identified at this stage, although there are some signs of contamination. The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a moderate to high sensitive landscape and development proposals should reflect this by maintaining the distinctive nature of the settlement.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	56
Comments	The site is considered to be suitable and available.

Thorpe Market		HELAA Ref	Additional Ref
Site Address	Land At Ash Tree Lodge	H0272	TM03
Parish	Thorpe Market		
Site Size (Hectares)	0.8		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Station Road, where it is considered site access could be created.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school found in Southrepps but further than 1,200m away from a facility,
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield Site but with no signs of contamination.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site with farm buildings on site with some arable land, the site is bordered by hedgerows/trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site is adjacent to a Grade II listed building - there is potential for the site to have an impact.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Unknown

Suitability Comments	Brownfield site consisting of farm buildings with access to school in Southrepps but not to other facilities such as a shop. The site has access to utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape- Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. Flat L shaped site with hedgerow along roadside boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	23
Comments	The site is considered to be suitable and available.

Thorpe Market		HELAA Ref	Additional Ref
Site Address	Land at Junction of A149 & Thorpe Road	H0631	TM01
Parish	Thorpe Market		
Site Size (Hectares)	1.2		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located at the junction of A149 & Thorpe Road where suitable access could be achieved.
Accessibility to Local Services and Facilities	Red	The site is remote from services and facilities.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	The site is remote from services and facilities.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of grassland and is bordered by hedgerows. Mature Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Amber	Site falls adjacent to the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascapes and dark night skies and should protect the quality and character of the area.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is remote from services and facilities.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is considered unsuitable as the site is remote from services and facilities.

Thurgarton		HELAA Ref	Additional Ref
Site Address	Land West Of Harmers Lane	H0745	ALD28
Parish	Aldborough		
Site Size (Hectares)	1.9		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is located between Harmer's Lane and School Road both unadopted. Based on current evidence, there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Aldborough.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Amber	The site is a greenfield site on the edge of Aldborough and it is considered that there is scope to connect to existing facilities, but off-site mains reinforcement required for access to water supply.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, it is considered to be a substandard highway network
Is the Site Suitable?		No

Suitability Comments	The site is well related to Aldborough, has access to facilities and utilities. The site is in FZ1. The site is in a moderate sensitive landscape - development proposals should reflect this(avoiding development that affect or impinge on open skyline views) and which respect the low population/ open settlement characteristic of the area. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Thurgarton		HELAA Ref	Additional Ref
Site Address	Land South Of The Grange, Harmers Lane	H0747	ALD30
Parish	Aldborough		
Site Size (Hectares)	0.4		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is remote from the main road network and would require third party land to gain access. Based on current evidence, there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Aldborough.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	The site is a greenfield site on the edge of Aldborough and it is considered that there is scope to connect to existing facilities with capacity available to serve the proposed growth.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site consists of arable land hedgerow/ trees along western boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within Aldborough Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the Site falls within a Conservation Area, would not harm the heritage townscape.
Transport and Roads	Red	Based on current evidence, It is considered that the adjacent junction is substandard, with narrow roads and no footway.
Is the Site Suitable?		No

Suitability Comments	The site is reasonably well related to Aldborough, has access to facilities and utilities. The site is in FZ1. The site is in a moderate sensitive landscape within the Conservation Area. Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Trimingham		HELAA Ref	Additional Ref
Site Address	Land Between Church Street and Middle Street	H0674	TRI02
Parish	Trimingham		
Site Size (Hectares)	1.8		
Source of Site	LDF Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located at the junction of Middle Street and Church Street, which could provide suitable access.
Accessibility to Local Services and Facilities	Red	The site is remote from services and facilities.
Coastal Change	Amber	The site falls outside the Coastal Erosion Constraint Area but partly within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	The site has suitable access but not near to settlement.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with boundary hedgerows. Mature hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site falls within the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of the area.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is considered to be unsuitable as the site is remote from services and facilities.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	No

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is considered to be unsuitable as the site is remote from services and facilities.

Trimingham		HELAA Ref	Additional Ref
Site Address	Trimingham Road	H0678	TRI03
Parish	Gimingham		
Site Size (Hectares)	1.4		
Source of Site	LDF Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Trimingham Road where it is considered the site could be accessed from.
Accessibility to Local Services and Facilities	Red	The site is remote from services and facilities.
Coastal Change	Amber	The site falls outside the Coastal Erosion Constraint Area but partly within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Mostly greenfield site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	The site has suitable access but not near to settlement.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Mostly greenfield site behind row of dwellings consisting of arable land with boundary hedgerows. Mature hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The Site falls within the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of the area.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is considered to be unsuitable as the site is remote from services and facilities.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	No

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is remote from services and facilities.

Trunch		HELAA Ref	Additional Ref
Site Address	Land South Of Wright's Loke	H0276	TRU08
Parish	Trunch		
Site Size (Hectares)	1.1		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Wright's Loke, where it is considered that suitable access could be obtained.
Accessibility to Local Services and Facilities	Amber	The site is within 1,200m of a shop found in Trunch but more than 2,000m away from a school or employment.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Outside Anglian Water's boundary of water supply and / or service for sewerage treatment purposes, Site considered to be remote from utilities.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of maintained grassland which is bordered by tall hedgerows and trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes
Suitability Comments	Greenfield site with access to a shop in Trunch but not to other facilities such as a school. The site is remote so could have difficulties accessing utilities. No major constraints have been identified at this stage, The site is in FZ1. The site is in a moderate sensitive landscape- Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area.	

	Mature hedgerow and trees along roadside boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	32
Comments	The site is considered to be suitable and available.

Trunch		HELAA Ref	Additional Ref
Site Address	Land Off Cornish Avenue	H0277	TRU09
Parish	Trunch		
Site Size (Hectares)	2.0		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off Cornish Avenue, but limited frontage along roadside to create access.
Accessibility to Local Services and Facilities	Amber	The site is within 1,200m of a shop found in Trunch but more than 2,000m away from a school or employment.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Outside Anglian Water's boundary of water supply and / or service for sewerage treatment purposes, Site considered to be remote from utilities.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land bordered by hedgerows and some trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes
Suitability Comments	Greenfield site with access to a shop in Trunch but not to other facilities such as a school. The site is remote so could have difficulties accessing utilities. No major constraints have been identified at this stage, but with limited roadside frontage - access could be a constraint. The site is in FZ1. The site is in a moderate sensitive landscape- Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the	

	low population/ open settlement characteristic of the area. Flat site with hedgerow along roadside boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	59
Comments	The site is considered to be suitable and available.

Trunch		HELAA Ref	Additional Ref
Site Address	Land South Of Knapton Road	H0278	TRU10
Parish	Trunch		
Site Size (Hectares)	0.6		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Knapton Road, where suitable access to the site could be achieved.
Accessibility to Local Services and Facilities	Amber	The site is within 1,200m of a shop found in Trunch but more than 2,000m away from a school or employment.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Outside Anglian Water's boundary of water supply and / or service for sewerage treatment purposes, Site considered to be remote from utilities.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of grassland which is bordered by some hedgerows/trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site falls adjacent to the Conservation Area -It is considered that the site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes
Suitability Comments	Site located off Knapton Road, would require existing dwelling to be demolished to gain access to site. The site has access to a shop in Trunch but not to other facilities such as a school. The site is remote so could have difficulties accessing utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape- Development proposals should reflect this (avoiding development that affect or impinge on	

	open skyline views) and respect the low population/ open settlement characteristic of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	19
Comments	The site is considered to be suitable and available.

Trunch		HELAA Ref	Additional Ref
Site Address	Land South Of Wright's Loke	H0373	TRU05
Parish	Trunch		
Site Size (Hectares)	0.9		
Source of Site	LDF Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Wright's Loke, where it is considered that access could be obtained, but near to junction with Brewery Road.
Accessibility to Local Services and Facilities	Amber	The site is within 1,200m of a shop found in Trunch but more than 2,000m away from a school or employment.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Mostly Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Outside Anglian Water's boundary of water supply and / or service for sewerage treatment purposes, but considered to be remote from utilities.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Mostly greenfield site consisting of a couple of dwellings and grassland which is bordered by some hedgerows/trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Partly developed site but mostly greenfield with access to a shop in Trunch but not to other facilities such as a school. The site is remote so could have difficulties accessing utilities. No major constraints have been identified at this stage, The site is in FZ1. The site is in a moderate sensitive landscape- Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. Mature hedgerow and trees along roadside boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	27
Comments	The site is considered to be suitable and available.

Trunch		HELAA Ref	Additional Ref
Site Address	Cornish Avenue	H1964	
Parish	Trunch		
Site Size (Hectares)	0.7		
Source of Site	Public Land / Withdrawn /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Cornish Avenue which could provide suitable access.
Accessibility to Local Services and Facilities	Amber	The site is within 1,200m of a shop found in Trunch but more than 2,000m away from a school or employment.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Outside Anglian Water's boundary of water supply and / or service for sewerage treatment purposes, Site considered to be remote from utilities.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of grassland which is bordered by some hedgerows/trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes
Suitability Comments	Greenfield site with access to a shop in Trunch but not to other facilities such as a school. The site is remote so could have difficulties accessing utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape- Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area.	

	The site is open with limited boundary treatment along roadside.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	21
Comments	The site is considered to be suitable and available.

Tunstead		HELAA Ref	Additional Ref
Site Address	Land South Of Crowgate Street	H0279	TUN04
Parish	Tunstead		
Site Size (Hectares)	2.6		
Source of Site	Call for Sites / Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located at the junction of Market Street and Crowgate Street - where access could be provided.
Accessibility to Local Services and Facilities	Red	The site is remote from services and facilities
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	The site has suitable access but not near to settlement.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Amber	Gas pipeline present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land which is bordered by hedgerows/trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is considered to be unsuitable as the site is remote from services and facilities.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	No

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is considered to be unsuitable as the site is remote from services and facilities.

Upper Sheringham		HELAA Ref	Additional Ref
Site Address	Land South Of Butts Lane	H0280	SH18/1
Parish	Upper Sheringham		
Site Size (Hectares)	2.6		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off Holway Road (A Road) and runs adjacent to Butts Lane, considered to be suitable subject to access through adjacent new development (would require access to third party land).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Sheringham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement The site consists of arable land with some hedges and trees along the southern boundary. Mature Trees should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area. There is potential for detrimental impacts on the historic environment .
Nationally and Locally Significant Landscapes	Amber	The site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of Sheringham.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered that development would harm the heritage townscape. The site is heavily screened by woodland on the road/southern boundary.
Transport and Roads	Amber	The site could intensify nearby junction/road use if this site and/or other HELAA sites come forward (H0223)
Is the Site Suitable?		Yes

Suitability Comments	The site is quite well related to Sheringham, has access to facilities and utilities. No major constraints have been identified at this stage, suitable access available if through adjacent new development (but would require third party land). The site is in FZ1. The site is in a high sensitive landscape within the Conservation Area and the ANOB, development in this location should be sensitive to the wide skylscapes, and dark night skies and any development proposals should protect the quality and character of Sheringham.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	81
Comments	The site is considered to be available and suitable.

Upper Sheringham		HELAA Ref	Additional Ref
Site Address	Land At Park Road	H0282	UPS02
Parish	Upper Sheringham		
Site Size (Hectares)	0.5		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is currently used for allotments and is located off Park Road where suitable access could be provided.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m of a school found in Sheringham but further than 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site currently used as allotments consisting of grassland bordered by hedgerows with a few trees on roadside boundary. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area. There is potential for detrimental impacts on the historic environment.
Nationally and Locally Significant Landscapes	Amber	The site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascapes and dark night skies and should protect the quality and character of Sheringham.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	The site falls within the Conservation Area, but considered to have a neutral impact on the townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site falls within Upper Sheringham, with access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a high sensitive landscape within the Conservation Area and the ANOB, development in this location should be sensitive to the wide skylines, and dark night skies and any development proposals should protect the quality and character of Upper Sheringham. The site is currently used as allotments and is slightly undulating rising to the south with a few mature trees along roadside.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	14
Comments	The site is considered to be suitable and available.

Walcott		HELAA Ref	Additional Ref
Site Address	High Barn, Walcott Green	H0283	WALC02
Parish	Walcott		
Site Size (Hectares)	0.5		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Walcott Green (unadopted) where it is considered the site could be accessed from.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school found in Happisburgh but further than 1,200m away from another facility such as a shop.
Coastal Change	Amber	Outside Coastal Erosion Constraint Area but falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The LCA states that it is coastal plain with moderate to high landscape sensitivity which has a very open landscape with long uninterrupted views. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is located at Walcott Green with access to primary school at Happisburgh but not to other facilities such as a shop. No major constraints have been identified at this stage . The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is flat and in a moderate sensitive landscape within the undeveloped coast - development proposals should reflect this (avoiding development that affect or impinge on open skyline views). Some boundary hedges and trees along roadside,
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	10
Comments	The site is considered to be suitable and available.

Walsingham		HELAA Ref	Additional Ref
Site Address	Butchers Field, Land East Of Wells Road	H0284	WAL03
Parish	Walsingham		
Site Size (Hectares)	0.3		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Wells Road (C Road), which is considered to provide suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Walsingham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	Mostly in Flood Risk Zone 1, but with part of the site identified as having a low risk of surface water flooding,
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of Walsingham consisting of grassland with hedgerows along roadside and trees to the rear of site. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area and adjacent to Grade II listed building, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape. The site in close proximity to a group of listed buildings.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site within Walsingham which has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1, but with a small part at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a moderate sensitive landscape within the small valley and Conservation Area in close proximity to group of listed buildings- Development should be sensitive to this and reflect the morphology of the existing settlement (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	30
Comments	The site is considered to be suitable and available.

Walsingham		HELAA Ref	Additional Ref
Site Address	Land East Of Wells Road	H1002	WAL01
Parish	Walsingham		
Site Size (Hectares)	1.4		
Source of Site	Allocated /LDF Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Wells Road (C Road), which could provide suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Walsingham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of Walsingham consisting of arable land with a boundary hedgerows and some trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site lies near to the Conservation Area but It is considered that the site would not have any material impact upon the heritage environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Development of the site would have a neutral impact on the overall townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site within Walsingham bordered by existing housing to the East and West, which has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape within the small valley and adjacent to the Conservation Area - Development should be sensitive to this and reflect the morphology of the existing settlement (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. The site is set on rising ground on the periphery of the village rising to the north.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	The site is allocated and considered to be available within 10 years.
Is the site being marketed?	Unknown
Availability Comments	The site is allocated and considered to be available within 10 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Unknown
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	40
Comments	The site is considered to be suitable.

Walsingham		HELAA Ref	Additional Ref
Site Address	Allotments, Cokers Hill	H1003	WAL02
Parish	Walsingham		
Site Size (Hectares)	0.9		
Source of Site	LDF Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Site currently used as allotments and is located between Egmere Road (C road), Coker's Hill and Sandy Lane (unadopted), which could provide suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Walsingham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site currently used as allotments with boundary trees/hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	The site is currently used as allotments which has access to facilities and utilities. The site is in FZ1. The site is in a moderate sensitive landscape within the small valley and Conservation Area - Development should be sensitive to this and reflect the morphology of the existing settlement (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. The site is heavily screened from the road. Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	Unknown
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Walsingham		HELAA Ref	Additional Ref
Site Address	Land At Village Hall, Wells Road	H1005	WAL04
Parish	Walsingham		
Site Size (Hectares)	0.3		
Source of Site	LDF Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Wells Road (C Road), which could provide suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Walsingham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Less remote area nearer the settlement of Holt, which has had its character interrupted by disturbance and could accommodate development if appropriate.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site with pavilion on site and surrounding grassland with a hedgerow along the roadside boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area and adjacent to Grade II listed building, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape. The site in close proximity to a group of listed buildings.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site within Walsingham which has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape within the small valley and Conservation Area in close proximity to group of listed buildings- Development should be sensitive to this and reflect the morphology of the existing settlement (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Unknown
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	8
Comments	The site is considered to be suitable.

Walsingham		HELAA Ref	Additional Ref
Site Address	Land Adjacent School Cottage, Church Road	H1006	WAL05
Parish	Walsingham		
Site Size (Hectares)	0.3		
Source of Site	LDF Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is currently part of the school playing fields and is located off St Peters Road (unadopted), where suitable access could be provided.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Walsingham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Capacity available to serve growth on this site.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Site currently used for recreational purposes as school playing field consisting of grassland with boundary hedgerow/trees along roadside. Mature trees should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Red	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	Greenfield site on the edge of Walsingham currently used for recreational purposes as school playing fields. The site has access to facilities and utilities. The site is in FZ1. The site is in a moderate sensitive landscape within the small valley and within the Conservation Area - Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. A flat site with some trees along roadside boundary. Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Walsingham		HELAA Ref	Additional Ref
Site Address	Land North Of Mount Pleasant	H1007	WAL06
Parish	Walsingham		
Site Size (Hectares)	1.2		
Source of Site	LDF Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Wells Road (C Road) adjacent to the existing housing estate Mount Pleasant (unadopted). The access is considered suitable subject to being able to provide a continuous footway to Mount Pleasant, which may require third party land.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Walsingham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Capacity available to serve growth on this site.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of Walsingham consisting of arable land with boundary hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is located on the outskirts of Walsingham with access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape within the small valley - Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. Slightly undulating site rising to the north.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Unknown
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	36
Comments	The site is considered to be suitable.

Walsingham		HELAA Ref	Additional Ref
Site Address	Land North Of Mill Lane (Track)	H1008	WAL07
Parish	Walsingham		
Site Size (Hectares)	3.9		
Source of Site	LDF Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located between Wells Road (C road) and St Peters Road (unadopted).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Walsingham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the outskirts of Walsingham consisting of arable land with boundary hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	Majority of site falls within Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape. Remote from town.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site currently used for agriculture with access to facilities and utilities within Walsingham. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape within the small valley and part falling in the Conservation Area - Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. Little change in levels across the site with mature boundary hedging.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Unknown
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	118
Comments	The site is considered to be suitable.

Walsingham		HELAA Ref	Additional Ref
Site Address	Church Plantation, Church Road	H1009	WAL08
Parish	Walsingham		
Site Size (Hectares)	0.7		
Source of Site	LDF Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off St Peters Road (unadopted) but the road junction with Wells Road could be a problem if the site is developed.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Walsingham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of Walsingham covered by trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Red	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	Greenfield site on the outskirts of Walsingham bordered by existing housing to the East and West, which has access to facilities and utilities. The site is in FZ1. The site is in a moderate sensitive landscape within the small valley and Conservation Area - Development should be sensitive to this and reflect the morphology of the existing settlement (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. The site is heavily wooded and mature trees should be retained. Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Walsingham		HELAA Ref	Additional Ref
Site Address	Land Adjacent To Cleaves Drive	H1010	WAL09
Parish	Walsingham		
Site Size (Hectares)	0.3		
Source of Site	LDF Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Small site in the settlement of Walsingham within the existing housing estate Cleaves Drive (unadopted).
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Walsingham.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site within housing estate consisting of grassland with boundary hedges. Mature Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	Site lies adjacent to Conservation Area, It is considered that the site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Development of the site would have a neutral impact on the overall townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Small greenfield site within the settlement of Walsingham off Cleaves Drive, which has access to facilities and utilities within Walsingham. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape within the small valley and adjacent to the Conservation Area - Development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and respect the low population/ open settlement characteristic of the area. Little change in levels across the site.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Unknown
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	8
Comments	The site is considered to be suitable.

Wells-Next-the-Sea		HELAA Ref	Additional Ref
Site Address	The Old Coal Yard, East Quay	H0285	W06/1
Parish	Wells-Next-the-Sea		
Site Size (Hectares)	0.2		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is currently used for boat storage . Based on current evidence, there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Wells-Next-the-Sea.
Coastal Change	Amber	The site falls within an area designated as ‘Undeveloped Coast’.
Contamination and Ground Stability	Amber	Brownfield Site with some signs of contamination.
Flood Risk	Amber	Part of the site falls within Flood Zone 3 and therefore an Exception Test is required, some risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access. The site falls within Flood Zone 3 and exception test would be required which could impact viability.
Utilities Capacity	Green	Utilities capacity available to serve the proposed growth.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Brownfield site on the edge of settlement, the site consists of grassland and is bordered by some hedgerows/ trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	The site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaes and dark night skies and should protect the quality and character of Wells.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	The site could intensify nearby junction / road use, and impact on the flow of traffic through East Quay.
Is the Site Suitable?		No

Suitability Comments	The site is well related to Wells-next-the-sea, has access to facilities and utilities. The site falls within FZ3 and an exception test will be required. The site is in a moderate to high sensitive landscape within the ANOB, development in this location should be sensitive to the wide skylscapes, and dark night skies and any development proposals should protect the quality and character of Wells-Next-the-Sea. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available in the next five year period.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site.

Wells-Next-the-Sea		HELAA Ref	Additional Ref
Site Address	Land At Warham Road	H0288	W11
Parish	Wells-Next-the-Sea		
Site Size (Hectares)	1.0		
Source of Site	Call for Sites / Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off the Warham Road (B road) and could provide suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Wells-Next-the-Sea.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Amber	Mostly Greenfield Site but has a mast to the rear of site which has some signs of contamination.
Flood Risk	Green	In Flood Zone 1, with very small part of the site at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Amber	Power Mast present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the site consists of grassland with some boundary hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylines, seascapes and dark night skies and should protect the quality and character of Wells.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision
Is the Site Suitable?		No

Suitability Comments	The site is well related to Wells-Next-The-Sea, has access to facilities and utilities. The site is in FZ1. The site is in a moderate to high sensitive landscape within the ANOB, development in this location should be sensitive to the wide skylscapes, and dark night skies and any development proposals should protect the quality and character of Wells-Next-the-Sea. Undulating site rising to the south with mature trees along roadside boundary. Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity or lack of footpath provision.

Wells-Next-the-Sea		HELAA Ref	Additional Ref
Site Address	Land Adjacent Holkham Road	H0699	W07
Parish	Wells-Next-the-Sea		
Site Size (Hectares)	5.3		
Source of Site	LDF Site / SHLAA Site /Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site has direct access available from Holkham Road (C Road), which is considered could provide suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Wells-Next-the-Sea.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	Mostly within Flood Zone 1 - but part of site to the north falls within Flood Zone 2/3 which would require a Exception Test, very small part identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the site consists of grassland with some boundary hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Amber	The site is within 200m of a Sewage Treatment works
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of Wells.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Wells-Next-The-Sea, has access to facilities and utilities. No major constraints have been identified at this stage, but the site falls within 200m of a Sewage Treatment works. The site is in FZ1. The site is in a moderate to high sensitive landscape within the ANOB, development in this location should be sensitive to the wide skylscapes, and dark night skies and any development proposals should protect the quality and character of Wells-Next-the-Sea. This site is in undulating position undulating down towards the horizon.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	10-15 Years
Comments	The capacity of the site is for less 300 dwellings and it is therefore considered to be available within 15 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 300 dwellings and it is therefore considered to be available within 15 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	214
Comments	The site is considered to be suitable.

Wells-Next-the-Sea		HELAA Ref	Additional Ref
Site Address	Land To Rear At Market Lane	H0700	
Parish	Wells-Next-the-Sea		
Site Size (Hectares)	0.8		
Source of Site	Town Workshop /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located next to the existing housing allocation which is currently u/c. Access could be provided through the new housing estate onto the B1105.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Wells-Next-the-Sea.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the site consists of grassland with some boundary hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	It is considered that the site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Amber	The site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascapes and dark night skies and should protect the quality and character of Wells.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Wells-next-the-sea, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate to high sensitive landscape within the ANOB, development in this location should be sensitive to the wide skylscapes, and dark night skies and any development proposals should protect the quality and character of Wells-Next-the-Sea. Flat site with hedgerows along roadside.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	31
Comments	The site is considered to be suitable.

Wells-Next-the-Sea		HELAA Ref	Additional Ref
Site Address	Land Adjacent 106 Mill Road	H1011	W08
Parish	Wells-Next-the-Sea		
Site Size (Hectares)	0.6		
Source of Site	LDF Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Mill Road (A149) which is considered to provide suitable access.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Wells-Next-the-Sea.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the site consists of grassland and is bordered by some trees and hedges.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylines, seascapes and dark night skies and should protect the quality and character of Wells.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Wells-Next-the-Sea, has access to facilities and utilities. No major constraints have been identified at this stage, although access could be a constraint as it would require third party land to gain access from Mill Road. The site is in FZ1. The site is in a moderate to high sensitive landscape within the ANOB, development in this location should be sensitive to the wide skylines, and dark night skies and any development proposals should protect the quality and character of Wells-Next-the-Sea. Flat site with limited boundary treatment along roadside.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	26
Comments	The site is considered to be suitable.

Wells-Next-the-Sea		HELAA Ref	Additional Ref
Site Address	Two Furlong Hill	H1013	W03
Parish	Wells-Next-the-Sea		
Site Size (Hectares)	4.2		
Source of Site	LDF Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located at the junction between Mill Road and Two Furlong Hill (A Road) and due to the positioning close to the junction it is evident that access is potentially a constraint.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Wells-Next-the-Sea.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1 - low risk, however a small area of the site is identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the site contains grassland and has some hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is adjacent to Grade II listed building, but it is not considered that development would have a detrimental impact on the historic environment.
Nationally and Locally Significant Landscapes	Amber	The site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of Wells.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Wells-Next-The-Sea, has access to facilities and utilities. No major constraints have been identified at this stage, although access could be a constraint as it would require third party land to gain access from Mill Road. The site is in FZ1. The site is in a moderate to high sensitive landscape within the ANOB and undeveloped coast, development in this location should be sensitive to the wide skylines, and dark night skies and any development proposals should protect the quality and character of Wells-Next-the-Sea. Slightly undulating site rising to the north which is open along roadside.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	168
Comments	The site is considered to be suitable.

Wells-Next-the-Sea		HELAA Ref	Additional Ref
Site Address	Land North Of Field View Adjacent Stiffkey Road	H1015	W05
Parish	Wells-Next-the-Sea		
Site Size (Hectares)	0.4		
Source of Site	LDF Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is located off Stiffkey Road (A road) . Based on current evidence, there is no possibility of creating suitable access to the site
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Wells-Next-the-Sea.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	The site is a greenfield site on the edge of Wells-next-the-sea and it is considered that there is scope to connect to existing facilities. Overall network capacity is a matter for AW to advise on.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement, the site consists of grassland with some boundary hedges. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	The site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylines, seascapes and dark night skies and should protect the quality and character of Wells.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	The site is well related to Wells-Next-The-Sea, has access to facilities and utilities. The site is in FZ1. The site is in a moderate to high sensitive landscape within the ANOB, development in this location should be sensitive to the wide skylscapes, and dark night skies and any development proposals should protect the quality and character of Wells-Next-the-Sea. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Wells-Next-the-Sea		HELAA Ref	Additional Ref
Site Address	Land At East Quay	H1016	W06
Parish	Wells-Next-the-Sea		
Site Size (Hectares)	0.8		
Source of Site	LDF Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is currently used for boat storage. Based on current evidence, there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Wells-Next-the-Sea.
Coastal Change	Amber	The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Amber	Brownfield Site with some signs of contamination.
Flood Risk	Amber	Part of the site falls within Flood Zone 3 and therefore an Exception Test is required.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Brownfield site on the edge of settlement, the site consists of grassland and is bordered by some hedgerows/ trees. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	The site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascesapes and dark night skies and should protect the quality and character of Wells.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	The site could intensify nearby junction / road use, and impact on the flow of traffic through East Quay.
Is the Site Suitable?		No

Suitability Comments	The site is well related to Wells-next-the-sea, has access to facilities and utilities. The site falls within FZ3 and an exception test will be required. The site is in a moderate to high sensitive landscape within the ANOB, development in this location should be sensitive to the wide skylscapes, and dark night skies and any development proposals should protect the quality and character of Wells-Next-the-Sea. The site is currently used for boat storage. Based on current evidence, there is no possibility of creating suitable access to the site.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	Yes	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is considered to be unsuitable as there is no possibility of creating suitable access to the site.

Wells-Next-the-Sea		HELAA Ref	Additional Ref
Site Address	Land Adj The Old Rectory, Church Street	H1594	
Parish	Wells-Next-the-Sea		
Site Size (Hectares)	0.35		
Source of Site	Pre-app Enquiry		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Church Street (A Road), where it is considered that suitable access could be created.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in Wells-Next-the-Sea.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	The site is in Flood zone 1
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site within the built up settlement, the site consists of grassland with hedges and trees across the site. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	Part of the site falls within the Conservation Area and located adjacent to Grade II listed building but it is not considered that development would have a detrimental impact on the historic environment.
Nationally and Locally Significant Landscapes	Amber	The site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seasapes and dark night skies and should protect the quality and character of Wells.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Development of the site would have a neutral or positive impacts on the overall townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Wells-Next-The-Sea, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate to high sensitive landscape within the ANOB and partly in the Conservation Area, development in this location should be sensitive to the wide skylscapes, and dark night skies and any development proposals should protect the quality and character of Wells-Next-the-Sea. Mature trees/hedgerows along roadside, and trees across the site.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	5-10 Years
Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 200 dwellings and it is therefore considered to be available within 10 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	14
Comments	The site is considered to be suitable.

West Beckham		HELAA Ref	Additional Ref
Site Address	Land Off Sheringham Road	H0289	WB02
Parish	West Beckham		
Site Size (Hectares)	0.5		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located behind a row of dwellings and accessed by a private drive off Sheringham road. This access might not be suitable and might require third party land through HELAA site H0387.
Accessibility to Local Services and Facilities	Red	The site is remote from services and facilities.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Mostly Greenfield Site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Red	The site is remote from services and facilities.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Mostly greenfield site (some buildings) contains grassland and is bordered by hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is considered to be unsuitable as the site is remote from services and facilities.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	No

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is considered to be unsuitable as the site is remote from services and facilities.

West Beckham		HELAA Ref	Additional Ref
Site Address	Land East Of Sheringham Road	H0290	WB03
Parish	West Beckham		
Site Size (Hectares)	0.5		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Sheringham Road, where there is potential for the site to be accessed from.
Accessibility to Local Services and Facilities	Red	The site is remote from services and facilities.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	The site is remote from services and facilities.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land bordered by hedgerows and some trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is considered to be unsuitable as the site is remote from services and facilities.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	No

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is considered to be unsuitable as the site is remote from services and facilities.

West Beckham		HELAA Ref	Additional Ref
Site Address	Land North Of Church Road	H0291	WB04
Parish	West Beckham		
Site Size (Hectares)	0.9		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Church Road (c road) where the site could be accessed.
Accessibility to Local Services and Facilities	Red	The site is remote from services and facilities.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	The site is remote from services and facilities.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Amber	Power Lines present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with hedgerow and some mature trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is considered to be unsuitable as the site is remote from services and facilities.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	No

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is considered to be unsuitable as the site is remote from services and facilities.

West Beckham		HELAA Ref	Additional Ref
Site Address	The Street	H0387	
Parish	West Beckham		
Site Size (Hectares)	28.0		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off The Street and Sheringham Road (C road) where the site could be accessed.
Accessibility to Local Services and Facilities	Red	The site is remote from services and facilities.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	The site is remote from services and facilities.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Amber	Power Lines present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Large greenfield site consisting of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Amber	Part of the site falls adjacent to ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascapes and dark night skies and should protect the quality and character of the area.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Proposals of this scale could have a significant impact on the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is considered to be unsuitable as the site is remote from services and facilities. And proposals of this scale would have a significant impact on the local road network.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	No

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is considered to be unsuitable as the site is remote from services and facilities. And proposals of this scale would have a significant impact on the local road network.

West Beckham		HELAA Ref	Additional Ref
Site Address	Church Road and Sheringham Road	H0459	
Parish	West Beckham		
Site Size (Hectares)	2.5		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located at the junction of Sheringham Road and Church Road (c road) where the site could be accessed.
Accessibility to Local Services and Facilities	Red	The site is remote from services and facilities.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Greenfield Site but with a small sign of contamination on site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	The site is remote from services and facilities.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with hedgerow and some boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is considered to be unsuitable as the site is remote from services and facilities.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	No

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is considered to be unsuitable as the site is remote from services and facilities.

West Beckham		HELAA Ref	Additional Ref
Site Address	Osier Lane	H0500	
Parish	West Beckham		
Site Size (Hectares)	13.0		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Osier Lane, where access could potentially be provided.
Accessibility to Local Services and Facilities	Red	The site is remote from services and facilities.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	The site is remote from services and facilities.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with limited hedgerow and some boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	Proposals of this scale could have a significant impact on the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is considered to be unsuitable as the site is remote from services and facilities.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is considered to be unsuitable as the site is remote from services and facilities.

West Beckham		HELAA Ref	Additional Ref
Site Address	Mill Road	H0622	
Parish	West Beckham		
Site Size (Hectares)	7.4		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located at the junction of Mill Road and Barnington Road (C roads) where access could potentially be provided.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school in Gresham but further than 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with boundary trees/hedgerows, dense along Mill Road. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site on the outskirts of Gresham, with access to school but not to other facilities such as a shop. The site has access to utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape and development proposals should reflect this (avoiding development which affect or impinge on skyline views). Slightly undulating site rising in the middle, with dense boundary treatment along roadside.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	10-15 Years
Comments	The capacity of the site is for less 300 dwellings and it is therefore considered to be available within 15 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less 300 dwellings and it is therefore considered to be available within 15 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	223
Comments	The site is considered to be suitable.

West Beckham		HELAA Ref	Additional Ref
Site Address	Between Barningham Road and Bessingham Road	H0645	
Parish	West Beckham		
Site Size (Hectares)	49.9		
Source of Site			

Suitability Assessment

Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Large site located between Barningham Road and Bessingham Road (both c road)where the site could be accessed from.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school in Gresham but it is further than 1,200m away from a facility (shop).
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Amber	Power Lines present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Large greenfield site consisting of arable land with hedgerow and some mature trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site lies adjacent to grade II listed ancient monument, There is potential for detrimental impacts on the historic environment .
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	Proposals of this scale could have a significant impact on the local road network - Possible mitigation measures to address local highways and strategic highways network may be required.

Is the Site Suitable?	Yes
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Suitability Comments	Large site on the edge of Gresham with access to school but not to facilities and would require enhancement to treatment capacity for access to utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate sensitive landscape adjacent to grade II listed ancient monument and development proposals should be sensitive to this and the character of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	15-20 Years
Comments	The capacity of the site is for over 300 dwellings and it is therefore considered to be available within 20 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for over 300 dwellings and it is therefore considered to be available within 20 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	1497
Comments	The site is considered to be suitable.

Gresham		HELAA Ref	Additional Ref
Site Address	Church Road	H0653	
Parish	Gresham / Sustead		
Site Size (Hectares)	41.8		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	Large site which is located off Bessingham Road, where it is considered that suitable access could be achieved.
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school found in Gresham but further than 1,200m away from a facility such as a shop.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Mostly greenfield site but with sewage works on site causing contamination.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however area running through the site is identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, Sewage works on site would be incompatible with the proposed development type with no scope for mitigation.
Utilities Capacity	Amber	Will require enhancement to treatment capacity.
Utilities Infrastructure	Amber	Sewage works on site
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with some hedges and boundary trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Red	Based on current evidence, Sewage works on site would be incompatible with the proposed development type with no scope for mitigation.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	Proposals of this scale could have a significant impact on the local road network.
Is the Site Suitable?		No

Suitability Comments	Based on current evidence, the site is considered unsuitable as there are sewage works on site. This would be incompatible with the proposed development type with no scope for mitigation.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	No

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered unsuitable as there are sewage works on site. This would be incompatible with the proposed development type with no scope for mitigation.

West Beckham		HELAA Ref	Additional Ref
Site Address	Land At Holt, Gresham And, Sheringham Road	H1032	
Parish	Bodham / West Beckham		
Site Size (Hectares)	99.7		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located of Gresham Road and Sheringham Road where the site could be accessed.
Accessibility to Local Services and Facilities	Red	The site is remote from services and facilities.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Greenfield Site with small sign of contamination in middle of site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however small area of the site is identified at risk of surface water flooding.
Market Attractiveness	Red	The site is remote from services and facilities.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Amber	Power Lines present on site that could affect the development potential.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Large greenfield site split into a number of arable fields with boundary hedgerows and trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Proposals of this scale would have a significant impact on the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is considered to be unsuitable as the site is remote from services and facilities. And proposals of this scale would have a significant impact on the local road network.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is considered to be unsuitable as the site is remote from services and facilities. And proposals of this scale would have a significant impact on the local road network.

West Raynham		HELAA Ref	Additional Ref
Site Address	Former Raf Base	H0292	RAYN01
Parish	Helhoughton / Raynham		
Site Size (Hectares)	73.7		
Source of Site	Call for Sites / Planning Permission /Vacant or Derelict /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Massingham Road where the site has existing access for the RAF base.
Accessibility to Local Services and Facilities	Amber	The site is within 1,200m away from a facility found in West Raynham RAF site but is further than 2,000m away from a school.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Amber	Quite remote from services, but No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Developed site containing grassland and trees/hedges, with the trees across the site being subject to TPOs which should be retained. No known impact on designated site or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB,The LCA states that it is Rolling Open Farmland which has moderate to high sensitivity & open character. Development which impinge on the open skyline views or which would affect the night time experience should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	Proposals of this scale could have a significant impact on the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is a former RAF base with existing access and access to facilities and utilities. No major constraints have been identified at this stage. Although the site is remote and not within access to a school. The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a moderate to high sensitive landscape and development proposals should reflect this by maintaining the distinctive nature of the settlement. The site is developed with existing housing on the site, there is grassland and all trees on the site are subject to TPOS.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	2210
Comments	The site is considered to be suitable and available.

West Runton		HELAA Ref	Additional Ref
Site Address	Land at Station Road / Rosebery Road	H0329	RUN01b
Parish	West Runton		
Site Size (Hectares)	0.3		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in West Runton.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Capacity available to serve the proposed growth
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of grassland and is bordered by hedgerows. Mature hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Amber	The Site falls adjacent to the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascapes and dark night skies and should protect the quality and character of West Runton.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	The site falls within a Conservation Area, the development could harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to West Runton, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is adjacent to the ANOB which is a high sensitive landscape and also in the Conservation Area - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. Greenfield site containing mature trees and hedges lying on lower ground than adjacent road 'Station Road'.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	10
Comments	The site is considered to be suitable.

West Runton		HELAA Ref	Additional Ref
Site Address	The Hurn	H0338	RUN02
Parish	West Runton		
Site Size (Hectares)	0.3		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off a private road The Hurn where access could be provided.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in West Runton.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Capacity available to serve the proposed growth.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Amber	Greenfield site which is mostly covered by trees. Mature hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Amber	The Site falls adjacent to the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascapes and dark night skies and should protect the quality and character of West Runton.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	The site falls within a Conservation Area, the development could harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to West Runton, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is adjacent to the ANOB which is a high sensitive landscape - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. The site is heavily covered by trees and mature should be retained.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	10
Comments	The site is considered to be suitable.

West Runton		HELAA Ref	Additional Ref
Site Address	Land at Station Road	H0868	RUN01a
Parish	West Runton		
Site Size (Hectares)	0.4		
Source of Site	LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Station Road (C road) where the site could be accessed from.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school and employment and 1,200m away from a facility found in West Runton.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of grassland with trees and hedgerows across the site. Mature hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Amber	The Site falls adjacent to the ANOB, which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaapes and dark night skies and should protect the quality and character of West Runton.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	The site falls within a Conservation Area, the development could harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to West Runton, has access to facilities and utilities. No major constraints have been identified at this stage. The site is in Flood zone 1 - low risk, however some areas of the site are identified at risk of surface water flooding (the impact of development and appropriate mitigation measures will need to be demonstrated). The site is adjacent to the ANOB which is a high sensitive landscape and also in the Conservation Area - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. Greenfield site containing mature trees and hedges lying on lower ground than adjacent road 'Station Road'.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	14
Comments	The site is considered to be suitable.

Weybourne		HELAA Ref	Additional Ref
Site Address	Land Off Pine Walk	H0294	WEY04
Parish	Weybourne		
Site Size (Hectares)	4.3		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off a private lane off Station Road (C Road), where the site could be accessed from - but visibility onto Pine Walk may be an issue.
Accessibility to Local Services and Facilities	Amber	The site is within 1,200m away from a facility found in Weybourne.
Coastal Change	Amber	Outside Coastal Erosion Constraint Area. The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1, area in SW of site identified at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site in elevated position consisting of arable land with boundary hedgerows and trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site lies adjacent to the ANOB, The LCA states that it is a Coastal Town and Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	No safe walking route to school.
Is the Site Suitable?		Yes

Suitability Comments	The site is well related to Weybourne, has access to facilities and utilities, but visibility onto Pine Walk may be an issue and would need to be addressed if site was developed. No major constraints have been identified at this stage. The site is in FZ1, with a small area in SW of site identified at risk of surface water flooding(the impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a moderate to high sensitive landscape within the area of undeveloped coast. the site is in undulating position rising towards the horizon and development in this location should be sensitive to the wider skylscapes, and dark night skies and the character of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	128
Comments	The site is considered to be suitable and available.

Weybourne		HELAA Ref	Additional Ref
Site Address	Land South Of Beck Close	H0295	WEY09
Parish	Weybourne		
Site Size (Hectares)	4.3		
Source of Site	Allocated /Call for Sites /LDF Site / SHLAA Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off Station Road (C Road).
Accessibility to Local Services and Facilities	Amber	The site is within 1,200m away from a facility found in Weybourne.
Coastal Change	Amber	Outside Coastal Erosion Constraint Area. The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of Weybourne consisting of arable land with hedges along roadside. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site lies adjacent to the ANOB, The LCA states that it is a Coastal Town and Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Amber	It is considered there is no detrimental impact on the functioning of the local road network - but no safe walking route to school
Is the Site Suitable?		Yes

Suitability Comments	The site is currently allocated and suitability of the site has already been established. The site is reasonably well related to Weybourne, has access to facilities and utilities. No major constraints have been identified at this stage but there is no safe walking route to school. The site is in FZ1. The site is in a moderate to high sensitive landscape within the area of undeveloped coast. the site is in slightly undulating and development in this location should be sensitive to the wider skylscapes, and dark night skies and the character of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	11
Comments	The site is considered to be suitable and available.

Weybourne		HELAA Ref	Additional Ref
Site Address	Land West Of Holt Road	H0296	WEY12
Parish	Weybourne		
Site Size (Hectares)	0.4		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	Long and thin site located off Holt Road (C road).
Accessibility to Local Services and Facilities	Amber	The site is within 1,200m away from a facility found in Weybourne.
Coastal Change	Amber	Outside Coastal Erosion Constraint Area. The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Amber	In Flood Zone 1, area in S of site identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on edge of Weybourne consisting of arable land with a boundary hedgerow. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site lies adjacent to the ANOB, The LCA states that it is a Coastal Town and Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	The site is reasonably well related to Weybourne, has access to facilities and utilities. The site is in FZ1. The site is in a moderate to high sensitive landscape within the area of undeveloped coast. the site is relatively flat and development in this location should be sensitive to the wider skylscapes, and dark night skies and the character of the area. Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Weybourne		HELAA Ref	Additional Ref
Site Address	Land South Of Sheringham Road	H1021	WEY05
Parish	Weybourne		
Site Size (Hectares)	4.5		
Source of Site	LDF Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	Site is located off Sheringham Road (A road), it is considered that access could be provided.
Accessibility to Local Services and Facilities	Amber	The site is within 1,200m away from a facility found in Weybourne.
Coastal Change	Amber	Outside Coastal Erosion Constraint Area. The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Amber	In Flood Zone 1, area in S of site identified at risk of surface water flooding.
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but the local road network is considered to be unsuitable.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement consisting of arable-grassland, with hedge on roadside and allotments in SW corner.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site lies adjacent to the ANOB, The LCA states that it is a Coastal Town and Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Red	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	The site is well related to Weybourne, has access to facilities and utilities. The site is in FZ1, but with area in South of site identified at risk of surface water flooding(the impact of development and appropriate mitigation measures will need to be demonstrated). The site is in a moderate to high sensitive landscape within the area of undeveloped coast- the site is relatively flat which is prominent and development in this location should be sensitive to the wider skylscapes, and dark night skies and the character of the area. Allotments in SW corner. Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.

Weybourne		HELAA Ref	Additional Ref
Site Address	Land Adjacent 'Renfield', The Street	H1024	WEY08
Parish	Weybourne		
Site Size (Hectares)	1.4		
Source of Site	LDF Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Red	The site is located off The Street. Based on current evidence, there is no possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Amber	The site is within 1,200m away from a facility found in Weybourne but further than 2000m away from a school.
Coastal Change	Amber	Outside Coastal Erosion Constraint Area. The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1
Market Attractiveness	Red	Based on current evidence, the site is near to a settlement but there is no possibility of creating a suitable access.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site on the edge of settlement consisting of arable land with some boundary hedgerows/trees. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is adjacent to the conservation area - It is considered that the site would not have any material impact upon any heritage assets.
Nationally and Locally Significant Landscapes	Green	Site lies adjacent to the ANOB, The LCA states that it is a Coastal Town and Village which has moderate to high sensitivity where there is threat that development will further reduce and enclose the landscape, development should be sensitive to this.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Development of the site would have a neutral impact on the overall townscape.
Transport and Roads	Red	Based on current evidence, the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Is the Site Suitable?		No

Suitability Comments	The site is reasonably well related to Weybourne, has access to facilities and utilities The site is in FZ1. The site is in a moderate to high sensitive landscape within the area of undeveloped coast. the site is relatively flat and development in this location should be sensitive to the wider skylscapes, and dark night skies and the character of the area. Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	Based on current evidence, the site is considered to be unsuitable as there is no possibility of creating suitable access to the site and the local road network is considered to be unsuitable.

Weybourne		HELAA Ref	Additional Ref
Site Address	Land South Of Weynor gardens	H1025	WEY10
Parish	Kelling		
Site Size (Hectares)	3.0		
Source of Site	LDF Site /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Amber	The site is located off existing housing estate Weynor Gardens, where there is a possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Amber	The site is within 1,200m away from a facility found in Weybourne.
Coastal Change	Amber	Outside Coastal Erosion Constraint Area. The site falls within an area designated as 'Undeveloped Coast'.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site which consists of arable land with woodland on east and south boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site lies adjacent to the ANOB, The LCA states that it is rolling heath and arable which is more enclosed than the surrounding open landscape due to wooded land. Sea views are an important part of character of the area giving sense of space.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site remote from the settlement of Weybourne but has access to limited facilities and utilities. No major constraints have been identified at this stage. The site is in FZ1. The site is in a moderate to high sensitive landscape within the area of undeveloped coast. The site is relatively flat and development in this location should be sensitive to the wider skylscapes, and dark night skies and the character of the area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	89
Comments	The site is considered to be suitable.

Wickmere		HELAA Ref	Additional Ref
Site Address	Land At Regent Street	H0297	WIC02
Parish	Wickmere		
Site Size (Hectares)	0.4		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Regent Street (unadopted) where there is a possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Red	The site is remote from services and facilities.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	The site is remote from services and facilities.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site (garden land) consisting of grassland with boundary trees and hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is considered to be unsuitable as the site is remote from services and facilities.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	N/A	N/A	N/A

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is considered to be unsuitable as the site is remote from services and facilities.

Witton		HELAA Ref	Additional Ref
Site Address	Land At The Street, Ridlington	H0298	WIT01
Parish	Witton		
Site Size (Hectares)	0.4		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off The Street (unadopted) where there is a possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Red	The site is remote from services and facilities.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	The site is remote from services and facilities.
Utilities Capacity	Red	Substantial off-site sewerage required to connect FW.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with limited boundary treatment/ some hedges along E. Mature Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	Adjacent to Grade II listed building.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The site falls within a small valley (as stated in the LCA) which is considered to have fair to good landscape character.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No
Suitability Comments	The site is considered to be unsuitable as the site is remote from services and facilities and would require substantial off-site sewerage required to connect FW.	

Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	No

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is considered to be unsuitable as the site is remote from services and facilities and would require substantial off-site sewerage required to connect FW.

Wiveton		HELAA Ref	Additional Ref
Site Address	Land South Of Blakeney Road	H0299	WIV01
Parish	Wiveton		
Site Size (Hectares)	2.4		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Blakeney Road where there is a possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school found in Blakeney and 1,200m away from a facility found in Cley Next the Sea.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with hedgerow along E boundary and trees to front of site (N). Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Amber	Site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaes and dark night skies and should protect the quality and character of the area.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Amber	The site could intensify nearby junction / road use.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site located on the edge of Wiveton, with access to facilities and utilities. No major constraints have been identified at this stage. In Flood Zone 1. The site is in a high sensitive landscape falling within the ANOB and Conservation Area - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. Relatively flat site with mature trees and hedgerows along roadside boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	72
Comments	The site is considered to be suitable and available.

Wiveton		HELAA Ref	Additional Ref
Site Address	Land At Appletree Cottage, Blakeney Road	H1545	
Parish	Wiveton		
Site Size (Hectares)	0.6		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Blakeney Road where there is a possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Green	The site is within 2,000m to a school found in Blakeney and 1,200m away from a facility found in Cley Next the Sea.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1, with very small part of site at risk of surface water flooding.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	The site contains grassland and is bordered by hedgerows with trees along Northern roadside boundary. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	The site falls within the Conservation Area, the site could have an impact on the historic environment.
Nationally and Locally Significant Landscapes	Amber	Site falls within the ANOB which has richly diverse and distinctive landscapes. Development in this location should be sensitive to the wide skylscapes, seascaes and dark night skies and should protect the quality and character of the area.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Amber	Although the site falls within a Conservation Area, it is not considered the development would harm the heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	Greenfield site located on the edge of Wiveton, with access to facilities and utilities. No major constraints have been identified at this stage. In Flood Zone 1. The site is in a high sensitive landscape falling within the ANOB and Conservation Area - Development in this location should be sensitive to this and to the wider skylscapes, and dark night skies and the character of the area. Relatively flat site with hedges and trees along roadside boundary.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 20 dwellings and it is therefore considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	19
Comments	The site is considered to be suitable.

Wood Norton		HELAA Ref	Additional Ref
Site Address	Land At Blue Bell Barn, Lyng Hall Lane	H0300	WDN01
Parish	Wood Norton		
Site Size (Hectares)	0.9		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Rectory Road (unadopted) where there is a possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Red	The site is remote from services and facilities.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Mostly greenfield Site
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Red	The site is remote from services and facilities.
Utilities Capacity	Amber	Site is remote from nearest sewer, connecting FW may not be viable
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Mostly greenfield site with some buildings on N of site and rest of site consisting of grassland and bordered by hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Tributary Farmland which has moderate sensitivity with open character and uninterrupted views.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is considered to be unsuitable and the site is remote from services and facilities.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	No

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is considered to be unsuitable and the site is remote from services and facilities.

Wood Norton		HELAA Ref	Additional Ref
Site Address	Holt Road	H1714	
Parish	Wood Norton		
Site Size (Hectares)	1.6		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Holt Road, where there is a possibility of creating suitable access to the site.
Accessibility to Local Services and Facilities	Red	The site is remote from services and facilities.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Brownfield site with no signs of contamination.
Flood Risk	Green	In Flood Zone 1, with a small part at risk of surface water flooding.
Market Attractiveness	Red	The site is remote from services and facilities.
Utilities Capacity	Amber	Site is remote from nearest sewer, connecting FW may not be viable
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Some buildings on site, rest consisting of grassland with boundary trees and hedgerows. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Woodland with Parkland which has moderate to high sensitivity. Development which affect or impinge on skyline views should be avoided.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		No

Suitability Comments	The site is considered to be unsuitable and the site is remote from services and facilities.
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Availability Assessment	
Is the site available in the plan period?	Unknown
When is the site available?	Unknown
Comments	
Is the site being marketed?	Unknown
Availability Comments	

Achievability Assessment (including Viability)	
Is the site achievable?	No
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	No	N/A	No

Conclusion	
Site included within capacity?	No
Included Capacity (dwellings)	0
Comments	The site is considered to be unsuitable and the site is remote from services and facilities.

Worstead		HELAA Ref	Additional Ref
Site Address	Land At Bengate House, Tucks Road	H0302	WOR14
Parish	Worstead		
Site Size (Hectares)	0.6		
Source of Site	Call for Sites /		

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Yarmouth Road, where there is a possibility of creating suitable access to the site
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school found in Worstead but further than 1,200m away from a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Green	Greenfield Site.
Flood Risk	Green	In Flood Zone 1.
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site with trees/scrub covering the site. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Amber	Site lies adjacent to Grade II listed building
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site which is quite remote but with access to school in Worstead but not other facilities such as a shop. The site has access to utilities. No major constraints have been identified at this stage. The site is in Flood Zone 1. The site is flat and in a moderate sensitive landscape adjacent to Grade II listed building- development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and be sensitive to the surrounding area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	
Is the site being marketed?	Unknown
Availability Comments	The site was put forward through the call for sites and is considered to be available immediately.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	N/A	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	19
Comments	The site is considered to be suitable and available.

Worstead		HELAA Ref	Additional Ref
Site Address	Land At Sloley Road	H1895	
Parish	Worstead		
Site Size (Hectares)	0.8		
Source of Site			

Suitability Assessment		
Constraint	Score (Red / Amber / Green)	Comments
Access to Site	Green	The site is located off Sloley Road, where there is a possibility of creating suitable access to the site
Accessibility to Local Services and Facilities	Amber	The site is within 2,000m to a school found in Worstead but further than 1,200m away from a facility.
Coastal Change	Green	Outside Coastal Erosion Constraint Area.
Contamination and Ground Stability	Amber	Greenfield Site but with signs of contamination.
Flood Risk	Green	In Flood Zone 1- low risk, however some areas of the site are identified at risk of surface water flooding
Market Attractiveness	Green	The site has suitable access and near to settlement. No major constraints.
Utilities Capacity	Green	Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Impact	Score (Red / Amber / Green)	Comments
Biodiversity and Geodiversity	Green	Greenfield site consisting of arable land with limited boundary treatment. Mature Trees and Hedgerows should be retained. No known impact on designated site, protected species or ecological network.
Compatibility with Neighbouring / Adjoining Uses	Green	Compatible with neighbouring residential use.
Historic Environment	Green	The site is not in close proximity to any historic heritage assets or environment.
Nationally and Locally Significant Landscapes	Green	Site doesn't fall within ANOB, The Landscape Character Assessment states that it is Low Plains Farmland which is considered to have moderate sensitivity with open character. The topography is flat with little changes in levels.
Open Space	Green	The site would not result in the loss of any open space.
Townscape	Green	Not located in the proximity of a heritage townscape.
Transport and Roads	Green	It is considered there is no detrimental impact on the functioning of the local road network.
Is the Site Suitable?		Yes

Suitability Comments	A greenfield site on the edge of Worstead with access to school in Worstead but not other facilities such as a shop. The site has access to utilities. No major constraints have been identified at this stage, but there are some signs of contamination on site which would need to be addressed. The site is in Flood Zone 1. The site is flat and in a moderate sensitive landscape - development proposals should reflect this (avoiding development that affect or impinge on open skyline views) and be sensitive to the surrounding area.
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Availability Assessment	
Is the site available in the plan period?	Yes
When is the site available?	<5 Years
Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.
Is the site being marketed?	Unknown
Availability Comments	The capacity of the site is for less than 100 dwellings and it is therefore considered to be available within 5 years.

Achievability Assessment (including Viability)	
Is the site achievable?	Yes
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the emerging Local plan.

Overcoming Constraints			
Could mitigating measures be put in place to address points of failure? (See conclusion comments)	Suitable	Available	Achievable
	Yes	Yes	N/A

Conclusion	
Site included within capacity?	Yes
Included Capacity (dwellings)	23
Comments	The site is considered to be suitable.