

# NORTH NORFOLK Housing and Economic Land Availability Assessment (HELAA)

## Part 2 - Assessment of Employment Land

**Final Report**

April 2018

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# 1. Introduction

## 1.1 Purpose of the Housing and Economic Land Availability Assessment

- 1.1.1 The Housing and Economic Land Availability Assessment (HELAA) has been prepared to determine the range and extent of land which could be considered for development to meet the need for housing and economic development in North Norfolk across the period 2016-2036.
- 1.1.2 This economic land availability assessment will provide an updated baseline figure for the amount of employment land in use across the District
- 1.1.3 The HELAA is presented in two parts, part one covers potential land for residential use while part two (this document) focuses on potential economic land. The HELAA represents just one element of wider evidence and should not be considered in isolation of other evidence.
- 1.1.4 It is important to note that the HELAA does not represent policy and will not determine whether a site should be allocated in the Local Plan or granted planning permission. Nor is it the purpose of the HELAA to identify what locations are “sustainable”. It is in effect a ‘pool’ from which Local Plan proposal sites can be tested and bought forward. It also represents a ‘snapshot’ of capacity based upon the data and information available (e.g. site constraints, landowner intentions, and site availability) as at 1st August 2016. It is based around an assessment of individual sites rather than any consideration of cumulative constraints.

## 1.2 Planning Policy Context

- 1.2.1 The National Planning Policy Framework (NPPF) requires that Local planning authorities have a clear understanding of business needs within the economic markets operating in and across their area. As part of this, they must establish realistic assumptions about the supply of suitable and available deliverable economic land.
- 1.2.2 The most up to date guidance for the preparation of HELAA is provided in the national Planning Practice Guidance (PPG)<sup>1</sup>. The guidance provides clarity on the methodology that should be followed and what factors should be considered including what assumptions and where windfall sites can be included in the supply. Windfall sites are sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed land that has unexpectedly become available<sup>2</sup>. Should it be concluded that insufficient sites have been identified against objectively assessed needs the PPG advises plan makers to revisit the assessment on revised assumptions such as reduced size threshold. If, following this there is still insufficient sites then it will be necessary to investigate how this shortfall can be planned for and undertake discussions under the Duty to Cooperate to assess if there is sufficient capacity in neighbouring areas to accommodate additional growth.
- 1.2.3 To ensure a consistent methodology across the Housing Market Area<sup>3</sup> of Central Norfolk a joint methodology was prepared by the Norfolk Authorities and informed by key stakeholders views following a consultation held between 21st March 2016 and 3rd May 2016. The methodology and assumptions used are summarised in Section 2 and can be found in full at [www.north-norfolk.gov.uk/helaa](http://www.north-norfolk.gov.uk/helaa)

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<sup>1</sup> <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>2</sup> DCLG (2012) National Planning Policy Framework Annex 2 ‘Windfall’ definition

<sup>3</sup> Geographic area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work as defined by joint Central Norfolk Strategic Housing Market Assessment, 2016

## 2. Employment Land Baseline

- 2.1.1 There is currently no single employment land needs assessment which covers North Norfolk. This HELAA Part 2 Report is not intended to be an employment land needs assessment. An employment land needs assessment should use the most up to date evidence of economic and demographic trends (including the East of England Forecasting Model – see below) together with relevant existing and emerging studies such as HELAA.
- 2.1.2 This study will provide a new baseline figure and comprises a comprehensive desktop audit of all land in employment use across the District including Designated and Allocated employment sites (including ‘mixed use’ allocations), sites with a known employment use and sites with planning permission for employment uses. This audit methodology is outlined in detail at Section 3.

### 2.2 East of England Forecasting Model 2016

- 2.2.1 The East of England Forecasting Model (EEFM)<sup>4</sup> is designed to facilitate the setting of consistent housing and jobs targets, the EEFM provides a set of baseline forecasts prepared by a leading independent forecasting house (Cambridge Econometrics) for the East of England region.
- 2.2.2 The model includes projections on the expected employment land use up to 2045 and therefore covers the plan period 2016 to 2036.
- 2.2.3 For North Norfolk the model projection estimates a decrease of B1c & B2 employment land of around 1.92% per year over the plan period, a 0.21% decrease in B8 land, however, the model suggests an average increase in office space of 0.3% per year. These trends appear to be broadly similar to the rest of Norfolk, regional and national trends.

**Table 1: East of England Forecast Model Employment Land projections 2016 to 2036**

| Land use   | 2016  | 2036  | Increase/decrease |
|--|-------|-------|-------------------|
| Industrial floorspace (B1c/B2) estimates (000 sqm) | 162.9 | 124.7 | - 38.2            |
| Warehouse floorspace (B8) estimates (000 sqm)      | 116.7 | 112.5 | - 4.2             |
| Office floorspace (B1a/b) estimates (000 sqm)      | 87.4  | 94.0  | 6.6               |

### 2.3 Economic Growth Strategy and Action Plan

- 2.3.1 The Economic Growth Strategy and Action Plan<sup>5</sup> is intended to be the framework for actions that the Council and its partners will take to deliver economic development in North Norfolk. This Strategy will work alongside planning policy documents to encourage the uptake of development opportunities and investment in premises. The strategy covers a range on areas including Promotion and Marketing; Business Support; Skills and Employment, and; Land, Premises & Infrastructure.

The strategy states the following in relation to Land, Premises and Infrastructure:

*Our Aim: That North Norfolk will have high growth, high value infrastructure investment with businesses securing and developing employment sites and premises in support of the sustainable economic growth of the District.*

<sup>4</sup> East of England Forecasting Model 2016 and Model methodology can be found at <http://cambridgeshireinsight.org.uk/EEFM>

<sup>5</sup> <https://www.north-norfolk.gov.uk/tasks/economic-growth/view-our-economic-growth-strategy/>

*We will: Work to maintain existing jobs and help businesses expand by:*

- *Ensuring there is a sufficient supply of employment sites and high quality business premises*
- *Bring about the development of new employment sites by addressing constraints and providing necessary infrastructure.*
- *Ensure there is an adequate supply of employment land to encourage business growth and address the identified needs by allocating and delivering new employment land*
- *Identify suitable site options for further industrial land in Cromer, North Walsham and Fakenham, deliverable in the short and medium term.*
  - *Allocated sites in the Local Plan (with clear delivery mechanisms)*
- *Monitor the supply and demand of business premises (including workshops, industrial/warehouse units and offices) and ensure that steps are taken to provide and market high quality business space.*
- *Develop a dedicated enterprise centre (linked to the STEM sectors) at a key location in North Norfolk, to support existing and new business needs.*

## **2.4 Business Growth and Investment Opportunities Study.**

- 2.4.1 The Business Growth and Investment Opportunities Study<sup>6</sup> was published in 2015 and was an attempt to define the position of employment in the District and the potential needs in the future. The study drew on a range of sources including the Annual Monitoring Reports (AMR). The report had the following to say on the position of available employment land:

*According to the AMR land take-up data, North Norfolk has seen a steady take-up of development land since 2004. During that time 15.82 ha have been developed out which equates to an annual take-up of 1.44 ha.*

*The towns of Fakenham and North Walsham have seen the greatest levels of activity although activity is not restricted to the larger towns and development has included smaller towns, villages and rural areas. This is consistent with the economic analysis which has recorded activity in the rural hinterlands, particularly manufacturing.*

*The AMRs suggest that there is currently 79.44 ha allocated land available for development, again with the greatest concentration in Fakenham and North Walsham. Other areas include the former RAF base at Tattersett where 13.42 ha is allocated. However, a critique of the available land suggests that only about 49.43 ha is allocated.*

*Further analysis of this supply suggests that only 34.4 ha is readily available, and much of the other land is either constrained, unavailable as it is already in industrial use, or has been developed. Whilst this still represents about a 24 year supply, the distribution of land means that some areas have little or no allocated land to meet current and future needs over the next 15 years.*

*Other sites have stalled due to lack of investment, or market conditions are such that development is not viable at the present time, unless businesses are to meet rental and capital values sought by the developers.*

*While, based on past land take-up trends this may equate to some 24 years' supply (at 1.44 ha/year), this land may not be appropriately located for the market and may not be financially viable to deliver in the near term.*

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<sup>6</sup> Business and Opportunities Study. 2015. BE Group for NNDC.

### 3. Methodology

3.1.1 The methodology for this assessment is in accordance with the guidance set out in the Housing and Economic Land Availability Assessment section of the National Planning Practice Guidance (27 March 2015). In line with the guidance this methodology was made available for consultation, (21 March - 3 May 2016) and informed by key stakeholders' views on the approach to be used to assessing the amount land available for development in the area. The full methodology was detailed in the HELAA Part 1 report and will not be repeated, in full, in this document.

### 3.2 Employment Land definition

3.2.1 Employment Land is defined as land allocated for business, general industrial and storage/distribution uses as defined by Classes B1, B2 & B8 of the Town and Country Planning (Use Classes) Order 1987 or with an extant planning consent for such uses. Employment uses exclude retail, leisure, residential care facilities, mineral extraction and waste disposal.

3.2.2 Employment uses include:

- B1a: Offices other than in a use within Class A2 (Use Class Order 2005 Definition);
- B1b: Research and Development – Laboratories, Studios (UCO 2005 Definition);
- B1c: Light Industry (UCO 2005 Definition);
- B2: General Industrial (UCO 2005 Definition);
- B8: Storage or Distribution (UCO 2005 Definition).

### 3.3 Identification of sites and broad locations

3.3.1 The HELAA has been prepared from sites which are designated or allocated employment sites, known employment sites and other sources which are detailed in Table 1. A total of 126 employment sites have been identified as sites that have an existing employment use or have potential capacity for employment use.

**Table 2: Source of Sites**

| Source   | Number of Sites |
|--|-----------------|
| Designated Employment Sites                                  | 23              |
| Enterprise Zones   | 2               |
| Allocated Employment Sites                                   | 9               |
| Employment Land Review sites                                 | 6               |
| Call for Sites & developer nominations (including mixed use) | 40              |
| Parish and Town Council Workshops                            | 23              |
| Existing Employment Sites (not designated)                   | 21              |
| Publically owned land  | 27              |

It has to be noted that these figures includes duplication – as sites have been included from a number of sources. i.e. a site may have come forward via parish council workshop and through call for sites, etc.



### 3.4 Desktop review and Absolute Constraints

- 3.4.1 Following the identification of sites, an initial desktop review was carried out to remove potential duplications put forward through different sources. The review also checked for absolute constraints. National Planning Policy Guidance (NPPG) makes it clear that a site's exclusion from the HELAA process during the desktop review will only occur where no feasible development potential can be demonstrated due to the presence of overwhelming constraints for the foreseeable future.
- 3.4.2 Sites have been automatically excluded from further capacity assessment in this HELAA where they are within:
- Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites (including potential SPAs, possible SACs, and proposed Ramsar sites) or within Sites of Special Scientific Interest, National Nature Reserves and Ancient Woodland.
  - European legislation and/or the National Planning Policy Framework prohibit development affecting these sites and development within the designation is likely to result in direct loss;
  - Flood Zone 3b<sup>7</sup>;
  - the area of Scheduled Ancient Monuments or Ancient woodlands; on Statutory Allotments, and/or
  - Locally Designated Green Spaces, including Designated Village Greens and Common Land;
  - the coastal erosion constraint area.

**Table 3: Excluded Sites due to Absolute Constraint**

| HELAA Ref | Site Name                    | Town/Village  | Absolute Constraint       |
|-----------|------------------------------|---------------|---------------------------|
| HE0002    | Quarry Land off Britons Lane | Beeston Regis | All of the site is a SSSI |

### 3.5 Site size thresholds

- 3.5.1 In addition to the absolute constraint exclusions, sites (or the available parts of an existing employment site) that did not meet a minimum size threshold were also excluded. National Planning Policy Guidance<sup>8</sup> states that:

*"Plan makers will need to assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate. The assessment should consider all sites and broad locations capable of delivering five or more dwellings or economic development on sites of 0.25ha (or 500m<sup>2</sup> of floor space) and above."*

- 3.5.2 There were 37 sites that were excluded based on the minimum size threshold and are detailed in Appendix 2.

<sup>7</sup> Flood zones are defined by the Environment Agency. Flood Zone 3b represents the functional flood plain and its purpose is for storing water in times of flood. These areas have greater than a 5% chance of flooding in any 12-month period (1 in 20 year event). Table 3 of the National Planning Practice Guidance states that only water compatible and essential infrastructure development is appropriate in Flood Zone 3b.

<sup>8</sup> DCLG: National PPG Paragraph: 010 Reference ID: 3-010-20140306, Revision date: 06 03 2014

### 3.6 Publicly Owned land

- 3.6.1 There are a number of publicly owned sites which were considered in the HELAA pt1 assessment. The majority of these sites is NNDC owned land including redundant areas of land, open space areas and public car parks. In the HELAA Part 1 assessment a number of these sites were ruled out due to absolute constraints, site size and other factors which meant that they were not suitable and/or available for development. The assessment of these excluded sites will not be repeated in this Part 2 assessment.
- 3.6.2 For consistency the 'available' sites are included in the HELAA Part 2 assessment. However, further information has been made available since the Part 1 assessment and a number of these sites are now considered unavailable.

### 3.7 Employment land capacity

- 3.7.1 The potential for development for employment purposes will need to take account of evidence from a range of sources. The development potential of a site will be dependent on whether there are any constraints on a site which would render parts of the site undevelopable (for example an irregularly shaped site). If there are sites identified in town centres which are suitable and available for office development, a different approach may be needed as these may be denser than the average plot ratios identified in existing and emerging needs assessments. However, It has been assumed for the purposes of this assessment that a gross area of 1ha is required to develop 4,000 sq.m of office, industrial or warehousing or distribution space (equal to a plot ratio of 40%).

### 3.8 Site Assessment

- 3.8.1 Stage 2 of the assessment process involved assessing whether a site was '**suitable**' for the type of development proposed; '**available**' based on the best information at hand and that it was expected that the site would be able to be developed, and, '**achievable**' - this is essentially an initial high level judgement about the economic viability and deliverability of the site and market attractiveness of its location in respects to property markets and any abnormal constraints on the site.
- 3.8.2 Information on suitability, availability and achievability of developing the sites in North Norfolk was collected and analysed through a combination of information from the Part 1 assessment, desktop assessments, using GIS and through information submitted by landowners, agents and developers. This was supplemented by site visits as required.
- 3.8.3 Existing evidence, such as previous economic land studies was also used to inform the site assessment. All of this combined information was then used to help ascertain whether a site was 'deliverable' (a realistic prospect that it will be delivered within 5 years) or 'developable' (available for years 6-10 or where possible for sites unlikely to be developed for 11 years or more).

### 3.9 Former RAF sites

- 3.9.1 North Norfolk contains a number of redundant defence establishments which contain large areas of 'brownfield' land and in some cases significant levels of housing stock. 2 of these sites, former RAF Coltishall (Scottow) and former RAF North Creake (Egmere, Walsingham) are now designated Enterprise Zones<sup>9</sup> and known respectively as Scottow Enterprise Park and Egmere Business Zone.

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<sup>9</sup> Enterprise Zones are geographically defined areas, hosted by Local Enterprise Partnerships in which commercial and industrial businesses can receive incentives to set up or expand.



- 3.9.2 The former RAF/Defence establishments are of significant size and consequently have a great deal of theoretical land capacity. However, for the purposes of this assessment only those areas of land that are currently used, proposed or marketed for employment are included in the assessment and not the full site area. This is consistent with previous assessments and planning policy and therefore provides a realistic picture of the land available at these sites.

### 3.10 Windfall

- 3.10.1 Windfall sites for economic development can provide an important source of development across North Norfolk and could contribute to the supply in the future. Appendix 1 shows that there are a number of sites that were excluded from assessment due to falling below the 0.25 size threshold of available land. There may also be other small parcels of land where there is an existing employment use or potential for small scale employment development may be appropriate - that have not been put forward or have been identified through the desk top study.
- 3.10.2 These sites could be an additional source of future supply, however as they have not been assessed as part of this study they do not at this stage form part of the identified potential capacity.

## 4. Limitations

- 4.1.1 This is not an employment land review and the assessment does not make judgment of quality or suitability of employment land.
- 4.1.2 The assessment is based on sites identified from a range of different sources and is based on the information available at the time of assessment (December 2017 – January 2018)). There may be other areas of land that might be suitable and available but to date have not been put forward to the council for assessment.
- 4.1.3 It is important to note that the HELAA does not represent policy and will not determine whether a site should be allocated in the Local Plan or granted planning permission. It offers a broad-brush / high level assessment of individual sites and is in effect a 'pool' from which Local Plan proposal sites can be tested and bought forward. It also represents a 'snapshot' of capacity based upon the data and information available (e.g. site constraints, landowner intentions, stakeholder engagement and site availability).
- 4.1.4 The focus of the assessment is on a sites capacity and suitability and at this stage does not take account of cumulative or policy constraints, such as considerations around the cumulative impact and investments around foul drainage and the impacts on future school places. The cumulative assessment is part of the consideration of the Local Plan Since the initial site identification a number of sites have been granted planning permission and this may not be reflected in this study.
- 4.1.5 In some cases a site may be fully overlapped by a larger site. In these situations the larger site has been appraised and included within the capacity in order to avoid double counting. Both sites effectively contribute to the potential land supply.

## 5. Results of the Assessment

- 5.1.1 A total of 126 sites were assessed for their potential economic land capacity. Of these sites 38 were excluded owing to not meeting the site size thresholds or having an absolute constraint. This resulted in a total of 88 sites that were assessed using the HELAA methodology.
- 5.1.2 Following the assessment there were 58 sites identified with employment land capacity with a total potential capacity of 168 hectares. Table 4 provides an overview of the sources of sites and indicative area and floor space which form the potential economic land supply for the District.

**Table 4: Overview of Assessment**

|  | No. of sites | Site total size (ha) | Area in Employment Use (ha) | Area available (ha) | Estimated Floorspace available (sqm) |
|--|--------------|----------------------|-----------------------------|---------------------|--------------------------------------|
| Total Number of Employment Sites                 | <b>126</b>   | 652.6                | 277                         | 241.3               | 965,194                              |
| Number of sites assessed using HELAA methodology | <b>88</b>    | 585.3                | 233.7                       | <b>240</b>          | 959,834                              |
| Sites assessed to be Suitable                    | <b>82</b>    | 528.3                | 232.9                       | <b>214.1</b>        | 856,474                              |
| Sites assessed to be Available                   | <b>59</b>    | 479                  | 232                         | <b>172.0</b>        | 688,091                              |
| <b>Sites assessed to have Capacity</b>           | <b>58</b>    |                      |                             | <b>168</b>          | <b>671,895</b>                       |
| <b>Capacity within Towns</b>                     | <b>38</b>    |                      |                             | <b>92</b>           | 357,939                              |
| <b>Capacity in Service Villages</b>              | <b>1</b>     |                      |                             | <b>5</b>            | 20,000                               |
| <b>Capacity in Countryside Villages</b>          | <b>18</b>    |                      |                             | <b>71</b>           | 283,956                              |

## 5.2 Designated Employment Sites

- 5.2.1 There are 23 Designated employment sites and 2 Enterprise Zones in North Norfolk which are detailed in Table 5. Currently these sites have a total area of 229ha with potential available capacity of 40ha. This represents around 17% of these sites is available for employment use. However, it can be seen that the larger Designated employment sites, such as the Industrial Estates in the towns, have a generally lower % of land available. Conversely, the 2 Enterprise Zones, Scottow and Egmere, have much higher % of land available with 37% and 23% respectively.

**Table 5: Designated Employment Sites**

| Town     | Site                                | Total Size (ha) | Area available |    |
|----------|-------------------------------------|-----------------|----------------|----|
|          |                                     |                 | ha             | %  |
| Catfield | Catfield Industrial Estate (EMP01)  | 12.01           | 0.47           | 4  |
| Cromer   | High Station (EMP02)                | 1.17            | 0.3            | 25 |
| Cromer   | Holt Road Industrial Estate (EMP03) | 15.34           | 0.37           | 2  |
| Cromer   | Retail Park (EMP04)                 | 2.95            | 0              | 0  |

| Town                | Site   | Total Size (ha) | Area available |     |
|---------------------|--|-----------------|----------------|-----|
|                     |  |                 | ha             | %   |
| Fakenham            | <b>Fakenham Industrial Estate (EMP05)</b>                  | 31.50           | 1              | 3   |
| Fakenham            | <b>Fakenham Commerce Park (EMP06)</b>                      | 12.14           | 0.6            | 5   |
| Fakenham            | Adjacent 30 Holt Road (EMP07)                              | 1.02            | 0              | 0   |
| Fakenham            | 66/72 Holt Road (EMP07)                                    | 1.26            | 0              | 0   |
| Fakenham            | Oxborough Lane (EMP08)                                     | 3.63            | 1.6            | 44  |
| Fakenham            | Hempton Road (EMP09)                                       | 2.25            | 0.34           | 15  |
| Holt                | <b>Hempstead Road Industrial Estate (EMP10)</b>            | 7.49            | 0.35           | 5   |
| Holt                | Old Station Way (Thaxters) (EMP11)                         | 1.37            | 1.37           | 100 |
| Hoveton             | Tunstead Road (Fruit Growers site) (EMP12)                 | 7.03            | 2              | 28  |
| Hoveton             | <b>Stalham Road Industrial Estate (EMP13)</b>              | 2.85            | 0              | 0   |
| Melton<br>Constable | <b>Melton Constable Industrial Estate (EMP14)</b>          | 7.68            | 0              | 0   |
| North Walsham       | <b>North Walsham Industrial Estate (EMP15)</b>             | 30.64           | 5              | 16  |
| North Walsham       | Midland Road (EMP16)                                       | 2.1             | 0              | 0   |
| North Walsham       | Norwich Road (HL Foods site) (EMP17)                       | 5.7             | 5              | 87  |
| North Walsham       | General Trailers Site (Crane Frehauf), Cromer Road (EMP08) | 10.91           | 1              | 9   |
| North Walsham       | Travis Perkins, Cromer Road (Part of EMP18)                | 3.723           | 1.95           | 52  |
| Scottow             | <b>Scottow Enterprise Park (Enterprise Zone)</b>           | 32              | 12             | 37  |
| Sheringham          | Former Sheringham Caravans site, Weybourne Road (EMP20)    | 2.5             | 0.76           | 30  |
| Sheringham          | Site adjacent to Splash centre (Part of EMP20)             | 4.29            | 0              | 0   |
| Stalham             | Nicholson's Yarmouth Road                                  | 1.49            | 0              | 0   |
| Stalham             | Former Bush Abattoir site                                  | 1.04            | 1.04           | 100 |
| Walsingham          | <b>Egmere (Enterprise Zone)</b>                            | 21.5            | 5              | 23% |
| Wells               | Great Eastern Way (EMP23)                                  | 3.03            | 0              | 0   |

## 5.3 Site Distribution

5.3.1 Those sites were found to have capacity, and to satisfy the assessment criteria, are detailed for each of the towns and villages in Table 6 below.

**Table 6: Employment Land Capacity by Town and Village**

| <b>Town</b>    | <b>No of Sites</b> | <b>Available area (ha)</b> |
|----------------|--------------------|----------------------------|
| Cromer         | 10                 | 20.9                       |
| Fakenham       | 6                  | 17.9                       |
| Holt           | 5                  | 11.8                       |
| Hoveton        | 1                  | 2                          |
| North Walsham  | 10                 | 27.3                       |
| Sheringham     | 3                  | 4                          |
| Stalham        | 4                  | 8                          |
| Wells          | 0                  | 0                          |
| <b>Village</b> | <b>No of Sites</b> | <b>Available area (ha)</b> |
| Ashmanhaugh    | 1                  | 0.9                        |
| Binham         | 1                  | 1                          |
| Bodham         | 1                  | .3                         |
| Catfield       | 3                  | 24.6                       |
| Erpingham      | 1                  | 2.7                        |
| Great Ryburgh  | 1                  | .3                         |
| Hempton        | 1                  | .3                         |
| Northrepps     | 2                  | 1.1                        |
| Pudding Norton | 1                  | 1.9                        |
| West Raynham   | 1                  | 3.7                        |
| Ryburgh        | 1                  | 6.6                        |
| Scottow        | 1                  | 12                         |
| Tattersett     | 1                  | 13.4                       |
| Trunch         | 1                  | 1.9                        |
| Walsingham     | 1                  | 5                          |
| Wood Norton    | 1                  | .25                        |

## 6. Conclusion

### 6.1 Employment Land Total availability

**Table 7: District wide Employment Land Potential Overall Capacity**

| District                               | Area (ha)  | Estimated Floorspace (sqm) |
|--|------------|----------------------------|
| Existing Employment Land in use        | 277        | 1,108,000                  |
| New Employment Land Available          | 168        | 671,895                    |
| <b>Total potential Employment Land</b> | <b>445</b> | <b>1,779,895</b>           |

- 6.1.1 This analysis provides an updated baseline figure for the amount of land in employment use throughout the District of 277 hectares or 1,108,000 square metres. This baseline figure updates previous information included in other studies including the Business Growth and Investment Opportunities Study 2015.
- 6.1.2 The assessment has identified that, across the District, there is a total of 277 hectares of land currently in employment use and has identified that there is the potential for 168 hectares of employment land available during the plan period. If all this land was developed for employment purposes there would be 445 hectares of employment land available in North Norfolk over the plan period 2016 to 2036.
- 6.1.3 In the towns of North Norfolk there is around 145 hectares of land currently in employment use and the assessment has identified that there is potential capacity of an extra 92 hectares of land on those sites which were assessed through the HELAA methodology. This equates to an increase of potential capacity of around 64% in towns. The majority of this extra capacity, in the towns, is on new sites or extensions to existing employment sites.
- 6.1.4 There will be further capacity on those sites which were ruled out due to not meeting the minimum site size threshold.

**Table 8: Towns - Employment Land Potential Overall Capacity**

| Towns                                  | Area (ha)  | Estimated Floorspace (sqm) |
|--|------------|----------------------------|
| Existing Employment Land in use        | 145        | 58,000                     |
| New Employment Land Available          | 92         | 367,939                    |
| <b>Total potential Employment Land</b> | <b>237</b> | <b>425,939</b>             |

- 6.1.5 The area figures for the new potential capacity represent the maximum gross amount of development that could take place. No adjustment has been made for the provision of on-site infrastructure such as internal roads and open space. Unlike the HELAA Part 1 the sites have not been divided in to 'large' or 'small' sites and for all sites it is assumed that the whole of the site (or area available) can be developed.

- 6.1.6 As previously stated the HELAA does not make a judgement of the quality or distribution of the sites, however, it does give an indicative baseline in order to inform the identification of the location of new or expanded employment sites.
- 6.1.7 In addition to this there are a number of sites that could be considered as windfall subject to future policy approaches but which, at this stage, fall below the assessment threshold identified in the methodology.
- 6.1.8 It has to be re-iterated that the inclusion of a site within the assessment does not imply that that site will be granted planning permission or be subsequently allocated through the Local Plan. The HELAA is a technical document used to identify a portfolio of employment sites which may be selected for future planning purposes following further more detailed assessment including that of cumulative effects and sustainability appraisal.

## **6.2 Next stages**

- 6.2.1 The findings of the HELAA will be used alongside other evidence documents, to inform the production of the Local Plan by helping to identify development options for consideration and assessment.
- 6.2.2 Further work will be carried out to identify the most appropriate location and distribution of employment land over the plan period and the approach to allocations and designations.



# Appendix 1: Full HELAA Site Assessment Tables

| NEW HELAA PART 2 REF | Town / Village    | Site Location                                    | Site Total Size (ha) | Area in Employment Use (ha) | Area Available (ha) | Absolute Constraints and Designations     | Included in HELAA Pt 2 Assessment |
|----------------------|-------------------|--|----------------------|-----------------------------|---------------------|---|-----------------------------------|
| HE0001               | Ashmanhaugh       | S&G Coleman and Bridgland Moulders, Rectory Road | 1.46                 | 1.46                        | 0.86                | Existing Employment Site (non designated) | Yes                               |
| HE0002               | Beeston Regis     | Quarry Land off Britons Lane                     | 20.8                 | 0                           | 20.8                | Briton's Lane Gravel pit SSSI / New Site  | Yes                               |
| HE0003               | Binham            | Land at Priory Crescent                          | 1.03                 | 0                           | 1.03                | Publicly owned asset                      | Yes                               |
| HE0004               | Bodham            | Crayford & Abbs, Weybourne Road                  | 0.83                 | 0.83                        | 0                   | Existing Employment Site (non designated) | No                                |
| HE0005               | Bodham            | Hill House Farm, Kelling Road, Lower Bodham      | 1.59                 | 1.22                        | 0.3                 | Existing Employment Site (non designated) | Yes                               |
| HE0006               | Catfield          | Land South of Sutton Road                        | 19.28                | 0                           | 19.28               | New Site                                  | Yes                               |
| HE0007               | Catfield          | Land off A149 & New Road                         | 4.90                 | 0                           | 4.90                | New Site                                  | Yes                               |
| HE0008               | Catfield          | Catfield Industrial Estate                       | 12.01                | 11.54                       | 0.47                | Designated Employment Site                | Yes                               |
| HE0009               | Cley-next-the-Sea | Land at Old Woman's Lane                         | 1.59                 | 0                           | 0.1                 | New Site                                  | No                                |
| HE0010               | Cromer            | Morisons Petrol Station, Prince of Wales Rd      | 0.11                 | 0.11                        | 0                   | Existing Employment Site (non designated) | No                                |
| HE0011               | Cromer            | Former Golf Practice Ground, Overstrand Road     | 6.31                 | 0                           | 6.31                | New Site                                  | Yes                               |
| HE0012               | Cromer            | Land at Stonehill Way, Cromer (1)                | 4.57                 | 0                           | 4.57                | New Site                                  | Yes                               |
| HE0013               | Cromer            | Land South of Holt Road, Cromer                  | 2.65                 | 0                           | 2.65                | New Site                                  | Yes                               |
| HE0014               | Cromer            | The Meadow Car Park                              | 3.00                 | 0                           | 3.00                | Public Car Park (NNDC)                    | Yes                               |
| HE0015               | Cromer            | North Lodge Park                                 | 1.68                 | 0                           | 1.68                | Open Land                                 | Yes                               |
| HE0016               | Cromer            | Old Zoo Site, Land at Howards Hill               | 1.6                  | 0                           | 1.6                 | Publicly owned asset                      | Yes                               |
| HE0017               | Cromer            | Fearns Park, Suffield Park                       | 1.26                 | 0                           | 1.26                | Open Land                                 | Yes                               |
| HE0018               | Cromer            | Land South of Runton Road, Cromer                | 1.03                 | 0                           | 1.03                | Brownfield Register                       | Yes                               |
| HE0019               | Cromer            | Land at Stonehill Way, Cromer (2)                | 0.87                 | 0                           | 0.87                | Designated Employment Site                | Yes                               |
| HE0020               | Cromer            | Evington Lawns, Boating Lake, and Play area      | 0.82                 | 0                           | 0.82                | Open Land                                 | Yes                               |
| HE0021               | Cromer            | Cadogan Road Car Park                            | 0.49                 | 0                           | 0.49                | Public Car Park (NNDC)                    | Yes                               |

| NEW HELAA PART 2 REF | Town / Village    | Access to site                          | Accessibility to Local Services and Facilities | Coastal Change  | Contamination and Ground Stability                                      | Flood Risk                   | Market Attractiveness          | Utilities Capacity                  | Utilities Infrastructure                  | Biodiversity and Geodiversity | Compatibility with Neighbouring / Adjoining Uses | Historic Environment | Nationally and Locally Significant Landscapes | Open Space | Townscape | Transport and Roads                                      |
|----------------------|-------------------|---|--|-----------------|---|------------------------------|--------------------------------|-------------------------------------|---|-------------------------------|--|----------------------|---|------------|-----------|--|
| HE0001               | Ashmanhaugh       | Existing Access Appears suitable        | Within village with no services                | No Impact       | No Impact   | None                         | Existing small employment site | Assume Existing Capacity sufficient | Assume Existing Infrastructure sufficient | No Impact                     | Fully Compatible                                 | No Impact            | No Impact                                     | No Impact  | No Impact | Rural Road   |
| HE0002               | Beeston Regis     | Existing Quarry Access Appears suitable | Reasonably close to services at Sheringham     | Part in UC area | Part of site contaminated and land will require significant restoration | None                         | Unknown                        | Amber                               | Amber                                     | All of the site is SSSI       | Existing Quarry                                  | No Impact            | Within AONB                                   | No Impact  | No Impact | Sites accessed via Britons Lane - may require mitigation |
| HE0003               | Binham            | Green                                   | Amber  | Green           | Green   | Green                        | Green                          | Amber                               | Green                                     | Green                         | Green  | Amber                | Green   | Green      | Amber     | Green  |
| HE0004               | Bodham            | Excluded                                | Excluded                                       | Excluded        | Excluded  | Excluded                     | Excluded                       | Excluded                            | Excluded                                  | Excluded                      | Excluded   | Excluded             | Excluded                                      | Excluded   | Excluded  | Excluded   |
| HE0005               | Bodham            | Existing Access Appears suitable        | No access to local services                    | No Impact       | No Impact   | None                         | Existing small employment site | Assume Existing Capacity sufficient | Assume Existing Infrastructure sufficient | No Impact                     | Fully Compatible                                 | No Impact            | No Impact                                     | No Impact  | No Impact | Rural Road   |
| HE0006               | Catfield          | Green                                   | Green  | Green           | Green   | Amber                        | Green                          | Amber                               | Amber                                     | Green                         | Amber  | Green                | Green   | Green      | Green     | Green  |
| HE0007               | Catfield          | Green                                   | Green  | Green           | Green   | Amber                        | Amber                          | Amber                               | Amber                                     | Green                         | Green  | Green                | Green   | Green      | Green     | Green  |
| HE0008               | Catfield          | Existing Access Appears suitable        | Well located to village centre                 | No Impact       | No Impact   | Part of site in Flood zone 2 | Existing employment site       | Assume Existing Capacity sufficient | Assume Existing Infrastructure sufficient | No Impact                     | Fully Compatible                                 | No Impact            | No Impact                                     | No Impact  | No Impact | Existing Appears suitable                                |
| HE0009               | Cley-next-the-Sea | Excluded                                | Excluded                                       | Excluded        | Excluded  | Excluded                     | Excluded                       | Excluded                            | Excluded                                  | Excluded                      | Excluded   | Excluded             | Excluded                                      | Excluded   | Excluded  | Excluded   |
| HE0010               | Cromer            | Excluded                                | Excluded                                       | Excluded        | Excluded  | Excluded                     | Excluded                       | Excluded                            | Excluded                                  | Excluded                      | Excluded   | Excluded             | Excluded                                      | Excluded   | Excluded  | Excluded   |
| HE0011               | Cromer            | Amber                                   | Green  | Amber           | Green   | Amber                        | Green                          | Green                               | Green                                     | Green                         | Green  | Green                | Amber   | Green      | Green     | Green  |
| HE0012               | Cromer            | Green                                   | Green  | Green           | Green   | Green                        | Green                          | Green                               | Green                                     | Green                         | Green  | Green                | Amber   | Green      | Green     | Green  |
| HE0013               | Cromer            | Green                                   | Green  | Green           | Green   | Green                        | Green                          | Green                               | Green                                     | Green                         | Green  | Green                | Amber   | Green      | Green     | Green  |
| HE0014               | Cromer            | Green                                   | Green  | Green           | Green   | Amber                        | Green                          | Green                               | Green                                     | Green                         | Green  | Amber                | Green   | Amber      | Amber     | Green  |
| HE0015               | Cromer            | Green                                   | Green  | Green           | Green   | Amber                        | Green                          | Green                               | Green                                     | Green                         | Green  | Amber                | Green   | Amber      | Amber     | Amber  |
| HE0016               | Cromer            | Green                                   | Green  | Green           | Green   | Green                        | Green                          | Green                               | Green                                     | Green                         | Green  | Green                | Green   | Green      | Green     | Green  |
| HE0017               | Cromer            | Green                                   | Green  | Green           | Green   | Green                        | Green                          | Green                               | Green                                     | Green                         | Green  | Green                | Green   | Amber      | Green     | Green  |
| HE0018               | Cromer            | Green                                   | Green  | Green           | Amber   | Amber                        | Amber                          | Green                               | Green                                     | Green                         | Green  | Green                | Green   | Green      | Green     | Green  |
| HE0019               | Cromer            | Green                                   | Green  | Green           | Green   | Green                        | Green                          | Green                               | Green                                     | Green                         | Green  | Green                | Amber   | Green      | Green     | Green  |
| HE0020               | Cromer            | Green                                   | Green  | Green           | Green   | Green                        | Green                          | Green                               | Green                                     | Green                         | Green  | Amber                | Green   | Amber      | Green     | Amber  |
| HE0021               | Cromer            | Green                                   | Green  | Green           | Green   | Green                        | Green                          | Green                               | Green                                     | Green                         | Green  | Amber                | Green   | Green      | Green     | Green  |

| NEW HELAA<br>PART 2 REF | Town / Village    | Is the site<br>Suitable? | Available in plan<br>period | When is the site<br>available | In the site<br>being<br>marketed | Is the site<br>acheivable | Site Included in<br>HELAA Pt2<br>Capacity<br>Assessment |
|-------------------------|-------------------|--------------------------|-----------------------------|-------------------------------|----------------------------------|---------------------------|---|
| HE0001                  | Ashmanhaugh       | Yes                      | Yes                         | Within 5 yrs                  | Unknown                          | Yes                       | Yes   |
| HE0002                  | Beeston Regis     | No                       | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0003                  | Binham            | Yes                      | Yes                         | Within 5 yrs                  | Unknown                          | Yes                       | Yes   |
| HE0004                  | Bodham            | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0005                  | Bodham            | Yes                      | Yes                         | Immediately                   | Unknown                          | Yes                       | Yes   |
| HE0006                  | Catfield          | Yes                      | Yes                         | Immediately                   | Unknown                          | Yes                       | Yes   |
| HE0007                  | Catfield          | Yes                      | Yes                         | Immediately                   | Unknown                          | Yes                       | Yes   |
| HE0008                  | Catfield          | Yes                      | Yes                         | Immediately                   | Unknown                          | Yes                       | Yes   |
| HE0009                  | Cley-next-the-Sea | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0010                  | Cromer            | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0011                  | Cromer            | Yes                      | Yes                         | Unknown                       | Unknown                          | Yes                       | Yes   |
| HE0012                  | Cromer            | Yes                      | Yes                         | Within 5 yrs                  | Unknown                          | Yes                       | Yes   |
| HE0013                  | Cromer            | Yes                      | Yes                         | 5-10 yrs                      | Unknown                          | Yes                       | Yes   |
| HE0014                  | Cromer            | Yes                      | Yes                         | 5-10 years                    | Unknown                          | Yes                       | Yes   |
| HE0015                  | Cromer            | Yes                      | No                          | n/a                           | Unknown                          | No                        | No  |
| HE0016                  | Cromer            | Yes                      | Yes                         | Within 5 yrs                  | Unknown                          | Yes                       | Yes   |
| HE0017                  | Cromer            | Yes                      | No                          | n/a                           | Unknown                          | No                        | No  |
| HE0018                  | Cromer            | Yes                      | Yes                         | Immediately                   | Unknown                          | Yes                       | Yes   |
| HE0019                  | Cromer            | Yes                      | Yes                         | Within 5 yrs                  | Unknown                          | Yes                       | Yes   |
| HE0020                  | Cromer            | Yes                      | No                          | n/a                           | Unknown                          | No                        | No  |
| HE0021                  | Cromer            | Yes                      | No                          | n/a                           | Unknown                          | No                        | No  |

| NEW HELAA<br>PART 2 REF | Town / Village | Site Location   | Site Total Size (ha) | Area in<br>Employment Use<br>(ha) | Area Available<br>(ha) | Absolute Constraints and Designations     | Included in HELAA<br>Pt 2 Assessment |
|-------------------------|----------------|---|----------------------|-----------------------------------|------------------------|---|--------------------------------------|
| HE0022                  | Cromer         | Land South of Runton Road,<br>Between Alfred and Beach Road | 0.23                 | 0                                 | 0.23                   | Public Car Park (private)                 | Yes                                  |
| HE0023                  | Cromer         | High Station  | 1.17                 | 0.87                              | 0.3                    | Designated Employment Site                | Yes                                  |
| HE0024                  | Cromer         | Retail Park   | 2.95                 | 2.95                              | 0                      | Designated Employment Site                | No                                   |
| HE0025                  | Cromer         | Holt Road   | 15.34                | 14.97                             | 0.37                   | Designated Employment Site                | Yes                                  |
| HE0026                  | Erpingham      | Erpingham Woodland  | 2.65                 | 0                                 | 2.65                   | Open Land                                 | Yes                                  |
| HE0027                  | Fakenham       | Land East of Clipbush Lane                                  | 67.97                | 0                                 | 6.7                    | New Site                                  | Yes                                  |
| HE0028                  | Fakenham       | Land at Thorpland Road                                      | 2.61                 | 0                                 | 1.95                   | New Site                                  | Yes                                  |
| HE0029                  | Fakenham       | Land north of Rudham Stile Lane                             | 7                    | 0                                 | 7                      | Allocated Mixed Use site                  | Yes                                  |
| HE0030                  | Fakenham       | Land Abutting Short Stay<br>Travellers Site                 | 1.04                 | 0                                 | 1.04                   | New Site                                  | Yes                                  |
| HE0031                  | Fakenham       | Car Park, Highfield Road                                    | 0.36                 | 0                                 | 0.36                   | Public Car Park (NNDC)                    | Yes                                  |
| HE0032                  | Fakenham       | Bridge Street Car Park                                      | 0.64                 | 0                                 | 0.64                   | Public Car Park (NNDC)                    | Yes                                  |
| HE0033                  | Fakenham       | Queens Road Car Park  | 0.31                 | 0                                 | 0.31                   | Public Car Park (NNDC)                    | Yes                                  |
| HE0034                  | Fakenham       | Land rear of 41 Hayes Lane                                  | 0.31                 | 0                                 | 0                      | New Site                                  | No                                   |
| HE0035                  | Fakenham       | Land North of Fakenham High<br>School                       | 3.39                 | 0                                 | 0                      | Allocated Mixed Use site                  | No                                   |
| HE0036                  | Fakenham       | Adjacent 30 Holt Road                                       | 1.02                 | 1.02                              | 0                      | Designated Employment Site                | No                                   |
| HE0037                  | Fakenham       | 66/72 Holt Road   | 1.26                 | 1.26                              | 0                      | Designated Employment Site                | No                                   |
| HE0038                  | Fakenham       | Hempton Road  | 2.25                 | 2.25                              | 0                      | Designated Employment Site                | No                                   |
| HE0039                  | Fakenham       | Oxborough Lane  | 3.63                 | 2.03                              | 1.6                    | Designated Employment Site                | Yes                                  |
| HE0040                  | Fakenham       | Fakenham Commerce Park                                      | 12.14                | 11.54                             | 0.6                    | Designated Employment Site                | Yes                                  |
| HE0041                  | Fakenham       | Fakenham Industrial Estate                                  | 31.50                | 30.50                             | 1                      | Designated Employment Site                | Yes                                  |
| HE0042                  | Felbrigg       | Land at Metton Road   | 2.63                 | 0                                 | 0                      | New Site                                  | No                                   |
| HE0043                  | Great Ryburgh  | Land off Highfield Lane Great<br>Ryburgh                    | 0.29                 | 0                                 | 0.29                   | Publicly owned asset                      | Yes                                  |
| HE0044                  | Hanworth       | Hanworth Timber Co, White Post<br>Road                      | 0.3                  | 0.3                               | 0                      | Existing Employment Site (non designated) | No                                   |

| NEW HELAA PART 2 REF | Town / Village | Access to site                   | Accessibility to Local Services and Facilities | Coastal Change | Contamination and Ground Stability            | Flood Risk | Market Attractiveness                          | Utilities Capacity                  | Utilities Infrastructure                  | Biodiversity and Geodiversity | Compatibility with Neighbouring / Adjoining Uses                       | Historic Environment       | Nationally and Locally Significant Landscapes | Open Space | Townscape | Transport and Roads                 |
|----------------------|----------------|----------------------------------|--|----------------|---|------------|--|-------------------------------------|---|-------------------------------|--|----------------------------|---|------------|-----------|-------------------------------------|
| HE0022               | Cromer         | Existing Access Appears suitable | Within settlement                              | No Impact      | No Impact                                     | None       | Within settlement                              | Amber                               | Amber                                     | Green                         | Green  | Green                      | Green   | Green      | Green     | Green                               |
| HE0023               | Cromer         | Existing Access Appears suitable | Walking distance of Suffield Park shops        | No Impact      | May have railway related contamination issues | None       | Would be extension of existing employment site | Assume Existing Capacity sufficient | Assume Existing Infrastructure sufficient | No Impact                     | Compatible with existing employment - but also adjacent to residential | Railway corridor heritage? | No Impact                                     | No Impact  | No Impact | Norwich Road may require mitigation |
| HE0024               | Cromer         | Excluded                         | Excluded                                       | Excluded       | Excluded                                      | Excluded   | Excluded                                       | Excluded                            | Excluded                                  | Excluded                      | Excluded   | Excluded                   | Excluded                                      | Excluded   | Excluded  | Excluded                            |
| HE0025               | Cromer         | Existing Access Appears suitable | Walking distance of town and shops             | No Impact      | No Impact                                     | None       | Existing employment site                       | Assume Existing Capacity sufficient | Assume Existing Infrastructure sufficient | No Impact                     | Fully Compatible   | No Impact                  | No Impact                                     | No Impact  | No Impact | Existing Appears suitable           |
| HE0026               | Erpingham      | Green                            | Amber  | Green          | Green   | Green      | Green  | Amber                               | Green                                     | Green                         | Green  | Amber                      | Green   | Green      | Green     | Green                               |
| HE0027               | Fakenham       | Green                            | Green  | Green          | Green   | Green      | Green  | Green                               | Green                                     | Green                         | Green  | Green                      | Green   | Green      | Green     | Amber                               |
| HE0028               | Fakenham       | Green                            | Green  | Green          | Green   | Green      | Red  | Green                               | Green                                     | Green                         | Green  | Green                      | Green   | Green      | Green     | Red                                 |
| HE0029               | Fakenham       | Green                            | Green  | Green          | Amber   | Green      | Green  | Green                               | Green                                     | Green                         | Green  | Green                      | Green   | Green      | Green     | Green                               |
| HE0030               | Fakenham       | Green                            | Green  | Green          | Green   | Green      | Green  | Green                               | Green                                     | Green                         | Green  | Green                      | Green   | Green      | Green     | Green                               |
| HE0031               | Fakenham       | Green                            | Green  | Green          | Green   | Amber      | Green  | Green                               | Green                                     | Green                         | Green  | Green                      | Green   | Green      | Green     | Green                               |
| HE0032               | Fakenham       | Green                            | Green  | Green          | Green   | Amber      | Green  | Green                               | Green                                     | Green                         | Green  | Amber                      | Green   | Green      | Amber     | Green                               |
| HE0033               | Fakenham       | Green                            | Green  | Green          | Green   | Green      | Green  | Green                               | Green                                     | Green                         | Green  | Amber                      | Green   | Green      | Green     | Green                               |
| HE0034               | Fakenham       | Excluded                         | Excluded                                       | Excluded       | Excluded                                      | Excluded   | Excluded                                       | Excluded                            | Excluded                                  | Excluded                      | Excluded   | Excluded                   | Excluded                                      | Excluded   | Excluded  | Excluded                            |
| HE0035               | Fakenham       | Excluded                         | Excluded                                       | Excluded       | Excluded                                      | Excluded   | Excluded                                       | Excluded                            | Excluded                                  | Excluded                      | Excluded   | Excluded                   | Excluded                                      | Excluded   | Excluded  | Excluded                            |
| HE0036               | Fakenham       | Excluded                         | Excluded                                       | Excluded       | Excluded                                      | Excluded   | Excluded                                       | Excluded                            | Excluded                                  | Excluded                      | Excluded   | Excluded                   | Excluded                                      | Excluded   | Excluded  | Excluded                            |
| HE0037               | Fakenham       | Excluded                         | Excluded                                       | Excluded       | Excluded                                      | Excluded   | Excluded                                       | Excluded                            | Excluded                                  | Excluded                      | Excluded   | Excluded                   | Excluded                                      | Excluded   | Excluded  | Excluded                            |
| HE0038               | Fakenham       | Excluded                         | Excluded                                       | Excluded       | Excluded                                      | Excluded   | Excluded                                       | Excluded                            | Excluded                                  | Excluded                      | Excluded   | Excluded                   | Excluded                                      | Excluded   | Excluded  | Excluded                            |
| HE0039               | Fakenham       | Amber                            | Green  | Green          | Green   | Amber      | Amber  | Green                               | Amber                                     | Amber                         | Amber  | Green                      | Green   | Green      | Green     | Amber                               |
| HE0040               | Fakenham       | Existing Access Appears suitable | Walking distance of town and shops             | No Impact      | No Impact                                     | None       | Existing employment site                       | Assume Existing Capacity sufficient | Assume Existing Infrastructure sufficient | No Impact                     | Fully Compatible   | No Impact                  | No Impact                                     | No Impact  | No Impact | Existing Appears suitable           |
| HE0041               | Fakenham       | Existing Access Appears suitable | Walking distance of town and shops             | No Impact      | No Impact                                     | None       | Existing employment site                       | Assume Existing Capacity sufficient | Assume Existing Infrastructure sufficient | No Impact                     | Fully Compatible   | No Impact                  | No Impact                                     | No Impact  | No Impact | Existing Appears suitable           |
| HE0042               | Felbrigg       | Excluded                         | Excluded                                       | Excluded       | Excluded                                      | Excluded   | Excluded                                       | Excluded                            | Excluded                                  | Excluded                      | Excluded   | Excluded                   | Excluded                                      | Excluded   | Excluded  | Excluded                            |
| HE0043               | Great Ryburgh  | Green                            | Amber  | Green          | Green   | Amber      | Green  | Green                               | Green                                     | Green                         | Green  | Green                      | Green   | Green      | Green     | Green                               |
| HE0044               | Hanworth       | Excluded                         | Excluded                                       | Excluded       | Excluded                                      | Excluded   | Excluded                                       | Excluded                            | Excluded                                  | Excluded                      | Excluded   | Excluded                   | Excluded                                      | Excluded   | Excluded  | Excluded                            |

| NEW HELAA PART 2 REF | Town / Village | Is the site Suitable? | Available in plan period | When is the site available | In the site being marketed | Is the site achievable | Site Included in HELAA Pt2 Capacity Assessment |
|----------------------|----------------|-----------------------|--------------------------|----------------------------|----------------------------|------------------------|--|
| HE0022               | Cromer         | Yes                   | Yes                      | 5-10 yrs                   | Unknown                    | Yes                    | Yes  |
| HE0023               | Cromer         | Yes                   | Yes                      | Within 5 yrs               | unknown                    | Yes                    | Yes  |
| HE0024               | Cromer         | Excluded              | Excluded                 | Excluded                   | Excluded                   | Excluded               | No   |
| HE0025               | Cromer         | Yes                   | Yes                      | Immediately                | unknown                    | Yes                    | Yes  |
| HE0026               | Erpingham      | Yes                   | Yes                      | Within 5 yrs               | Unknown                    | Yes                    | Yes  |
| HE0027               | Fakenham       | Yes                   | Yes                      | Immediately                | Unknown                    | Yes                    | Yes  |
| HE0028               | Fakenham       | No                    | Excluded                 | Excluded                   | Excluded                   | Excluded               | No   |
| HE0029               | Fakenham       | Yes                   | Yes                      | Immediately                | Unknown                    | Yes                    | Yes  |
| HE0030               | Fakenham       | Yes                   | Yes                      | Immediately                | Unknown                    | Yes                    | Yes  |
| HE0031               | Fakenham       | Yes                   | No                       | n/a                        | Unknown                    | No                     | No   |
| HE0032               | Fakenham       | Yes                   | No                       | n/a                        | Unknown                    | No                     | No   |
| HE0033               | Fakenham       | Yes                   | No                       | n/a                        | Unknown                    | No                     | No   |
| HE0034               | Fakenham       | Excluded              | Excluded                 | Excluded                   | Excluded                   | Excluded               | No   |
| HE0035               | Fakenham       | Excluded              | Excluded                 | Excluded                   | Excluded                   | Excluded               | No   |
| HE0036               | Fakenham       | Excluded              | Excluded                 | Excluded                   | Excluded                   | Excluded               | No   |
| HE0037               | Fakenham       | Excluded              | Excluded                 | Excluded                   | Excluded                   | Excluded               | No   |
| HE0038               | Fakenham       | Excluded              | Excluded                 | Excluded                   | Excluded                   | Excluded               | No   |
| HE0039               | Fakenham       | Yes                   | Yes                      | Immediately                | Unknown                    | Yes                    | Yes  |
| HE0040               | Fakenham       | Yes                   | Yes                      | Immediately                | unknown                    | Yes                    | Yes  |
| HE0041               | Fakenham       | Yes                   | Yes                      | Immediately                | unknown                    | Yes                    | Yes  |
| HE0042               | Felbrigg       | Excluded              | Excluded                 | Excluded                   | Excluded                   | Excluded               | No   |
| HE0043               | Great Ryburgh  | Yes                   | Yes                      | Immediately                | Unknown                    | Yes                    | Yes  |
| HE0044               | Hanworth       | Excluded              | Excluded                 | Excluded                   | Excluded                   | Excluded               | No   |



| NEW HELAA<br>PART 2 REF | Town / Village   | Site Location  | Site Total Size (ha) | Area in<br>Employment Use<br>(ha) | Area Available<br>(ha) | Absolute Constraints and Designations     | Included in HELAA<br>Pt 2 Assessment |
|-------------------------|------------------|--|----------------------|-----------------------------------|------------------------|---|--------------------------------------|
| HE0045                  | Happisburgh      | Littlewood Farm, Grub Street                             | 0.85                 | 0.85                              | 0                      | Existing Employment Site (non designated) | No                                   |
| HE0046                  | Hempton          | Land East of Dereham Road                                | 0.7                  | 0                                 | 0.3                    | New Site                                  | Yes                                  |
| HE0047                  | Hempton          | Land off Shereford Road                                  | 1.93                 | 0                                 | 0.1                    | New Site                                  | No                                   |
| HE0048                  | Hempton          | Land North-East of Back Street                           | 0.25                 | 0                                 | 0.1                    | New Site                                  | No                                   |
| HE0049                  | Holkham          | Holkham Studios  | 0.25                 | 0.25                              | 0.01                   | Existing Employment Site (non designated) | No                                   |
| HE0050                  | Holt             | Grove Lane   | 0.26                 | 0.26                              | 0                      | Existing Employment Site (non designated) | No                                   |
| HE0051                  | Holt             | BP Garage and Thurlow Nunn,<br>Cromer Road               | 0.41                 | 0.41                              | 0                      | Existing Employment Site (non designated) | No                                   |
| HE0052                  | Holt             | Old Station Way (Thaxters)                               | 1.37                 | 0                                 | 1.37                   | Designated Employment Site                | Yes                                  |
| HE0053                  | Holt             | Heath Farm, Hempstead Road<br>(Allocation Extension)     | 5.41                 | 0                                 | 5.41                   | New Site                                  | Yes                                  |
| HE0054                  | Holt             | Mackeys Hill (Woodland) and Car<br>Park                  | 3.23                 | 0                                 | 3.23                   | Public Car Park (NNDC)                    | Yes                                  |
| HE0055                  | Holt             | Land at Glaven Road                                      | 2.29                 | 0                                 | 2.29                   | Public Car Park (NNDC)                    | Yes                                  |
| HE0056                  | Holt             | Tricorn Farm, Norwich Road                               | 18.11                | 0                                 | 1.8                    | Public Car Park (NNDC)                    | Yes                                  |
| HE0057                  | Holt             | Albert Street Car Park                                   | 0.36                 | 0                                 | 0.36                   | Public Car Park (NNDC)                    | Yes                                  |
| HE0058                  | Holt             | Station Road Car Park                                    | 0.3                  | 0                                 | 0.3                    | Public Car Park (NNDC)                    | Yes                                  |
| HE0059                  | Holt             | Land at Heath Farm / Hempstead<br>Road                   | 5                    | 2.6                               | 2.4                    | Allocated Mixed Use site                  | Yes                                  |
| HE0060                  | Holt             | Hempstead Road Industrial<br>Estate                      | 7.49                 | 7.14                              | 0.35                   | Designated Employment Site                | Yes                                  |
| HE0061                  | Hoveton          | Stalham Road Industrial Estate                           | 2.85                 | 2.85                              | 0                      | Designated Employment Site                | No                                   |
| HE0062                  | Hoveton          | Tunstead Road (Fruit Growers<br>site)                    | 7.03                 | 5.03                              | 2                      | Designated Employment Site                | Yes                                  |
| HE0063                  | Letheringsett    | Bayfield Brecks, Wall's Lane                             | 0.5                  | 0.5                               | 0                      | Existing Employment Site (non designated) | No                                   |
| HE0064                  | Little Snoring   | No 1 Hangar, Thursford Road<br>Former RAF Little Snoring | 1.16                 | 1.16                              | 0                      | Existing Employment Site (non designated) | No                                   |
| HE0065                  | Melton Constable | Melton Constable Industrial<br>Estate                    | 7.68                 | 7.68                              | 0                      | Designated Employment Site                | No                                   |

| NEW HELAA PART 2 REF | Town / Village   | Access to site                    | Accessibility to Local Services and Facilities | Coastal Change | Contamination and Ground Stability | Flood Risk | Market Attractiveness               | Utilities Capacity                  | Utilities Infrastructure                  | Biodiversity and Geodiversity | Compatibility with Neighbouring / Adjoining Uses | Historic Environment | Nationally and Locally Significant Landscapes | Open Space | Townscape | Transport and Roads                    |
|----------------------|------------------|-----------------------------------|--|----------------|------------------------------------|------------|-------------------------------------|-------------------------------------|---|-------------------------------|--|----------------------|---|------------|-----------|--|
| HE0045               | Happisburgh      | Excluded                          | Excluded                                       | Excluded       | Excluded                           | Excluded   | Excluded                            | Excluded                            | Excluded                                  | Excluded                      | Excluded   | Excluded             | Excluded                                      | Excluded   | Excluded  | Excluded                               |
| HE0046               | Hempton          | Green                             | Green  | Green          | Green                              | Green      | Green                               | Green                               | Green                                     | Green                         | Amber  | Amber                | Green   | Green      | Amber     | Green                                  |
| HE0047               | Hempton          | Excluded                          | Excluded                                       | Excluded       | Excluded                           | Excluded   | Excluded                            | Excluded                            | Excluded                                  | Excluded                      | Excluded   | Excluded             | Excluded                                      | Excluded   | Excluded  | Excluded                               |
| HE0048               | Hempton          | Excluded                          | Excluded                                       | Excluded       | Excluded                           | Excluded   | Excluded                            | Excluded                            | Excluded                                  | Excluded                      | Excluded   | Excluded             | Excluded                                      | Excluded   | Excluded  | Excluded                               |
| HE0049               | Holkham          | Excluded                          | Excluded                                       | Excluded       | Excluded                           | Excluded   | Excluded                            | Excluded                            | Excluded                                  | Excluded                      | Excluded   | Excluded             | Excluded                                      | Excluded   | Excluded  | Excluded                               |
| HE0050               | Holt             | Excluded                          | Excluded                                       | Excluded       | Excluded                           | Excluded   | Excluded                            | Excluded                            | Excluded                                  | Excluded                      | Excluded   | Excluded             | Excluded                                      | Excluded   | Excluded  | Excluded                               |
| HE0051               | Holt             | Excluded                          | Excluded                                       | Excluded       | Excluded                           | Excluded   | Excluded                            | Excluded                            | Excluded                                  | Excluded                      | Excluded   | Excluded             | Excluded                                      | Excluded   | Excluded  | Excluded                               |
| HE0052               | Holt             | Existing Access Appears suitable  | Walking distance of town and shops             | No Impact      | No Impact                          | None       | Existing employment site            | Assume Existing Capacity sufficient | Assume Existing Infrastructure sufficient | No Impact                     | Fully Compatible                                 | No Impact            | No Impact                                     | No Impact  | No Impact | Old Station Way may require mitigation |
| HE0053               | Holt             | Amber                             | Green  | Green          | Green                              | Amber      | Green                               | Amber                               | Green                                     | Green                         | Green  | Amber                | Green   | Green      | Green     | Green                                  |
| HE0054               | Holt             | Green                             | Green  | Green          | Green                              | Amber      | Green                               | Green                               | Green                                     | Amber                         | Amber  | Amber                | Green   | Green      | Amber     | Green                                  |
| HE0055               | Holt             | Access available through Heath Dr | Walking distance of town and shops             | No Impact      | No Impact                          | None       | Existing employment site            | Amber                               | Amber                                     | No Impact                     | Fully Compatible                                 | No Impact            | No Impact                                     | No Impact  | No Impact | Appears no issues                      |
| HE0056               | Holt             | Red                               | Green  | Green          | Green                              | Amber      | Red                                 | Amber                               | Green                                     | Green                         | Green  | Amber                | Green   | Green      | Amber     | Red                                    |
| HE0057               | Holt             | Green                             | Green  | Green          | Green                              | Green      | Green                               | Amber                               | Green                                     | Green                         | Green  | Amber                | Green   | Green      | Amber     | Green                                  |
| HE0058               | Holt             | Green                             | Green  | Green          | Amber                              | Amber      | Green                               | Amber                               | Green                                     | Green                         | Green  | Green                | Green   | Green      | Green     | Green                                  |
| HE0059               | Holt             | Access arrangements in Masterplan |  |                |                                    | None       | Employment - part of allocated site | Assume Existing Capacity sufficient | Assume Existing Infrastructure sufficient |                               |  |                      |   |            |           | Approved Masterplan                    |
| HE0060               | Holt             | Existing Access Appears suitable  | Walking distance of town and shops             | No Impact      | No Impact                          | None       | Existing employment site            | Assume Existing Capacity sufficient | Assume Existing Infrastructure sufficient | No Impact                     | Fully Compatible                                 | No Impact            | No Impact                                     | No Impact  | No Impact | Existing Appears suitable              |
| HE0061               | Hoveton          | Excluded                          | Excluded                                       | Excluded       | Excluded                           | Excluded   | Excluded                            | Excluded                            | Excluded                                  | Excluded                      | Excluded   | Excluded             | Excluded                                      | Excluded   | Excluded  | Excluded                               |
| HE0062               | Hoveton          | Amber                             | Green  | Green          | Amber                              | Green      | Green                               | Green                               | Green                                     | Green                         | Green  | Green                | Green   | Green      | Green     | Green                                  |
| HE0063               | Letheringsett    | Excluded                          | Excluded                                       | Excluded       | Excluded                           | Excluded   | Excluded                            | Excluded                            | Excluded                                  | Excluded                      | Excluded   | Excluded             | Excluded                                      | Excluded   | Excluded  | Excluded                               |
| HE0064               | Little Snoring   | Excluded                          | Excluded                                       | Excluded       | Excluded                           | Excluded   | Excluded                            | Excluded                            | Excluded                                  | Excluded                      | Excluded   | Excluded             | Excluded                                      | Excluded   | Excluded  | Excluded                               |
| HE0065               | Melton Constable | Excluded                          | Excluded                                       | Excluded       | Excluded                           | Excluded   | Excluded                            | Excluded                            | Excluded                                  | Excluded                      | Excluded   | Excluded             | Excluded                                      | Excluded   | Excluded  | Excluded                               |

| NEW HELAA<br>PART 2 REF | Town / Village   | Is the site<br>Suitable? | Available in plan<br>period | When is the site<br>available | In the site<br>being<br>marketed | Is the site<br>acheivable | Site Included in<br>HELAA Pt2<br>Capacity<br>Assessment |
|-------------------------|------------------|--------------------------|-----------------------------|-------------------------------|----------------------------------|---------------------------|---|
| HE0045                  | Happisburgh      | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0046                  | Hempton          | Yes                      | Yes                         | 5-10 yrs                      | Unknown                          | Yes                       | Yes   |
| HE0047                  | Hempton          | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0048                  | Hempton          | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0049                  | Holkham          | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0050                  | Holt             | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0051                  | Holt             | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0052                  | Holt             | Yes                      | Yes                         | Immediately                   | unknown                          | Yes                       | Yes   |
| HE0053                  | Holt             | Yes                      | Yes                         | Within 5 yrs                  | Unknown                          | Yes                       | Yes   |
| HE0054                  | Holt             | Yes                      | No                          | n/a                           | Unknown                          | No                        | No  |
| HE0055                  | Holt             | Yes                      | Yes                         | Unknown                       | unknown                          | Yes                       | Yes   |
| HE0056                  | Holt             | No                       | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0057                  | Holt             | Yes                      | No                          | n/a                           | Unknown                          | No                        | No  |
| HE0058                  | Holt             | Yes                      | No                          | n/a                           | Unknown                          | No                        | No  |
| HE0059                  | Holt             | Yes                      | Yes                         | Immediately                   | Unknown                          | Yes                       | Yes   |
| HE0060                  | Holt             | Yes                      | Yes                         | Immediately                   | unknown                          | Yes                       | Yes   |
| HE0061                  | Hoveton          | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0062                  | Hoveton          | Yes                      | Yes                         | Within 5 yrs                  | Unknown                          | Yes                       | Yes   |
| HE0063                  | Letheringsett    | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0064                  | Little Snoring   | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0065                  | Melton Constable | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |

| NEW HELAA<br>PART 2 REF | Town / Village | Site Location  | Site Total Size (ha) | Area in<br>Employment Use<br>(ha) | Area Available<br>(ha) | Absolute Constraints and Designations     | Included in HELAA<br>Pt 2 Assessment |
|-------------------------|----------------|--|----------------------|-----------------------------------|------------------------|---|--------------------------------------|
| HE0066                  | Neatishead     | The Granary, School Road,<br>Neatishead  | 0.39                 | 0.39                              | 0.1                    | Existing Employment Site (non designated) | No                                   |
| HE0067                  | North Walsham  | CT Baker Builders, Norwich<br>Road, Nursery Drive  | 0.55                 | 0.55                              | 0                      | Existing Employment Site (non designated) | No                                   |
| HE0068                  | North Walsham  | Travis Perkins, Cromer Road  | 3.723                | 1.77                              | 1.95                   | Designated Employment Site                | Yes                                  |
| HE0069                  | North Walsham  | Wayside Farm, Skeyton Road   | 12.05                | 0                                 | 12.05                  | New Site                                  | Yes                                  |
| HE0070                  | North Walsham  | Land at Cornish Way  | 5.31                 | 0                                 | 5.31                   | Designated Employment Site                | Yes                                  |
| HE0071                  | North Walsham  | Land East of Norwich Road  | 5.24                 | 0                                 | 5.24                   | New Site                                  | Yes                                  |
| HE0072                  | North Walsham  | Midland Road   | 2.1                  | 2.1                               | 0                      | Designated Employment Site                | No                                   |
| HE0073                  | North Walsham  | Land West of Norwich Road  | 4.28                 | 0                                 | 4.28                   | New Site                                  | Yes                                  |
| HE0074                  | North Walsham  | Land at Norwich Road / Nursery<br>Drive (inc Former HL Foods Site)                           | 5.7                  | 0                                 | 5.7                    | Allocated Mixed Use site                  | Yes                                  |
| HE0075                  | North Walsham  | Land adjoining the East & West<br>sides of Acorn Road / and off<br>Bacton Road North Walsham | 1.12                 | 0                                 | 1.12                   | Publicly owned asset                      | Yes                                  |
| HE0076                  | North Walsham  | Former Builders Yard, East of<br>Cromer Rd   | 0.82                 | 0.00                              | 0.82                   | New Site                                  | Yes                                  |
| HE0077                  | North Walsham  | New Road Car Park  | 0.37                 | 0                                 | 0.37                   | Public Car Park (NNDC)                    | Yes                                  |
| HE0078                  | North Walsham  | Vicarage Street Car Park   | 0.31                 | 0                                 | 0.31                   | Public Car Park (NNDC)                    | Yes                                  |
| HE0079                  | North Walsham  | Bank Loke Car Park   | 0.25                 | 0                                 | 0.25                   | Public Car Park (NNDC)                    | Yes                                  |
| HE0080                  | North Walsham  | Laundry Loke   | 0.92                 | 0                                 | 0.92                   | Allocated Mixed Use site                  | Yes                                  |
| HE0081                  | North Walsham  | Land at Bradfield Road & Cromer<br>Road  | 2.6                  | 0                                 | 0.18                   | New Site                                  | Yes                                  |
| HE0082                  | North Walsham  | Land East of Bradfield Road,Brick<br>Kiln Farm   | 2.46                 | 0                                 | 0                      | New Site                                  | No                                   |
| HE0083                  | North Walsham  | Land at End of Laundry Loke  | 5.27                 | 0                                 | 5.27                   | New Site                                  | Yes                                  |
| HE0084                  | North Walsham  | General Trailers Site (Crane<br>Frehauf), Cromer Road  | 10.91                | 9.91                              | 1                      | Designated Employment Site                | Yes                                  |
| HE0085                  | North Walsham  | North Walsham industrial<br>Estate/ land adjacent to Cornish<br>Way                          | 30.64                | 25.64                             | 5                      | Designated Employment Site                | Yes                                  |

| NEW HELAA PART 2 REF | Town / Village | Access to site                                    | Accessibility to Local Services and Facilities | Coastal Change | Contamination and Ground Stability | Flood Risk | Market Attractiveness               | Utilities Capacity                  | Utilities Infrastructure                  | Biodiversity and Geodiversity | Compatibility with Neighbouring / Adjoining Uses | Historic Environment | Nationally and Locally Significant Landscapes | Open Space | Townscape | Transport and Roads   |
|----------------------|----------------|---|--|----------------|------------------------------------|------------|-------------------------------------|-------------------------------------|---|-------------------------------|--|----------------------|---|------------|-----------|---|
| HE0066               | Neatishead     | Excluded  | Excluded                                       | Excluded       | Excluded                           | Excluded   | Excluded                            | Excluded                            | Excluded                                  | Excluded                      | Excluded   | Excluded             | Excluded                                      | Excluded   | Excluded  | Excluded  |
| HE0067               | North Walsham  | Excluded  | Excluded                                       | Excluded       | Excluded                           | Excluded   | Excluded                            | Excluded                            | Excluded                                  | Excluded                      | Excluded   | Excluded             | Excluded                                      | Excluded   | Excluded  | Excluded  |
| HE0068               | North Walsham  | Existing Access Appears suitable                  | Walking distance of town and shops             | No Impact      | No Impact                          | None       | Existing employment site            | Assume Existing Capacity sufficient | Assume Existing Infrastructure sufficient | No Impact                     | Fully Compatible                                 | No Impact            | No Impact                                     | No Impact  | No Impact | Appears suitable  |
| HE0069               | North Walsham  | Green   | Green  | Green          | Green                              | Green      | Green                               | Green                               | Green                                     | Green                         | Green  | Green                | Green   | Green      | Green     | Green   |
| HE0070               | North Walsham  | Existing Access Appears suitable                  | Walking distance of town and shops             | No Impact      | No Impact                          | None       | Existing employment site            | Assume Existing Capacity sufficient | Assume Existing Infrastructure sufficient | No Impact                     | Fully Compatible                                 | No Impact            | No Impact                                     | No Impact  | No Impact | Appears suitable  |
| HE0071               | North Walsham  | Green   | Green  | Green          | Green                              | Amber      | Green                               | Green                               | Green                                     | Green                         | Green  | Green                | Green   | Green      | Green     | Green   |
| HE0072               | North Walsham  | Excluded  | Excluded                                       | Excluded       | Excluded                           | Excluded   | Excluded                            | Excluded                            | Excluded                                  | Excluded                      | Excluded   | Excluded             | Excluded                                      | Excluded   | Excluded  | Excluded  |
| HE0073               | North Walsham  | Green   | Green  | Green          | Green                              | Green      | Green                               | Amber                               | Green                                     | Green                         | Amber  | Green                | Green   | Green      | Green     | Green   |
| HE0074               | North Walsham  | Access Appears suitable                           | Walking distance of town and shops             | No Impact      | No Impact                          | None       | Employment - part of allocated site | Assume Existing Capacity sufficient | Assume Existing Infrastructure sufficient | No Impact                     | Fully Compatible                                 | No Impact            | No Impact                                     | No Impact  | No Impact | Appears suitable  |
| HE0075               | North Walsham  | Green   | Green  | Green          | Green                              | Green      | Green                               | Green                               | Green                                     | Amber                         | Green  | Green                | Green   | Amber      | Green     | Green   |
| HE0076               | North Walsham  | Green   | Green  | Green          | Green                              | Amber      | Green                               | Amber                               | Green                                     | Green                         | Green  | Green                | Green   | Green      | Green     | Green   |
| HE0077               | North Walsham  | Green   | Green  | Green          | Green                              | Amber      | Green                               | Green                               | Green                                     | Green                         | Green  | Green                | Green   | Green      | Green     | Green   |
| HE0078               | North Walsham  | Green   | Green  | Green          | Green                              | Green      | Green                               | Green                               | Green                                     | Green                         | Green  | Green                | Green   | Green      | Green     | Green   |
| HE0079               | North Walsham  | Green   | Green  | Green          | Green                              | Green      | Green                               | Green                               | Green                                     | Green                         | Green  | Amber                | Green   | Green      | Amber     | Green   |
| HE0080               | North Walsham  | Amber   | Green  | Green          | Green                              | Amber      | Green                               | Green                               | Green                                     | Green                         | Green  | Green                | Green   | Green      | Green     | Green   |
| HE0081               | North Walsham  | May require access improvements to Bradfield Road | Green  | Green          | Green                              | Green      | Green                               | Green                               | Green                                     | Green                         | Green  | Green                | Green   | Green      | Green     | Bradfield Road/Cromer Road junction will require mitigation |
| HE0082               | North Walsham  | Excluded  | Excluded                                       | Excluded       | Excluded                           | Excluded   | Excluded                            | Excluded                            | Excluded                                  | Excluded                      | Excluded   | Excluded             | Excluded                                      | Excluded   | Excluded  | Excluded  |
| HE0083               | North Walsham  | Amber   | Green  | Green          | Green                              | Amber      | Green                               | Green                               | Green                                     | Green                         | Green  | Green                | Green   | Green      | Green     | Green   |
| HE0084               | North Walsham  | Green   | Green  | Green          | Green                              | Green      | Green                               | Green                               | Green                                     | Amber                         | Green  | Green                | Green   | Green      | Green     | Green   |
| HE0085               | North Walsham  | Existing Access Appears suitable                  | Walking distance of town and shops             | No Impact      | No Impact                          | None       | Existing employment site            | Assume Existing Capacity sufficient | Assume Existing Infrastructure sufficient | No Impact                     | Fully Compatible                                 | No Impact            | No Impact                                     | No Impact  | No Impact | Existing Appears suitable                                   |

| NEW HELAA<br>PART 2 REF | Town / Village | Is the site<br>Suitable? | Available in plan<br>period | When is the site<br>available | In the site<br>being<br>marketed | Is the site<br>acheivable | Site Included in<br>HELAA Pt2<br>Capacity<br>Assessment |
|-------------------------|----------------|--------------------------|-----------------------------|-------------------------------|----------------------------------|---------------------------|---|
| HE0066                  | Neatishead     | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0067                  | North Walsham  | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0068                  | North Walsham  | Yes                      | Yes                         | Immediately                   | unknown                          | Yes                       | Yes   |
| HE0069                  | North Walsham  | Yes                      | Unknown                     | Unknown                       | Unknown                          | No                        | No  |
| HE0070                  | North Walsham  | Yes                      | Yes                         | Immediately                   | unknown                          | Yes                       | Yes   |
| HE0071                  | North Walsham  | Yes                      | Unknown                     | Unknown                       | Unknown                          | No                        | No  |
| HE0072                  | North Walsham  | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0073                  | North Walsham  | Yes                      | Unknown                     | Unknown                       | Unknown                          | No                        | No  |
| HE0074                  | North Walsham  | Yes                      | Yes                         | Immediately                   | unknown                          | Yes                       | Yes   |
| HE0075                  | North Walsham  | Yes                      | Yes                         | Within 5 yrs                  | Unknown                          | Yes                       | Yes   |
| HE0076                  | North Walsham  | Yes                      | Yes                         | Immediately                   | Unknown                          | Yes                       | Yes   |
| HE0077                  | North Walsham  | Yes                      | No                          | n/a                           | Unknown                          | No                        | No  |
| HE0078                  | North Walsham  | Yes                      | No                          | n/a                           | Unknown                          | No                        | No  |
| HE0079                  | North Walsham  | Yes                      | No                          | n/a                           | Unknown                          | No                        | No  |
| HE0080                  | North Walsham  | Yes                      | Yes                         | Immediately                   | Yes                              | Yes                       | Yes   |
| HE0081                  | North Walsham  | Yes                      | Yes                         | Immediately                   | Unknown                          | Yes                       | Yes   |
| HE0082                  | North Walsham  | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0083                  | North Walsham  | Yes                      | Yes                         | Immediately                   | Yes                              | Yes                       | Yes   |
| HE0084                  | North Walsham  | Yes                      | Yes                         | Immediately                   | Unknown                          | Yes                       | Yes   |
| HE0085                  | North Walsham  | Yes                      | Yes                         | Immediately                   | unknown                          | Yes                       | Yes   |



| NEW HELAA<br>PART 2 REF | Town / Village | Site Location                                   | Site Total Size (ha) | Area in<br>Employment Use<br>(ha) | Area Available<br>(ha) | Absolute Constraints and Designations     | Included in HELAA<br>Pt 2 Assessment |
|-------------------------|----------------|---|----------------------|-----------------------------------|------------------------|---|--------------------------------------|
| HE0086                  | Northrepps     | North Norfolk Business Centre                   | 1.6                  | 0.8                               | 0.8                    | Existing Employment Site (non designated) | Yes                                  |
| HE0087                  | Northrepps     | Land off Crossdale Street                       | 0.28                 | 0                                 | 0.28                   | New Site                                  | Yes                                  |
| HE0088                  | Pudding Norton | Parklands Caravan Site                          | 1.88                 | 0                                 | 1.88                   | Publicly owned asset                      | Yes                                  |
| HE0089                  | Raynham        | West Raynham Former RAF Base                    | 63.94                | 43.7                              | 3.7                    | Existing Employment Site (non designated) | Yes                                  |
| HE0090                  | Roughton       | Land at Compitt Hills (Larners Plantation)      | 5.25                 | 0                                 | 0.50                   | New Site                                  | Yes                                  |
| HE0091                  | Ryburgh        | Land North of Fakenham Road                     | 9.45                 | 0                                 | 6.6                    | New Site                                  | Yes                                  |
| HE0092                  | Salthouse      | Land at Manor Farm, Cross Street                | 0.31                 | 0                                 | 0.01                   | New Site                                  | No                                   |
| HE0093                  | Scottow        | Scottow Enterprise Park                         | 32                   | 20                                | 12                     | Enterprise Zone                           | Yes                                  |
| HE0094                  | Sculthorpe     | Land off Creak Road                             | 2.45                 | 0                                 | 0.8                    | New Site                                  | Yes                                  |
| HE0095                  | Sculthorpe     | Land at Junction of A148 and B1146              | 5.39                 | 0                                 | 0.1                    | New Site                                  | No                                   |
| HE0096                  | Sheringham     | Land Adjacent Clock Tower                       | 1.11                 | 0.9                               | 0.21                   | Retail Opportunity Site                   | Yes                                  |
| HE0097                  | Sheringham     | Former Sheringham Caravans site, Weybourne Road | 2.5                  | 1.74                              | 0.76                   | Designated Employment Site                | Yes                                  |
| HE0098                  | Sheringham     | Site adjacent to Splash centre                  | 4.29                 | 4.29                              | 0                      | Designated Employment Site                | No                                   |
| HE0099                  | Sheringham     | Former Allotments Adjacent to Splash            | 1.66                 | 0                                 | 1.66                   | Designated Employment Site                | Yes                                  |
| HE0100                  | Sheringham     | Nelson Road/Lawson Way Play Area                | 1.62                 | 0                                 | 1.62                   | Open Land                                 | Yes                                  |
| HE0101                  | Sheringham     | Station Approach Car Park                       | 0.96                 | 0                                 | 0.96                   | Public Car Park (NNDC)                    | Yes                                  |
| HE0102                  | Sheringham     | Cooper Road Play Area and Open Space            | 0.82                 | 0                                 | 0.82                   | Public Car Park (NNDC)                    | Yes                                  |
| HE0103                  | Sheringham     | Franklin Hill                                   | 0.43                 | 0                                 | 0.43                   | Open Land                                 | Yes                                  |
| HE0104                  | Sheringham     | East Cliff Car Park                             | 0.31                 | 0                                 | 0.31                   | Public Car Park (NNDC)                    | Yes                                  |
| HE0105                  | Sheringham     | Morris Street Car Park                          | 0.28                 | 0                                 | 0.28                   | Public Car Park (NNDC)                    | Yes                                  |
| HE0106                  | Sheringham     | Land at Westcliff                               | 0.03                 | 0                                 | 0.01                   | New Site                                  | No                                   |
| HE0107                  | Stalham        | Moore's Industrial Estate, High Street          | 0.43                 | 0.43                              | 0                      | Existing Employment Site (non designated) | No                                   |
| HE0108                  | Stalham        | Nicholsons Yarmouth Road                        | 1.49                 | 1.49                              | 0                      | Existing Employment Site (non designated) | No                                   |
| HE0109                  | Stalham        | Stepping Stone Lane                             | 4.05                 | 0                                 | 4.05                   | Allocated Employment Site                 | Yes                                  |

| NEW HELAA<br>PART 2 REF | Town / Village | Access to site                                | Accessibility to Local<br>Services and Facilities | Coastal<br>Change | Contamination and<br>Ground Stability | Flood Risk | Market<br>Attractiveness  | Utilities<br>Capacity | Utilities<br>Infrastructure | Biodiversity and<br>Geodiversity | Compatibility with<br>Neighbouring / Adjoining<br>Uses                       | Historic<br>Environment | Nationally and Locally<br>Significant Landscapes | Open Space | Townscape | Transport and<br>Roads  |
|-------------------------|----------------|---|---|-------------------|---------------------------------------|------------|---|-----------------------|-----------------------------|----------------------------------|--|-------------------------|--|------------|-----------|---|
| HE0086                  | Northrepps     | Amber   | Amber   | Green             | Green                                 | Green      | Green   | Green                 | Green                       | Green                            | Green  | Green                   | Amber  | Green      | Green     | Green   |
| HE0087                  | Northrepps     | Expansion may<br>require improved<br>access   | Not close to any<br>services                      | No Impact         | No Impact                             | None       | Existing<br>employment site   | Amber                 | Amber                       | No Impact                        | Compatible with existing<br>employment - but also<br>adjacent to residential | No Impact               | Within AONB                                      | No Impact  | No Impact | Expansion of site<br>may require<br>improved access   |
| HE0088                  | Pudding Norton | Green   | Amber   | Green             | Green                                 | Amber      | Green   | Green                 | Green                       | Green                            | Green  | Green                   | Green  | Green      | Green     | Green   |
| HE0089                  | Raynham        | Green   | Amber   | Green             | Green                                 | Green      | Amber   | Green                 | Green                       | Amber                            | Green  | Green                   | Green  | Green      | Green     | Green   |
| HE0090                  | Roughton       | Red   | Green   | Green             | Green                                 | Green      | Red   | Green                 | Green                       | Green                            | Green  | Green                   | Amber  | Green      | Green     | Amber   |
| HE0091                  | Ryburgh        | Amber   | Amber   | Green             | Green                                 | Amber      | Green   | Green                 | Green                       | Green                            | Green  | Green                   | Green  | Green      | Green     | Green   |
| HE0092                  | Salthouse      | Excluded                                      | Excluded  | Excluded          | Excluded                              | Excluded   | Excluded  | Excluded              | Excluded                    | Excluded                         | Excluded   | Excluded                | Excluded   | Excluded   | Excluded  | Excluded  |
| HE0093                  | Scottow        | Green   | Amber   | Green             | Green                                 | Green      | Amber   | Green                 | Green                       | Green                            | Green  | Amber                   | Green  | Green      | Green     | Green   |
| HE0094                  | Sculthorpe     | Red   | Green   | Green             | Green                                 | Green      | Red   | Green                 | Green                       | Green                            | Green  | Green                   | Green  | Green      | Green     | Red   |
| HE0095                  | Sculthorpe     | Excluded                                      | Excluded  | Excluded          | Excluded                              | Excluded   | Excluded  | Excluded              | Excluded                    | Excluded                         | Excluded   | Excluded                | Excluded   | Excluded   | Excluded  | Excluded  |
| HE0096                  | Sheringham     | Green   | Green   | Green             | Green                                 | Green      | Green   | Green                 | Green                       | Green                            | Green  | Amber                   | Green  | Green      | Green     | Amber   |
| HE0097                  | Sheringham     | Green   | Green   | Green             | Green                                 | Green      | Green   | Green                 | Green                       | Green                            | Green  | Green                   | Green  | Green      | Green     | Green   |
| HE0098                  | Sheringham     | Excluded                                      | Excluded  | Excluded          | Excluded                              | Excluded   | Excluded  | Excluded              | Excluded                    | Excluded                         | Excluded   | Excluded                | Excluded   | Excluded   | Excluded  | Excluded  |
| HE0099                  | Sheringham     | Green   | Green   | Green             | Green                                 | Amber      | Green   | Green                 | Green                       | Green                            | Green  | Green                   | Green  | Amber      | Green     | Green   |
| HE0100                  | Sheringham     | Green   | Green   | Amber             | Green                                 | Amber      | Green   | Green                 | Green                       | Green                            | Green  | Green                   | Green  | Green      | Green     | Green   |
| HE0101                  | Sheringham     | Green   | Green   | Green             | Amber                                 | Amber      | Green   | Green                 | Green                       | Green                            | Green  | Green                   | Green  | Green      | Green     | Green   |
| HE0102                  | Sheringham     | Green   | Green   | Green             | Green                                 | Green      | Green   | Green                 | Green                       | Green                            | Green  | Green                   | Green  | Amber      | Green     | Green   |
| HE0103                  | Sheringham     | Amber   | Green   | Green             | Green                                 | Green      | Green   | Green                 | Green                       | Green                            | Green  | Green                   | Green  | Amber      | Green     | Green   |
| HE0104                  | Sheringham     | Green   | Green   | Green             | Green                                 | Green      | Green   | Green                 | Green                       | Green                            | Green  | Green                   | Green  | Green      | Green     | Green   |
| HE0105                  | Sheringham     | Green   | Green   | Green             | Green                                 | Green      | Green   | Green                 | Green                       | Green                            | Green  | Green                   | Green  | Green      | Green     | Green   |
| HE0106                  | Sheringham     | Excluded                                      | Excluded  | Excluded          | Excluded                              | Excluded   | Excluded  | Excluded              | Excluded                    | Excluded                         | Excluded   | Excluded                | Excluded   | Excluded   | Excluded  | Excluded  |
| HE0107                  | Stalham        | Excluded                                      | Excluded  | Excluded          | Excluded                              | Excluded   | Excluded  | Excluded              | Excluded                    | Excluded                         | Excluded   | Excluded                | Excluded   | Excluded   | Excluded  | Excluded  |
| HE0108                  | Stalham        | Excluded                                      | Excluded  | Excluded          | Excluded                              | Excluded   | Excluded  | Excluded              | Excluded                    | Excluded                         | Excluded   | Excluded                | Excluded   | Excluded   | Excluded  | Excluded  |
| HE0109                  | Stalham        | New access would<br>have to be<br>constructed | Remote from Town<br>and services                  | No Impact         | No Impact                             | None       | Allocated site in<br>2008 plan - which<br>has not been<br>brought forward | Red                   | Red                         | No Impact                        | Fully Compatible   | No Impact               | No Impact  | No Impact  | No Impact | Improvements to<br>Stepping Stone lane<br>may be required<br>and upgrade<br>Weavers Way to<br>cyclepath |

| NEW HELAA<br>PART 2 REF | Town / Village | Is the site<br>Suitable? | Available in plan<br>period | When is the site<br>available | In the site<br>being<br>marketed | Is the site<br>acheivable | Site Included in<br>HELAA Pt2<br>Capacity<br>Assessment |
|-------------------------|----------------|--------------------------|-----------------------------|-------------------------------|----------------------------------|---------------------------|---|
| HE0086                  | Northrepps     | Yes                      | Yes                         | Immediately                   | Unknown                          | Yes                       | Yes   |
| HE0087                  | Northrepps     | Yes                      | Yes                         | Immediately                   | Unknown                          | Yes                       | Yes   |
| HE0088                  | Pudding Norton | Yes                      | Yes                         | Within 5 yrs                  | Unknown                          | Yes                       | Yes   |
| HE0089                  | Raynham        | Yes                      | Yes                         | Immediately                   | Yes                              | Yes                       | Yes   |
| HE0090                  | Roughton       | No                       | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0091                  | Ryburgh        | Yes                      | Yes                         | Immediately                   | Unknown                          | Yes                       | Yes   |
| HE0092                  | Salthouse      | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0093                  | Scottow        | Yes                      | Yes                         | Immediately                   | Yes                              | Yes                       | Yes   |
| HE0094                  | Sculthorpe     | No                       | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0095                  | Sculthorpe     | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0096                  | Sheringham     | Yes                      | Unknown                     | Unknown                       | Unknown                          | No                        | No  |
| HE0097                  | Sheringham     | Yes                      | Yes                         | Within 5 yrs                  | Unknown                          | Yes                       | Yes   |
| HE0098                  | Sheringham     | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0099                  | Sheringham     | Yes                      | Yes                         | Immediately                   | Unknown                          | Yes                       | Yes   |
| HE0100                  | Sheringham     | Yes                      | Yes                         | Within 5 yrs                  | Unknown                          | Yes                       | Yes   |
| HE0101                  | Sheringham     | Yes                      | No                          | n/a                           | Unknown                          | No                        | No  |
| HE0102                  | Sheringham     | Yes                      | No                          | n/a                           | Unknown                          | No                        | No  |
| HE0103                  | Sheringham     | Yes                      | No                          | n/a                           | Unknown                          | No                        | No  |
| HE0104                  | Sheringham     | Yes                      | No                          | n/a                           | Unknown                          | No                        | No  |
| HE0105                  | Sheringham     | Yes                      | No                          | n/a                           | Unknown                          | No                        | No  |
| HE0106                  | Sheringham     | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0107                  | Stalham        | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0108                  | Stalham        | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0109                  | Stalham        | Yes                      | Yes                         | Unknown                       | unknown                          | No                        | No  |

| NEW HELAA<br>PART 2 REF | Town / Village     | Site Location  | Site Total Size (ha) | Area in<br>Employment Use<br>(ha) | Area Available<br>(ha) | Absolute Constraints and Designations     | Included in HELAA<br>Pt 2 Assessment |
|-------------------------|--------------------|--|----------------------|-----------------------------------|------------------------|---|--------------------------------------|
| HE0110                  | Stalham            | Land adjacent Stepping Stone Lane / Brumstead Road, Manor Farm | 3.01                 | 0                                 | 3.01                   | New Site                                  | Yes                                  |
| HE0111                  | Stalham            | Church Farm Ingham Road  | 2                    | 0                                 | 2                      | Allocated Mixed Use site                  | Yes                                  |
| HE0112                  | Stalham            | Land East of Brumstead Road                                    | 9.43                 | 7.48                              | 1.95                   | New Site                                  | Yes                                  |
| HE0113                  | Stalham            | Former Bush Abbatoir site                                      | 1.04                 | 0                                 | 1.04                   | Designated Employment Site                | Yes                                  |
| HE0114                  | Stalham            | Land North of Teresa Road                                      | 7.86                 | 0                                 | 0.8                    | New Site                                  | Yes                                  |
| HE0115                  | Tattersett         | Fourwinds Garage, Fakenham Road                                | 0.4                  | 0.4                               | 0                      | Existing Employment Site (non designated) | No                                   |
| HE0116                  | Tattersett         | Tattersett Business Park                                       | 28.63                | 15.21                             | 13.42                  | Existing Employment Site (non designated) | Yes                                  |
| HE0117                  | Trunch             | Land at Cornish Avenue   | 1.98                 | 0                                 | 1.98                   | Publicly owned asset                      | Yes                                  |
| HE0118                  | Walsingham         | Egmere Enterprise Zone   | 21.5                 | 16.5                              | 5                      | Enterprise Zone                           | Yes                                  |
| HE0119                  | Wells              | The Old Coal Yard, East Quay                                   | 0.25                 | 0.25                              | 0                      | New Site                                  | No                                   |
| HE0120                  | Wells              | Great Eastern Way  | 3.03                 | 3.03                              | 0                      | Designated Employment Site                | No                                   |
| HE0121                  | Wells              | Land South of Stiffkey Road                                    | 7.14                 | 0                                 | 7.14                   | New Site                                  | Yes                                  |
| HE0122                  | Wells              | Land at Warham Road  | 4.65                 | 0                                 | 0                      | New Site                                  | No                                   |
| HE0123                  | Wells-next-the-Sea | Old Lime Works, Stiffkey Road                                  | 0.9                  | 0.9                               | 0                      | New Site                                  | No                                   |
| HE0124                  | Wood Norton        | Rear of Holt Road Farm, Holt Road                              | 0.63                 | 0.35                              | 0.25                   | New Site                                  | Yes                                  |
| HE0125                  | Worstead           | Marine & Industrial LLP, Station Road                          | 2.2                  | 2.1                               | 0                      | Existing Employment Site (non designated) | No                                   |
| HE0126                  | Worstead           | Albert Bartlett Westwick, Station Road                         | 5.59                 | 5.59                              | 0                      | Existing Employment Site (non designated) | No                                   |

| NEW HELAA PART 2 REF | Town / Village     | Access to site   | Accessibility to Local Services and Facilities | Coastal Change | Contamination and Ground Stability | Flood Risk | Market Attractiveness                | Utilities Capacity                  | Utilities Infrastructure                  | Biodiversity and Geodiversity              | Compatibility with Neighbouring / Adjoining Uses                    | Historic Environment | Nationally and Locally Significant Landscapes | Open Space | Townscape | Transport and Roads   |
|----------------------|--------------------|--|--|----------------|------------------------------------|------------|--------------------------------------|-------------------------------------|---|--|---|----------------------|---|------------|-----------|---|
| HE0110               | Stalham            | Amber  | Green  | Green          | Green                              | Amber      | Green                                | Green                               | Green                                     | Green                                      | Amber   | Green                | Green   | Green      | Green     | Amber   |
| HE0111               | Stalham            | Existing Access Appears suitable                               | Walking distance of town and shops             | No Impact      | No Impact                          | None       | Employment site - part of allocation | Amber                               | Amber                                     | No Impact                                  | Fully Compatible  | No Impact            | No Impact                                     | No Impact  | No Impact | Appears suitable  |
| HE0112               | Stalham            | Green  | Green  | Green          | Green                              | Amber      | Green                                | Green                               | Green                                     | Green                                      | Green   | Green                | Green   | Green      | Green     | Green   |
| HE0113               | Stalham            | Existing Access on Upper Staithe Road will have to be improved | Walking distance of town and shops             | No Impact      | No Impact                          | None       | Employment site - part of allocation | Assume Existing Capacity sufficient | Assume Existing Infrastructure sufficient | No Impact                                  | Fully Compatible  | No Impact            | No Impact                                     | No Impact  | No Impact | May be requirement for mitigation on Upper Staithe Lane and Old Market Rd |
| HE0114               | Stalham            | Red  | Green  | Green          | Green                              | Amber      | Red                                  | Green                               | Green                                     | Green                                      | Green   | Green                | Green   | Green      | Green     | Amber   |
| HE0115               | Tattersett         | Excluded   | Excluded                                       | Excluded       | Excluded                           | Excluded   | Excluded                             | Excluded                            | Excluded                                  | Excluded                                   | Excluded  | Excluded             | Excluded                                      | Excluded   | Excluded  | Excluded  |
| HE0116               | Tattersett         | Amber  | Amber  | Green          | Green                              | Amber      | Green                                | Green                               | Amber                                     | Green                                      | Green   | Green                | Green   | Green      | Green     | Amber   |
| HE0117               | Trunch             | Amber  | Amber  | Green          | Green                              | Green      | Green                                | Amber                               | Green                                     | Green                                      | Green   | Green                | Green   | Green      | Green     | Green   |
| HE0118               | Walsingham         | Existing Access Appears suitable                               | Remote from Town and services                  | No Impact      | No Impact                          | None       | Existing employment site             | Amber                               | Amber                                     | No Impact                                  | Fully Compatible  | No Impact            | No Impact                                     | No Impact  | No Impact | Appears suitable  |
| HE0119               | Wells              | Excluded   | Excluded                                       | Excluded       | Excluded                           | Excluded   | Excluded                             | Excluded                            | Excluded                                  | Excluded                                   | Excluded  | Excluded             | Excluded                                      | Excluded   | Excluded  | Excluded  |
| HE0120               | Wells              | Excluded   | Excluded                                       | Excluded       | Excluded                           | Excluded   | Excluded                             | Excluded                            | Excluded                                  | Excluded                                   | Excluded  | Excluded             | Excluded                                      | Excluded   | Excluded  | Excluded  |
| HE0121               | Wells              | Existing Access on Stiffkey Rd will have to be improved        | Reasonably close to services at Wells          | In UC Area     | No Impact                          | None       | Unknown                              | Amber                               | Amber                                     | Close (within 500m) to International sites | Adjacent to agricultural buildings & residential and in countryside | No Impact            | Within AONB                                   | No Impact  | No Impact | Appears suitable  |
| HE0122               | Wells              | Excluded   | Excluded                                       | Excluded       | Excluded                           | Excluded   | Excluded                             | Excluded                            | Excluded                                  | Excluded                                   | Excluded  | Excluded             | Excluded                                      | Excluded   | Excluded  | Excluded  |
| HE0123               | Wells-next-the-Sea | Excluded   | Excluded                                       | Excluded       | Excluded                           | Excluded   | Excluded                             | Excluded                            | Excluded                                  | Excluded                                   | Excluded  | Excluded             | Excluded                                      | Excluded   | Excluded  | Excluded  |
| HE0124               | Wood Norton        | Existing Access Appears suitable                               | Within village with no services                | No Impact      | No Impact                          | None       | Existing small employment site       | Assume Existing Capacity sufficient | Assume Existing Infrastructure sufficient | No Impact                                  | Fully Compatible  | No Impact            | No Impact                                     | No Impact  | No Impact | Rural Road  |
| HE0125               | Worstead           | Excluded   | Excluded                                       | Excluded       | Excluded                           | Excluded   | Excluded                             | Excluded                            | Excluded                                  | Excluded                                   | Excluded  | Excluded             | Excluded                                      | Excluded   | Excluded  | Excluded  |
| HE0126               | Worstead           | Excluded   | Excluded                                       | Excluded       | Excluded                           | Excluded   | Excluded                             | Excluded                            | Excluded                                  | Excluded                                   | Excluded  | Excluded             | Excluded                                      | Excluded   | Excluded  | Excluded  |

| NEW HELAA<br>PART 2 REF | Town / Village     | Is the site<br>Suitable? | Available in plan<br>period | When is the site<br>available | In the site<br>being<br>marketed | Is the site<br>acheivable | Site Included in<br>HELAA Pt2<br>Capacity<br>Assessment |
|-------------------------|--------------------|--------------------------|-----------------------------|-------------------------------|----------------------------------|---------------------------|---|
| HE0110                  | Stalham            | Yes                      | Yes                         | Immediately                   | unknown                          | Yes                       | Yes   |
| HE0111                  | Stalham            | Yes                      | Yes                         | Immediately                   | unknown                          | Yes                       | Yes   |
| HE0112                  | Stalham            | Yes                      | Yes                         | Immediately                   | Unknown                          | Yes                       | Yes   |
| HE0113                  | Stalham            | Yes                      | Yes                         | Immediately                   | unknown                          | Yes                       | Yes   |
| HE0114                  | Stalham            | No                       | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0115                  | Tattersett         | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0116                  | Tattersett         | Yes                      | Yes                         | Immediately                   | Unknown                          | Yes                       | Yes   |
| HE0117                  | Trunch             | Yes                      | Yes                         | Immediately                   | Unknown                          | Yes                       | Yes   |
| HE0118                  | Walsingham         | Yes                      | Yes                         | Unknown                       | unknown                          | Yes                       | Yes   |
| HE0119                  | Wells              | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0120                  | Wells              | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0121                  | Wells              | Yes                      | Unknown                     | Unknown                       | Unknown                          | No                        | No  |
| HE0122                  | Wells              | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0123                  | Wells-next-the-Sea | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0124                  | Wood Norton        | Yes                      | Yes                         | Immediately                   | Unknown                          | Yes                       | Yes   |
| HE0125                  | Worstead           | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |
| HE0126                  | Worstead           | Excluded                 | Excluded                    | Excluded                      | Excluded                         | Excluded                  | No  |



## Appendix 2: Excluded Sites (minimum available size not met)

| Ref    | Town/Village             | Site Name                          | Site size | Available area (ha) |
|--------|--------------------------|------------------------------------|-----------|---------------------|
| HE0004 | <b>Bodham</b>            | Crayford & Abbs, Weybourne Road    | 0.83      | 0                   |
| HE0009 | <b>Cley-next-the-Sea</b> | Land at Old Woman's Lane           | 1.59      | 0.1                 |
| HE0010 | <b>Cromer</b>            | Morisons Petrol Station, Prince of | 0.11      | 0                   |
| HE0024 | <b>Cromer</b>            | Retail Park                        | 2.95      | 0                   |
| HE0034 | <b>Fakenham</b>          | Land rear of 41 Hayes Lane         | 0.31      | 0                   |
| HE0036 | <b>Fakenham</b>          | Adjacent 30 Holt Road              | 1.02      | 0                   |
| HE0037 | <b>Fakenham</b>          | 66/72 Holt Road                    | 1.26      | 0                   |
| HE0038 | <b>Fakenham</b>          | Hempton Road                       | 2.25      | 0                   |
| HE0042 | <b>Felbrigg</b>          | Land at Metton Road                | 2.63      | 0                   |
| HE0044 | <b>Hanworth</b>          | Hanworth Timber Co, White Post     | 0.3       | 0                   |
| HE0045 | <b>Happisburgh</b>       | Littlewood Farm, Grub Street       | 0.85      | 0                   |
| HE0047 | <b>Hempton</b>           | Land off Shereford Road            | 1.93      | 0.1                 |
| HE0048 | <b>Hempton</b>           | Land North-East of Back Street     | 0.25      | 0.1                 |
| HE0049 | <b>Holkham</b>           | Holkham Estate                     | 0.25      | 0.01                |
| HE0050 | <b>Holt</b>              | Grove Lane                         | 0.26      | 0                   |
| HE0051 | <b>Holt</b>              | BP Garage and Thurlow Nunn,        | 0.41      | 0                   |
| HE0061 | <b>Hoveton</b>           | Stalham Road Industrial Estate     | 2.85      | 0                   |
| HE0063 | <b>Letheringsett</b>     | Bayfield Brecks, Wall's Lane       | 0.5       | 0                   |
| HE0064 | <b>Little Snoring</b>    | No 1 Hangar, Thursford Road        | 1.16      | 0                   |
| HE0065 | <b>Melton Constable</b>  | Melton Constable Industrial Estate | 7.68      | 0                   |
| HE0066 | <b>Neatishead</b>        | The Granary, School Road,          | 0.39      | 0.1                 |
| HE0067 | <b>North Walsham</b>     | CT Baker Builders, Norwich Road,   | 0.55      | 0                   |
| HE0072 | <b>North Walsham</b>     | Midland Road                       | 2.1       | 0                   |
| HE0082 | <b>North Walsham</b>     | Land East of Bradfield Road,Brick  | 2.46      | 0                   |
| HE0092 | <b>Salthouse</b>         | Land at Manor Farm, Cross Street   | 0.31      | 0.01                |
| HE0095 | <b>Sculthorpe</b>        | Land at Junction of A148 and B1146 | 5.39      | 0.1                 |
| HE0098 | <b>Sheringham</b>        | Site adjacent to Splash centre     | 4.29      | 0                   |
| HE0106 | <b>Sheringham</b>        | Land at Westcliff                  | 0.03      | 0.01                |
| HE0107 | <b>Stalham</b>           | Moore's Industrial Estate, High    | 0.43      | 0                   |
| HE0108 | <b>Stalham</b>           | Nicholsons Yarmouth Road           | 1.49      | 0                   |

|        |                   |                                   |      |   |
|--------|-------------------|-----------------------------------|------|---|
| HE0115 | <b>Tattersett</b> | Fourwinds Garage, Fakenham Road   | 0.4  | 0 |
| HE0119 | <b>Wells</b>      | The Old Coal Yard, East Quay      | 0.25 | 0 |
| HE0120 | <b>Wells</b>      | Great Eastern Way                 | 3.03 | 0 |
| HE0122 | <b>Wells</b>      | Land at Warham Road               | 4.65 | 0 |
| HE0123 | <b>Wells</b>      | Old Lime Works, Stiffkey Road     | 0.9  | 0 |
| HE0125 | <b>Worstead</b>   | Marine & Industrial LLP, Station  | 2.2  | 0 |
| HE0126 | <b>Worstead</b>   | Albert Bartlett Westwick, Station | 5.59 | 0 |

## Appendix 3: Sites with available Capacity

| Ref    | Settlement  | Site   | Area Available (ha) |
|--------|-------------|--|---------------------|
| HE0001 | Ashmanhaugh | S&G Coleman and Bridgland Moulders, Rectory Road         | 0.86                |
| HE0003 | Binham      | Land at Priory Crescent (0.89ha)                         | 1.03                |
| HE0005 | Bodham      | Hill House Farm, Kelling Road, Lower Bodham              | 0.3                 |
| HE0006 | Catfield    | Land South of Sutton Road                                | 19.28               |
| HE0007 | Catfield    | Land off A149 & New Road                                 | 4.90                |
| HE0008 | Catfield    | Catfield Industrial Estate                               | 0.47                |
| HE0011 | Cromer      | Former Golf Practice Ground, Overstrand Road             | 6.31                |
| HE0012 | Cromer      | Land at Stonehill Way, Cromer (1)                        | 4.57                |
| HE0013 | Cromer      | Land South of Holt Road, Cromer                          | 2.65                |
| HE0014 | Cromer      | The Meadow Car Park                                      | 3.00                |
| HE0016 | Cromer      | Old Zoo Site, Land at Howards Hill                       | 1.6                 |
| HE0018 | Cromer      | Land South of Runton Road, Cromer                        | 1.03                |
| HE0019 | Cromer      | Land at Stonehill Way, Cromer (2)                        | 0.87                |
| HE0022 | Cromer      | Land South of Runton Road, Between Alfred and Beach Road | 0.23                |
| HE0023 | Cromer      | High Station   | 0.3                 |
| HE0025 | Cromer      | Holt Road  | 0.37                |
| HE0026 | Erpingham   | Erpingham Woodland                                       | 2.65                |
| HE0027 | Fakenham    | Land East of Clipbush Lane                               | 6.7                 |

| Ref    | Settlement    | Site   | Area Available (ha) |
|--------|---------------|--|---------------------|
| HE0029 | Fakenham      | Land north of Rudham Stile Lane  | 7                   |
| HE0030 | Fakenham      | Land Abutting Short Stay Travellers Site   | 1.04                |
| HE0039 | Fakenham      | Oxborough Lane   | 1.6                 |
| HE0040 | Fakenham      | Fakenham Commerce Park   | 0.6                 |
| HE0041 | Fakenham      | Fakenham Industrial Estate   | 1                   |
| HE0043 | Great Ryburgh | Land off Highfield Lane  | 0.29                |
| HE0046 | Hempton       | Land East of Dereham Road  | 0.3                 |
| HE0052 | Holt          | Old Station Way (Thaxters)   | 1.37                |
| HE0053 | Holt          | Heath Farm, Hempstead Road (Allocation Extension)                                      | 5.41                |
| HE0055 | Holt          | Land at Glaven Road  | 2.29                |
| HE0059 | Holt          | Land at Heath Farm / Hempstead Road  | 2.4                 |
| HE0060 | Holt          | Hempstead Road Industrial Estate   | 0.35                |
| HE0062 | Hoveton       | Tunstead Road (Fruit Growers site)   | 2                   |
| HE0068 | North Walsham | Travis Perkins, Cromer Road  | 1.95                |
| HE0070 | North Walsham | Land at Cornish Way  | 5.31                |
| HE0074 | North Walsham | Land at Norwich Road / Nursery Drive (inc Former HL Foods Site)                        | 5.7                 |
| HE0075 | North Walsham | Land adjoining the East & West sides of Acorn Road / and off Bacton Road North Walsham | 1.12                |
| HE0076 | North Walsham | Former Builders Yard, East of Cromer Rd  | 0.82                |
| HE0080 | North Walsham | Laundry Loke   | 0.92                |

| Ref    | Settlement     | Site   | Area Available (ha) |
|--------|----------------|--|---------------------|
| HE0081 | North Walsham  | Land at Bradfield Road & Cromer Road                           | 0.18                |
| HE0083 | North Walsham  | Land at End of Laundry Loke                                    | 5.27                |
| HE0084 | North Walsham  | General Trailers Site (Crane Frehauf), Cromer Road             | 1                   |
| HE0085 | North Walsham  | North Walsham industrial Estate/ land adjacent to Cornish Way  | 5                   |
| HE0086 | Northrepps     | North Norfolk Business Centre                                  | 0.8                 |
| HE0087 | Northrepps     | Land off Crossdale Street                                      | 0.28                |
| HE0088 | Pudding Norton | Parklands Caravan Site   | 1.88                |
| HE0089 | Raynham        | West Raynham Former RAF Base                                   | 3.7                 |
| HE0091 | Ryburgh        | Land North of Fakenham Road                                    | 6.6                 |
| HE0093 | Scottow        | Scottow Enterprise Park  | 12                  |
| HE0097 | Sheringham     | Former Sheringham Caravans site, Weybourne Road                | 0.76                |
| HE0099 | Sheringham     | Former Allotments Adjacent to Splash                           | 1.66                |
| HE0100 | Sheringham     | Nelson Road/Lawson Way Play Area                               | 1.62                |
| HE0110 | Stalham        | Land adjacent Stepping Stone Lane / Brumstead Road, Manor Farm | 3.01                |
| HE0111 | Stalham        | Church Farm Ingham Road  | 2                   |
| HE0112 | Stalham        | Land East of Brumstead Road                                    | 1.95                |
| HE0113 | Stalham        | Former Bush Abbatoir site                                      | 1.04                |
| HE0116 | Tattersett     | Tattersett Business Park                                       | 13.42               |

| <b>Ref</b>    | <b>Settlement</b>  | <b>Site</b>                       | <b>Area Available (ha)</b> |
|---------------|--------------------|-----------------------------------|----------------------------|
| <b>HE0117</b> | <b>Trunch</b>      | Land at Cornish Avenue            | 1.98                       |
| <b>HE0118</b> | <b>Walsingham</b>  | Egmere Enterprise Zone            | 5                          |
| <b>HE0124</b> | <b>Wood Norton</b> | Rear of Holt Road Farm, Holt Road | 0.25                       |

## Appendix 4: Full HELAA Site Assessment Mapping



**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.**

