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Important: The inclusion of a site as potentially suitable for development within the HELAA DOES NOT confer any planning status on that site, or any commitment that it will be brought forward for development. In addition, sites excluded from the HELAA assessment can still be subject to more detailed site assessment and be considered for allocation through the Local Plan process. For more info see Site Assessment Booklets.

Introduction

The HELAA Addendum II (January 2020) should be read alongside the [HELAA December 2017](#) (which can be found in the Evidence Base for the GNLP at www.gnlp.org.uk) as the introduction and methodology in that document still apply.

The purpose of this Housing and Economic Land Availability Assessment (HELAA) Addendum II (January 2020) is to update the HELAA (December 2017), which was originally published as part of the 'Site Proposals and Growth Options for the Greater Norwich Local Plan (GNLP) Reg. 18' consultation that took place between January and March 2018. As well as, the HELAA Addendum I (October 2018) also published as part of the 'New, Revised and Small Sites' Reg. 18 Consultation that took place between October and December 2018 as a result of additional sites put forward to the GNLP for further consideration.

The HELAA Addendum II (January 2020) contains an assessment of approximately 38 new sites and 3 New, Revised Small, Sites, submitted between October and December 2018. It identifies 193 hectares of potentially suitable land put forward for wholly residential purposes or mixed-use development and 65 hectares for employment, which when applying some adjustments equates to approximately 3667 dwellings. **These figures do not include new sites for residential uses in villages in South Norfolk which will be addressed through a separate Local Plan prepared by South Norfolk District Council.**

Care has been taken not to double count with sites already considered in the HELAA December 2017 and HELAA Addendum I October 2018. In the case of revised sites, if the site revision is of a similar size or smaller than the original submission, then although technically that site may be suitable for the HELAA it has been marked as unsuitable to avoid double counting. If a revised site is significantly larger than the original submission, then the additional area of land has been counted towards the HELAA figure and the site has been marked as suitable.

Taking account of the sites submitted for assessment in the HELAA 2017, the HELAA Addendum (2018) and more recently the HELAA Addendum II (2020) the area of land potentially suitable for housing (or mixed-use development with a significant element of housing) totals some **4,993** hectares which could accommodate up to **96,867** dwellings.

This takes account of any adjustments made where sites have been resubmitted on amended boundaries, as above. Submitted sites which coincide with or largely overlap existing development commitments (sites with planning permission or allocated for a similar form of development) are not counted within the HELAA capacity totals since they already form part of the baseline commitment in the GNLP.

Background

The initial HELAA (December 2017) provided a snapshot of potentially available sites as at 31 July 2017. Initially, a total of 562 sites were submitted for consideration in the GNLP and only those sites put forward for housing, employment and commercial use were assessed through the HELAA. Furthermore, it identified approximately **3,700 hectares** of potentially suitable land put forward by site promoters either for wholly residential purposes or mixed-use development with a significant element of housing. Adjusting this figure to discount land in mixed-use schemes which are not promoted for housing (and applying the density multipliers from the HELAA methodology for any schemes where dwelling numbers have not been specified), this amounted to approximately **69,000** dwellings.

The HELAA Addendum (October 2018) contained an assessment of the 200+ new or revised sites submitted between 31 July 2017 and the 17th August 2018. It identified **1,100 hectares** of potentially suitable land put forward for wholly residential purposes or for mixed use development with a significant element of housing, which when applying the same adjustments as before equates to approximately **22,000** additional dwellings.

In combination with commitments, the HELAA (December 2017, plus the 2018 and 2020 added) clearly identifies residential land significantly in excess of the objectively assessed housing need (OAN) and therefore greatly exceeds what is required for allocation through the emerging GNLP. In addition, assumptions on windfall demonstrate an additional buffer to accommodate OAN.

In terms of employment land, the Greater Norwich Employment, Town Centre and Retail study indicates that existing identified sites are sufficient to meet the requirements to 2038. The original HELAA identified **270 hectares** of land potentially suitable for employment and other economic uses (where not promoted in conjunction with housing). The HELAA addendum (2018) identified a further **96 hectares** in new and revised sites promoted for employment and economic uses only, and finally this HELAA Addendum II (2020) identifies a further 65 ha giving a total of **431 hectares**.

The HELAA presents a snapshot of the position at a particular point in time and will need to be updated regularly as plan preparation progresses. Should monitoring identify that any of the unimplemented sites no longer look likely to be deliverable within the plan period or decisions are made to release some of the existing employment sites, then those sources will need to be re-evaluated.

BROADLAND

Buxton with Lammas

Suitability Assessment

Site reference: GNLP3015

Site area: 1.06 ha

LOCATION:

South of The Beeches

PROPOSED DEVELOPMENT:

Residential development (up to 30 dwellings proposed)

District: Broadland

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This 1.06 ha site is along Coltishall Road, it is detached from the Village settlement boundary. Initial Highway Authority comments indicate concern about the site’s suitability in terms of access, remoteness and the general road network. There are no particular known concerns over ground stability or contamination. The site is in Flood Zone 1, and a small section of the site is at surface water flood risk. Other constraints possibly relate to the well-established hedgerow and mature trees adjacent to the road. The site is concluded suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Buxton with Lammas Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3015

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Buxton with Lammas Suitability Assessment

Site reference: GNL3016

Site area: 0.4 ha

LOCATION:
Feofee Cottages

PROPOSED DEVELOPMENT:
Affordable rented housing (up to 20 dwellings proposed)

District: Broadland

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Green
Historic Environment	Amber
Open Space and GI	Amber
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This 0.4 ha site is north of Crown Road, to the west of Buxton. Initial Highway Authority comments suggest that access can be achieved, subject to a cycle path to Blofield. To the west of the site is the Witton Run which is an important wetland habitat and ecological corridor. Consequently, part of the site is affected by a medium to high risk of surface water flooding. The development would not result in the loss of any locally protected public open space but it would involve the loss of high quality Grade 2 agricultural land and the site is within a special scientific interest (SSSI) protection zone. There are no impacts identified on historic assets or townscape as the site is adjacent to a site with recent planning permission for a supermarket. Subject to addressing constraints, the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Buxton with Lammas Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3016

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Felthorpe Suitability Assessment

Site reference: GNLP3004

Site area: 1.24 ha

LOCATION:

North of Church Lane

PROPOSED DEVELOPMENT:

Residential development (16 dwellings proposed)

District: Broadland

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 1.24 ha site, on the north side of Church Lane, at the eastern side of Felthorpe. The land was previously in agricultural use and derelict poultry farm buildings remain on the site. Although the site has a vehicular access highways improvements would likely be necessary, as Church Lane is a single carriageway road. Facilities are somewhat limited in Felthorpe but the Village does have a bus service and some local employment. The site is at low flood risk and development would not result in the loss of publicly accessible open space. The removal of the existing buildings is a factor but there are no known issues of contamination or poor ground stability. The site is not subject to ecological designations itself. The nearest ecologically sensitive site is Swannington Upgate Common SSSI that is 1,400 metres to the west of the site. Whilst noting the constraints on development, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Felthorpe Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3004

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Gt & Lt Plumstead Suitability Assessment

Site reference: GNLP3007

Site area: 2.04 ha

LOCATION:

East of Salhouse Road, south of Belt Road

PROPOSED DEVELOPMENT:

Residential development (8-10 dwellings proposed)

District: Broadland

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 2 ha greenfield site located between Salhouse Road and Belt Road. The village has a primary school, but the school is located within the newer development at the former hospital and is a distance of 2.2 km away. The site is near to the northern built edge of Little Plumstead and is near to the village hall. Initial highway evidence has indicated that there are potential access constraints on the site, but these could be addressed possibly by constructing a roundabout at the junction by the Brick Kilns public house or by diverting Belt Road through the site to form a safer highway arrangement. Another consideration is the potential loss of high quality Grade 2 agricultural land. In summary, constraints facing the site appear possible to mitigate and it is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Gt & Lt Plumstead Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3007

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Gt & Lt Plumstead Suitability Assessment

Site reference: GNLP3014

Site area: 14.26 ha

LOCATION:

Home Farm

PROPOSED DEVELOPMENT:

Residential development (up to 300 dwellings proposed)

District: Broadland

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is an extensive 14 ha greenfield site, east of Water Lane, that comprises the existing buildings of Home Farm, and land south of the former Little Plumstead Hospital site. The proposed use is for up to 300 dwellings. The site is accessible to the Little Plumstead Primary School, at a distance of 1.1 km which can be accessed via a footpath. However, initial Highway Authority comments have raised concern due to the access onto Water Lane. Other constraints exist over the use of Grade 2 agricultural land for development and flood risk from the Witton Run that passes through the site. No ecological designations apply to the site and nor would the landscape setting of the Broads be affected. Subject to addressing constraints, the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Gt & Lt Plumstead Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3014

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Gt & Lt Plumstead Suitability Assessment

Site reference: GNLP3034

Site area: 36.84 ha

LOCATION:
East of Brook Farm

PROPOSED DEVELOPMENT:
Employment (B1, B2, B8)

District: Broadland

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Red
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 36 ha site to the north-east of the Broadland Business Park, and either side of the Broadland Northway (A1270). New employment floorspace is proposed, covering approximately 40% of the site. Initial Highway Authority evidence indicates a serious concern about access from the Broadland Northway junction. Serving the site from Toad Lane or Broad Lane is also unacceptable. Other constraints are an area across the north of the site that is vulnerable to surface water flood risk and that the eastern part is Grade 2 agricultural land. Until the possibility of access is ruled out categorically, the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Gt & Lt Plumstead Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3034

Based on the site suitability analysis it is considered that this site is for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Hainford Suitability Assessment

Site reference: GNLP3046

Site area: 0.27 ha

LOCATION:

Chapel Road/Harvest Close

PROPOSED DEVELOPMENT:

Residential development (6-8 dwellings proposed)

District: Broadland

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 0.27 ha site located off Chapel Road promoted for 6-8 dwellings. Initial Highway Authority advice has raised concern over the access and surrounding road network. The site is 850 metres from the primary school but there is no footpath provision along Chapel Street or Newton Street, which has a 30 MPH speed limit. A significant portion of the site, including along the access and at the site’s centre, is at surface water flood risk. There are no known constraints from utility infrastructure, contamination/ground stability, or loss of public open space. Whilst development potential is not absolutely ruled out, the site only appears suitable for fewer than five dwellings.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Hainford Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3046

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Horsford Suitability Assessment

Site reference: GNL3005

Site area: 2.25 ha

LOCATION:

North of Reepham Road

PROPOSED DEVELOPMENT:

Residential development (unspecified number)

District: Broadland

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 2.25 ha site isolated from existing development along Reepham Road. The site is over 1,200 metres from facilities in Horsford, it is also a distance away from Drayton and Thorpe Marriott. As well as townscape and landscape considerations, the site is on the periphery of the SSSI impact zone to designated sites in the Wensum River Valley. To form a new access at a point on the Reepham Road where there is a 50 MPH limit could necessitate highways mitigations. The issues identified are important but not absolute constraints and so the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Horsford Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3005

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Horsford Suitability Assessment

Site reference: GNLP3021

Site area: 0.47 ha

LOCATION:

North Farm

PROPOSED DEVELOPMENT:

Residential development (9 dwellings proposed)

District: Broadland

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 0.47 ha site off of Green Lane, separate from the existing Horsford development boundary, and slightly removed from the recently permitted development of 259 dwellings (ref: 20161770). This site is promoted for nine dwellings. The access and nearby road network could be a constraint to the site, but improvements to the Green Lane/Holt Road junction are agreed as part of the consented scheme for 259 dwellings. Horsford Woods, a County Wildlife Site, is a consideration which is adjacent to the site to the north. Other general considerations may include utility and infrastructure upgrades. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Horsford Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3021

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Horsham St Faiths Suitability Assessment

Site reference: GNLP3027

Site area: 2.62 ha

LOCATION:

East of Manor Road

PROPOSED DEVELOPMENT:

Residential development (25-50 dwellings proposed)

District: Broadland

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Red
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This a 2.62 ha greenfield site east of Manor Road, promoted for 25-50 dwellings. The site is reasonably located to services in Horsham St Faith and the bus stop into Norwich is near to the site on Manor Road. Initial highway evidence has raised no concerns but has identified the need for a pedestrian crossing if a scheme is progressed. An ecological consideration Spixworth Bridge Meadows County Wildlife Site is near to the site. However, as the majority of the site is within Flood Zone 3 it is concluded to be unsuitable for the purposes of the land availability assessment.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Horsham St Faiths Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3027

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Horsham St Faiths Suitability Assessment

Site reference: GNLP3028

Site area: 1.95 ha

LOCATION:

North of Meadow Farm Lane

PROPOSED DEVELOPMENT:

Residential development (25-50 dwellings proposed)

District: Broadland

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 1.95 ha site accessed from either Meadow Farm Lane or Mill Lane, promoted for residential development of 25-50 dwellings. Initial Highway Authority comments indicate a concern about the suitability of the road network in this part of the village. Although not an absolute constraint, there are two nearby Grade 2 listed buildings (the Oaks and Mill Farm House). Approximately 100 metres to the north is Spixworth Bridge Meadows County Wildlife Site. The site is in Flood Zone 1, and other than a small strip on the western boundary it has no surface water flood risk. On this basis, the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Horsham St Faiths Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3028

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Marsham Suitability Assessment

Site reference: GNLP3035

Site area: 3.06 ha

LOCATION:
Fengate Farm

PROPOSED DEVELOPMENT:
Residential development (35 dwellings proposed)

District: Broadland

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a 3 ha site previously used as a poultry unit. That use ceased in 2011 and the site is now vacant, but several disused buildings from the former business remain on the site. The proposal is for residential development, and this site is located adjacent to the settlement limit. Initial Highway Authority comments indicate that no access could be achieved from Fengate. However, access from old Norwich Road subject to highway improvements could be an option. The site is within walking distance to Marsham Primary School, although the High Street is not paved throughout. There is also a bus stop, village hall and public house located nearby to the site. The land is Grade 3 agricultural land. Aylsham sewage treatment works has no spare capacity and the local sewerage network is almost at capacity. There are no surface water sewers in Marsham. Development would require enhancement to the water recycling centre treatment capacity. In terms of biodiversity, the Norfolk Valley Fens Special Area of Conservation (SAC)/Buxton Heath SSSI and Cawston and Marsham Heaths SSSI are within 3km, a County Wildlife Site is approx. 350 metres to the east of the site. Bolwick Hall and its garden house and stable block are located approx. 270 metres to the north east of the site. In conclusion, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Marsham Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3035

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Postwick with Witton Suitability Assessment

Site reference: GNLP3009

Site area: 0.77 ha

LOCATION:

East of Witton Lane

PROPOSED DEVELOPMENT:

Residential development (4-5 dwellings proposed)

District: Broadland

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Amber
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a 0.77 ha site, promoted for approx. 4-5 dwellings, in Witton, east of Witton Lane. The site has limited accessibility to services and facilities in Postwick and Witton but is on a bus route. There are no known issues from contamination/ground stability or risk of surface water flooding. There is potential for significant impact on heritage assets as St Margaret’s Church a Grade II* listed building is adjacent to the site. The development would not result in the loss of any locally protected public open space but it would involve the loss of high quality Grade 1 agricultural land and is within an SSSI protection zone. To the west is the Witton Run County Wildlife Site which is an important wetland habitat and ecological corridor. Subject to addressing constraints, the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Postwick with Witton Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3009

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Postwick with Witton Suitability Assessment

Site reference: GNL3029

Site area: 3.12 ha

LOCATION:

Land adjacent Postwick Interchange

PROPOSED DEVELOPMENT:

Mixed use incl leisure, roadside, retail

District: Broadland

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a 3.12 ha site north east of Postwick village, adjacent to the Postwick Interchange, south of the A47, and north of the Norwich to Yarmouth rail line. Other than by car, accessibility is limited. Initial Highway Authority evidence has indicated that potential access constraints could be overcome through the development. As to site conditions, there are no known issues from contamination, ground stability or flood risk, but a high-pressure gas main runs under the site. The development would not result in the loss of any locally protected public open space or high quality agricultural land. There would be no significant impact on heritage assets or townscape. Several constraints are identified but subject to being able to overcome these the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Postwick with Witton Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3029

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Postwick with Witton Suitability Assessment

Site reference: GNLP3049

Site area: 1.79 ha

LOCATION:

Land north of Yarmouth Road

PROPOSED DEVELOPMENT:

Employment

District: Broadland

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This 1.79 ha site is south of the A47 adjacent to a site which has recently been given planning permission for a supermarket. Initial Highway Authority comments suggest access can be achieved, subject to cycle path to Blofield. To the west is the Witton Run which is an important wetland habitat and ecological corridor, consequently part of the site is affected by medium to high risk of surface water flooding. The development would not result in the loss of any locally protected public open space but it would involve the loss of high quality Grade 2 agricultural land and is within an SSSI protection zone. There are no impacts identified to historic assets or townscape as the site is adjacent to a site with recent planning permission for a supermarket. Subject to addressing constraints, the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Postwick with Witton Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3049

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Reedham Suitability Assessment

Site reference: GNLP3003

Site area: 2.27 ha

LOCATION:

Mill Road

PROPOSED DEVELOPMENT:

Residential development (around 50 dwellings)

District: Broadland

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 2.27 ha site promoted for around 50 dwellings, accessed directly from Mill Road to the east of Reedham. There appears to be a single point of access that is relatively narrow at less than 10 metres so further guidance from the Highway Authority is likely to be required. Whilst development could be acceptable, mitigations may be required, and the overall scale of development could be limited. The site is next to the existing edge of the village and is bounded by the Wherry Railway Line to the east. Although there is no footpath Mill Road is relatively lightly trafficked and the site is just 120 metres from Reedham Primary School. Whilst not an absolute constraint to development, the site is adjacent to the Broads Authority administrative area and within the 3,000 metre buffer distance to a SAC, SPA (Special Protection Area), SSSI, Ramsar and National Nature Reserve designations. In conclusion, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Reedham Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3003

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Ringland Suitability Assessment

Site reference: GNLP3039

Site area: 0.87 ha

LOCATION:

Site of demolished vicarage

PROPOSED DEVELOPMENT:

Single dwelling

District: Broadland

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Red
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Red
Biodiversity and Geodiversity	Amber
Historic Environment	Red
Open Space and GI	Amber
Transport and Roads	Red
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a 0.87 ha brownfield site comprising the demolished former vicarage and grounds adjoining and to the west of St Peters Church. Highway Authority advice has not been provided for sites in Ringland although vehicular access is restricted and would likely impose a significant constraint on residential development; the local highway network is unsuitable to support development at any significant scale and the site is remote from local services and facilities with no access on foot to a primary school. Given the relative isolation of Ringland, there may be issues over sewerage and wastewater capacity from the development. There are no constraints arising from utilities infrastructure, contamination or flood risk. The attractive rural landscape to the west toward Weston Longville and Church Hill Common to the south are valued local landscape features which may be impacted by development. The site is immediately adjacent to the Grade I listed church, which means that development has the potential to harm its setting and the surrounding townscape. The nearby Wensum Valley SSSI, the ecological interest of the Common County Wildlife Site and a veteran tree to the north all have potential to be harmed directly or indirectly by the development. Given the relative remoteness of Ringland from services, transport and highway network concerns, the site is regarded as unsuitable for the land availability assessment.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Ringland Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3039

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Ringland Suitability Assessment

Site reference: GNLP3040

Site area: 0.5 ha

LOCATION:

South of The Street

PROPOSED DEVELOPMENT:

Residential development (5 dwellings proposed)

District: Broadland

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Red
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Red
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This 0.5 ha greenfield site is one of four separate parcels promoted for housing development to the south of The Street. Highway Authority advice has not been provided for sites in Ringland although vehicular access is difficult and the local highway network is unsuitable to support development at any significant scale. The site is remote from local services and facilities with no access on foot to a primary school. Given the relative isolation of Ringland, there may be issues over sewerage and wastewater capacity from the development. There are no constraints arising from utilities infrastructure, contamination or flood risk. The attractive rural setting of Ringland and the woodland on the site are valued local landscape features which would be impacted by development, the introduction of development to the south of the Street has the potential to harm the character and surrounding townscape of Ringland which would require careful design to mitigate. The nearby Wensum Valley SSSI has potential to be harmed directly or indirectly by development. Given the relative remoteness of Ringland from services, transport and highway network concerns, the site is regarded as unsuitable for the land availability assessment.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Ringland Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3040

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Ringland Suitability Assessment

Site reference: GNLP3041

Site area: 1.12 ha

LOCATION: South of The Street

PROPOSED DEVELOPMENT:
Residential development (5 dwellings proposed)

District: Broadland

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Red
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Red
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 1.12 ha greenfield site, one of four separate parcels promoted for housing development to the south of The Street. Highway Authority advice has not been provided for sites in Ringland although vehicular access is difficult and the local highway network is unsuitable to support development at any significant scale. The site is remote from local services and facilities with no access on foot to a primary school. Given the relative isolation of Ringland, there may be issues over sewerage and wastewater capacity from development. There are no constraints arising from utilities infrastructure, contamination or flood risk. The attractive rural setting of Ringland and the woodland on site are valued local landscape features which would be impacted by development; introduction of development to the south of the Street has the potential to harm the setting of the adjoining Grade II listed former village school and the character and surrounding townscape of Ringland which would require careful design to mitigate. The nearby Wensum Valley SSSI has potential to be harmed directly or indirectly by development. Given the relative remoteness of Ringland from services, transport and highway network concerns, the site is regarded as unsuitable for the land availability assessment.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Ringland Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3041

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Ringland Suitability Assessment

Site reference: GNLP3042

Site area: 0.25 ha

LOCATION:

East of The Street

PROPOSED DEVELOPMENT:

Residential development (5 dwellings proposed)

District: Broadland

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Red
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Amber
Transport and Roads	Red
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 0.25 ha greenfield site east of The Street on the northwestern edge of Ringland. Highway Authority advice has not been provided for sites in Ringland although vehicular access is difficult and the local highway network is unsuitable to support development at any significant scale. The site is remote from local services and facilities with no access on foot to a primary school. Given the relative isolation of Ringland, there may be issues over sewerage and wastewater capacity from development. There are no constraints arising from utilities infrastructure, contamination or flood risk. The attractive rural setting of Ringland and open landscape to the north and east are valued local landscape features which would be impacted by development; introduction of development to the east of the Street beyond the present village envelope has the potential to harm the character and surrounding townscape of Ringland which would require careful design to mitigate. The nearby Wensum Valley SSSI has potential to be harmed directly or indirectly by development. Given the relative remoteness of Ringland from services, transport and highway network concerns, the site is regarded as unsuitable for the land availability assessment.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Ringland Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3042

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Ringland Suitability Assessment

Site reference: GNL3043

Site area: 0.90 ha

LOCATION:

Land facing The Street

PROPOSED DEVELOPMENT:

Single dwelling

District: Broadland

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Red
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Red
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 0.90 ha greenfield site, one of four separate parcels promoted for housing development to the south of The Street. Highway Authority advice has not been provided for sites in Ringland although suitable vehicular access does not appear to be available to this area of wooded backland as shown in the submission, presumably the intention would be to access the site from Field Road or via Manor Farm. The local highway network is unsuitable to support development at any significant scale beyond the single dwelling proposed. The site is remote from local services and facilities with no access on foot to a primary school. Given the relative isolation of Ringland, there may be issues over sewerage and wastewater capacity from development. There are no constraints arising from utilities infrastructure, contamination or flood risk. The attractive rural setting of Ringland and the woodland on the site are valued local landscape features which would be impacted by development, the introduction of development to the south of the Street has potential to harm the character and surrounding townscape of Ringland which would require careful design to mitigate. The nearby Wensum Valley SSSI has the potential to be harmed directly or indirectly by development. Given the relative remoteness of Ringland from services, transport and highway network concerns, the site is regarded as unsuitable for the land availability assessment.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Ringland Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3043

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Ringland Suitability Assessment

Site reference: GNLP3044

Site area: 0.41 ha

LOCATION:

The Street

PROPOSED DEVELOPMENT:

Single dwelling

District: Broadland

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Red
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Amber
Transport and Roads	Red
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 0.41 ha brownfield site on the frontage of Manor Farm, one of four separate parcels promoted for housing development to the south of The Street. Highway Authority advice has not been provided for sites in Ringland although vehicular access is difficult and the local highway network is unsuitable to support development at any significant scale beyond the single dwelling proposed. The site is remote from local services and facilities with no access on foot to a primary school. Given the relative isolation of Ringland, there may be issues over sewerage and wastewater capacity from development. There are no constraints arising from utilities infrastructure, contamination or flood risk. The attractive rural setting of Ringland and the woodland on the site are valued local landscape features which would be impacted by development; introduction of development to the south of the Street has the potential to harm the character and surrounding townscape of Ringland which would require careful design to mitigate. The nearby Wensum Valley SSSI has potential to be harmed directly or indirectly by development. Given the relative remoteness of Ringland from services, transport and highway network concerns, the site is regarded as unsuitable for the land availability assessment.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Ringland Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3044

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Ringland Suitability Assessment

Site reference: GNLP3045

Site area: 0.53 ha

LOCATION:
Costessey Lane

PROPOSED DEVELOPMENT:
Residential development (5 dwellings proposed)

District: Broadland

CONSTRAINTS ANALYSIS

Access	Red
Accessibility to Services	Red
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Red
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 0.53 ha greenfield site off Costessey Lane to the west of the Swan public house. Highway Authority advice has not been provided for sites in Ringland although vehicular access is difficult and the local highway network is unsuitable to support development at any significant scale. The site is remote from local services and facilities with no access on foot to a primary school. Given the relative isolation of Ringland, there may be issues over sewerage and wastewater capacity from development. There are no constraints arising from utilities infrastructure or contamination. Part of the site is subject to surface water flood risk which may require mitigation. The attractive rural setting of Ringland and the woodland on the site are valued local landscape features which would be impacted by development; the introduction of development to the south of the Street has the potential to harm the character and surrounding townscape of Ringland which would require careful design to mitigate. The nearby Wensum Valley SSSI has potential to be harmed directly or indirectly by development. Given the relative remoteness of Ringland from services, transport and highway network concerns, the site is regarded as unsuitable for the land availability assessment.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Ringland Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3045

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Salhouse Suitability Assessment

Site reference: GNLP3025

Site area: 0.39 ha

LOCATION:
Norwich Road

PROPOSED DEVELOPMENT:
Residential development (3-5 dwellings proposed)

District: Broadland

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a small 0.39 ha site on the north of Norwich Road, adjacent to ribbon development at the south-west of Salhouse. Initial Highway Authority evidence has highlighted the lack of a footpath along Norwich Road. Core services like the primary school in Rackheath are within an accessible distance but there is an absence of a safe walking route. The effect of more ribbon development along Norwich Road is a consideration, as it would reduce the undeveloped gap between Salhouse and Rackheath. Nevertheless, the site is concluded as being suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Salhouse Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 6-10 years (April 2021 to March 2026)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3025

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Sprowston Suitability Assessment

Site reference: GNLP3024

Site area: 6.04 ha

LOCATION:
White House Farm

PROPOSED DEVELOPMENT:
Multi-use community hub

District: Broadland

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Amber
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a 6.04 ha site on land partly utilised for a Farm shop, café, butcher and market stalls. The rest of the site is greenfield and is allocated for Public Open Space (GT2). The proposal builds upon the existing uses and includes other uses such as retail, leisure, nature trails and office uses. It is also adjacent to and opposite a major mixed-use allocation where significant growth is expected. Initial advice from the Highway Authority suggests that access can be achieved from Atlantic Way and not from Salhouse Road. In terms of utilities the site is currently served by a private borehole (used by both on-site dwellings and businesses). The site is currently served by a commercial scale private sewage treatment. There are no known issues of land stability or contamination. However, there are some small sections around the periphery of the site at low to medium risk of surface water flooding associated with a pond nearby, therefore, ecological investigations may be required. In conclusion, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Sprowston Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 6-10 years (April 2021 to March 2026)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3024

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

NORWICH

Suitability Assessment

Site reference: GNLP3050

Site area: 2.28 ha

LOCATION:

Homebase, Hall Road Retail Park

PROPOSED DEVELOPMENT:

Residential Development (unspecified number)

District: Norwich

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a 2.28 ha brownfield site located in the Hall Road Retail Park at the junction of Hall Road and Sandy Lane. It comprises the existing Homebase DIY retail store and customer car park which forms part of the parking area serving the wider retail park development. Initial evidence from the Highway Authority indicates that access is achievable and that the local road network is suitable. The Hall Road District Centre provides access to a range of services and facilities and Hall Road is on a high-frequency bus route. There are no known constraints from utilities infrastructure or ground instability. Previous automotive uses on the site indicate that there may be some risk from prior contamination. Relatively small areas of the site are subject to some degree of surface water flood risk but it falls within Flood Zone 1. There would be no loss of local open space arising from development. Locating housing immediately adjacent to an operational retail park is not considered ideal in planning terms and would require careful design to achieve effective segregation; additionally interposing residential use between two retail centres would effectively sever the retail park from the currently adjacent Hall Road District Centre and prevent proper connectivity between the two sites. However, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

NORWICH

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 11 - 15 years (April 2026 to March 2031)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 11 - 15 years (April 2026 to March 2031)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3050

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

SOUTH NORFOLK

Bixley

Suitability Assessment

Site reference: GNLP3051

Site area: 7.91 ha

LOCATION:

Land at junction Loddon Road/Bungay Road

PROPOSED DEVELOPMENT:

Park and Ride Site

District: South Norfolk

CONSTRAINTS ANALYSIS

Access	n/a
Accessibility to Services	n/a
Utilities Capacity	n/a
Utilities Infrastructure	n/a
Contamination and Ground Stability	n/a
Flood Risk	n/a
Market Attractiveness	n/a

IMPACTS ANALYSIS

Significant Landscapes	n/a
Sensitive Townscapes	n/a
Biodiversity and Geodiversity	n/a
Historic Environment	n/a
Open Space and GI	n/a
Transport and Roads	n/a
Compatibility with neighbouring Uses	n/a

SITE SUITABILITY CONCLUSIONS

This proposal is for an alternative park and ride site to that already identified as TROW2. The land is well-related to the strategic road network, close to the A47, and adjacent to the Loddon Road (A146) and Bungay Road (B1332). Forming a new access into the site would have to be considered against the functioning of the A146/B1332 junction. No absolute constraints exist to the site in terms of heritage, ecology, landscape impact, or loss of open space. However, use as a park and ride falls outside the remit of the Housing and Economic Land Availability Assessment and so the site has not been assessed against these criteria.

**For the purposes of the HELAA capacity assessment this site is considered to be:
Unsuitable**

Bixley Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3051

Based on the site suitability analysis it is considered that **this site is inappropriate** for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Chedgrave Suitability Assessment

Site reference: GNLPO463R

Site area: 5.58 ha

LOCATION:

Land off Langley Road

PROPOSED DEVELOPMENT:

Residential

District: South Norfolk

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This 5.58 ha site would create estate development along Langley Road. The site boundary has been extended northwards, meaning the surface water flooding on Langley Road may affect access decisions. Otherwise, the previous HELAA assessment (2017) remains the same. There would be landscape and townscape impacts but the site is not known to be constrained by utilities infrastructure, contamination or ground instability. The site has already been considered available, but for land availability purposes, an additional 3.2 ha is now considered available and viable.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Chedgrave Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP0463R

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Harleston Suitability Assessment

Site reference: GNL3048

Site area: 0.48 ha

LOCATION:

Land at Church Lane Redenhall

PROPOSED DEVELOPMENT:

Residential or light Industrial

District: South Norfolk

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Amber
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Amber
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 0.48 ha site off Church Lane and A143 adjacent to existing built-up residential area. There is a footway along the High Road and Redenham Road but there is no pedestrian crossing at the roundabout between these two roads. In terms of accessibility to services, the site is 2.1 km to the primary school, the distance to the secondary school is 3.2 km the doctors surgery is 2.5 km from the site, the town centre is 2.5 km from the site. And there is a bus stop providing peak hour bus services near the Church. There are no major concerns over utilities capacity, contamination, market attractiveness. To the north west boundary of the site is subject to fluvial and surface water flood risk as part of the site is adjacent to drain. In terms of townscape and significant landscape impacts, the site is within the river valley and there are some large trees, and numerous Grade II listed buildings nearby including the Grade I listed St Mary’s Church off High Road approximately 100 metres to the south. Initial evidence from the Highway Authority has raised concerns over the lack of access off A143, therefore subject to overcoming the transport constraints identified this site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Harleston Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 6-10 years (April 2021 to March 2026)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3048

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Hethersett Suitability Assessment

Site reference: GNLP3030

Site area: 8.09 ha

LOCATION:

PROPOSED DEVELOPMENT:

West of Hethersett

Residential development (unspecified number)

District: South Norfolk

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Amber
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The promoter has submitted GNLP3030 as an extension to the western boundary of GNLP0177. GNLP0177 is a 196 ha site that wraps around the existing edge of Hethersett. The constraints for GNLP3030 are similar to those of GNLP0177. Matters include the capacity of local and trunk road networks, social infrastructure and utilities infrastructure. Issues particularly affecting GNLP3030 are power lines crossing the land and the presence of ponds and areas at surface water flood risk. Nearby watercourses and woodland also creates the potential for ecological considerations on the site. The site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Hethersett Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Beyond 2031	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Beyond 2031	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3030

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Hethersett / Ketteringham Suitability Assessment

Site reference: GNLP0177BR/GNLP0358R

Site area: 134 ha

LOCATION:

Land around Thickthorn round about and north and South of the A11

PROPOSED DEVELOPMENT:

Outdoor leisure, residential care, assisted living, renewable energy generation

District: South Norfolk

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Amber
Flood Risk	Red
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Amber
Biodiversity and Geodiversity	Amber
Historic Environment	Red
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Amber

SITE SUITABILITY CONCLUSIONS

This is a large site in two parts north and south of the A11, near Hethersett. The revised submission referred to as ‘The Old Racecourse and Wychwood Park’ measures approx. 134 ha including land in use as Thickthorn P&R. Supporting information divides the two sites into eight character areas with uses including residential, employment and country park, outdoor recreation, residential care, assisted living and renewable energy generation. In respect to the area north of the A11 constraints relate to the parkland landscape, the proximity to Grade II listed buildings including Thickthorn Hall, veteran trees, and some areas are at risk of flooding. In respect to the area south of the A11 constraints are overhead power cables at the east of the site, areas at risk of flooding, a small historic landfill site, some veteran trees, and archaeological interest connected to two tumuli ancient monuments on site. A general constraint is that the promoted land lies within the southern bypass protection corridor. Detailed consultation is also required with the Highway Authority to assess the various potential access points that may exist from the B1176, Cantley Lane, and the implications of the A47/A11 Thickthorn junction proposals. The site is concluded as suitable for the land availability assessment. The sites have already been considered available, but for land availability purposes, a reduction of 16.41 must be made.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Hethersett / Ketteringham Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 6-10 years (April 2021 to March 2026)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNL0177BR/GNL0358R

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Keswick Suitability Assessment

Site reference: GNLP3047

Site area: 16.10 ha

LOCATION:
A140/Mulbarton Road

PROPOSED DEVELOPMENT:
Employment

District: South Norfolk

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Amber

IMPACTS ANALYSIS

Significant Landscapes	Amber
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is a 16.10 ha site promoted for employment uses. The site is adjacent to a site with outline approval for B1, B2, and B8 employment uses (ref: 2017/2794). Constraints on the development include the need for highway improvements along the B1113. Sewerage infrastructure upgrades may be required, including improvements to the water recycling centre. The site contains some small areas at surface water flood risk and is within the Southern Bypass Protection Corridor. There are no known constraints from contamination or ground instability, and there would be no loss of open space. Although the site has some constraints, it is considered suitable for employment for the purposes of the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Keswick Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3047

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Ketteringham Suitability Assessment

Site reference: GNLP0245

Site area: 7.91 ha

LOCATION:

Land at Station Lane

PROPOSED DEVELOPMENT:

Employment (B1, B2, B8; plus waste depot extension*)

*Waste depot use is minerals and waste development which is a Norfolk County Council planning responsibility and not a matter for the GNLP; accordingly the HELAA suitability assessment is confined to the employment element

District: South Norfolk

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Red
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Green
Market Attractiveness	

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This brownfield site of 7.91 ha lies adjacent to the north of the existing waste recycling centre and highway depot south of the A11 and the rail line. The site is promoted for B class employment use and the potential expansion of the waste depot (which is not assessed as it is a minerals and waste development falling outside the remit of the GNLP). The site is separated from nearby development by the A11 and there are no footpaths connecting to services or to residential areas. Initial Highway Authority evidence has indicated that a suitable access could be achieved and any impact on local roads could be mitigated. A small area of the site is subject to surface water flood risk and the site is likely to be heavily contaminated from existing and historic industrial, minerals storage and waste handling uses. There are no significant impacts on protected landscapes, the historic environment or townscape. The site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Ketteringham Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 11 - 15 years (April 2026 to March 2031)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 11 - 15 years (April 2026 to March 2031)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLPO245

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Stoke Holy Cross Suitability Assessment

Site reference: GNLP2124R

Site area: 5.8 ha

LOCATION:

Land off Ridings,

PROPOSED DEVELOPMENT:

Residential

District: South Norfolk

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Amber
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This greenfield site has been slightly increased to 5.8 ha from 4.56 ha, as previously proposed. The site is promoted for approx. 80 dwellings between Upper Stoke and Poringland. The site has been extended westwards and seeks to create access through the existing POR4 allocation and mitigate impacts on the road network. In addition, other mitigation measures include the implementation of sustainable drainage systems (SuDS) to overcome the risk of surface water flooding. Subject to overcoming other previous concerns over possible infrastructure upgrades to sewage connections and the telecoms mast located to the north west corner, the site is considered suitable for inclusion in the land availability assessment. The site has already been considered available and viable, but for land availability purposes, an additional 1.24 ha is now considered available.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Stoke Holy Cross Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP2124R

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Tharston and Hapton Suitability Assessment

Site reference: GNLP3033

Site area: 5.28 ha

LOCATION:

South of Swan Lane

PROPOSED DEVELOPMENT:

Residential development (80 dwellings plus 40 bed care home)

District: South Norfolk

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Amber
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a site of 5.28 ha located to the south of Swan Lane and immediately to the north of a 120 dwelling site, which is under construction, off Chequers Road (Tharston Meadow). It would form a northern extension to that scheme and is promoted for 80 dwellings and a care home. An existing care home and surgery adjoins its southeastern boundary. Initial highway advice has not raised concerns regarding access or impact on the local road network but advises that the site should be viewed in the context of development already committed in Long Stratton. The site is accessible to a range of core services in Long Stratton and is on a bus route; the nearest school is around 150 metres away and whilst there is no footpath access at present, it could be provided. There are no known constraints in relation to contamination/ground stability or utilities infrastructure. A low lying narrow tract of land running diagonally across the site from its northeast corner is prone to surface water flooding and this would need to be addressed through design (e.g. open space provision, water features and SuDS), as has been implemented in the adjacent development. There is a public footpath across the site from north to south which should be retained; there are no known significant impacts on other ecological sites or important landscapes. There could be some limited impact on the setting of the listed Spreadingoaks Farm to the west. Subject to addressing identified constraints, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Tharston and Hapton Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3033

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Trowse and Kirby Bedon Suitability Assessment

Site reference: GNLP3052

Site area: 200 ha

LOCATION:

Land at and adjacent to Whitlingham
Country Park

PROPOSED DEVELOPMENT:

Recreation and tourism associated with the
existing Country Park

District: South Norfolk

CONSTRAINTS ANALYSIS

Access	n/a
Accessibility to Services	n/a
Utilities Capacity	n/a
Utilities Infrastructure	n/a
Contamination and Ground Stability	n/a
Flood Risk	n/a
Market Attractiveness	n/a

IMPACTS ANALYSIS

Significant Landscapes	n/a
Sensitive Townscapes	n/a
Biodiversity and Geodiversity	n/a
Historic Environment	n/a
Open Space and GI	n/a
Transport and Roads	n/a
Compatibility with neighbouring Uses	n/a

SITE SUITABILITY CONCLUSIONS

This proposal is for masterplanning the existing country park, extending it, and widening the tourism and recreation activities on offer. More public open space would be created through this proposal but details of the exact tourism and recreation offer are still being developed. In highways terms the site is accessed via Bracondale and the A146, if the visitor attraction were expanded demand for more car parking would likely arise. Ecological and historic environment designations affect the 200 ha site which includes the Historic Park and Garden of Crown Point and the Whitlingham Local Nature Reserve. The environmental and recreational importance of Whitlingham Country Park is recognised. Nevertheless, this site has not been assessed under the HELAA criteria. Details on the tourism and recreation offer are not available and proposals for open space allocations are outside the HELAA process.

For the purposes of the HELAA capacity assessment this site is considered to be:

Unsuitable

Trowse and Kirby Bedon Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:

(timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3052

Based on the site suitability analysis it is considered that this site is inappropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Wymondham Suitability Assessment

Site reference: GNLP3013

Site area: 2.31 ha

LOCATION:

North of Tuttle Lane East

PROPOSED DEVELOPMENT:

Residential development (60+ dwellings proposed)

District: South Norfolk

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 2.31 ha site located to the north of the town and within an accessible distance of services. The site fronts Tuttle Lane East and there is an access that is used by the caravan storage business that currently operates at the site. Initial Highway Authority advice indicates that development could be acceptable. There are no known constraints from utilities infrastructure, contamination or ground instability. The land is not currently accessible as public open space, and development would not impact on any designated landscape or townscape. Flood risk is low except for two relatively small areas of surface water flood risk. There is also an existing barn building that the owner intends to retain. The site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Wymondham Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Within 1-5 years (by March 2021)	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 6-10 years (April 2021 to March 2026)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNL3013

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Wymondham Suitability Assessment

Site reference: GNLP3026

Site area: 0.35 ha

LOCATION:

Adjacent to Ashleigh School

PROPOSED DEVELOPMENT:

Residential development (5-9 dwellings proposed)

District: South Norfolk

CONSTRAINTS ANALYSIS

Access	Green
Accessibility to Services	Green
Utilities Capacity	Green
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Green
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Green
Sensitive Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Amber
Transport and Roads	Green
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

This is a 0.35 ha site proposed for 5-9 dwellings within the development boundary of Wymondham and with access proposed from Ash Close. Initial evidence from the Highway Authority has indicated that the access could be suitable. The location of the site, within the northern part of Wymondham, means that there is good access to a range of facilities. There are no known constraints from utilities infrastructure, contamination or ground instability, and the site is at a low risk of flooding. The land is identified as open space by South Norfolk Council’s PPG17 audit and the possible loss (or re-provision) of amenity space will have to be considered. Formerly the land was part of the school playing field for Ashleigh Infant School. On the basis that the land is privately owned, and it is yet to be demonstrated that alternative provision could not be made for open space, the site is considered suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be: Suitable

Wymondham Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Within 1-5 years (by March 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site: GNLP3026

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.