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Local Development Framework

# Site Specific Allocations and Policies Development Plan Document

Issues and Options Consultation

September 2011

## Appendix 1

List of sites which have been rejected from phase 1 of the Strategic Housing Land Availability Assessment.

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## Introduction

**.0.1** Due to the length of this appendix it has been created as a separate document to increase ease of use. It is designed to be used in conjunction with the main body of the Site Specific Allocations and Policies Development Plan Document.

**.0.2** The following tables list sites which were analysed as part of the SHLAA, but were found to be either unsuitable, unavailable or unachievable. Constraints are summarised within the table, along with ways they could be overcome.

**.0.3** They are organised in the same way as the main document in the following order:

- King's Lynn
- Settlements adjacent to King's Lynn and strategic growth areas
- Downham Market
- Hunstanton
- Settlements adjacent to Wisbech
- Key Rural Service Centres
- Rural Villages

**.0.4** There is also a section at the end of the document which includes sites discounted for other reasons.

**.0.5** If you wish to make representations about any sites within this document this should be done within the 6 week consultation period for the full Issues and Options document.

**.0.6** The fastest and easiest way to comment upon this document is to use the Council's online consultation system for the document available at: <http://consult.west-norfolk.gov.uk> where you will also be able to view comments already submitted and validated. Other methods are:

- Via email to [LDF@west-norfolk.gov.uk](mailto:LDF@west-norfolk.gov.uk) attaching your document in Word or plain text format.
- Should you wish to submit your comments via post then comments must be made in accordance with the forms attached and sent to - Development & Regeneration Services, The LDF Team, Borough Council of King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Should you wish to submit your comments by letter or email then it is essential that these are structured and brief with the paragraph or issue to which they relate clearly indicated. Any that are not clearly set out may be returned with a form or forms and a request that the comments be resubmitted.
- Or alternatively please hand to a member of staff at our Council Information Centre in our Council Offices or one of our LDF consultation events, the details of which can be found at: [www.west-norfolk.gov.uk](http://www.west-norfolk.gov.uk).

**.0.7** The closing date is at midnight on XXXXX

### Main towns and settlements adjacent to main towns

#### King's Lynn

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
812	Land East of Saddlebow Road	Site constrained by fluvial flood zones 2 and 3. In assessing flood risk sequentially (see PPS25) three alternative strategic directions of growth for King's Lynn have been identified in the Core Strategy which are of a lesser flood risk. Therefore, there is no imperative to develop large greenfield sites at the edge of the town for housing which are in higher risk flood zones within the current plan period.	Constraints cannot be overcome.
1017	Willows Business Park,(Morston Archway Ltd)	Site constrained by fluvial flood zones 2 and 3. In assessing flood risk sequentially (see PPS25) three alternative strategic directions of growth for King's Lynn have been identified in the Core Strategy which are of a lesser flood risk. Therefore, there is no imperative to develop large greenfield sites at the edge of the town for housing which are in higher risk flood zones within the current plan period.	Constraints cannot be overcome.
42	Overflow Car Park, North Lynn Industrial Estate	Site 42 is developed land. Redevelopment would result in a loss of employment land. Site wholly constrained by tidal flood zone 2 and 3. Site is in the centre of large industrial estate therefore direct impact on residential amenity (visual/traffic/noise/pollution). Site distant from services. The site was proposed by landowner for commercial or industrial uses and so is considered	CS10 of the Proposed Submission Core Strategy has a presumption in favour of retaining viable employment land for employment uses. Additionally, location of site in the centre of a large industrial estate is unsuitable for residential development due to

		currently unavailable for residential use.	adverse impact on amenity. Constraints cannot be overcome.
529	Land at Hardwick Narrows,	Site 529 is a greenfield site used for agriculture with mature hedgerow on part of the site. Site wholly constrained by fluvial flood zone 2 and partially constrained by fluvial flood zone 3. The site is adjacent to other industrial uses and a health and safety executive hazard zone to the north and this would impact on residential amenity (noise, traffic, pollution etc). Loss of grade 3 agricultural land. Site is distant from services. Possible biodiversity issues. Open fen edge farmland, potential to impact on landscape.	In assessing flood risk sequentially (see PPS25) three alternative strategic directions of growth for King's Lynn have been identified in the Core Strategy which are of a lesser flood risk. Therefore, there is no imperative to develop large greenfield sites at the edge of the town for housing which are in higher risk flood zones within the current plan period. Constraints cannot be overcome.
558	Land at Wootton Road, (Dairy Field)	Site 558 is a large greenfield site. The site is wholly within fluvial flood zones 2 and 3. The site is distant from services. Site is a river valley corridor and therefore is being considered for enhancement as part of the Borough Councils Green Infrastructure Management Plan and the Norfolk County Council Gaywood Valley Project. Any development could have an adverse impact on the valley landscape. Potential biodiversity issues.	In order to be considered suitable for housing, the site would need to be allocated for development with a plan which addressed flood risk and the implications of any environmental enhancement plans. In assessing flood risk sequentially (see PPS25) three alternative strategic directions of growth for King's Lynn have been identified in the Core Strategy which are of a lesser flood risk. Therefore, there is no imperative to develop sites at the edge of the town for housing which are in higher risk flood zones



			within the current plan period. Constraints cannot be overcome.
758	Land East of Saddlebow Trading Estate	Site 758 is a greenfield site which is used for agriculture and is allocated employment land. The site is removed from residential areas by a large junction for the A47. The site is also adjacent to a speedway track, close to the power station and the recycling tip and other industrial uses and this would impact on residential amenity (noise, traffic etc). There are ditches/dykes on site. Site is constrained by tidal flood zone 2 and 3. Development would result in a loss of high quality agricultural land (grade 2). Site is distant from services. Possible biodiversity issues. Open fen edge farmland, potential to impact on landscape. The site was proposed by landowner for commercial or industrial uses and so is considered currently unavailable for residential use.	In assessing flood risk sequentially (see PPS25) three alternative strategic directions of growth for King's Lynn have been identified in the Core Strategy which are of a lesser flood risk. Therefore, there is no imperative to develop large sites at the edge of the town for housing which are in higher risk flood zones within the current plan period. Constraints cannot be overcome.
773	Land adjacent to Alexandra Dock, King's Lynn	Site 773 is currently a working industrial site associated with the port. Development of the site for housing would result in a loss of employment land. The site is wholly within tidal flood zones 2 and 3. Part of the site is within the Archaeologically Sensitive Area and is adjacent to the Conservation Area. The amenity of potential residents would likely be adversely affected by smells, noise, traffic and other pollution associated with the adjacent port which remains operational. The site is within the health and safety executive hazard area. Should Port Operations contract during this period alternative uses should be considered, however the site	The site is currently unsuitable for residential use due to the adverse impact on amenity. In line with Policy CS10 of the Core Strategy, the loss of employment land would need to be justified by means of viability and associated conditions. At present there is no evidence that constraints can be overcome.

		is considered currently unavailable for residential use.	
788	Whitehouse Farm, Saddlebow Road	Site 788 is an extensive site predominately greenfield land which is used for agriculture and is allocated employment land. The site is removed from residential areas by a large junction for the A47. The site is also adjacent to a speedway track, close to the power station and the recycling facility and other industrial uses and this would impact on residential amenity (noise, traffic, pollution etc). There are ditches/dykes on site. Half the site is constrained by fluvial flood zone 2 and 3 and the remaining half is at risk of tidal flooding (zone 2 and 3). Development would result in a loss of high quality agricultural land (grade 2). Significant overland and underground infrastructure run across the southern end of the site (gas and electricity). The River Nar runs north to south across the site and is designated an SSSI and there is a public right of way either side of the river. There is a small designated County Wildlife site designated on the north east of the site. Potentially negative impact on the open fen edge farmland landscape. Potential biodiversity issues.	In order to be suitable for housing, the site would have to be de-allocated in the Site Specific Allocations and Policies DPD and would need to be part of a larger masterplan for the area which addressed flood risk and service deficiency. In assessing flood risk sequentially (see PPS25) three alternative strategic directions of growth for King's Lynn have been identified in the Core Strategy which are of a lesser flood risk. Therefore, there is no imperative to develop large sites at the edge of the town for housing which are in higher risk flood zones within the current plan period. Constraints cannot be overcome.
811	Land South of Beveridge Way, Hardwick Narrows	Site 811 is directly adjacent to the Hardwick roundabout and is designated common land. The site is adjacent to the Hardwick roundabout - a major transport junction. Amenity could be adversely affected by noise and pollution from traffic. The site is distant from services. Potential biodiversity impact.	Applicant would need to buy out all common rights to the land and then apply to the Planning Inspectorate under section 16 of the 2006 Act to deregister the land. This would incur a cost and substitute land of the same size must be offered in exchange. Site is formerly

			designated Built Environment Type A meaning the site is protected from development. Built environment boundaries will be reassessed in the Site Specific Allocations and Policies DPD. Currently constraints cannot be overcome.
940	Land at Hardwick Road	Site 940 is the former Campbells factory site, a supermarket and adjoining undeveloped 'greenfield' land which at one stage was used for a rail link to the factory. The site is located in the Hardwick Industrial Estate and as such housing development would result in a loss of employment land. The access to the site has been designed to accommodate lorries and large volumes of vehicular traffic. The site is likely to be contaminated. Possible waste disposal site. The amenity of potential residents would likely be adversely affected by the proximity to the industrial estate and the high volume of traffic associated with this, as well as the noise from both the A47 and Hardwick Road. Possible biodiversity issues on the undeveloped part of the site. The site is isolated from residential areas and local service centres and facilities. The site was proposed for employment uses and so is considered currently unavailable for residential use.	The site is currently unsuitable for residential use due to the adverse impact on amenity. In line with Policy CS10 of the Core Strategy, the loss of employment land would need to be justified by means of viability and associated conditions. Constraints cannot be overcome.
966	Land Adjacent Rollesby Road	Site 966 is an allocated employment site at the edge of the Hardwick industrial estate. Access is currently inadequate, however this is likely improve in light of redevelopment of	Development of the site for residential development would conflict with Policy CS10 of the Core Strategy. The site is considered

		<p>the Pinguin factory to the south west of the site. Housing development would prevent the planned expansion of the industrial estate outlined in the Core Strategy. Potential biodiversity issues. Site is distant from local services and accessible open space. Site is isolated from residential development and local centres. The site was proposed for employment uses and so is considered currently unavailable for residential use.</p>	<p>unsuitable for housing within the plan period.</p>
974	Land at Spring Wood, Gayton Road	<p>Site 974 is a greenfield woodland site. The entire site is designated by a Tree Preservation Order (woodland). The woodland has significant amenity value and is used for informal recreation.</p>	<p>The Tree Preservation Order prevents development on the site. Constraints cannot be overcome.</p>
1004	Land on Queen Elizabeth Way,	<p>Site 1004 is a mixed site, part greenfield and part brownfield. Part of the site is a food processing factory which has been granted planning permission for redevelopment as a supermarket and associated car park in 2010. The remainder of the site is allocated for employment uses and is greenfield land. This part of the site is distant from local services and accessible open space. Site is isolated from residential development and local centres. Housing development would prevent the planned expansion of the industrial estate outlined in the Core Strategy. The site was proposed for other uses and so is considered currently unavailable for residential use.</p>	<p>Development of the site for residential development would conflict with Policy CS10 of the Core Strategy. The site is considered unsuitable for housing within the plan period.</p>
1018	Land at Queen Elizabeth Way,	<p>Site 1018 is an allocated employment site at the edge of the Hardwick industrial estate. Access is currently inadequate, however this is likely improve in light of redevelopment of</p>	<p>The site is unsuitable as the land is allocated for employment. The site has potential for housing in the long term if the site is not</p>

		<p>the Pinguin factory area to the south west of the site. Housing development would prevent the planned expansion of the industrial estate outlined in the Core Strategy. Potential biodiversity issues. Site is distant from local services and accessible open space. Site is isolated from residential development and local centres. The site was proposed for other uses and so is considered currently unavailable for residential use.</p>	<p>developed for employment uses over the plan period.</p>
1028	<p>Land at Whitehouse Farm, Saddlebow Lane</p>	<p>Site 1028 is an extensive site predominately greenfield land which is used for agriculture and is allocated employment land. The site is removed from residential areas by a large junction for the A47. The site is also adjacent to a speedway track, close to the power station and the recycling facility and other industrial uses and this would impact on residential amenity (noise, traffic, pollution etc). There are ditches/dykes on site. Half the site is constrained by fluvial flood zone 2 and 3 and the remaining half is at risk of tidal flooding (zone 2 and 3). Development would result in a loss of high quality agricultural land (grade 2). Significant overland and underground infrastructure run across the southern end of the site (gas and electricity). The River Nar runs north to south across the site and is designated an SSSI and there is a public right of way either side of the river. There is a small designated County Wildlife site designated on the north east of the site. Potentially negative impact on the open fen edge farmland landscape. Potential biodiversity issues.</p>	<p>In order to be suitable for housing, the site would have to be de-allocated in the Site Specific Allocations and Policies DPD and would need to be part of a larger masterplan for the area which addressed flood risk and service deficiency. In assessing flood risk sequentially (see PPS25) three alternative strategic directions of growth for King's Lynn have been identified in the Core Strategy which are of a lesser flood risk. Therefore, there is no imperative to develop large sites at the edge of the town for housing which are in higher risk flood zones within the current plan period. Constraints cannot be overcome.</p>

1033	Land at Ebbs Field Tennyson Road	Site 1033 is the campus of the College of West Anglia. The site is heavily developed and has established access and infrastructure. There are no absolute constraints to residential development provided the college can be relocated within King's Lynn, preventing a loss of employment and loss of educational facilities. Any remediation of the site for housing is likely to be expensive - demolition, remediating contamination etc.	Redevelopment of the site could form part of a strategic plan to improve/expand/relocate the College which would have wider social and economic benefit for the borough. Funding would need to be secured and site would require strategic masterplan.
1036	Land to the rear of 1 Blackfriars Road, extending to Kirby Street (PE30 1NR)	Site 1036 is within the Conservation Area and the Kings Lynn Archaeologically Sensitive Area. The site is overgrown and there are buildings on site. The site has a narrow access point fronting directly onto the road. Intensification may have a negative impact on amenity. The site may be contaminated as previous use is unknown. Site is an awkward shape. Site immediately adjacent to Air Quality Management Area. Landowner did not propose the site for consideration, therefore the availability of the site is unknown.	Constraints would require further investigation. The site would need clearing. Awaiting response from Highways Agency. An archaeological survey may be required. Any new development would have to be sensitive in form and design to mitigate adverse impact on the Conservation Area. An Air Quality Impact Assessment may be required.
1109	Lynn (South)	Site 1109 is greenfield land which is used for agriculture. The site is adjacent to other industrial uses and a health and safety executive hazard zone to the north and this would impact on residential amenity (noise, traffic, pollution etc). There are ditches/dykes on site. The entire site is constrained by fluvial flood zone 2 and 3. Development would result in a loss of high quality agricultural land (grade 2). Significant underground infrastructure runs across the southern end of the site (gas). The River Nar runs north to	In assessing flood risk sequentially (see PPS25) three alternative strategic directions of growth for King's Lynn have been identified in the Core Strategy which are of a lesser flood risk. Therefore, there is no imperative to develop large sites at the edge of the town for housing which are in higher risk flood zones within the current plan



		<p>south across the western edge of the site and is designated an SSSI and there is a public right of way either side of the river. There is a small designated County Wildlife site designated to the west of the site. Potential impact on biodiversity.</p>	<p>period. Constraints cannot be overcome.</p>
1117	White House Farm	<p>Site 1117 is an extensive site predominately greenfield land which is used for agriculture and is allocated employment land. The site is removed from residential areas by a large junction for the A47. The site is also adjacent to a speedway track, close to the power station and the recycling facility and other industrial uses and this would impact on residential amenity (noise, traffic etc). There are ditches/dykes on site. Half the site is constrained by fluvial flood zone 2 and 3 and the remaining half is at risk of tidal flooding (zone 2 and 3). Development would result in a loss of high quality agricultural land (grade 2). Significant overland and underground infrastructure run across the southern end of the site (gas and electricity). The River Nar runs north to south across the site and is designated an SSSI and there is a public right of way either side of the river. There is a small designated County Wildlife site designated on the north east of the site. Potential impact on biodiversity. Site is open fen edge farmland and development may have an impact on the landscape.</p>	<p>In assessing flood risk sequentially (see PPS25) three alternative strategic directions of growth for King's Lynn have been identified in the Core Strategy which are of a lesser flood risk. Therefore, there is no imperative to develop large sites at the edge of the town for housing which are in higher risk flood zones within the current plan period. Constraints cannot be overcome.</p>
1118	Hardwick Estate Extension	<p>Site 1118 is an allocated employment site at the edge of the Hardwick industrial estate. Access is currently inadequate, however this is likely improve in light of redevelopment of</p>	<p>Development of the site for residential development would conflict with Policy CS10 of the Core Strategy. The site is considered</p>

		the Penguin factory to the south west of the site. Housing development would prevent the planned expansion of the industrial estate outlined in the Core Strategy. Potential biodiversity issues. Site is distant from local services and accessible open space. Site is isolated from residential development and local centres.	unsuitable for housing within the plan period.
1119	Estuary Road	Site 1119 is a former industrial site. Residential development on the site would result in a loss of allocated employment land. The site is located in North Lynn industrial estate and as such the amenity of residents could be affected by noise, smells and industrial traffic. The site is within an area marked as a health and safety executive hazard. The site is at high risk of flooding (tidal zone 2 and 3). Site is isolated from residential development and local centres. The site is unavailable for housing.	The location of the site at the edge of a working industrial estate within the health and safety hazard zone is unsuitable for housing. Constraints cannot be overcome.
1120	North Lynn Farm	Site 1120 is a greenfield site used for paddocks on the northern edge of North Lynn industrial estate. Site is allocated employment land. The amenity of residents is likely to be affected by noise, smells, pollution and heavy industrial traffic. The site is within an area marked health and safety executive hazard. The site is at high risk of flooding (tidal zone 2 and 3). Site is isolated from residential development and local centres. Potential impact on biodiversity. The site is unavailable for housing.	The location of the site in the centre of a working industrial estate within the health and safety hazard zone is unsuitable for housing. Constraints cannot be overcome.
CEN 01b	North Street	Site CEN 01b is a brownfield site which was identified in the 2008 SHLAA as part of a larger site which incorporated	Site is an unsuitable shape and in a unsuitable location for housing.



		land to the south. The site is at risk of flooding, partially within the Archaeologically Sensitive Area and adjacent to the Conservation Area. The site is within the executive health and safety hazard zone. The shape of the site is unsuitable as it would result in a housing development which was sandwiched between an industrial site used for the port and a number of small to medium size businesses which front onto the road.	Constraints cannot be overcome.
OGW 10	Wootton Road	Site OGW 10 is the remainder of a larger site submitted for the 2008 SHLAA. As currently stands the site is too small to further intensify due to limited access and development would disrupt form and character of area.	Constraints cannot be overcome.
69	Land curtilidge to The Oakes, Pullover Road	Site 69 is predominantly garden land adjacent to a hotel, petrol station and restaurant complex. Classified grade 1 agricultural land although not used for agriculture. Site is constrained by tidal flooding and is entirely within the flood hazard zone. The site is isolated from the residential areas and the service centres of West Lynn and South Lynn meaning it is not a sustainable location for residential development as it would encourage car use.	Site is considered unsuitable due to the flood risk constraint and because it is an unsustainable location for housing. Constraints cannot be overcome.
447	The Whitehouse, 56 Clenchwarton Road	Site 447 is a greenfield site which is low lying scrub land. Flood zones 2 & 3 tidal partial hazard zone. Grade 1 quality agricultural land. There is a small 'County Wildlife Site' on part of the site, suggesting that development may impact on biodiversity.	In assessing flood risk sequentially (see PPS25) three alternative strategic directions of growth for King's Lynn have been identified in the Core Strategy which are of a lesser flood risk. Therefore, there is no imperative to develop large

			greenfield sites at the edge of West Lynn for housing which are in higher risk flood zones within the current plan period. Constraints cannot be overcome.
637	Land at West Lynn to the rear of properties 103 to 115 St Peters Road bounded to the north by properties on south side of Kempe Road, and bounded by West Lynn Drain to the south.	Site 637 is greenfield land. Wholly within flood zone 2 tidal, partial flood zone 3. Grade 2 quality agricultural land. Possible biodiversity impact. Suitable access not identifiable.	In assessing flood risk sequentially (see PPS25) three alternative strategic directions of growth for King's Lynn have been identified in the Core Strategy which are of a lesser flood risk. Therefore, there is no imperative to develop large greenfield sites at the edge of West Lynn for housing which are in higher risk flood zones within the current plan period. Constraints cannot be overcome.
782	Land West of Sculthorpe Avenue, West Lynn	Site 782 is a greenfield site which is currently unused scrubland. Site wholly constrained by tidal flood zone 2 and 3 and the majority of the site is within the flood hazard zone. Site is grade 2 quality agricultural land. Development is likely to be overlooked by residents of Sculthorpe Avenue. Biodiversity could be negatively affected.	In assessing flood risk sequentially (see PPS25) three alternative strategic directions of growth for King's Lynn have been identified in the Core Strategy which are of a lesser flood risk. Therefore, there is no imperative to develop large greenfield sites at the edge of West Lynn for housing which are in higher risk flood zones within the current plan period. Constraints cannot be overcome.

WEL 01	Ferry Road	Site Wel 01 comprised a larger site which was included in the 2008 SHLAA. A part of the site has been resubmitted for the 2010 SHLAA which is a long narrow plot with a house and garden currently in use. Development of the whole site would not be in keeping with the form and character of the surrounding area. Site is within flood zones 2 & 3 tidal partial hazard zone.	Site is considered unsuitable due to the flood risk constraint. Constraints cannot be overcome.
154	Land south of Ferry Road,	Site 154 is a greenfield site which is currently unused scrubland. Site wholly constrained by tidal flood zone 2 and 3 and the majority of the site is within the flood hazard zone. Site is grade 2 quality agricultural land. Development is likely to be overlooked by residents of Sculthorpe Avenue. Biodiversity could be negatively affected.	In assessing flood risk sequentially (see PPS25) three alternative strategic directions of growth for King's Lynn have been identified in the Core Strategy which are of a lesser flood risk. Therefore, there is no imperative to develop large greenfield sites at the edge of West Lynn for housing which are in higher risk flood zones within the current plan period. Constraints cannot be overcome.
1016	Land off Freebridge Roundabout known as Freebridge Farm (A47/A17 junction)	Site 1016 is unused land adjacent to a hotel, petrol station and restaurant complex. Classified grade 1 agricultural land although not used for agriculture. Site is constrained by tidal flooding and is entirely within the flood hazard zone. The site is isolated from the residential areas and the service centres of West Lynn and South Lynn which would encourage unsustainable modes of transport. Potential impact on biodiversity.	Site is considered unsuitable due to the flood risk constraint and because it is an unsustainable location for housing. Constraints cannot be overcome.

589	Land at Freebridge Farm, A17/A47 roundabout,	Site 589 is unused greenfield land adjacent to a hotel, petrol station and restaurant complex. Classified grade 1 agricultural land although not used for agriculture. Site wholly constrained by fluvial flood zone 2 and flood hazard zone. Site almost wholly constrained by tidal flood zone 3. The site is isolated from the residential areas and the service centres of West Lynn and South Lynn meaning it is not a sustainable location for residential development as it would encourage car use.	Site is considered unsuitable due to the flood risk constraint and because it is an unsustainable location for housing. Constraints cannot be overcome.
1124	Roadside Services/Lorry Park	Site 1124 is unused greenfield land adjacent to a hotel, petrol station and restaurant complex. Classified grade 1 agricultural land although not used for agriculture. Site wholly constrained by fluvial flood zone 2 and flood hazard zone. Site almost wholly constrained by tidal flood zone 3. The site is isolated from the residential areas and the service centres of West Lynn and South Lynn meaning it is not a sustainable location for residential development as it would encourage car use.	Site is considered unsuitable due to the flood risk constraint and because it is an unsustainable location for housing. Constraints cannot be overcome.
989	Land at Premier Foods, Clenchwarton Road	Site 989 is an employment site filled with warehouses. The site is currently vacant and being marketed by Bidwells. Classified grade 1 agricultural land although the land has been developed and is not used for agriculture. Site wholly constrained by tidal flood zone 2 and 3.	There is a presumption in favour of retaining viable employment sites in line with Core Strategy policy CS10. The site is currently considered unsuitable for housing in the plan period.
1140	Land at the Timber Yard, Page Stair Lane, King's Lynn	Site 1140 is a timber yard historically associated with the port. The site is within the health and safety executive hazard zone and the amenity of potential residents would be adversely	If the land ceases to be viable for employment uses then mixed use or residential could be considered as part of the

		<p>affected by adjacent port operations. The site is potentially contaminated. The site is distant from publicly accessible green space. The site is within an archaeologically sensitive area. Redeveloping the site would result in a loss of employment land. The site is at risk of tidal flooding (zone 2 and 3 and hazard zone). Site was not proposed by the landowner and so availability is unknown.</p>	<p>regeneration strategy for the town centre. A comprehensive plan would be needed to address identified constraints and a site specific flood risk assessment would be required.</p>
1141	Land at Austin Fields Car Park, King's Lynn	<p>Site 1141 is currently a car park at the edge of the town centre adjacent to an industrial area. The amenity of potential residents could be adversely affected by adjacent business operations. The site is potentially contaminated. The site is distant from publicly accessible green space. The site is within an archaeologically sensitive area. Redeveloping the site would result in a loss of employment land. The site is at risk of tidal flooding (zone 2 and 3). Site immediately adjacent to Air Quality Management Area. There are no current plans for the site to be released for housing, pending completion of the Town Centre Car Parking Strategy.</p>	<p>If the land ceases to be required for use as a town centre car park then mixed use or residential could be considered as part of the regeneration strategy for the town centre. A comprehensive plan would be needed to address identified constraints and a site specific flood risk assessment would be required. Any development would need to be sensitive to the historic environment. An Air Quality Impact Assessment may be required.</p>
1142	Land at Chapel Street Car Park, King's Lynn	<p>Site 1142 is currently a car park in the town centre. The amenity of potential residents could be adversely affected by adjacent business operations. The site is potentially contaminated. The site is within a Health and Safety Executive hazard zone. The site is distant from publicly accessible green space. The site is within an archaeologically sensitive area, and adjacent to the Conservation Area and to Listed Buildings. Redeveloping the site would result in a loss of car park</p>	<p>If the land ceases to be required for use as a town centre car park then mixed use or residential could be considered as part of the regeneration strategy for the town centre. A comprehensive plan would be needed to address identified constraints and a site specific flood risk assessment would be required. Any development</p>

		land. The site is at risk of tidal flooding (flood zone 2). There are no current plans for the site to be released for housing, pending completion of the Town Centre Car Parking Strategy.	would need to be sensitive to the historic environment.
1143	Land at Austin Street Car Park, King's Lynn (both sides)	Site 1143 is currently a small car park in the town centre. The amenity of potential residents could be adversely affected by adjacent business operations. The site is potentially contaminated. The site is distant from publicly accessible green space. The site is within an archaeologically sensitive area, and adjacent to the Conservation Area and to Listed Buildings. Redeveloping the site would result in a loss of car park land. The site is within a Health and Safety Executive hazard zone. The site is at risk of tidal flooding (zone 2). Site immediately adjacent to Air Quality Management Area. There are no current plans for the site to be released for housing, pending completion of the Town Centre Car Parking Strategy.	If the land ceases to be required for use as a town centre car park then mixed use or residential could be considered as part of the regeneration strategy for the town centre. A comprehensive plan would be needed to address identified constraints and a site specific flood risk assessment would be required. Any development would need to be sensitive to the historic environment. An Air Quality Impact Assessment may be required.
1144	Land at Surrey Street Car Park, King's Lynn	Site 1144 is currently a small car park in the town centre. The amenity of potential residents could be adversely affected by adjacent business operations. The site is potentially contaminated. The site is distant from publicly accessible green space. The site is within an archaeologically sensitive area, the Conservation Area and adjacent to Listed Buildings. Redeveloping the site would result in a loss of car park land. There are no current plans for the site to be released for housing, pending completion of the Town Centre Car Parking Strategy.	If the land ceases to be required for use as a town centre car park then mixed use or residential could be considered as part of the regeneration strategy for the town centre. A comprehensive plan would be needed to address identified constraints. Any development would need to be sensitive to the historic environment.



1147	Land at St James Court Car Park, King's Lynn	Site 1147 is a car park behind residential and retail units in the town centre. The amenity of potential residents could be adversely affected by adjacent business operations. The site is potentially contaminated. The site is within an archaeologically sensitive area. Redeveloping the site would result in a loss of car park land. The site is at risk of tidal flooding (zone 2). There are no current plans for the site to be released for housing, pending completion of the Town Centre Car Parking Strategy.	If the land ceases to be required for use as a town centre car park then mixed use or residential could be considered as part of the regeneration strategy for the town centre. A comprehensive plan would be needed to address identified constraints. Any development would need to be sensitive to the historic environment. A site specific flood risk assessment would be required.
1148	Land at Church Street Car Park, King's Lynn	Site 1148 is a private car park in the town centre. The site is potentially contaminated. The site is within an archaeologically sensitive area. Redeveloping the site would result in a loss of car park land. The site is at risk of tidal flooding (zone 2 and 3). There are no current plans for the site to be released for housing, pending completion of the Town Centre Car Parking Strategy.	If the land ceases to be required for use as a town centre car park then mixed use or residential could be considered as part of the regeneration strategy for the town centre. A comprehensive plan would be needed to address identified constraints. Any development would need to be sensitive to the historic environment. A site specific flood risk assessment would be required.
1149	Land at St James Swimming Pool, St James Road, King's Lynn	Site 1149 is a leisure centre with small car park. The centre provides the only publicly accessible swimming pool in King's Lynn. The site would take extensive remediation work to be available for residential development. The site is within the archaeologically sensitive area. The site is at risk of tidal flooding (flood zone 2). Site immediately adjacent to Air Quality	The impact of the loss of the leisure centre and swimming pool would need further consideration in the Town Centre Strategy. Residential or mixed use development could potentially be provided on the site in the long term if the site ceased to be

		Management Area. There are no current plans to release the site for housing.	viable. A site specific flood risk assessment would be required. An Air Quality Impact Assessment may be required.
1150	Land at Warehouse Depot, Austin Street, King's Lynn	Site 1150 is currently employment premises at the edge of an industrial estate. The amenity of potential residents could be adversely affected by adjacent business operations. The site is potentially contaminated. The site is distant from publicly accessible green space. The site is within an archaeologically sensitive area, part of the site is within the Conservation Area and the site is adjacent to a Listed Building. Redeveloping the site would result in a loss of employment land. A small part of the site is at risk of tidal flooding (zone 2). Site immediately adjacent to Air Quality Management Area. There are no current plans for the site to be released for housing, pending completion of the Town Centre Car Parking Strategy.	If the land ceases to be viable for employment uses then mixed use or residential could be considered as part of the regeneration strategy for the town centre. Any development would need to be sensitive to the historic environment. A comprehensive plan would be needed to address identified constraints. A site specific flood risk assessment would be required. An Air Quality Impact Assessment may be required.
1151	Land opposite St Nicholas Chapel, St Ann's Street, King's Lynn	Site 1150 comprises a small car park, warehouse and land. Redeveloping the site would result in a loss of employment land and car park. The amenity of potential residents could be adversely affected by adjacent business operations. The site is potentially contaminated. The site is distant from publicly accessible green space. The site is within an archaeologically sensitive area and Conservation Area and the site is adjacent to a Listed Building. The site is at risk of tidal flooding (zone 2). There are no current plans for the site to be released for housing, pending	If the land ceases to be viable for employment uses then mixed use or residential could be considered as part of the regeneration strategy for the town centre. Any development would need to be sensitive to the historic environment. A comprehensive plan would be needed to address identified constraints. A site specific flood risk assessment would be required.



		completion of the Town Centre Car Parking Strategy.	
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### North Wootton

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
712	Land rear of 12 The Green	Norfolk CC Highways have been consulted and would object to allocation of the site as it is not apparent where an access would be made for the site. The site was not put forward for development and so is not deemed available for housing.	Constraints cannot be overcome.

### South Wootton

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
1104	Land to the North of Edward Benefer Way	Wholly within Flood zone 2 tidal, partial flood zone 3 tidal.	Constraints cannot be overcome.
590	Garden land to the rear of 87 Nursery Lane,	Further development on the site would not be in keeping with the form and character of the area and would impact on the amenity of existing residents through overlooking and loss of garden.	Constraint cannot be overcome.

### South East King's Lynn - West Winch and North Runcton

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
1005	Land south of A149 Queen Elizabeth Way & North East A47	Partially within flood zones 2 & 3 fluvial. Partially within a Minerals safeguarding area.	The site is not located within the "Areas for urban expansion" as shown in "King's Lynn Diagram 1" in the Core Strategy. The Planning Inspector

			concluded following the Core Strategy examination that "the south east expansion area need not be enlarged to include the Symington Trustees' land, as there is probably sufficient scope to design and implement suitable access(es) to it, and road layouts through it, within the area between the A10 and the A47."
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### Downham Market

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
233	118A Bexwell Road	Development of the site would result in an unacceptable impact upon the form and character of the area.	The site may be considered in the future to allow access to sites further south.
279	Land off Cock Drove	Site is too far from the defined settlement to be sustainable location for development.	Constraint cannot be overcome.
522	Land east of the White House, Bridge Road	Site wholly constrained by tidal flooding. Site is wholly within the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
622	Land at Bridge Road	Site wholly constrained by tidal flooding. Site is wholly within the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
771	Land west of Meadowcroft, Lady Drove	Site constrained due to proximity to settlement. Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing

			development should be avoided. Constraints cannot be overcome.
861	Land to the South of St John's Business Estate	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
1074	The Wimbotsham Estate, north of Downham Road	Site 1074 is a very large site which is majority greenfield outside built environment boundaries with a right of way present. The site is large in scale and is considered too far from the services to be sustainable for residential development. It is completely within the Marham Airfield safeguarding zone and partially constrained in north/west by minerals consultation area and is grade 3 agricultural land. There are mature hedges on the boundary of the site. There appears to be suitable habitat for biodiversity.	Site more suited to employment uses.
1103	Land between the Relief Channel & A1122 Road	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
1121	Bartons Drove North	Site wholly constrained by tidal flooding. Small part of the site is in the flood hazard zone	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
1122	Bartons Drove South	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be

			avoided. Constraints cannot be overcome.
DOE 10	Civray Avenue	Site DOE 10 is a greenfield garden site, with a number of TPO trees present, its difficult to see how development would not have a negative impact upon the character of the locality.	Development of the site would lead to an unacceptable impact upon the character of the area.
DOS 01b	A1122	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
DOS 02	Sovereign Way	2/3 of site constrained by tidal flood zone 2. Site within settlement boundary but adjacent to employment. Site already allocated in the local plan policy 6/7. Outline consent granted but not yet built out.	Consider site is generally unsuitable for housing uses, due to flood risk and adjacent uses. Site more suited to employment uses which will be considered in the Site Specific Allocations and Policies DPD.
DOT 02	Bennett Street	Site DOT 02 is garden land in a built up area. Site in isolation is not of a suitable size or shape. This site is well located to the settlement. Subject to a safe access the Highway Authority would not reject the allocation.	No. Not considered in isolation.
DOT 11	Bridge Street	Site DOT 11 is a brownfield site completely within the conservation area. The site currently has open access to the public as a garden of contemplation, there is a small number of graves present, mature trees.	No it would be inappropriate for residential development in this location.
DOU 01	Bridge Road	Site wholly constrained by tidal flooding. Site is wholly within the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be

			avoided. Constraints cannot be overcome.
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### Hunstanton

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
835	Land to the North 7 South of Oasis Way	Site 835 is a brownfield site. It is alongside a significant road into Hunstanton and neighbours residential, holiday uses and is opposite a supermarket. It has good access to local services and facilities. It has an extant planning permission for residential use. The site has some small trees at boundary to road. The site is potentially contaminated.	The site is within the built environment boundary, and therefore does not require allocation to be developed. Remediation work may be required.
839	Land on the North Promenade	Site 839 (and 840) is Hunstanton Town Green. A small part of the site is currently in use as an amusement arcade / bowling alley / leisure uses. The site is within the Conservation Area and has historic significance and amenity value as the principle town green on the Hunstanton sea front. The site is not considered appropriate for further development.	This site is not a suitable location for residential uses. If the current use were to cease the building could be considered for alternative uses or relocation.
840	Land on the North Promenade	Site 839 (and 840) is Hunstanton Town Green. A small part of the site is currently in use as an amusement arcade/bowling alley/leisure uses. The site is within the Conservation Area and has historic significance and amenity value as the principle town green on the Hunstanton sea front. The site is not considered appropriate for further development.	This site is not a suitable location for residential uses. If the current use were to cease the building could be considered for alternative uses or relocation.
842	Land to the South of Seagate	Site 842 is a derelict brownfield site previously in leisure use. It is surrounded by residential uses, a	The site was identified as an opportunity site in the Hunstanton Southern

		<p>fairground, the Oasis and the promenade. The site is well located, within walking distance to services and facilities. Potential contamination. Site submitted by Hunstanton Town Council. Information on landowner not provided therefore site is considered unavailable.</p>	<p>Seafront and Town Centre Masterplan. The development of the site could have a positive impact on the town centre and promenade. The site is of an appropriate size for development, and is already within the built environment. Remediation may be required. Landowner to confirm availability.</p>
845	Land West of Redgate Hill	<p>Site 845 is scrubland located next to the A149. The site contains trees and shrubs and development may have a negative impact on biodiversity. The site is relatively distant from the town centre. Vehicular access would need to be established.</p>	<p>The site is outside the built environment boundary therefore requires comparative assessment to determine whether appropriate for allocation in the Site Allocation and Policies DPD. Access would require establishing. Ecology report may be required.</p>
847	Land to the South of Downs Road	<p>Site 847 is a greenfield site and is grade 3 agricultural land. The site is situated to the rear of Smithdon High School and neighbours agricultural land and is located near to residential development. Access to the site is via a private road and would require improvement. However, this site is preferred by Norfolk County Council Highway Authority. There is also a mature hedge at the boundary. The site slopes towards the east, and development may have an impact on the landscape. Site is too large in scale.</p>	<p>The site is outside the built environment boundary therefore requires comparative assessment to determine whether appropriate for allocation in the Site Allocation and Policies DPD. Screening to the south and east of the site would be required. An ecology report may be required. Vehicular and walking access would require improvement. Crossing facility for the A149 required depending upon the extent of development to the south</p>

			of the site. Site size could be reduced.
848	Land to the North of Downs Road	Site 848 is a greenfield site and is grade 3 agricultural land. The site is situated to the rear of a new residential development, neighbours agricultural land and is located near to Smithdon High School. The site is accessible via a private road which would require improvement in addition to footway links. However, this site is preferred by Norfolk County Council Highway Authority. There is a mature hedge at the boundary. There may be a detrimental impact on the landscape.	The site is outside the built environment boundary therefore requires comparative assessment to determine whether appropriate for allocation in the Site Allocation and Policies DPD. Screening to the south and east of the site would be required. Footpath links require establishment. Ecology report may be required.
849	Land next to the Recreation Ground, King's Lynn Road	Site 849 is a greenfield site and is grade 3 agricultural land. The site is situated to the rear of the recreation ground, neighbours school playing fields and agricultural land. It has good access to local services and facilities. Access to the site has not been identified in the submission. No direct access onto the highway network. There are mature hedges at the boundaries. There may be a detrimental impact on the landscape.	There is no identifiable access to the site. Constraints cannot be overcome.
850	Land to the rear of Glebe House, off the Allotment Garden Path	The site is further than 25m from the existing settlement boundary	Constraints cannot be overcome.
1012	Land at the Pier Family Entertainment, The Green	Site 1012 is Hunstanton Town Green, and other pockets of green space. The site is within the Conservation Area and has historic significance and amenity value as the principle town green on the Hunstanton sea front. The Green is considered an important area of open space historically, and	This site has been put forward as preferred for public open space usage. It is not a suitable location for residential uses.



		for landscape reasons as well as offering significant benefits for local amenity. The site is not considered appropriate for further development.	
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**Emneth**

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
86	Land Elmside/ Hollycraft Road	The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	It is difficult to see how the Highways objection could be overcome.
89	Land West of 93 Church Road	Site 89 new building present site already developed no constraints.	No longer being considered.
123	Land at Church Road (opposite Thatchwood Avenue)	The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	It is difficult to see how the Highways objection could be overcome.
127	Land at Tramways Garden Centre, Outwell Road	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
232	Land at the Wroe,	The site is not well related to the settlement and any development would impact upon the openness. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	It is difficult to see how the Highways objection could be overcome.
237	Land adjacent Rose Bank, The Wroe,	The site is not well related to the settlement and any development would impact upon the openness. The Highway Authority would object if this site were included in the plan	It is difficult to see how the Highways objection could be overcome.



		following a desk based exercise they considered the site remote from the settlement.	
239	Land north of Holly Croft Farm, Hollycroft Road,	The site is not well related to the settlement and any development would impact upon the openness. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	It is difficult to see how the Highways objection could be overcome.
240	Land south of Holly Croft Farm, Outwell Road,	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.
253	Land at Outwell Road Emneth	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.
378	Land at Church Road,	The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	It is difficult to see how the Highways objection could be overcome.
388	Land at Tramway Site,	The site is not well related to the settlement and any development would impact upon the openness. The Highway Authority would object if this site were included in the plan. Any loss of employment would need to be justified.	It is difficult to see how the Highways objection could be overcome.
390	Land off The Wroe,	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.

391	Land north of Mill Road,	Portion of site within 25m settlement boundary. Whole site within fluvial flood zone 2.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
396	Land at Ladys Drove,	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.
429	Land adjacent Emneth Infant School, Hollycroft Road,	Site 429 has already been developed.	N/A
606	Land Adjacent to 74 Lady's Drove	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.
615	Land at Elmside	The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	It is difficult to see how the Highways objection could be overcome.
620	Land off Church Road,	The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	It is difficult to see how the Highways objection could be overcome.
658	Land at Lady's Drove,	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.

991	Land west of Thatchwood Avenue,	The site is not well related to the services in the settlement. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	It is difficult to see how the Highways objection could be overcome.
994	Land R/O 107 Church Road	The site is not well related to the services in the settlement. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	It is difficult to see how the Highways objection could be overcome.
EMN 10	Outwell Road	The site is not well related to the settlement. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	It is difficult to see how the Highways objection could be overcome.
EMN 23	Church Road	The site is not well related to the settlement. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	It is difficult to see how the Highways objection could be overcome.
EMN 50	West of Elmside	The site is situated on Elmside which is a small lane which appears unsuitable for significant growth the site is not well related to the settlement. The Highway Authority would object if this site were included in the plan following a desk based exercise they considered the site remote from the settlement.	It is difficult to see how the Highways objection could be overcome.
402	Land east of Lady's Drove,	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be a sustainable location for development. Constraint cannot be overcome.

**Walsoken**

Site Ref	Site Description	summary of constraints	Can constraints be overcome?
116	Land and redundant farm buildings at Burrett House Farm, 49 Sparrowgate Road ( 4 acre site)	Site is situated within 25m buffer to settlement, however this part of the site is constrained by flood zone 2 fluvial. The remainder of the unconstrained area is outside 25m buffer.	Constraints cannot be overcome.
243	Land to the east of 72 Broadend Road,	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial.	Constraints cannot be overcome.
273	Land east of Sparrowgate Road, north of Nelson House,	Partially in flood zone 2 fluvial.	No only small part of the site outside flood zones
274	Land east of Sparrowgate Road, south of Nelson House,	The site is heavily constrained by fluvial flood zone 2 including the entire frontage.	No. Access could only be gained through flood zone.
296	Buildings to the South West of Legge Bourke Court,	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
314	Land adjacent Kimmeridge, Burrettgate Road,	Partially in flood zone 2 fluvial.	No only small part of the site outside flood zones
525	Land at Lynn Road,	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	Constraints cannot be overcome.

623	Land situated between 5 and 9 Broad End Road,	Site considered too far from a higher order settlement to be considered suitable for development. Partially within flood zones 2 fluvial.	Constraints cannot be overcome.
631	Land South of Fengate Road,	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 fluvial.	Constraints cannot be overcome.
955	Land at Green Lane	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial.	Constraints cannot be overcome.
977	Land South of 'Tapeka', Walton Road,	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	Constraints cannot be overcome.
1106	'Letaft's' Field, Walton Road	Site considered too far from a higher order settlement to be considered suitable for development. Wholly within Flood zone 2 tidal, partial flood zone 3.	Constraints cannot be overcome.
1132	Land at Waterless Road	Wholly within Flood zone 2 tidal, partial flood zone 3.	Constraints cannot be overcome.

## Key Rural Service Centres

### Brancaster

Site Ref	Site Description	Summary of constraints	Can constraints be overcome
217	Land off the A149,	Site is wholly within designated ancient monument and archaeological area.	For sites close to, or within areas scheduled under the Ancient Monuments and Archaeological Areas Act 1979, scheduled monument consent will be required. Site is unsuitable unless consent is granted.
718	South of A149 coast road, between Robin Cottage and Corner Lodge (Hall Lane)	Site is wholly within designated ancient monument and archaeological area.	For sites close to, or within areas scheduled under the Ancient Monuments and Archaeological Areas Act 1979, scheduled monument consent will be required. Site is unsuitable unless consent is granted.

### Burnham Market

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
825	Land South of Beacon Hill	It is considered that the negative impact on the landscape and AONB can not be mitigated due to the exposed position of the site at the edge of the settlement.	Constraints cannot be overcome.
826	Playing Field, Station Road	Site partially constrained by fluvial flooding. Roughly 2/3rds of the site in fluvial flood zone 3. Housing development on the site would have an adverse impact on the landscape and would result in a permanent loss of accessible open space in the heart of the village.	Constraints cannot be overcome.

827	Crabbe Hall Farm, Joan Shorts Lane	Site partially constrained by fluvial flooding. Roughly half of the site in fluvial flood zone 3. It is considered that the negative impact on the landscape and AONB can not be mitigated due to the exposed position of the site at the edge of the settlement.	Constraints cannot be overcome.
852	Land South of Station Road	Site 852 is a large greenfield site used for agriculture (grade 4) which is wholly within the AONB and is therefore unsuitable for major development. The site is poorly related to existing development as it is situated behind residential areas with two minor access points. The site is partially within the Conservation Area. The site is within the Sculthorpe airfield safeguarding area. Development may result in a loss of hedgerow and/or impact on biodiversity. The site is inappropriately large in scale. The site is surrounded by open countryside to the west and south and any development would encroach on the countryside and have an adverse impact on the landscape and AONB.	It is considered that the negative impact on the landscape and AONB can not be mitigated due to the exposed position of the site at the edge of the settlement. Constraints cannot be overcome.
1083	Land South of Woodview, Creake Road	It is considered that the negative impact on the landscape and AONB can not be mitigated due to the exposed position of the site at the edge of the settlement. Constraints cannot be overcome.	Constraints cannot be overcome.

Castle Acre

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
509	Land to the West of Archer Lane	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
510	Land to the South of Newton Road	Site 510 is a small greenfield site, agricultural grade 3 & 4, outside built environment boundaries. There is a Tree Preservation Order area on the western edge of the site. There is a public right of way running adjacent to the southern part of the site. The site is adjacent to the Conservation Area. The site is within Marham Airfield safeguarding area. The landscape is undulating, any development would have an adverse impact upon the setting. There is a mature hedgerow along the road frontage boundary. No objection from Norfolk CC highways Officer.	The rolling nature of the site does not lend itself to development and may result in an unacceptable impact upon the landscape, townscape and conservation area. The TPO and public right of way must also be considered in the design of new development. Consultation with authorities regarding the airfield will be required and DEFRA regarding agricultural land classification. An ecological survey would also be required to determine impact upon the mature hedgerow.
953	Land North of Priory Road,	The surrounding highway network is very narrow and inadequate for more vehicular movements. The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
1130	Land South of Chimney Street, Castle Acre	The sloping nature of the site does not lend itself to development and may result in an unacceptable impact upon the landscape, townscape, conservation area, SSSI and ancient monument. The surrounding highway network is very narrow and inadequate for more vehicular movements. The Highway Authority	It is difficult to see how the Highways objection and other constraints could be overcome.



	would object if this site were included in the plan.	
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### Clenchwarton

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
1	Rookery Road/Linden Road	Site wholly constrained by tidal flooding. Almost the entire site is in the flood hazard zone	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
50	Land at Station Road	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
70	Land curtilage to Number 5 Wildfields	Small part of site in tidal flood zone 3, remainder of site constrained by zone 2 tidal flood zone.	Access to site constrained by zone 3 tidal flood zone. Site fails the principles of the sequential test therefore development should be avoided. Constraints cannot be overcome.
91	Land at Wynnes Lane	Site wholly constrained by tidal flooding. Part of the site is in the flood hazard zone	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
108	Land east of Willow Drive	Site wholly constrained by tidal flooding. Almost the entire site is in the flood hazard zone	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.

152	Land north of Main Road, opposite Rookery Road	Site wholly constrained by tidal flooding. Small part of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
212	Land north of Ferry Road,	Site wholly constrained by tidal flooding. Majority of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
213	Land east of Jubilee Bank Road, north of West Lynn drain,	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
214	Land east of Jubilee Bank Road, south of Ferry Road,	Site wholly constrained by tidal flooding. Roughly 1/3rd of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
215	Land at junction of Bailey Lane and Hall Road,	Site wholly constrained by tidal flooding. Small part of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
216	Land north of Bailey Lane,	Site wholly constrained by tidal flooding. Site is wholly within the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
298	Land north of 69 Ferry Road,	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing

			development should be avoided. Constraints cannot be overcome.
321	Land on Ferry Road,	Site wholly constrained by tidal flooding. Part of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
336	Land off Main Road,	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
337	Land off Blackhorse Road,	Site constrained as it is further than 25m from a defined settlement. Site wholly constrained by tidal flooding. Site is wholly within the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
338	Land off Wildfields Road,	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
340	Land off Church Road	Site wholly constrained by tidal flooding. Part of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
405	Land at Main Road / Station Road,	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.

424	Land on Wynne's Lane,	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
430	Land at Black Horse Road,	Site wholly constrained by tidal flooding. Small part of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
439	Land at Ferry Road Playing Field,	Site wholly constrained by tidal flooding. Site is wholly within the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
462	Land at Rookery Road, (opposite Nos. 20 - 30a)	Site wholly constrained by tidal flooding. Site is wholly within the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
463	Nurseries between Main Road and Wash Lane,	Site wholly constrained by tidal flooding. Roughly half of the site is within the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
474	Corner of Hall Road and Wildfield Road,	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
477	Old Kingston Lodge, Ferry Road,	Site constrained as it is further than 25m from a defined settlement. Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing

			development should be avoided. Constraints cannot be overcome.
578	Land between Margetts House and Willow Drive,	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
593	Land North of Pullover Road	Site constrained as it is further than 25m from a defined settlement. Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
594	Land North West of Ferry Road	Site wholly constrained by tidal flooding. Majority of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
591	Land at Clockcase Road	Site wholly constrained by tidal flooding and in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
598	Land adj. to Kenfield Farm	Site wholly constrained by tidal flooding. Roughly 1/3 of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
618	Land west of 9 & 12 Jubilee Bank Road,	Site wholly constrained by tidal flooding. Roughly 2/3 of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.

619	Land at Station Road,	Site wholly constrained by tidal flooding. Roughly 1/3 of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
626	Land to rear of 12 Black Horse Road,	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
642	Land at Black Horse Road,	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
684	Land off Ferry Road,	Site wholly constrained by tidal flooding. 1/3 of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
705	Land off Main Road,	Site wholly constrained by tidal flooding. Small part of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
713	15 Wildfields Road	Site constrained as it is further than 25m from a defined settlement. Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
824	Land at Porch Farm, Main Road	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing

			development should be avoided. Constraints cannot be overcome.
868	Land North of Ferry Road,	Site wholly constrained by tidal flooding. Majority of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
869	Land East of Jubilee Bank Road, North of West Lynn Drain	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
870	Land East of Jubilee Bank Road, South of Ferry Road	Site wholly constrained by tidal flooding. Part of the site is in the flood hazard zone	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
871	Land at junction of Bailey Lane & Hall Road	Site wholly constrained by tidal flooding. Small part of the site is in the flood hazard zone	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
872	Land North of Bailey Lane,	Site wholly constrained by tidal flooding. Site is wholly within the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
1084	Land adjacent 85 Ferry Road,	Site wholly constrained by tidal flooding. Part of the site is in the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.



CLE 06	Rear of Hall Road	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
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### Dersingham

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
455	80 & 80a Manor Road (O.S. grid ref. 693302)	The site is considered unsuitable due to access, policy restrictions and the likely negative impact on the landscape.	It is difficult to see how the Highways objection could be overcome.

### East Rudham

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
701	Land on Broomsthorpe Road	Site partially affected by fluvial flooding. The negative impact on the townscape cannot be mitigated. Access is constrained.	Constraints cannot be overcome.

### Feltwell with Hockwold cum Wilton

#### Feltwell

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
102	Land to the rear of 64/66 Paynes Lane	Site located within stone curlew buffer.	Constraint cannot be overcome.
315	Land adjacent Western Close,	Site partially located within fluvial flood zones 2 and 3 and within stone curlew buffer.	Constraint cannot be overcome.
317	Land between Manor Park	Site located within stone curlew buffer.	Constraint cannot be overcome.

	Estate and Portal Close Estate,		
351	Parcel of Land to the rear of Chocolate Cottage 24 Oak Street	Most of site located within fluvial flood zones 2 and 3. Whole site lies within stone curlew buffer.	Constraint cannot be overcome.
365	Land at Southery Road,	Site located within stone curlew buffer. A portion of the site is located within fluvial flood zone 2.	Constraint cannot be overcome.
366	Land at Southery Road,	Site is too far from the defined settlement to be sustainable location for development, and is within stone curlew buffer and fluvial flood zone 2.	Constraints cannot be overcome.
367	Land at Southery Road,	Site located within stone curlew buffer. A portion of the site is located within fluvial flood zone 2.	Constraint cannot be overcome.
548	Land north of Munson's Lane,	Site located within stone curlew buffer.	Constraint cannot be overcome.
806	Land South of 40 Paynes Lane	Site located within stone curlew buffer.	Constraint cannot be overcome.
318	Land at Feltwell Road, (TL7198 NG9134)	Site is too far from the defined settlement to be sustainable location for development. Within Special Protection Area and SSSI. Partially within stone curlew buffer.	Constraints cannot be overcome.

### Hockwold-cum-Wilton

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
25	Land at Boundary Close,	Portion of site within 25m of settlement. Development wholly constrained by being within the Breckland buffer zone for Stone Curlews.	Constraint cannot be overcome.

95	Land West of 23 Mill Lane	Portion of site within 25m of settlement. Development wholly constrained by being within the Breckland buffer zone for Stone Curlews.	Constraint cannot be overcome.
103	Land North of 27 Mill Lane	Portion of site within 25m of settlement. Development wholly constrained by being within the Breckland buffer zone for Stone Curlews.	Constraint cannot be overcome.
282	Glebe Land at Hockwold	Portion of site within 25m of settlement. Development wholly constrained by being within the Breckland buffer zone for Stone Curlews.	Constraint cannot be overcome.
379	Land south of South Street,	Portion of site within 25m of settlement. Development wholly constrained by being within the Breckland buffer zone for Stone Curlews	Constraint cannot be overcome.
532	Land at Feltwell Road,	Site is further than 25m away from existing settlement boundary. Site wholly constrained by Special Protection Area and buffer for Stone Curlew.	Constraints cannot be overcome.
120	Land at Feltwell Road	Site is too far from the defined settlement to be sustainable location for development. Is within SSSI, SPA and stone curlew buffer.	Constraints cannot be overcome.
163	Land at Adyss Lane and Pearce Close,	Portion of site within 25m of settlement. Development wholly constrained by being within the Breckland buffer zone for Stone Curlews.	Constraint cannot be overcome.
471	OS Parcel 2839, Adyss Lane, off Mill Lane,	Portion of site within 25m of settlement. Development wholly constrained by being within the	Constraint cannot be overcome.

		Breckland buffer zone for Stone Curlews	
571	Proposed development at land Main Street	Portion of site within 25m of settlement. Development wholly constrained by being within the Breckland buffer zone for Stone Curlews	Constraint cannot be overcome.
1013	Land to the rear of 78 Main Street, (IP26 4LW)	Portion of site within 25m of settlement. Development wholly constrained by being within the Breckland buffer zone for Stone Curlews	Constraint cannot be overcome.
1035	Land at White Dyke Farm, Black Dyke Road	Site is further than 25m away from existing settlement boundary. Site wholly constrained by Special Protection Area and buffer for Stone Curlew.	Constraints cannot be overcome.

### Gayton with Grimston and Pott Row

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
64	Land adjacent to Meadowvale, Lime Kiln Road	Site is too far from the defined settlement to be a sustainable location for development. Constraint cannot be overcome.	Constraints cannot be overcome.
158	Land north of Waterloo Cottage	Site constrained due to being within fluvial zones 2 and 3.	The remaining area that is not at risk of flooding is too small to accommodate development.
160	Land north of properties on Lynn Road, bounded to west by Blacksmith's Row and Jubilee Hall Lane to east,	Unless suitable access to the site can be demonstrated, constraints cannot be overcome.	Revision to access.

164	Land off Lynn Road,	Unless suitable access to the site can be demonstrated, constraints cannot be overcome.	Revision to access.
557	Land north of St Nicholas' Close,	Unless suitable access to the site can be demonstrated, constraints cannot be overcome.	Revision to access.
743	Poultry Units, Winch Road,	Site is almost wholly within fluvial flood zones 2 and 3.	The remaining area that is not at risk of flooding is too small to accommodate development.
GAY 04	Back Street	Highways Authority would object to development without full details of access. Would not be appropriate to develop site in isolation.	Constraints cannot be overcome.
GAY 05	Lynn Road	Site considered unavailable in SHLAA due to a covenant on the land specifying only one dwelling on the plot. This is not within the landowners control.	Revision to covenant required.
GAY 10	North of Waterloo Cottage	Site constrained due to mostly being within fluvial zones 2 and 3.	The remaining area that is not at risk of flooding is too small to accommodate development.
66	Land curtilage rear of Rosemary Cottage, Rosemary Lane,	Norfolk CC state that it would be inappropriate to access onto Rosemary Lane and would object to development on this site.	Unless suitable access to the site can be demonstrated, constraints cannot be overcome.
GRM 19	Vong Lane	Would likely impact adversely on amenity of dwellings to north. Out of form with character of village. Distant from services. Norfolk CC highways would object to development because the surrounding highway is very narrow and the proposed access is not appropriate.	Landowner working to resolve issues following discussion with planning office. As yet it is not known whether constraints can be overcome.

674	Land off Back Lane, Pott Row	Access is too narrow with poor visibility. TPO near site access. Distant from services.	Highways Authority have confirmed they would object on the basis that the surrounding highway is very narrow and the proposed access is inappropriate. Constraints cannot be overcome.
797	At the rear of 11 Back Lane, Pott Row	Site 797 is a greenfield site set behind residential development. Access is too narrow with poor visibility. TPO near site access. Possible biodiversity issues. Distant from services.	Norfolk CC Highways officer have confirmed they would object on the basis that the surrounding highway is very narrow and the proposed access is inappropriate. Constraints cannot be overcome.
287	Land on Station Road,	Remoteness from the settlement and negative impact on the landscape considered key constraints which cannot be overcome.	Constraints cannot be overcome.
628	Land to the east of Congham Hall,	Tree Preservation Orders, loss of cricket pitch and negative impact on the landscape considered key constraints which cannot be overcome.	Constraints cannot be overcome.

### Great Massingham

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
730	3 pieces of land at Great Massingham	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	Constraints cannot be overcome.
1024	Land adjacent to 37 Weasenham Road,	Development of the site for housing would result in a relatively isolated development which would have an adverse impact on the form and character of the area.	Constraints cannot be overcome.

**Heacham**

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
128	Land to the South of Park Lodge, Hunstanton Road,	Site is further than 25m from existing settlement boundary.	Constraint cannot be overcome.
195	Land south of South Beach Road,	The site is poorly related to the settlement, with limited access links. Development would likely have an adverse impact on the landscape.	Constraints cannot be overcome.
205	Land north of Cedar Springs,	Site wholly within tidal flood zone 2 and 3 and hazard zone	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.
207	Land south west of School Road,	Site is further than 25m from existing settlement boundary.	Constraint cannot be overcome.
333	Land to the South of Park Lodge, Hunstanton Road,	Site is further than 25m from existing settlement boundary.	Constraint cannot be overcome.
482	Land south and west of Stainsby Garage, Lynn Road,	Access to the site is a key constraint to development. Norfolk CC Highways have been consulted, have indicated access onto the A149 would be required.	Constraint cannot be overcome.
536	Land south of Folgate Road,	Site partially constrained by fluvial flood zone 3, most of site constrained by fluvial flood zone 2. Small part of site unconstrained.	There is no overriding need to develop greenfield land which is at risk of flooding. Constraints cannot be overcome.



706	Land to west of A149 opposite Caley Mill (Field references 3756 & 3947)	Almost entire site within fluvial flood zones 2 and 3	Remaining unconstrained part of site too small for development.
860	Land situated North of Bankside, (Cedar Springs)	Site wholly within tidal flood zone 2 and 3 and hazard zone	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.
884	Land at Folgate Road,	Site partially constrained by fluvial flood zone 3, most of site constrained by fluvial flood zone 2. Small part of site unconstrained.	There is no overriding need to develop greenfield land which is at risk of flooding. Constraints cannot be overcome.
943	Land at Hunstanton Road	Entire site within fluvial flood zones 2 and 3	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.
965	Land between Beach Farm and 68 South Beach Road	Site is further than 25m from existing settlement boundary. Site partially within flood zones 2 and 3.	Constraint cannot be overcome.
1006	Land South of St. Mary's Close, Heacham, PE31 7HL	The site is unsuitable for development as this would result in a loss of historic parkland which is likely to have an adverse impact on the Conservation Area.	Constraint cannot be overcome.
1007	Land East of Hunstanton Road, PE31 7HH	Portion of site within 25m of settlement. Almost entire site within fluvial flood zones 2 and 3.	Consider remaining unconstrained part of site unsuitable for development because of limitations in access.
1063	Land at Long Acres Caravan	The site is poorly related to the settlement, with limited access links.	Constraints cannot be overcome.

	Park, South Beach Road	Development would likely have an adverse impact on the landscape.	
1065	Land at Heacham Bottom Farm, Lamsey Lane,	Site is further than 25m from existing settlement boundary.	Constraint cannot be overcome.
1008	Land West of Hunstanton Road, Heacham Park, PE31 7HH	The site is unsuitable for development as this would result in a loss of historic parkland which is likely to have an adverse impact on the Conservation Area.	Constraints cannot be overcome.
1009	Land West of Hall Close, Hunstanton Road, PE31 7JT	Norfolk CC Highways have indicated they would object to development on this site.	Constraints cannot be overcome.
1010	Land West of A149, North of Hunstanton Road, PE31 7HH	Site is further than 25m from existing settlement boundary.	Constraint cannot be overcome.

### Marham

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
1044	Land adjoining Home Farm, Shouldham Road	The site is detached from the rest of the settlement so there are poor pedestrian links to local services and visibility would be an issue.	No. The Highway Authority would object if this site were included in the plan.

### Methwold with Northwold

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
79	Land to the rear of Methwold Social Club	It would be difficult to gain safe access from this location. The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
804	Hythe Court, Hythe Road	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
924	28 Globe Street, Methwold, IP26 4PQ	Access is gained via track which would have a negative impact upon the setting of a graveyard.	No the use and routing of the access would not be appropriate in this location.
537	Land south of Little London Road,	Site is further than 25m from existing settlement boundary. Site is at risk of tidal flooding.	Constraints cannot be overcome.
864	Land to the South East of 14 Thetford Road	Site is further than 25m from existing settlement boundary.	Constraints cannot be overcome.
1072	Land at Pooley Farm, Thetford Road	Site is further than 25m from existing settlement boundary.	Constraints cannot be overcome.

### Snettisham

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
32	Land at Saffronside	The potential for housing on the site is constrained by the impact on the access, and on the form and character of the area. The site is located away from the main residential area of Snettisham, and therefore is not considered a suitable location for further housing.	Constraints cannot be overcome.

191	Land adjacent Allotment Plantation, Common Road	The site is separated from the village centre and services by the A149, and therefore it is not considered an appropriate location for housing. Furthermore, only minor development is potentially acceptable in the AONB which is unlikely to warrant necessary infrastructure to provide a safe crossing of the A149. Impact on the landscape cannot be justified. Constraints cannot be overcome.	Constraints cannot be overcome.
193	Land adjoining Sedgeford Road,	The site is located away from the main residential area of Snettisham, and therefore is not considered a suitable location for further housing. Adverse impact on the landscape cannot be justified.	Constraints cannot be overcome.
551	Land adjacent Allotment Plantation, Common Road,	The site is separated from the village centre and services by the A149, and therefore it is not considered an appropriate location for housing. Furthermore, only minor development is potentially acceptable in the AONB which is unlikely to warrant necessary infrastructure to provide a safe crossing of the A149. Impact on the landscape cannot be justified.	Constraints cannot be overcome.
553	Land adjoining Sedgeford Road,	The site is located away from the main residential area of Snettisham, and therefore is not considered a suitable location for further housing. Adverse impact on the landscape cannot be justified.	Constraints cannot be overcome.
854	Frimstone Quarry, Norton Hill,	Site wholly within SSSI & AONB.	Constraint cannot be overcome.
1098	Land North of Hall Farm,	Norfolk County Council consider site unsuitable in landscape terms. The	Constraint cannot be overcome.

	bordering Half Moon Plantation	site is located away from the main residential area of Snettisham, and therefore is not considered a suitable location for further housing. Adverse impact on the landscape cannot be justified.	
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### Terrington St. Clement

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
35	Land at Tower Road,	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	Constraints cannot be overcome.
36	Land at Northgate Way,	Wholly within Flood zone 2 tidal, partial flood zone 3 tidal.	Constraints cannot be overcome.
49	Land on Lynn Road	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	Constraints cannot be overcome.
60	Land curtilage to the rear of Popes Lane and South of Perkin Field	Partially within flood zones 2 tidal including the frontage/access.	No, access is constrained by flood zone.
61	Number 98 Lynn Road	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	Constraints cannot be overcome.
179	Land at Popes Lane,	Partially within flood zones 2 tidal including the frontage/access.	No, access is constrained by flood zone.
197	Land at Terrington St Clement	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	Constraints cannot be overcome.

313	Land adjacent 94 Lynn Road,	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	Constraints cannot be overcome.
335	Land off Lynn Road,	Site constrained as it is further then 25m from a defined settlement. Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
364	Land at Marsh Road,	Flood zones 2 & 3 tidal.	Constraints cannot be overcome.
453	Wanton Lane, west side, (O.S. grid ref. 542202)	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
533	Land between Benn's Lane and Lynn Road,	Wholly within Flood zone 2 tidal, partial flood zone 3 tidal.	Constraints cannot be overcome.
574	Land West of Market Lane	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	Constraints cannot be overcome.
576	Land at 93 Station Road,	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	Constraints cannot be overcome.
582	Land north of Church Bank,	A small section of the site is unconstrained by flood zones 2 and 3 (poor access and situated to rear of properties).	Constraints cannot be overcome.
583	Land south of Northgateway,	Wholly within Flood zone 2 tidal, partial flood zone 3 tidal.	Constraints cannot be overcome.
592	Land on Hay Green Road, South Side of 14	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	Constraints cannot be overcome.

697	Land west side of Station Road (south of No 2) (Grid Ref. TF54951985)	Wholly within Flood zone 2 tidal, partial flood zone 3 tidal.	Constraints cannot be overcome.
751	Land east side of Station Road (adj.'Springfield') Terrington St Clement Norfolk (Grid Ref TF550197)	Wholly within Flood zone 2 tidal, partial flood zone 3 tidal.	Constraints cannot be overcome.
756	Land adjacent 32 Hay Green Road (North)	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	Constraints cannot be overcome.
760	Land North of Eastgate Farm, Eastgate Lane	Completely within flood zone 2 tidal.	Constraints cannot be overcome.
761	Land Between 63 & 69 Pope's Lane	Completely within flood zone 2 tidal.	Constraints cannot be overcome.
767	Land north of A17, Haygreen Road,	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	Constraints cannot be overcome.
808	Land Adjacent 'Sunrise', Germans Lane	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	Constraints cannot be overcome.
866	Land off Old/New Roman Bank	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	Constraints cannot be overcome.
867	Brush Meadow Lane, Emorsgate	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	Constraints cannot be overcome.



895	Land at 78 Lynn Road, Terrington St Clement	Flood zones 2 & 3 tidal.	Constraints cannot be overcome.
936	Land at 99 Northgate Way	Wholly within Flood zone 2 tidal, partial flood zone 3 tidal.	Constraints cannot be overcome.
1055	Land South of 45 Benns Lane,	Flood zones 2 & 3 tidal.	Constraints cannot be overcome.
1056	Land next to Meadowcroft, Brush Meadow Lane	Site considered too far from a higher order settlement to be considered suitable for development. Wholly within Flood zone 2 tidal, partial flood zone 3.	Constraints cannot be overcome.
1057	Land opposite a junction from New Roman Bank	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	Constraints cannot be overcome.
346	Land adjacent to Lynn Road and Fifth Spellow Field,	Flood zones 2 & 3 tidal.	Constraints cannot be overcome.
268	Land at Hay Green (North)	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	Constraints cannot be overcome.
84	Land rear of 57 Chapel Road	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
TSC 15	Hillgate Street	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
56	Land adjacent to Rose Croft Plumbs Farm	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	Constraints cannot be overcome.

### Terrington St. John, St. John's Highway and Tilney St. Lawrence

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
371	Land at Terrington St John	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	Constraints cannot be overcome.
393	Land East of Terrington St John County Primary School, School Road	Completely within flood zone 2 tidal.	Constraints cannot be overcome.
417	Land at School Road,	Completely within flood zone 2 tidal.	Constraints cannot be overcome.
543	Land east of Orchard Way,	Completely within flood zone 2 tidal.	Constraints cannot be overcome.
575	Land at Limewood House, School Road,	Completely within flood zone 2 tidal.	Constraints cannot be overcome.
668	Land at Sunnyside, Main Road,	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	Constraints cannot be overcome.
685	Land adjacent to "Eastridge",	Flood zones 2 & 3 fluvial.	Constraints cannot be overcome.
710	Land on Old Church Road,	Completely within flood zone 2 tidal.	Constraints cannot be overcome.
885	Land West of Shopfield House	Completely within flood zone 2 tidal.	Not suitable for residential. Leisure use requires further investigation.
890	Land adjacent to Terrington St John CP School, School Road	Partially within flood zones 2 & 3 fluvial and flood zone 2 tidal.	No. Site fully constrained.

947	Land to the East of 'Fairlawn Orchard'	Completely within flood zone 2 tidal.	Constraints cannot be overcome.
167	Land at Church Road	Completely within flood zone 2 tidal.	Constraints cannot be overcome.
341	Land at Lordsbridge	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and partial hazard zone.	Constraints cannot be overcome.
265	Land at 82 to 88 Church Road,	Completely within flood zone 2 tidal.	Constraints cannot be overcome.
266	Land between playing field and St Magdalen Road,	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial.	Constraints cannot be overcome.
308	White House Farm Cottages, Church Road,	Partially within flood zones 2 & 3 fluvial and flood zone 2 tidal.	No. Site fully constrained.
309	Land at White House Farm Cottages, Church Road,	Partially within flood zones 2 & 3 fluvial and flood zone 2 tidal.	No. Site fully constrained.
368	Land at Spice Chase	Flood zones 2 & 3 fluvial.	Constraints cannot be overcome.
372	Land at Terrington St John	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	Constraints cannot be overcome.
475	Garden Land to the Rear of 80 St Johns Road,	Partially within flood zones 2 tidal.	No only small part of the site affected by flood zone.
581	Site at School Road	Flood zones 2 & 3 fluvial.	Constraints cannot be overcome.

635	Land off New Road,	Completely within flood zone 2 tidal.	Constraints cannot be overcome.
778	Land NE of Aysgarth, New Road	Completely within flood zone 2 tidal.	Constraints cannot be overcome.
779	KGB Transport yard, 46-48 St John's Road, Tilney St Lawrence	Completely within flood zone 2 tidal.	Constraints cannot be overcome.
780	KGB Transport yard, 46-48 St John's Road,	Completely within flood zone 2 tidal.	Constraints cannot be overcome.
855	Land to the North East of Church Road	Flood zones 2 & 3 fluvial.	Constraints cannot be overcome.
1126	Land at Church Road, Tilney St Lawrence	Partially within flood zones 2 & 3 fluvial and flood zone 2 tidal.	Site fully constrained.
TSL 01	Land rear of Lynn Road	Flood zones 2 & 3 fluvial.	Constraints cannot be overcome.
257	Land adjacent to the Willows New Road	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	Constraints cannot be overcome.

### Upwell and Outwell

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
85	Land between 379 and 385 Wisbech Road	The Highway Authority would object if this site were included in the plan as the site is remote from the settlement. Reluctant to allocate on grade 1 land.	It is difficult to see how the Highways objection could be overcome.

129	Land off Church Drove	Site constrained by fluvial flood zones 2 and 3. Sliver of site within hazard zone.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.
130	Land at Outwell Basin,	Site is further than 25m from existing settlement boundary.	Constraints cannot be overcome.
131	Site adjacent to Sandy Lodge Langhorns Lane	Site is further than 25m from existing settlement boundary. Site is at risk of fluvial flooding.	Constraints cannot be overcome.
137	Land Back Lane/Basin Road	Site is unacceptable in highway terms due to distance from services.	It is difficult to see how the Highways objection could be overcome.
149	Land adjacent 52 Downham Road,	Site wholly constrained by fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.
234	Land fronting Langhorns Lane,	Site wholly constrained by fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.
325	Land located between Swanfield Terrace and Drayton Lodge (Bevia), Church Drove	Site is at risk of fluvial flooding and is wholly within flood hazard zone.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.
332	Orchard Barn, Cottons Head,	The Highways Authority has not commented on this site but Officers feel that the site is too remote from the services in the settlement.	The site is too remote from the settlement & services. Constraints cannot be overcome.
369	Land off Church Drove,	Site is at risk of fluvial flooding and is partially within flood hazard zone.	Site fails the principles of a sequential approach to development outlined in

			PPS25. Constraints cannot be overcome.
387	Land between Well Creek Road and Church Drove,	Site is at risk of fluvial flooding and is partially within flood hazard zone.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.
394	Land at Hall Road,	Site is further than 25m from existing settlement boundary.	Constraints cannot be overcome.
395	Land at Creek Road,	Site is at risk of fluvial flooding and is partially within flood hazard zone.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.
416	Land at rear of Mill Lane / Rectory Lane,	Site is further than 25m from existing settlement boundary.	Constraints cannot be overcome.
473	Beaupre Lodge, Beaupre Avenue,	The Highways Authority have not commented on this site but Officers feel that the access shown on the submission is not suitable.	Constraints cannot be overcome.
523	Land west of Isle Road,	Site is further than 25m from existing settlement boundary.	Constraints cannot be overcome.
600	Land at Church Drove,	Site is at risk of fluvial flooding and is wholly within flood hazard zone.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.
630	Land at Town Street	Site is further than 25m from existing settlement boundary.	Constraints cannot be overcome.
711	Land at Langhorns Lane	Sites are further than 25m from existing settlement boundary. Sites are at risk of fluvial flooding and one is wholly within flood hazard zone.	Constraints cannot be overcome.

724	Land at Downham Road	Site is further than 25m from existing settlement boundary. Site is at risk of fluvial flooding.	Constraints cannot be overcome.
727	Land between 379 and 385 Wisbech road,	The Highway Authority would object if this site were included in the plan as the site is remote from the settlement.	It is difficult to see how the Highways objection could be overcome.
728	Land adjacent 52 Downham Road,	Site is wholly within fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.
802	Land Between 379 & 385 Wisbech Road	The Highway Authority would object if this site were included in the plan as the site is remote from the settlement.	It is difficult to see how the Highways objection could be overcome.
927	Land Fronting Langhorns Lane, North of Kirton House, PE14 8SG	Site is wholly within fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.
932	Land lying south-east of house on Well Creek Road	Site is wholly within fluvial flood zone 2 and 3. Site is partially within flood hazard zone.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.
956	Land on the playing field on Wisbech Road	The Council will only support proposals that protect, retain or enhance sports, leisure and recreation facilities as set out in policy CS13 of the Core Strategy. The Highway Authority would object if this site were included in the plan as "it would not be appropriate for this allocation to access onto the principle road." Site considered unavailable in the SHLAA.	Constraints cannot be overcome.



957	Land Off Isle Bridge Road/Isle Road	Site considered unavailable in the SHLAA as not suggested by the landowner.	Requires confirmation from the landowner that site is available.
958	Land at Langhorns Lane	Site is wholly within fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.
959	Land adjacent to Charn Wood House, Hall Road	Site is further than 25m from existing settlement boundary.	Constraints cannot be overcome.
960	Land off Basin Road	No identified severe constraints. Site within 25m of settlement.	Part of site potentially suitable.
1073	Land to the East of The Cottons	Site is further than 25m from existing settlement of Upwell and Outwell. Site is too far from services in the main settlement to be considered sustainable for development.	Constraints cannot be overcome.
1086	Land at Cottons Head, Outwell	Site is further than 25m from existing settlement of Upwell and Outwell. Site is too far from services in the main settlement to be considered sustainable for development.	Constraints cannot be overcome.
OUT 13	Wisbech Road	The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10. Site not suitable on highways grounds.	Constraints cannot be overcome.
4	Site between Ivy House and Orchard House Small Lode	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
962	Land on Church Drove	Site is wholly within fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in

			PPS25. Constraints cannot be overcome.
34	Land at St Peter's Road	Not sufficient size for consideration.	Constraints cannot be overcome.
80	Land fronting Small Lode	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
81	Land east of Small Lode	Partially within flood zones 2 & 3 fluvial. The site is not suitable on highways grounds due to distance to services. The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
114	The Coach Depot & Agricultural Land behind depot to Black Drove School Road	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
150	Land to rear of 141 School Road	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
248	Land North of Croft House Farm Croft Road	Partially within flood zones 2 & 3 fluvial.	No. Only a small area of the site unconstrained.
299	Land South of the Brimbles, Pious Drove	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
326	Field 452 New Road (TF 5001 Grid 7688)	Site too far from defined settlement to be suitable. Partially within flood zones 2 & 3 fluvial.	Constraints cannot be overcome.

327	Land at Pinfold Drove	The Highway Authority feel that this site is remote from the key services of settlement and they would object if this site were included in the plan. However in this instance following a site visit it is felt that the site is well located to the local centre but the narrow access road and lack of pavement makes the site unsuitable.	It is difficult to see how the Highways objection could be overcome.
328	Field Ref. 427 Stonehouse Road (TF5002 Grid 5020)	Site considered too far from a higher order settlement to be considered suitable for development. Partially within fluvial flood zones 2 & 3	Constraints cannot be overcome.
374	Field on south side of Small Lode (between Nos. 138 & 152 Small Lode)	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
397	Land at March Riverside, (increased land available on site)	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
410	Land at Dovecote Road / Croft Road, (East of Croft House Farm),	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
418	Land at Dovecote Road / Croft Road, (NW of Croft House Farm)	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
411	Land at Newbridge,	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.

438	Land North of Town Street,	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
607	Land East of Listers Road	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
638	Land at Mill Drove & Land at Stone House Road	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
639	Land at Mill Drove & Land at Stone House Road	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
651	Land at Tramway Villa and the adjoining land off Stonehouse Road,	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
675	Land off Town Street	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
678	Small frontage in Lowside between Manor grounds and the footpath leading to Townsley Close	Site considered unavailable in the SHLAA.	Requires confirmation from the landowner that site is available.
679	Parcel of land between Hall Bridge Estate and the trees behind The Beeches	Site not suitable following highways authority objection nor considered available in the SHLAA.	Constraints cannot be overcome.

681	The old school playing field site on Lowside	Site considered unavailable in the SHLAA.	Requires confirmation from the landowner that site is available.
682	Blunt's Field in St Peters Road which may be suitable for a small estate reduce to frontage only withdraw rest of site	Site considered unavailable in the SHLAA.	Requires confirmation from the landowner that site is available.
715	Land adjacent 99 Small Lode,	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
741	Land to the North of Hall Bridge Road,	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
805	Land at 65 St Peters Road	The impact upon the form and character of the area would be unacceptable.	Constraints cannot be overcome.
880	Land between New Road and Green Road	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial.	Constraints cannot be overcome.
1050	Land between 41 & 57 at Small Lode,	Site considered unavailable in the SHLAA.	Requires confirmation from the landowner that site is available.
1090	Land surrounding Acton House, Town Street, Upwell	Given the form and character of the area it would be inappropriate to allocate the garden for development. Access to the site would be to the side of a newly constructed detached property and development here could have a detrimental impact on neighbouring properties.	Constraints cannot be overcome.

1099	Land at New Road, Upwell	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial.	Constraints cannot be overcome.
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### Watlington

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
53	Land off Thieves Bridge Road	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
162	Bakers Allotments	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
286	Glebe Land at Watlington	The Council will only support proposals that protect, retain or enhance sports, leisure and recreation facilities as set out in policy CS13 of the emerging core strategy.	Constraints cannot be overcome.
370	Land fronting Mill Road (between Nos. 54 & 60 and north of Orchard Close & Glebe Avenue) ,	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
382	Fronting Mill Road, North of Orchard Close and Glebe Avenue	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
442	Land at The Elms,	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.

451	South of Paige Close (Grid Ref TF 612107)	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
503	Land West of Fen Road,	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
505	West of Fen Road (part of OS field 4448) (Grid Ref TF615104)	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
580	Land Adjacent to Watlington Station,	Completely within flood zone 2 tidal, partially within flood zone 3 tidal and the hazard zone.	No only small part of the site outside flood zones
585	Land off Gypsy Lane,	Completely within flood zone 2 tidal, partially within flood zone 3 tidal and the hazard zone.	No only small part of the site outside flood zones
586	Land at 100 Station Road,	Completely within flood zone 2 tidal, partially within flood zone 3 tidal and the hazard zone.	No only small part of the site outside flood zones
601	Land off Mill Road,	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
613	Proposed Residential Development Land Mill Road	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
942	Land at The Elms	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.
1069	Land at the Elms	The Highway Authority would object if this site were included in the plan.	It is difficult to see how the Highways objection could be overcome.

### West Walton and Walton Highway

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
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46	Land at Trafford Estate	Completely within flood zone 2 tidal.	Constraints cannot be overcome.
264	Land between Common Road and St Paul's Road,	Completely within flood zone 2 tidal.	Constraints cannot be overcome.
597	Land off Salts Road,	Wholly within Flood zone 2 tidal, partial flood zone 3 tidal.	Constraints cannot be overcome.
692	Land at Knighton Lodge,	Wholly within Flood zone 2 tidal, partial flood zone 3 tidal.	Constraints cannot be overcome.
754	Land opposite Lynn Road Terrace	Completely within flood zone 2 tidal.	Constraints cannot be overcome.
52	The Poplars Pig & Polutry Farm Land off Lynn Road	Wholly within Flood zone 2 tidal.	Constraints cannot be overcome.
428	Land at Walton Highway	Wholly within Flood zone 2 tidal.	Constraints cannot be overcome.
744	Land at 232 Salts Road,	Wholly within Flood zone 2 tidal.	Constraints cannot be overcome.
270	Land at River Road,	Flood zones 2 & 3 tidal partial hazard zone.	Constraints cannot be overcome.
431	Land south of 20 Station Road,	Flood zones 2 & 3 tidal partial hazard zone.	Constraints cannot be overcome.
432	Land at The Poplars,	Wholly within Flood zone 2 tidal.	Constraints cannot be overcome.
435	Land off Common Road / St Pauls Road	Wholly within Flood zone 2 tidal.	Constraints cannot be overcome.
584	Land at River Road,	Flood zones 2 & 3 tidal partial hazard zone.	Constraints cannot be overcome.
686	The Mount, River Road	Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.

732	Land east of 147 School Road,	Wholly within Flood zone 2 tidal, partial flood zone 3.	Constraints cannot be overcome.
795	The Mount, River Road, West Walton	Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.
881	The Gardens of 38 & 44 School Road	Flood zones 2 & 3 tidal.	Constraints cannot be overcome.
907	Land Adjacent to and South of Hacienda, Mill Road,	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.
912	Land to the rear of Church Farm Barn, River Road	Flood zones 2 & 3 tidal partial hazard zone.	Constraints cannot be overcome.
913	Land adjacent and to the east of 147 School Road	Wholly within Flood zone 2 tidal.	Constraints cannot be overcome.
914	Land adjacent and to the south of Hacienda, Mill Road, West Walton as ribbon development along the road frontage	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.
915	Land (derelict) situated between the ex-Council Houses on Salts Road and River Road, West Walton-This land is owned by the Borough Council	Flood zones 2 & 3 tidal.	Constraints cannot be overcome.
916	Land at the English Brothers	Wholly within Flood zone 2 tidal.	Constraints cannot be overcome.

	Site, Salts Road, West Walton		
986	Whitehouse Farm, 63 Salts Road,	Flood zones 2 & 3 tidal.	Constraints cannot be overcome.

### Rural Villages

#### Ashwicken

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
113	Property development at The Lodge Well Hall Lane	Site is too far from the defined settlement to be sustainable location for development.	Constraints cannot be overcome.
305	Land at Wildwood, East Winch Road,	The frontage of the site is already being intensified with further dwellings, therefore there is limited scope to develop the site without further encroachment into the woodland with potential negative impact on biodiversity.	Constraint cannot be overcome.
180	Land at Ashwicken & Leziate Site 1 - Land around All Saint's Church Church Lane Ashwicken, (north side to Park Cottage, south to The Old Rectory)	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	Constraints cannot be overcome.
181	Site 2 - Land south of No.39 & west of Hall Farm Church Lane	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	Constraints cannot be overcome.
182	Site 3 - Land north side Church Lane between Glosthorpe House and 102 Church Lane	The site is a large, open, undulating agricultural field, therefore it is difficult to mitigate the impact on the landscape even if developing only part of the site.	Constraints cannot be overcome.

**Bircham Tofts and Great Bircham**

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
896	Land to the East of 19 Stanhoe Road, Bircham Tofts	Site considered unavailable in the SHLAA	Requires confirmation from the landowner that site is available.
897	Land at junction of Church Lane, Bircham Tofts and Stanhoe Road, Bircham Tofts	Site considered unavailable in the SHLAA	Requires confirmation from the landowner that site is available.
902	Land at Cuckoo Hill Road, Green Hill Lane	Site is too far from the defined settlement to be sustainable location for development.	Constraints cannot be overcome.
903	Land to the west of Cuckoo Hill Road, Large Garden at 88 Cuckoo Hill Road	Site is too far from the defined settlement to be a sustainable location for development.	Constraints cannot be overcome.
898	Land on the North side of Docking Road	Site considered unavailable in the SHLAA.	Requires confirmation from the landowner that site is available.
900	Part of the present school playing field fronting on to Fring Road/Snettisham Road,	Site considered unavailable in the SHLAA.	Requires confirmation from the landowner that site is available.

**Denver**

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
280	Glebe Land at Denver	The proposal would result in the loss of a community leisure facility and the Highway Authority would	No. The Council will only support proposals that protect, retain or enhance

		object if this site were included in the plan.	sports, leisure and recreation facilities as set out in policy CS13 of the Core Strategy. It is difficult to see how the Highways objection could be overcome.
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### East Winch

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
373	Land to the rear of 'Alder Carr', Gayton Road,	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.

### Fincham

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
500	Land at Lynn Road,	The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10. The land put forward which has not been developed upon appears unsuitable due to the large number of trees present. This site is not well related to the settlement.	Constraints cannot be overcome.
502	Land at High Street,	The site is completely within the conservation area for Fincham and in a prominent position in the settlement, development would have a detrimental impact upon the locality. There are a number of protected mature trees on the site. There are a number of properties overlooking the site.	The site is unsuitable for housing.

504	Land Opposite Talbot Manor, Downham Road	The site is completely within the conservation area for Fincham and in a prominent position in the settlement, development would have a detrimental impact upon the locality. There are a number of protected mature trees on the site. There are a number of properties overlooking the site.	The site is unsuitable for housing.
643	Land Opposite Talbot Manor, Downham Road	The site is completely within the conservation area for Fincham and in a prominent position in the settlement, development would have a detrimental impact upon the locality. There are a number of protected mature trees on the site. There are a number of properties overlooking the site.	The site is unsuitable for housing.

### Harpley

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
228	Land at Lower Farm, Back Street,	Development of the site for housing would result in an isolated development which would have an adverse impact on the form and character of the area.	Constraints cannot be overcome.
303	Land behind Manor Farmhouse, just off the A 148,	Further intensification of site for housing would have an adverse impact on amenity and on the landscape/townscape.	Constraints cannot be overcome.
1053	Land on Park Field, opposite St Lawrence Church,	Due to the isolation from existing development, the site is an inappropriate location for development.	Constraints cannot be overcome.



### Hilgay

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
762	Land North of Steels Drove, West End	Site is further than 25m from existing settlement boundary.	Constraint cannot be overcome.

### Ingoldisthorpe

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
136	Land behind houses on Lynn Road	The proposed access is too narrow for major development and Norfolk CC Highways would object to allocation, based on the following grounds: the site is remote from the settlement, the surrounding highway network is poor and visibility would be very difficult to achieve.	Constraint cannot be overcome.
297	Land on Lynn Road,	Norfolk CC Highways would object to allocation, based on the following grounds: the site is remote from the settlement, the surrounding highway network is poor and visibility would be very difficult to achieve.	Constraint cannot be overcome.
794	Land at 'Raylvu', Lynn Road, Ingoldisthorpe	Access is unsuitable for residential development. Adjacent dwelling would need to be demolished to widen access.	Constraint cannot be overcome.

### Marshland St. James, St. John's Fen End with Tilney Fen End

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
83	Land adjacent 243 Smeeth Road	Site wholly constrained by fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in

			PPS25. Constraints cannot be overcome.
112	Land adjacent Marshland St James Primary School	Site wholly constrained by fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.
322	Land fronting Smeeth Road	Site wholly constrained by fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.
334	School Road/ Hope Lane,	Site wholly constrained by tidal flood zone 2 and 3.	Constraints cannot be overcome.
383	Land off Smeeth Road	Site wholly constrained by fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.
400	Land next to 80 Smeeth Road,	Site wholly constrained by fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.
693	Parcel of land to the south of Smeeth House Farm,	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial.	Constraints cannot be overcome.
694	Land at Smeeth Road/Trinity Road	Site wholly constrained by fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.
740	Land at Smeeth Road	Site wholly constrained by fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in

			PPS25. Constraints cannot be overcome.
752	Land off Hope Lane, Marshland St James	Site wholly constrained by fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.
755	Land adjacent 145 Smeeth Road, Marshland St James	Site wholly constrained by fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.
774	Land adjacent Alder Lodge, School Road	Site wholly constrained by tidal flood zone 2.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.
1129	Land at Homefield House, 19 Smeeth Road, Marshland St James	Site wholly constrained by fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.
301	Land (part parcel 1056) Smeeth Road,	Site wholly constrained by fluvial flood zone 2 and 3.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.
307	Land at the Old Station Yard, Middle Drove,	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and partial hazard zone.	Constraints cannot be overcome.
88	Land West of School Road	Flood zones 2 & 3 fluvial.	Constraints cannot be overcome.
419	Land at School Road	Flood zones 2 & 3 fluvial.	Constraints cannot be overcome.

792	Land at School Farm, Terrington St John Fen End	Flood zones 2 & 3 fluvial.	Constraints cannot be overcome.
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### Runton Holme

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
796	19 Thorpeland Lane, Runton Holme	The shape and nature of this site does not lend itself to development there are access issues with the site.	Constraints cannot be overcome.

### Sedgeford

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
194	Land west of Goodmins Estate,	The sloping nature of the site makes it difficult to mitigate the impact on the AONB and Conservation Area, even if only part of the site were developed. Constraints cannot be overcome.	Constraints cannot be overcome.
554	Land west of Goodmins Estate,	The sloping nature of the site makes it difficult to mitigate the impact on the AONB and Conservation Area, even if only part of the site were developed.	Constraints cannot be overcome.
1137	Land between the B1454 & Fring Road, Sedgeford	The location is generally unsuitable for development due to the size and the relief of the site. Any development would encroach into the countryside and would have an adverse impact on the Conservation Area and AONB.	Constraints cannot be overcome.

### Southery

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
563	Northfield Farm, Lynn Road,	The site is not well related to the settlement and therefore unsuitable.	Constraints cannot be overcome.
992	Land at Common Road	Flood zones 2 & 3 fluvial.	Constraints cannot be overcome.

### Syderstone

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
219	Land on the east side of Tattersett Road,	The site has been proposed for extension to existing gardens and is unsuitable as potential land for housing due the awkward shape of the site which would cause issues regarding amenity, access and the effect on the form and character of the settlement.	Constraint cannot be overcome.
220	Land off Lancaster Road,	Site considered too far from a defined settlement to be considered suitable for development.	Constraints cannot be overcome.
226	Land west of Tattersett Road,	Site considered too far from a higher order settlement to be considered suitable for development. Small area of the site situated in the SSSI.	Constraints cannot be overcome.
875	Land West of Tattersett Road	Site considered too far from a higher order settlement to be considered suitable for development. Small area of the site situated in the SSSI.	Constraints cannot be overcome.
876	Land off Lancaster Road	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.

### Ten Mile Bank

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
139	Greenacres, Station Road,	Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.

### Thornham

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
377	Land adjoining Appletree Cottage,	No identified access.	Suitable access must be determined.
888	Land at Lyng Farm, Thornham	Site considered too far from a defined settlement to be considered suitable for residential development. Site completely within AONB.	Not for residential. Further consideration required for proposed uses.

### Three Holes

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
138	Land at Village Hall, Main Road,	Flood zones 2, 3 fluvial & hazard zone.	Constraints cannot be overcome.
247	Land North of Bardyke Bank	Partially within flood zones 2 & 3 fluvial.	No. Only a small area of the site unconstrained.
359	Orchard area of Rheims House,	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial & partially in hazard zone.	Constraints cannot be overcome.
407	Land at Townsend Road,	Partially within flood zones 2 & 3 fluvial.	No. Only small unconstrained area.
488	Land at The Bungalow, Main Road,	Flood zones 2 & 3 fluvial.	Constraints cannot be overcome.

605	Land at Three Holes	Flood zones 2, 3 fluvial & hazard zone.	Constraints cannot be overcome.
680	The road frontage at Three Holes from Bridge House to the Council Houses	Flood zones 2 & 3 fluvial & partially in hazard zone.	Constraints cannot be overcome.
1105	Site adjacent to Croft Road and Main Road/A1101, Three Holes	The site does not fit in with the form and character of the area. The site has very poor access down a track and is sat to the rear of existing properties. The site originally put forward includes some under flood risk.	No. Site not suitable.

### Tilney All Saints

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
284	Glebe Land at Tilney All Saints	Completely within flood zone 2 tidal, partially within flood zone 3 tidal and the hazard zone.	Constraints cannot be overcome.
345	Land near to Jubilee Cottages	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	Constraints cannot be overcome.
349	Land adjacent to The Haven,	Flood zones 2 & 3 tidal.	Constraints cannot be overcome.
409	Land at Shepherds Gate,	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	Constraints cannot be overcome.
690	Land at Tilney All Saints	Wholly within Flood zone 2 tidal, partial flood zone 3 tidal.	Constraints cannot be overcome.



988	Land at Lynn Road (A47),	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	Constraints cannot be overcome.
344	Land to the North East of Tilney Hall	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	Constraints cannot be overcome.
342	Land near to Tilney Hall	Site considered too far from a higher order settlement to be considered suitable for development. Wholly within Flood zone 2 tidal, partial flood zone 3.	Constraints cannot be overcome.
343	Land on Church Lane	Site considered too far from a higher order settlement to be considered suitable for development. Wholly within Flood zone 2 tidal, partial flood zone 3.	Constraints cannot be overcome.
329	Land to the East of School Road, North of Lynn Road,	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	Constraints cannot be overcome.

### Walpole Cross Keys

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
384	Land at Station Road	Completely within flood zone 2 tidal.	Constraints cannot be overcome.
427	Land at Little House Road	Completely within flood zone 2 tidal.	Constraints cannot be overcome.
90	Land adjacent to Hankinsons Estate	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	Constraints cannot be overcome.

573	Hankinson's Estate,	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	Constraints cannot be overcome.
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### Walpole Highway

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
63	Land within the curtilage of Mathews Nurseries, Main Road	Completely within flood zone 2 tidal.	Constraints cannot be overcome.
122	Land adjacent to The Lindens Mill Road	Partially within flood zones 2 tidal.	Majority of frontage affected development would be difficult.
235	Land at Hall Road	Partially within flood zones 2 tidal.	Majority of the site affected, so development would be difficult.
245	Land at School Road (Ref 118)	Completely within flood zone 2 tidal.	Constraints cannot be overcome.
246	Land at School Road (Ref: 118)	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	Constraints cannot be overcome.
294	Land North and West of Stockhill Square, Hall Road	Completely within flood zone 2 tidal.	Constraints cannot be overcome.
385	Land Between School Road and Salts Road	Wholly within Flood zone 2 tidal, partial flood zone 3.	Constraints cannot be overcome.
604	Along Mill Road,	Completely within flood zone 2 tidal.	Constraints cannot be overcome.

644	Along Mill Road,	Completely within flood zone 2 tidal.	Constraints cannot be overcome.
672	Land at Casa - Mia, Hall Road,	Partially within flood zones 2 tidal.	Majority of the site affected, so development would be difficult.
702	Land at Matthews Nursery Main Road	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	Constraints cannot be overcome.
934	Land adjacent to Stockhill Square	Partially within flood zones 2 tidal.	Only two small areas to rear of the site outside flood zone, all of the frontage affected development would be difficult.
937	Land at School Road	Partially within fluvial flood zones 2 & 3, completely within tidal flood zone 2.	Constraints cannot be overcome.
939	Land at Mill Road	Completely within flood zone 2 tidal.	Constraints cannot be overcome.
WAH 01	Trafford Estate	Completely within flood zone 2 tidal.	Constraints cannot be overcome.
302	Land at Main Road,	Completely within flood zone 2 tidal.	Constraints cannot be overcome.

**Walpole St. Peter, Walpole St. Andrew and Walpole Marsh**

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
908	Land to North West of Model Farm, Frenchs Road	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	Constraints cannot be overcome.
910	Land to North West of Fairview, Frenchs Road	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	Constraints cannot be overcome.

363	Land at Walpole Marsh	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	Constraints cannot be overcome.
909	Land to South East of Fairview, Frenchs Road	Site considered too far from a higher order settlement to be considered suitable for development. Wholly within Flood zone 2 tidal, partial flood zone 3.	Constraints cannot be overcome.
354	Land next to Broadmeadows, Chalk Road,	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	Constraints cannot be overcome.
466	Land at Eastlands Bank, (OS grid ref. TF50151775)	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	Constraints cannot be overcome.
467	Land east side of Chalk Road, (OS grid ref. TF508172)	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	Constraints cannot be overcome.
990	Land off Market Lane,	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	Constraints cannot be overcome.
1058	Land at Sycamore House, Market Lane	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	Constraints cannot be overcome.
290	Land at Daycotts End, Kirk Road,	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	Constraints cannot be overcome.
291	Land at Daycotts End, Kirk Road,	Site 291 is a garden site adjacent to the local church, grade 1 & grade 2 listed buildings. The site is covered by a number of TPO's. The site is wholly contained within built	Constraints cannot be overcome.

		environment type B any development would have a unacceptable impact upon the character and setting of the locality.	
355	Land adjacent to Gothic House, Kirkfield Lane,	Completely within flood zones 2 tidal.	Constraints cannot be overcome.
43	Land at Chalk Road	The sites are not suitable for residential development, they have poor highways access, and development would be detrimental to the amenity of the properties to the north east and the townscape.	Constraints cannot be overcome.
115	Land at Bristow House, Pyecroft Lane	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	Constraints cannot be overcome.
241	Land west of Chez Nous, Chalk Road,	Partially within flood zones 2 tidal.	No, small areas remain unconstrained with no road frontage.
330	Land south of Pyecrofts Lane,	Completely within flood zone 2 tidal.	Constraints cannot be overcome.
998	Land adjoining Asquith House, School Lane,	Site considered unavailable in the SHLAA.	Requires confirmation from the landowner that site is available.
999	Land close to Townsend House, Walnut Road	Site considered unavailable in the SHLAA.	Requires confirmation from the landowner that site is available.
1000	Land close to Berkeley House, Walnut Road	Site considered unavailable in the SHLAA.	Requires confirmation from the landowner that site is available.
1001	Land close to Townsend Farm, Church Road	Site considered unavailable in the SHLAA.	Requires confirmation from the landowner that site is available.

1002	Land around Walnut Cottage, School Lane	Site considered unavailable in the SHLAA.	Requires confirmation from the landowner that site is available.
1003	Land to the rear of row of cottages, School Lane (Townsend Cottage)	Site considered unavailable in the SHLAA.	Requires confirmation from the landowner that site is available.
285	Glebe Land at Walpole St. Peter	The site has poor access to services and the edge of settlement nature would have a negative impact upon the local landscape.	Constraints cannot be overcome.
670	Land at Lowbeach House	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	Constraints cannot be overcome.

### Welney

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
72	Land at Marifa Lodge, Wisbech Road,	Flood zones 2 & 3 fluvial.	Constraints cannot be overcome.
304	Land opposite a Zion Baptist Chapel at Tipps End,	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial.	Constraints cannot be overcome.
376	Field rear of Grange Farm (Field No 4989)	Partially within flood zones 2 & 3 fluvial, access is only available across flood zones.	East section of the site is unconstrained, access is in constrained area, so appears to be no suitable unconstrained access.
386	Land at Sandgate Terrace	Flood zones 2 & 3 fluvial.	Constraints cannot be overcome.

420	Land at Wisbech Road (0.8ha TL 5294)	Flood zones 2 & 3 fluvial & hazard zone.	Constraints cannot be overcome.
663	Biangi Wisbech Road	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial & partially in hazard zone.	Constraints cannot be overcome.
703	Land opposite Corner House, Tipps End, 2 - OS TL5094 field grid number 5395 (Turf Lot Drove)	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial.	Constraints cannot be overcome.
704	5 parcels of land at Welney off Wisbech Road	Flood zones 2 & 3 fluvial & hazard zone.	Constraints cannot be overcome.
733	Land opposite the Willows, Tipps End, Welney	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 fluvial.	Constraints cannot be overcome.
734	5 parcels of land at Welney off Wisbech Road 1 - OS TL5294 part of field grid number 8830 2 - OS TL5294 field grid number 9842 3 - OS TL5294 -5394 part of field grid number 1062	Flood zones 2 & 3 fluvial & hazard zone.	Constraints cannot be overcome.



735	4 - OS TL5294 part of field grid number 9278 5 - OS TL5294 - 5295 field grid number 6098	Flood zones 2 & 3 fluvial & hazard zone.	Constraints cannot be overcome.
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### Wereham

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
105	Land off Cavenham Road	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
106	The Hollies Farm	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
107	Land south of Queen's Close	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
111	Land South of Holm Oak and Rutherford House, Stoke Road	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
362	The Hollies Farm,	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
404	Land North of Lynn Road,	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
499	The Springs, Flegg Green,	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
541	Land behind Holm Oak, Stoke Road,	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.

570	Land on Lynn Road,	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
656	Redundant Barn, Bens Lane,	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
729	Land West of Lynn Road (A134)	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
813	'Natanya', Hollies Farm, Flegg Green	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
950	Land at Stoke Road	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
1060	Land at Lyndale, Autosalvage Yard, Lynn Road (PE33 9BD)	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.

### Wiggenhall St. Germans

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
547	Land at Mill Road,	Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.
671	Land at Mill Road,	Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.
967	Land to the rear of 36 Sluice Road & 2-18 Lewis Drive	Flood zones 2 & 3 tidal and hazard zone. Wholly within SSSI.	Constraints cannot be overcome.
1066	Land to the rear of 31 & 33 Lynn Road,	Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.

1067	Land around 9 Mill Road,	Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.
1068	Land West of Pleasant Cottage, Mill Road	Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.
1088	Land to the South East of Lewis Drive	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.
1093	Land South of Prior Farm, 20 St Peters Road	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.
71	Land curtilage to 22 Mill Road	Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.
WSG 01	Land rear of Lynn Road	Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.

### Wiggenhall St. Mary Magdalen

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
144	Land at Stow Road	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.
153	Land At Fen Road bungalow, Fen Road	Site wholly constrained by tidal flood zone 2 and 3.	Constraints cannot be overcome.
484	Land off Mill Road,	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and partial hazard zone.	Constraints cannot be overcome.
490	Land North of Mill Road,	Site considered too far from a higher order settlement to be considered	Constraints cannot be overcome.

		suitable for development. Flood zones 2 & 3 tidal and hazard zone.	
540	Land to east of Lynn Road and north of St Mary Magdalen Church and Priory Farm (O.S. grid ref.TF598116)	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.
1107	Land to North of 99 Stow Road, PE34 3BB	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.
293	Land at Mill Road,	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.
647	Land on Mill Road,	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.

### Wimbotsham

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
101	Land North of 23 Trinkers Lane	Site 101 is a garden site outside built environment boundaries completely within the Marham safeguarding area and the Conservation Area with a right of way along the boundary. The site is inappropriately shaped for development.	Constraints cannot be overcome.
231	Land North of Low Road	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.

507	Land South of West Way,	There area appears to be parkland within the conservation area any development would have an unacceptable impact upon the local landscape.	No. The impact upon landscape would be unacceptable.
612	Land to rear of 100 West Way,	The Highway Authority expects all allocations to provide a safe access with good visibility, in this instance Officers feel this is not possible therefore the site is not suitable.	Landowner would have to justify site in highways terms.
667	Garden land to 92a Westway,	The impact upon the character could not be overcome. The Highway Authority would object if this site were included in the plan due to it being remote from the settlement.	Constraints cannot be overcome.
1078	The Wimbotsham Estate, Land South of Gullpit Farm	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
1079	The Wimbotsham Estate, Land South of Whincourt Farm	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
1080	The Wimbotsham Estate, Land South of Gullpit House	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.

## Smaller Villages, Hamlets and other locations

### Anmer

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
454	Various sites along Main Street	Site considered too far from a higher order settlement to be	Constraints cannot be overcome.

		considered suitable for development.	
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### Barroway Drove

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
48	Land adjacent Pleasant View,	Site constrained due to proximity to settlement. Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
121	Land adjacent to 'Hedgehog Cottage', Barroway Drove	Site constrained due to proximity to settlement. Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
133	Hootons Row Salters Lode	Site constrained due to proximity to settlement. Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
209	Land at Barroway Drove	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.
514	Land to the North West and South East of	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.
595	Land north of Ashburn, adjoining	Site constrained due to proximity to settlement. Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing

	Highbridge Road, Barroway Drove. Land north of Lady Drove, Barroway Drove		development should be avoided. Constraints cannot be overcome.
596	Land south of Fernleigh, Cuckoo Road	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.
640	Land at Great Poplars	Site constrained due to proximity to settlement. Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
664	Land at the Ducks Nest,	Site is further than 25m from settlement.	Constraints cannot be overcome.
699	10 Taylors Row	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal.	Constraints cannot be overcome.
714	Hootens Farm Barroway Drove	Site constrained due to proximity to settlement. Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
745	Land South of Ashburn,	Site constrained due to proximity to settlement. Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
941	Land at Barroway Drove/Lady Drove,	Site wholly constrained by tidal flooding. Majority of site within the flood hazard zone.	Site fails the principles of the sequential test and therefore development

			should be avoided. Constraints cannot be overcome.
968	Land next to Primrose Farm	Site constrained due to proximity to settlement. Site wholly constrained by tidal flooding.	Site considered too far from a higher order settlement to be considered suitable for development. Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
254	Land at Barroway Drove, Stow Bardolph	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.

### Bawsey

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
777	Land North of Gayton Road	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.

### Bircham Newton

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
45	Land adjacent to Monk's Close	Site is too far from a higher order settlement to be sustainable location for development. Constraint cannot be overcome.	Constraints cannot be overcome.



### Blackborough End

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
99	Land at Fernhill Lodge, Wormegay Road	Site is too far from the defined settlement to be sustainable location for development..	Constraint cannot be overcome.
320	Land between Sandy Lane and Water Lane,	Site is too far from the defined settlement to be sustainable location for development.	Constraint cannot be overcome.
562	Land adjacent, Fernhill, off Wormegay Road,	Site further than 25m from a higher order settlement.	Constraints cannot be overcome.
775	Land West of Sandy Lane, Blackborough End	Site is too far from the defined settlement to be sustainable location for development.	Constraint cannot be overcome.

### Boughton

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
10	Land off Stoke Road	Site is too far from the defined settlement to be sustainable location for development.	Constraint cannot be overcome.
54	Land at Hill House, Stoke Road	Site is too far from the defined settlement to be sustainable location for development.	Constraint cannot be overcome.
259	Land at Boughton, next to corner field	Site is too far from the defined settlement to be sustainable location for development.	Constraint cannot be overcome.
260	Farm Buildings field	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.

261	Part of Church Field	Site constrained due to proximity to settlement. Roughly half the site is at risk of fluvial flooding.	Constraint cannot be overcome.
769	Land North of Oxborough Road	Site is too far from the defined settlement to be sustainable location for development.	Constraint cannot be overcome.
770	Land at Winward, The Green, Boughton	Site is too far from the defined settlement to be sustainable location for development.	Constraint cannot be overcome.
790	Land South of Jubilee Lodge, Mill Hill Road	Site is too far from the defined settlement to be sustainable location for development.	Constraint cannot be overcome.
803	Plots to the South and West of The Firs, Wretton Road	Site is too far from the defined settlement to be sustainable location for development.	Constraint cannot be overcome.
894	Land at Ferndale House, Mill Hill Road,	Site is too far from the defined settlement to be sustainable location for development.	Constraint cannot be overcome.
1133	Land East of Stoke Road, Boughton	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
258	Land at Boughton (Wretton)	Site is too far from the defined settlement to be sustainable location for development.	Constraint cannot be overcome.

### Brookville

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
57	Land adjacent to Scotts Lane	Site is too far from the defined settlement to be sustainable location for development. Site is wholly within fluvial flood zone 2 and the majority of the site is within fluvial flood zone 3.	Site fails the principles of the sequential test and therefore development should be avoided. Constraints cannot be overcome.

159	Land on Holders Lane,	Site is too far from the defined settlement to be sustainable location for development.	Constraint cannot be overcome.
425	Land adjacent to Scott's Lane	Site is too far from the defined settlement to be sustainable location for development.	Constraint cannot be overcome.
433	Land at Brookville	Site is further than 25m from a higher order settlement.	Constraints cannot be overcome.
531	Land off The Avenue,	Site is too far from the defined settlement to be sustainable location for development.	Constraint cannot be overcome.
564	Land at Scotts Lane,	Site is too far from the defined settlement to be sustainable location for development.	Constraint cannot be overcome.
666	Land to rear of Thru Hill House Main Road	Site is too far from the defined settlement to be sustainable location for development.	Constraint cannot be overcome.

### Burnham Norton

Site Ref	Site Description	summary of constraints	Can constraints be overcome?
949	Land at Bellamy's Lane/Friar's Lane	It is considered that the negative impact on the landscape and AONB can not be mitigated due to the exposed position of the site at the edge of the settlement.	Constraints cannot be overcome.

### Burnham Overy

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
653	Land at Hill Road	Site considered too far from a higher order settlement to be considered suitable for development. Site fails the principles of the sequential test	Constraints cannot be overcome.

		and therefore development should be avoided.	
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### Burnham Overy Town

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
469	Mill Road, r/o 'Little Ostrich'	Site considered too far from a higher order settlement to be considered suitable for development. Site fails the principles of the sequential test and therefore development should be avoided.	Constraints cannot be overcome.

### Burnham Thorpe

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
917	North of Back Lane, Burnham Thorpe	Site considered too far from a higher order settlement to be considered suitable for development. Site fails the principles of the sequential test and therefore development should be avoided.	Constraints cannot be overcome.
918	The Pightle, Back Lane	Site considered too far from a higher order settlement to be considered suitable for development. Site fails the principles of the sequential test and therefore development should be avoided.	Constraints cannot be overcome.
489	Land at Walsingham Road,	Site considered too far from a higher order settlement to be considered suitable for development. Site fails the principles of the sequential test and therefore development should be avoided.	Constraints cannot be overcome.

### Congham

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
1061	Land at 4-11 St Andrews Lane,	Site is too far from a higher order settlement to be sustainable location for development.	Constraints cannot be overcome.
1062	Land around Little Congham House, St Andrews Lane	Site is too far from a higher order settlement to be sustainable location for development.	Constraints cannot be overcome.
542	Land at Manor Farm, St Andrew's Lane,	Site constrained due to distance from higher order settlement. Part of the site at risk from fluvial flooding.	Constraints cannot be overcome.

### Eastmoor

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
676	Land adjacent Victory Lodge, Eastmoor	Site constrained due to distance from settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.

### Hay Green

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
295	Hay Green Road (South)	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 tidal.	Constraints cannot be overcome.
621	Land along Hay Green Road South,	Site considered too far from a higher order settlement to be	Constraints cannot be overcome.

		considered suitable for development. Flood zones 2 tidal.	
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### Lordsbridge

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
347	Land adjacent to Lordsbridge	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.
348	Land adjacent to College Farm and opposite Lordsbridge,	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and partial hazard zone.	Constraints cannot be overcome.

### Methwold Hythe

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
255	14 Whiteplot Road	Site further than 25m from a higher order settlement.	Constraints cannot be overcome.
933	38 Old Severalls Road, IP26 4QR	Site further than 25m from a higher order settlement.	Constraints cannot be overcome.
1059	Land off Whiteplot Road, Methwold Hythe	Site further than 25m from a higher order settlement.	Constraints cannot be overcome.
283	Glebe Land at Northwold	The site is edge of settlement and detached from the remainder of the settlement with only link to the rear of existing residential development. The Highway Authority would object if this site were included in the plan as following a desk based exercise safe access from this site was considered difficult.	It is difficult to see how the Highways objection could be overcome.

		Development would have a negative impact upon the character of the settlement.	
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### Nordelph

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
31	Land at Thorpe Terrace,	Site further than 25m from a higher order settlement.	Constraints cannot be overcome.
269	Land opposite West Farm Wisbech Road	Site constrained due to proximity to settlement. Site wholly constrained by tidal flood zone 2 and 3.	Constraints cannot be overcome.
799	West Side of TF 5600. 5672, Adjacent to Birchfield Road, Nordelph	Site constrained due to proximity to settlement. Site is at risk of fluvial flooding and is wholly within flood hazard zone.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.
891	Land to the East of Birchfield Road	Site constrained due to proximity to settlement. Site is at risk of fluvial flooding and is wholly within flood hazard zone.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.
892	Land to the South-West of Coronation Avenue	Site constrained due to proximity to settlement. Site is at risk of fluvial flooding and is wholly within flood hazard zone.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.
930	West side of TF 5600.5672 adjacent to Birchfield Road,	Site constrained due to proximity to settlement. Site is at risk of fluvial flooding and is wholly within flood hazard zone.	Site fails the principles of a sequential approach to development outlined in PPS25. Constraints cannot be overcome.

### North Creake

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
720	Land off West Street,	Site further than 25m from higher order settlement.	Constraints cannot be overcome.
NCR 01	Dunns Lane	Site further than 25m from higher order settlement.	Constraints cannot be overcome.

### Pentney

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
97	Land at Harvestile Farm west of 21 Narborough Road	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
403	Land at Church Road	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
413	Land adjacent to Church Farm, Back Road,	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
633	Land south of Church Close,	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
1138	Land either side of Narbrough Road, Pentney	Site considered too far from a higher order settlement to be considered suitable for development. Partially within fluvial flood zones 2 & 3	No only small part of the site outside flood zones



### Roydon

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
288	Land on Low Road,	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
92	Land off Hall Lane	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
146	Land at Home Cloisters Farm, Station Road	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
208	Land on Church Lane,	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
481	Land off Hall Lane,	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
757	Land East of Station Road, Roydon	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
1022	Land, East of Birch Road (PE32 1AL)	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.

### Saddlebow

Site Ref	Site Description	summary of constraints	Can constraints be overcome?

93	Saddlebow	Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.
717	Land at Fallow Pipe Road	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.

### Salters Lode

Site Ref	Site Description	summary of constraints	Can constraints be overcome
12	Land at Salters Lode	Site constrained due to proximity to settlement. Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
242	Land adjacent to Chapel Farm, Chapel House, Salters Lode,	Site constrained due to proximity to settlement. Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.
494	Land North of Watermans Way	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.
516	Land at Slate Farm,	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.
1015	Land to the South of Poplar Farm, Salters Lode	Site constrained due to proximity to settlement, wholly within tidal flood zone 2 and 3 and hazard zone and partially within Special Area of Conservation.	Site unsuitable for housing, however can be further considered in the Site Specific Allocation

			and Policies DPD for water based leisure uses.
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### Shouldham Thorpe

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
311	Land at Shouldham Road next to the bungalow known as St. Douglas,	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
497	Land at Shouldham Thorpe	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
1042	St Douglas, Shouldham Road, Shouldham Thorpe, (PE33 0EF)	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.

### Stanhoe

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
478	Land fronting Docking Road,	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.

### Stowbridge

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
156	Proposed Bungalows Development at	Site considered too far from a higher order settlement to be considered suitable for	Constraints cannot be overcome.

	Mollyn Low Road Stowbridge	development. Flood zones 2 & 3 tidal and hazard zone.	
203	Redstones, Holme Road,	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
204	Land at Red Stones, Holme Road,	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
498	Land North of West Head Road and East of Low Road,	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.
599	Garden area of Windsong	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
124	Land west of The Causeway	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.

### Titchwell

Site Ref	Site Description	summary of constraints	Can constraints be overcome?
199	Land fronting the A149 east of 'The Cabin',	Site considered too far from higher order settlement to be considered suitable for development. Situated in the AONB.	Constraints cannot be overcome.
200	Land west of the junction of Chalk Pit Road and A149,	Site considered too far from a higher order settlement to be considered suitable for development. Situated in the AONB.	Constraints cannot be overcome.

201	Land east of the junction of Chalk Pit Road and A149,	Site considered too far from a higher order settlement to be considered suitable for development. Situated in the AONB.	Constraints cannot be overcome.
877	Land fronting A149(Main Road), Titchwell-East of the Cabin	Site considered too far from a higher order settlement to be considered suitable for development. Situated in the AONB.	Constraints cannot be overcome.
878	Land West of the junction of Chalk Pit Road & A149 Titchwell	Site considered too far from a higher order settlement to be considered suitable for development. Situated in the AONB.	Constraints cannot be overcome.
879	Land East of the junction of Chalk Pit Road & A149	Site considered too far from a higher order settlement to be considered suitable for development. Situated in the AONB.	Constraints cannot be overcome.

### Tottenham

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
166	Meadow Farm	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
168	Willow Place & Green Lane	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
178	Rectory Plot	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
202	Old Mill House	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.

### West Dereham

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
331	3 parcels of land at West Dereham, Norfolk.	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
931	Land to the North-East of houses along the Row	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
1135	Land to the South and adjacent of St Andrew's Church	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.

### West Rudham

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
356	Land at Houghton Road	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
708	Land at Lynn Road, West Rudham	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.

### Whittington

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
125	Land at Whittington	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.

495	Ashlee Land at Methwold Road	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
648	Land between Northwold and Methwold Roads	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
800	Land at Whittington Garage, Whittington	Site considered too far from a higher order settlement to be considered suitable for residential development, retail may be suitable.	Yes for highway service station as proposed.
1019	Land opposite Meadow Farm, Whittington	Site further than 25m from higher order settlement.	Constraints cannot be overcome.

### Wiggenhall St. Mary the Virgin

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
250	Land at Church Road	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.
339	Land off Common Road	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.
677	Land at Level Banks Common Road	Site considered too far from a higher order settlement to be considered suitable for development. Flood zones 2 & 3 tidal and hazard zone.	Constraints cannot be overcome.
776	Land East of 44 Common Road, The Barn,	Site considered too far from a higher order settlement to be considered suitable for	Constraints cannot be overcome.

	Riverside Farm, Common Road	development. Flood zones 2 & 3 tidal and hazard zone.	
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**Wretton**

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
98	Land at Chequers Road	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
251	Land at Field Lane,	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
445	Low Road/Fen Drove Corner,	Site considered too far from a higher order settlement to be considered suitable for development. Partially within fluvial flood zones 2 & 3.	No, only small part of the site outside flood zones
513	Land at Oak Tree Farm,	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
566	Proposed development land, Low Road,	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.
567	Land at Church Farm, Low Road,	Site considered too far from a higher order settlement to be considered suitable for development.	Constraints cannot be overcome.



### Sites otherwise discounted for allocation

#### Introduction

.1 These sites are deemed acceptable (except site 865 at Wormegay), but due to their location within settlement boundaries have not been included in the allocation process as they are judged to be able to be brought forward without allocation.

.2 Site 865 at Wormegay is now discounted, contrary to the SHLAA, as the settlement boundaries have been redrawn leaving the site more than 25m outside the boundary line.

#### Castle Acre

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
511	Land at Primary School, Pales Green	Site 511 is completely within the Conservation Area and was formally a primary school and outdoor playing space. The site is overlooked by adjacent cottages. Development of the site would require careful consideration to avoid an adverse impact on neighbouring amenity and the setting of an ancient monument. The site is within Marham Airfield safeguarding area. There appears to be parking and other issues relating to intensification of highway use along Pales Green. Redevelopment may result in the loss of an area of allotments.	Only the northern area of the site (playground) may be suitable for a residential use. Careful design would be required to mitigate any impact on the character and setting. Sport England would need to be consulted regarding the loss of sports field and playground if allocation is considered. Access should not be made from Pales Green and access from the north would be hindered by the school building and although not listed it would be desirable for the school building to be retained. Subject to a safe access the Highway Authority would not object if this site were included in the plan. Officers would like to see the allotment area part of the site retained.

1131	Land at Massingham Road, Castle Acre	Site 1131 is garden land to the rear of a row of terrace properties. The site is completely within the Conservation Area. The site is within Marham Airfield safeguarding area.	The site may be suitable for development providing that the design or nature of development does not adversely impact the setting of the Conservation Area. Consultation with authorities regarding the airfield will be required. If site 508 and 1131 were brought forward in combination with footway improvements to the centre of the settlement, the Highway Authority would not object if this site were included in the plan.
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### Emneth

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
1092	Land at Longridge, 37 Elm High Road	Site 1092 is a greenfield garden location, completely within a possible waste disposal area. The site is well related to Wisbech but not Emneth and could form an urban extension to Wisbech if brought forward as access for sites 627, 436 & 381.	This site is not well related to any settlements in the borough, but it is well related to Wisbech. Prior to allocation consultation with Fenland DC would be required to establish how any development would impact upon their agenda and the infrastructure of the town. Awaiting input from Norfolk CC highways Officer
EMN 03	Elm High Road	Site EMN 03 is a brownfield employment site completely within a possible waste disposal area.	The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10.

### Methwold and Northwold

#### Methwold

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
MET 01	Rear of High Street	Site MET 01 is a garden site completely within Lakenheath Airfield safeguarding zone and partially within the Conservation Area. Subject to a safe access and safe visibility being achieved the Highway Authority would not object if this site were included in the plan. This site would be the Highway Authority's preferred site for this settlement.	May be suitable if designed sensitively to limit any impact upon the Conservation Area. Subject to a safe access and safe visibility being achieved the Highway Authority would not object if this site were included in the plan. This allocation would be the Highway Authority's preferred site for this settlement.
MET 18	Existing housing to be redeveloped by RSL	Site MET 18 is a residential site within an estate with prefabricated buildings and is completely within Lakenheath Airfield safeguarding zone. This site is slightly remote but an access could be made onto Herbert Drive.	Yes. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.
MET 19	Existing housing to be redeveloped by RSL	Site MET 19 is a residential site within an estate with prefabricated buildings and is completely within Lakenheath Airfield safeguarding zone. This site is slightly remote but an access could be made onto Herbert Drive.	Yes. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.

#### Northwold

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
889	Land at 2 & 8 High Street	Site 889 is a greenfield site completely within the Marham	Yes, if sensitively designed to enhance or

		<p>Airfield safeguarding area and the conservation area. It is grade 3 agricultural land. There appears to be suitable habitat for biodiversity. The Highway Authority would object if this site were included in the plan as following a desk based exercise safe access from this site was considered difficult.</p>	<p>preserve the character of the conservation area and within the requirements for development in the Marham Airfield safeguarding area. Consult with DEFRA if allocating regarding Agricultural Land Classification. Prior to development an ecology survey may be required. Following a site visit to assess the access Officers feel further discussion with the Highways Authority would be required if allocated.</p>
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### Southery

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
STH 01	Land east of Campsey Road	<p>Site STH 01 is currently in residential use and has a number of pre-fabricated houses on the site. It is completely within a HSE hazard zone. The Highway Authority expects all allocations in rural villages to provide a safe access with good visibility and would favour allocations which are close to the main services and which have links into the local footway network.</p>	<p>Suitable for redevelopment subject to further discussion with the Highways Authority prior to allocation.</p>

### Terrington St Clement

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?

448	Hillgate Nursery, Hillgate Street,	Site 448 is a greenfield site (grade 1) in horticultural use within the settlement. Vehicular access could be made onto The Saltings and a further access for pedestrians onto Hilgate St. However, the surrounding highway network is poor.	Yes, if sensitively designed. The Highway Authority would not object if this site were included in the plan. If allocating consultation with DEFRA would be required regarding grade 1 agricultural land classification.
TSC 46	Sutton Road	Site TSC 46 is a brownfield site mixed garage and car/bike repairs which is partially within the conservation area. A small section of the site is in flood zone 2. The site has good access to local services including bus route and shops, the loss of the filling station and garage services would have a negative impact upon the services available and employment provision in the settlement but a positive effect on neighbouring amenity.	The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10.

### Watlington

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
WAT 13	Fen Road	Site WAT13 is a surgery brownfield site and well located to the settlement, with good access which has been put in to cater for health centre. The site is completely within Marham Airfield and possible waste site safeguarding areas. Any development would have to be designed to consider neighbouring properties.	Yes. Subject to a safe access being made the Highway Authority would not object if this site were included in the plan.

### Wormgay

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
865	Land to the South of the Oaks, Craven Lane	Site 865 is a garden plot with a number of trees it is not well related to shops or a bus stop but has a pavement to the school. The site is completely within Marham Airfield safeguarding area. There appears to be suitable habitat for biodiversity.	Due to amendments to development boundaries the site is further than 25m from the boundary and therefore not considered suitable on this basis.

### Upwell

Site Ref	Site Description	Summary of constraints	Can constraints be overcome?
82	Land adjacent Lode House	Site 82 is a garden site, completely within the conservation area. Two of the boundaries are confined by TPO's. The Highways Authority considers the site to be too remote from key services.	The Highway Authority feel that this site is remote from the key services of settlement and they would object if this site were included in the plan. However in this instance following a site visit it is felt that the site is well located to the local centre and therefore further discussion would be required prior to allocation. Any design would need to consider the protected trees.