

Borough Council of
**King's Lynn &
West Norfolk**



Local Plan Task Group – HELAA Documents

1. **HELAA Documents** (Pages 2 - 343)

Contact

Democratic Services
Borough Council of King's Lynn and West Norfolk
King's Court
Chapel Street
King's Lynn
Norfolk
PE30 1EX
Tel: 01553 616394
Email: democratic.services@west-norfolk.gov.uk

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

Housing and Economic Land Availability Assessment (HELAA) Update

June 2020

Table of Contents

Section	Page Number
1. Introduction	1
2. Local Housing Need	3
3. Future Windfall Allowance	5
4. HELAA Update Results	7
5. Land for Economic Development	12
6. HELAA Update Conclusions	14
7. Consideration of Local Plan review (2016 – 2036) Latest Housing Numbers	15
8. Overall HELAA Update Conclusion	18

1. Introduction

1.1 The Borough Council of King's Lynn and West Norfolk (BCKLWN) Housing and Economic Land Availability Assessment (HELAA) is a technical study which has been developed to determine the potential housing and economic land supply within the Borough over a 20-year period, from 2016 through to 2036. This time frame accords with the emerging Local Plan review. The HELAA is intended to inform the preparation of this.

1.2 The first HELAA in support of the Local Plan review was prepared in 2018/2019 and was published alongside the draft Local Plan review for consultation in early/mid-2019. This can be viewed in full via the link below:

https://www.west-norfolk.gov.uk/info/20216/local_plan_review_2016_-_2036/379/housing_and_economic_land_availability_assessment_helaa

1.3 The first HELAA covered the planning policy context and an overview of the HELAA methodology. The HELAA methodology can also be viewed in full via the above link.

1.4 It is important to note that the HELAA does not represent policy and will not ultimately determine if a site should be allocated within the Local Plan review or indeed should be granted planning permission. This is the role of the Local Plan and the development management process. Similarly, the non-inclusion of a site does not preclude future development, providing proposals accord with planning policy which is in place at the time that a site comes forward (unless material considerations indicate otherwise).

1.5 Assessments are based upon the information available at the time. This includes that which has been submitted by the land owner/promotor/agent in support of a site as part of their overall submissions to the 2016 'Call for Sites and Policy Suggestions' consultation and the draft Local Plan review consultation 2019, information provided by those consultees involved, desktop and site visit information, and any information from previous planning applications on the same site for a similar proposal.

1.6 The overall aim of the HELAA is to assess the potential land supply within the Borough and determine if the Borough Council is likely to be able to meet the identified need for housing and for economic growth. It will also support discussions with other authorities through the duty to cooperate if the Borough Council needs assistance in delivering its development need.

1.7 This HELAA Update takes the earlier HELAA and builds upon this by factoring in the sites which have been submitted for consideration in the Local Plan review, at the 2019 draft consultation stage via the online site submission forms. The update does not repeat much of the content of the first HELAA and therefore this should also be consulted.

1.8 The HELAA update has been prepared based upon sites from the following sources:

- Sites with planning permission for housing or economic uses
- Sites which are allocated within the existing Local Plan (Core Strategy 2011 & Site Allocations and Development Management Policies Plan 2016)
- Sites submitted through the Call for Sites and Policy Suggestions consultation
- Sites submitted through the draft Local Plan review consultation
- Consideration of the contribution to housing supply from windfall sites going forward
- Made Neighbourhood Plans

1.9 The earlier HELAA and the HELAA Methodology explains in great detail how sites were assessed and the HELAA update follows this to ensure a consistent approach.

2. Local Housing Need

2.1 As mentioned, the HELAA's purpose is to consider if the identified housing need for the Borough can be met. This section establishes what the current (April 2020) Local Housing Need for the BC is.

2.2 The National Planning Policy Framework (NPPF) makes it clear that the Local Housing Need (LHN) for the purpose of plan-making if the Local Plan was adopted over 5 years ago, should be calculated using the standard methodology. This was introduced by the revised NPPF and is set out within the PPG Housing need assessment chapter. This is further reaffirmed by the PPG in the Housing and economic land availability assessment chapter. The current (April 2020) LHN calculation for the BCKLWN is set out below:

Local Housing Need (LHN)

Step 1: Setting the baseline

2014 – Based Household Projections in England. Table 406:

2020	2030	Growth
66,831	71,279	4,448

$$4,448 / 10 = \underline{444.8}$$

Step 2: An adjustment to take account of affordability

2019 Median Work Based Affordability Ratio (Published April 2020). Table 5c:

$$2019 = 7.37$$

Adjustment Factor

$$= (\text{local affordability ratio} - 4 / 4) \times 0.25$$

$$= (7.37 - 4 / 4) \times 0.25 = 0.210625$$

Minimum annual local housing need figure

$$= (1 + \text{adjustment factor}) \times \text{Projected household growth}$$

$$= (1 + 0.210625) \times 444.8$$

$$= (538.486) \underline{539}$$

Step 3: Capping the level of any increase

2.3 The local authority adopted a local plan more than 5 years ago and has not reviewed the housing requirement since then. Although we have through the endorsement of FOAN studies in this context the last plan adopted which assessed and set housing numbers was the Core Strategy adopted in 2011.

- The average annual housing requirement figure in the existing relevant policies is 660 a year
- Average annual household growth over 10 years is 444 (as per step 1)
- The minimum annual local housing need figure is 539 (as per step 2)
- The cap is set at 40% above the higher of the most recent average annual housing requirement figure or household growth:
- Cap = $660 + (40\% \times 660) = 660 + 264 = 924$

2.4 The capped figure is greater than minimum annual housing need figure and therefore the minimum figure for this local authority is **539**

Local Housing Need (LHN) = 539

2.5 Following the standard method, as above, the current LHN figure for the Borough of King's Lynn and West Norfolk is 539 dwellings per year. Note this uses data as advocated by the standard methodology. The latest currently comprises the 2014 – Based Household Projections in England (2016) and the 2019 Median Work Based Affordability Ratio (April 2020) both published by the Office for National Statistics (ONS).

3. Future Windfall Allowance

- 3.1 Windfall sites are sites which have not been specifically identified as part of the Local Plan. The term covers sites that have unexpectedly become available. They can be both small (1 - 9 dwellings) and large sites (10 + dwellings).
- 3.2 Windfall sites have provided an important source of development across the Borough in the past and are expected to continue to contribute to the supply in the future.
- 3.3 Indeed, the Local Plan states that not all growth will be delivered through the site allocations, whilst part will be made up on sites with existing planning permissions, other sites which currently do not have planning permission will come forward, these unallocated sites are known as windfall sites.
- 3.4 Allowances are made for windfall from large and small sites within the BCKLWN five-year housing land supply calculation. This is based on evidence that such sites have consistently become available and will continue to provide a reliable source of supply. The allowances are realistic, taking account of historic windfall delivery rates.
- 3.5 To avoid double counting of windfalls the Borough Council suggests that it would be reasonable for the windfall allowance only to be applied from year 4 onwards. This means that in the first 5-year period, the windfall allowance is not considered within years 1, 2 or 3, but is for years 4 and 5. The rate is also discounted by 25% recognising that land is a finite resource.
- 3.6 It is also important to understand that with the exception of King's Lynn Town all of the Local Plan allocations are made outside of the current development boundaries, therefore still enabling land within the development boundaries to come forward for development as windfall. King's Lynn is by far the largest urban area within the Borough, it is therefore considered that there is still sufficient area within the existing development boundary of King's Lynn which could be developed or redeveloped thus enabling windfall sites to occur at this location as well.
- 3.7 The windfall allowance, based upon the 2019/20 housing trajectory, is 311 dwelling per year. This is broken down to 128 dwelling per year on large sites and 183 dwellings per year on small sites. (note this includes a 25% discount recognising that land is a finite resource).
- 3.8 The SADMP, section D page 75, contains a windfall allowance of 2,886 dwellings over the period (2013 -2026). Removing the first 3 years as proposed, in the above suggestion, would result in an over allowance within the Plan of 288 dwellings per year. This broadly aligns with the above calculation and given that 2019/20 housing trajectory uses the latest data and is the latest appraisal of the windfall situation, it is this which is proposed to be carried forward and used within the HELAA.

3.9 The vast majority of sites which have been proposed for consideration within the Local Plan review process (through the Call for sites and Policy Suggestions consultation) are located outside of existing settlement boundaries and would, normally, require allocation within the Local Plan or a Neighbourhood Plan in order to come forward therefore they would not constitute a windfall site. Those sites which have been proposed that have planning permission have been discounted from the dwelling contribution assessment on the individual site appraisal forms as they will be included within the housing trajectory (as site with planning permission) and therefore any land supply calculations. This should ensure that sites and their dwelling capacity are not double counted.

4. HELAA Update Results

- 4.1 The first HELAA initially assessed a total of 540 sites which were submitted for consideration through the call for sites process. 210 of these sites did not pass stage 1 of the assessment. 330 sites were assessed in stage 2 in terms of each site's potential housing capacity and delivery. Of these 181 sites were considered to be unsuitable due to identified constraints / barriers to delivery, which based upon the available information was difficult to suggest how these could be overcome.
- 4.2 This meant that 149 sites were considered to potentially contribute towards the dwelling capacity of the Borough. It was estimated that these 149 sites could potentially provide a total dwelling capacity of 7,938.
- 4.3 Through the draft Local Plan review consultation, a further 100 sites were submitted for consideration. Of these 30 of sites did not progress to stage 2 of the assessment. This meant that 70 additional sites were assessed in stage 2. Of the 70 sites, 19 were considered to potentially contribute towards the dwelling's capacity of the Borough. It is estimated that these 19 sites could potentially provide a total dwelling capacity of 824.
- 4.4 In total from the two consultations 640 sites have been submitted for consideration in the Local Plan review process and of these 168 sites were assessed in stage 2 and it has been estimated that these could potentially contribute 8,762 dwellings to the total dwelling capacity of the Borough.
- 4.5 In addition to these 'HELAA' sites, sites with planning permission and sites which are allocated within the Local Plan (some of which benefit from planning permission) contribute to the existing land supply. As discussed in the previous section, windfall sites although not given a site number are anticipated to contribute towards the supply of housing within the Borough going forward.
- 4.6 The West Winch Growth Area is a strategic allocation which forms part of the BCKLWN Local Plan. This is allocated for at least 1,600 dwellings in the current plan period to 2026. However, this has been revised as part of the Local Plan review to 2,500 dwellings by 2036 (end of the Local Plan review period) and in the region of 4,000 dwellings in the fullness of time.
- 4.7 Local Plan allocations are all expressed as 'at least x' number of dwellings. This offers a degree of flexibility in that sites have the potential to deliver a higher number than the minimum number stated within the relevant policy (subject to consistency with local and national policies). The numbers used within this HELAA for the allocations are those taken from the 2019/20 housing trajectory.

4.8 The results table below provide a numerical breakdown of, were possible, the sites and the dwelling numbers which have been identified and illustrates which time period that they are likely to come forward within. Please note that larger sites will contribute housing supply in multiple time bands.

Results Table

	0 - 5 years		5 - 10 years		10 - 15 years		15 - 20 years	
Housing Supply Source	Sites	Dwellings	Sites	Dwellings	Sites	Dwellings	Sites	Dwellings
2019 HELAA Sites	17	619	2	205				
2016 HELAA Sites	133	5,207	18	1,630	10	864	1	237
Extant consents on unallocated sites (10+)	32	817	13	434				
Extant unallocated sites (5-9) units	64	293	3	20				
Extant consents for small sites (1-4 units)	772	1,165						
SADMP 2016 Allocations	62	1,765	23	3,134	8	2,140	3	1,730
Additional Accelerated Construction Sites	2	81						

Neighbourhood Plan Allocations			2	79			
Windfall Allowance		622		1,555		1,555	1,555
Total Identified Housing Supply		10,569		7,057		4,559	3,522

4.9 The table below provides a condensed summary of the results table in terms of dwellings, the time period and housing source. In total 23,809 dwellings have been identified over a twenty-year period.

Summary Results Table

	0 - 5	5 - 10	10 - 15	15 - 20	Total
Planning Permission	2,275	454	0	0	2,729
SADMP Allocations	1,765	3,134	2,325	2,140	9,364
NP Allocations	0	79	0	0	79
ACP Sites	81	0	0	0	81
2019 HELAA Sites	619	205	0	0	824
2016 HELAA Sites	5,207	1,630	864	237	7,938
Windfall	622	1,555	1,555	1,555	5,287
Total	10,569	7,057	4,744	3,932	26,302

4.10 The results have been plotted, below, to provide an indicative housing trajectory:

4.11 The table below illustrates the geographic distribution of the sites and dwellings assessed through the HELAA process to date and considered potentially suitable, which were submitted via the 2016 Call for Sites and Policy Suggestions consultation and the 2019 draft Local Plan review consultation:

Geographic Distribution of HELAA Dwellings & Sites

Settlement	2016 HELAA		2019 HELAA		Total	
	Dwellings	Sites	Dwellings	Sites	Dwellings	Sites
Brancaster	30	1			30	1
Burnham Market	88	4			88	4
Castle Acre	28	2			28	2
Clenchwarton	450	7	18	1	468	8
Denver	132	1	132	1	264	2
Dersingham	37	1			37	1
Docking	265	5			265	5
Downham Market	2,448	7	370	1	2818	8
East Rudham	10	1			10	1
East Winch	23	3	11	2	34	5
Emneth	399	10			399	10
Fincham	60	2			60	2
Gayton	51	3			51	3
Great Massingham	76	3	15	1	91	4
Grimston	93	4			93	4
Harpley	20	2			20	2
Heacham	645	12	13	2	658	14
Hilgay	65	3			65	3
Hunstanton	13	1			13	1
Ingoldisthorpe	106	4			106	4
King's Lynn	60	1			60	1
Marham	21	1	35	1	56	2

Marshland St James	162	6			162	6
Middleton	129	3			129	3
Old Hunstanton	56	1			56	1
Outwell	58	3			58	3
Pott Row	31	2			31	2
Runcton Holme	179	5			179	5
Sedgeford	40	4			40	4
Snettisham	98	3			98	3
Southery	79	4			79	4
Stoke Ferry	210	7			210	7
Syderstone	133	3			133	3
Terrington St Clement	144	1	73	1	217	2
Terrington St John	88	3	78	2	166	5
Thornham	315	4			315	4
Tinley St Lawrence	16	2			16	2
Upwell	189	7	35	4	224	11
Walpole Highway	173	4	34	1	207	5
Walsoken	494	2			494	2
Watlington	191	5	5	1	196	6
West Lynn	33	2			33	2
West Walton			5	1	5	1
Total	7,938	149	824	19	8762	168

5. Land for Economic Development

5.1 The earlier HELAA contained detail sections on economic land and retail, the majority of this remains valid and therefore there is little merit in simply repeating this. What follows is an update of the summary of the overall economic land picture taking into account those sites which were proposed through the draft Local Plan review consultation 2019. (see over the page for a table of the sites).

5.2 Overall, the total amount of employment land identified through the HELAA as available is 121.1 ha. The table below provides a breakdown of this:

Site Source	Area (ha)	Developed (ha)	Available (ha)
Allocations	69	1.8	67.2
Others	355.7	313.44	42.26
HELAA 2016	8.15	0	8.15
HELAA 2019	3.55	0	3.55
Total	436.4	315.24	121.1

5.3 The employment land which has been identified in the table above as currently available does not factor in the potential for employment land which is classed as already developed to be re-developed. Based on an uptake of 17 ha over a 5-year period, as established in the earlier HELAA, this up this could mean a potential for in excess of 35 years' worth of employment land (note this doesn't include the port and associated industrial area).

HELAA Ref	Site Ref	Settlement	Address	Proposed Use	Size (Ha)	HELAA Constraints/ Impacts	Assessed as Housing	At Employment Growth Location	Already Allocated	Potentially Suitable for Employment Allocation	Notes
2H036	29-04-20192654	King's Lynn (West Lynn)	West Lynn MF Transmitting Station Clenchwarton Road	Employment Land	1.97	None identified for employment uses	No	Yes	No	Yes	Could be suitable for employment use
16 2H038	11-04-20191015	King's Lynn	Land off Estuary Road, North Lynn	The site has been proposed for B1, B2 and B8 employment uses, as an extension to Riverside Industrial Estate	2.8	None identified for employment uses	No	Yes	No	Yes	Already assessed as H525 25-11-20165672
2H039	26-04-20199830	King's Lynn (West Lynn)	The Oaks, Clenchwarton Road	Employment Land / Housing	1.58	None identified for employment uses	Yes – Not Suitable	Yes	No	Yes	Could be suitable for employment use but not housing

6. HELAA Update Conclusions

- 6.1 The HELAA update has identified that there is a potential land supply across the Borough which could deliver 26,302 dwellings over the next 20-year. 7,938 dwellings are from the 2016 HELAA sites i.e. those submitted for consideration in the Local Plan review Call for Sites and Policy Suggestion Consultation, and 824 dwellings are from the 2019 HELAA sites i.e. those submitted as part of the draft Local Plan review consultation. The remaining dwellings have been identified through the 2019/20 Housing Trajectory.
- 6.2 The current Local Housing Need (LHN) as illustrated earlier in this paper is 539 new homes per year. This over a 20-year period is a requirement for 10,780 new homes. The HELAA Update demonstrates that there this could be more than meet with 26,302 dwellings identified.

HELAA Update Summary Results Table

	0 - 5	5 - 10	10 - 15	15 - 20	Total
Planning Permission	2,275	454	0	0	2,729
SADMP Allocations	1,765	3,134	2,325	2,140	9,364
NP Allocations	0	79	0	0	79
ACP Sites	81	0	0	0	81
2019 HELAA Sites	619	205	0	0	824
2016 HELAA Sites	5,207	1,630	864	237	7,938
Windfall	622	1,555	1,555	1,555	5,287
Total	10,569	7,057	4,744	3,932	26,302

7. Consideration of Local Plan review (2016 – 2036) Latest Housing Numbers

7.1 This section considers the impact of the latest housing number upon the Local Plan review. As discussed earlier the Local Housing Need is currently 539 new homes per year, which equates to 10,780 new homes of the twenty-year local plan review period. The table below is based upon the 2019/20 Housing Trajectory. For further information with regards to the full 2019/20 Housing Trajectory Schedule, windfall allowance calculation, 5-year housing land supply position and housing delivery please see the Borough Council's Housing Delivery Action Plan webpage: https://www.west-norfolk.gov.uk/info/20079/planning_policy_and_local_plan/753/housing_delivery_test_hdt_action_plan

Local Plan review (2016-2036) – Updated Housing Numbers Calculation - June 2020 -Based upon the 2019/20 Housing Trajectory

Line	Item	Value	Notes
1	<ul style="list-style-type: none"> The BCKLWN current Local Housing Need (LHN) figure is 539 new dwellings per year 	539	<ul style="list-style-type: none"> Government provided calculation/figure, against which our Local Plan, Housing Delivery Test and Five-Year Land Supply is measured. (NB this is subject to change).
2	<ul style="list-style-type: none"> Over the 20-year plan period (2016 -2036) (539 x 20) this results in an overall need for 10,780 new homes 	539 x 20 = 10,780	<ul style="list-style-type: none"> NEED to plan to achieve.
3	<ul style="list-style-type: none"> 2019/20 Housing Trajectory Schedule shows that there are 10,144 dwellings committed i.e. have a permission (Full, Outline, Allocation or ACP funding) 	10,144	
4	<ul style="list-style-type: none"> Since 2016/17 (the start of the plan period) 1,802 dwellings have completed 	1,802	
5	<ul style="list-style-type: none"> Completions & Commitments total: (10,144 +1,802) = 11,946 	11,946	<ul style="list-style-type: none"> This takes account of sites proposed for de-allocation through the Local Plan review
6	<ul style="list-style-type: none"> Minus Boal Quay and associated sites? Allocated for at least 450. The trajectory schedule takes a conservative approach and only considers 150 dwellings 		<ul style="list-style-type: none"> The BC is considering mixed use options on these sites, hence a reduction is already factored in.

7	<ul style="list-style-type: none"> • Need (10,780) – Supply (11,946) = + 1,166 	$10,780 - 11,946 = + 1,166$	<ul style="list-style-type: none"> • This is the number of dwellings required to meet the min. required LHN • <u>So potentially no new / further housing allocations required</u>
8	<ul style="list-style-type: none"> • Emerging Local Plan review draft allocations 2020: Terrington St Clement (76) & Marham (35) = 111 $11,946 + 111 = 12,057$ 	$10,780 - 12,057 = + 1,277$	
9	<ul style="list-style-type: none"> • The latest (2019/20 HT) shows the windfall allowance to be 311 dwellings per year. (Note this includes a 25% discount) 		<ul style="list-style-type: none"> • This has been calculated in accordance with the NPPF/PPG and is justified based upon historic trends since 2001/2002
10	<ul style="list-style-type: none"> • Windfall allowance of 13 years' worth: $13 \times 311 = 4,043$ 	$13 \times 311 = 4,043$	<ul style="list-style-type: none"> • 16 years of the LPr period to run. However, we have to allow a period of 3 years with no allowance giving sufficient time for such sites to come forward, so 13 years of the windfall allowance is calculated.
11	<ul style="list-style-type: none"> • Windfall should be seen as flexibility on top of what already has completed and is committed. 	$12,057 + 4,043 = 16,100$ $10,780 - 16,100 = + 5,320$	<ul style="list-style-type: none"> • It is important that the annual LHN figure is not inflated to be expressed as a TARGET, since The Borough Council would then be measured against this larger figure, i.e. $539+311=850$ p.a. • This figure would be seriously unachievable. • It should be expressed as 'Flexibility' to assure an Inspector that we have contingency if an element of 'planned' provision does not come forward as envisaged. • Although not windfall, further homes may be delivered through Neighbourhood Plans as allocations.

12	<p>Summary</p> <ul style="list-style-type: none"> • Need (539 x 20) = 10,780 • Completions & Commitments = 11,946 • + LPr Allocations (111) = 12,057 • + Windfall (4,043) • Total projected Supply = 16,100 • 10,780 – 16,100 = 5,320 	<p>Supply = 12,057 ('Planned' provision)</p> <p>Need = 10,780. Surplus on 'planned' provision = + 1,277</p> <p>-----</p> <p>Projected windfall = 4,043 ('Unplanned' potential)</p> <p>(Surplus) / 'Flexibility' (including windfall)</p> <p>= 5,320</p>
-----------	--	---

Latest Housing Numbers Conclusions

- Government are tasking the Borough Council to meet our LHN. The calculation clearly demonstrates we would be doing this
- The 'surpluses / 'flexibility' acknowledged as a large figure. However, this would mean we are consistent with the NPPF in 'significantly boosting supply'
- There is no 'buffer' written into the Need / Supply or LHN calculation.
- We should guard against the LHN figure being increased, so that Government does not measure us against an inflated figure
- By acknowledging we have a measure of 'flexibility' to ensure that we can meet our 'planned' need we show we have a 'contingency'. This is the approach advocated by the SADMP Inspector. He saw it as very important that the Borough Council was not reliant on an overly precise calculation
- These results in flexibility in the event that planned allocations don't come forward as currently anticipated
- The planning system is very permissive in regard to windfall, historically this has made a significant contribution to completions in the borough and we are simply acknowledging that fact
- The result is potentially no need to make any further housing allocations but cement the ones we have already made in the current adopted Local plan and want to take forward
- However, it may be that some of the draft allocations proposed in the draft Local plan review for a variety of reasons we still may want to take forward. This should form part of the discussion when we go on to consider settlement and individual sites
- It would support localism through communities Neighbourhood Plans.

8. Overall HELAA Update Conclusion

- 8.1 The HELAA update has identified that there is a potential land supply across the Borough which could deliver 26,302 dwellings over the next 20 years. This is in excess of housing need requirement of 10,780 dwellings over the same time period.**
- 8.2 Of the 26,302 dwellings identified by the HELAA, 8,726 dwellings are identified from sites which have been submitted for consideration in the Local Plan review through the Call for Sites and Policy Suggestion Consultation and the draft Local Plan review Consultation.**
- 8.3 The consideration of latest housing numbers and the impact of those upon the Local Plan review results in no absolute need to make any further housing allocations in order to meet the Local Housing Need (LHN) and in fact there is also a healthy number of potential homes on top this, and even more once a justifiable future windfall allowance is factored in, which would provide a great degree of flexibility.**

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

Housing and Economic Land Availability Assessment (HELAA) Update

Appendix 1: Site Assessments and Mapping

Contents

Settlement	Page Number
Bircham	1-4
Burnham Market	5-8
Castle Rising	9-12
Clenchwarton	13-24
Denver	25-35
Docking	36-39
East Rudham	40-43
East Winch	44-51
Emneth	52-60
Feltwell	61-70
Great Massingham	71-86
Harpley	87-90
Heacham	91-98
Hockwold cum Wilton	99-114
King's Lynn	115-134
Marham	135-142
Marshland St James	143-154
North Runcton/West Winch	155-159
Northwold	160-163
Outwell	164-171
Shouldham	172-179
Terrington St Clement	180-183
Terrington St John	184-191
Tilney St Lawrence	192-195
Upwell	196-215
Walpole St Andrew	216-223
Walpole Highway	224-227
Watlington	228-238
Welney	239-242
Wereham	243-246
West Walton	247-254
West Winch	256-265
Wiggenhall St Mary Magdalen	266-271
Wimbotsham/Downham Market	272-278
Wormegay	279-283

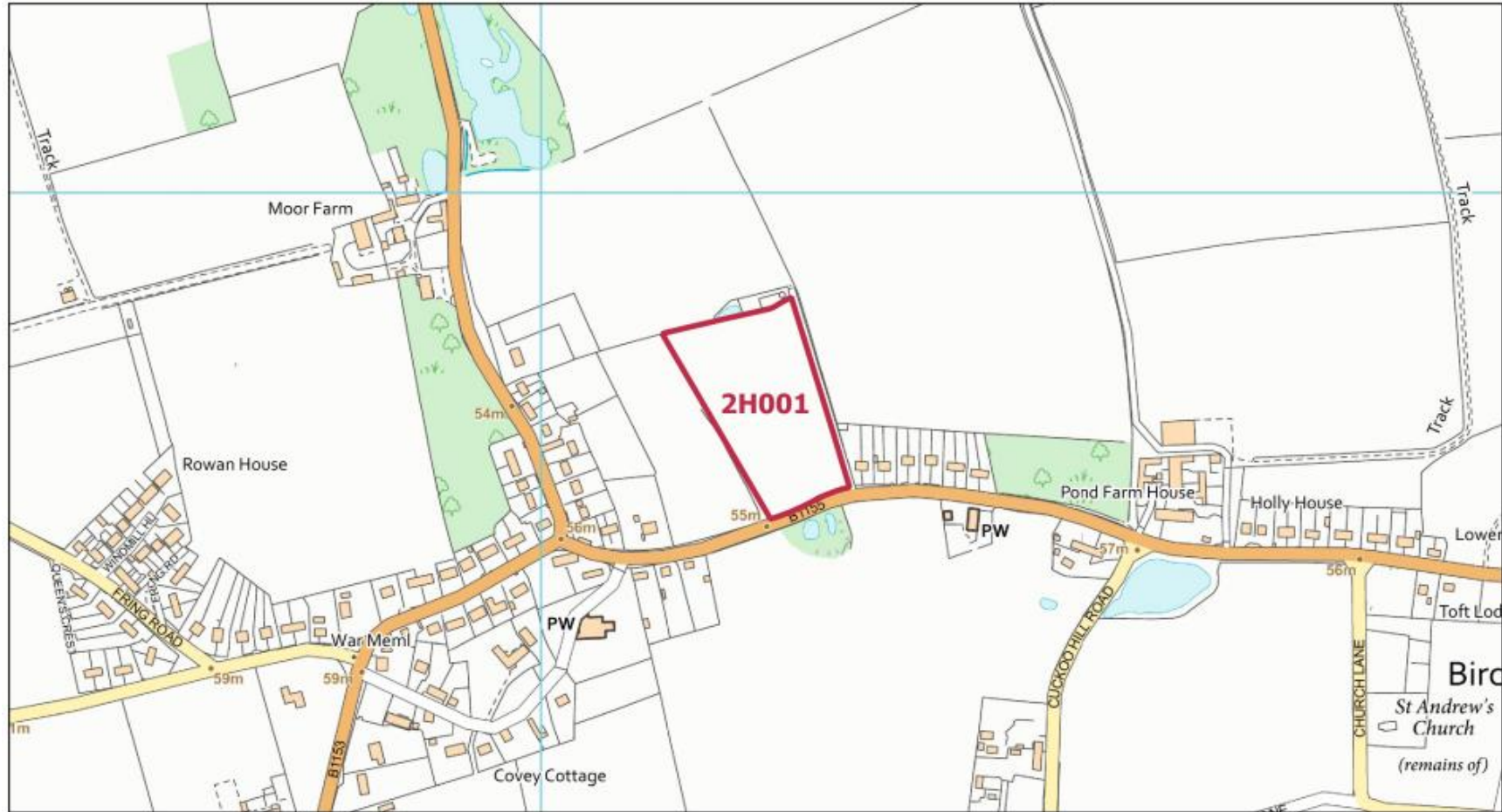
Settlement	Bircham		HELAA Ref	Call for Sites Ref
Site Address	Stocks Close, Bircham Tofts, PE31 6QS		2H001	19-03-20197392
			multiple submissions	
Parish	Bircham			
Site Size (ha)	1.87	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside, adjacent development boundary	
Development Potential	No details at present – potentially infill development		Density Calculator	1.87 x 0.90 x 24 = 40

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	No constraints were identified by the NCC Local Highway Authority. The site sits along the B1155.
Accessibility to Local Services and Facilities	Amber	NCC Highways made the comment that this rural location has no school. This rural location has limited services including a pub and cafes. There is a limited bus service that runs through the village which goes between Docking and King's Lynn.
Utilities Capacity	Amber	No constraints have been identified for utilities capacity. LLFA have made comment that the site is limited by lack of access to nearby watercourses. Surface water sewer systems are not present around the site. Alternative drainage options should be explored in planning. The site is not referenced to an IDB.
Utilities Infrastructure	Green	No constraints identified from utilities infrastructure
Contamination and Ground Stability	Green	No known issues. The site is unlikely to be contaminated.
Flood Risk	Amber	The LLFA has reported there has been no reports of internal or external flooding present on the site and there is few or no constraints of flood risk. Comment was made on the site having superficial deposits of diamicton potentially limiting surface water infiltration drainage. Where possible, surface water infiltration should be utilised. The EA has expressed no concerns on flood risk but made the reference that this site is a principal aquifer.
Coastal Change	Green	No known issues.
Market Attractiveness	Amber	The site is located within the £60m2 CIL Charging Zone
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Amber	There are no known constraints falling within this site area for nationally and locally significant landscapes. However, in proximity of around 250m Grade I listed building 'Church of St Mary' lies South West of the site and to the east of the site around lies Grade II Pond Farmhouse (250m) and the Church of St. Andrews (500m+).

Townscape	Amber	The site lies within a rural village and hedges border the site from public view on the PROW. To the East of the Site there are residential homes and to the North, South and West the adjoining areas are agricultural land.
Biodiversity and Geodiversity	Amber	Comments by the NCC has suggested that there may be protected species on site and that the landscape features should be retained and enhanced.
Historic Environment	Amber	The NCC has suggested that the development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated. No specific issues raised by Historic England however on their listings, in close proximity of the site (250m approx.) is Grade I listed building 'Church of St Mary' lies South West of the site and to the east of the site down the road lies Grade II Pond Farmhouse(250m approx.) and the Church of St. Andrews (500+m).
Open Space / Green Infrastructure	Amber	Development of the site would not result in loss of open space for public use but will result in loss of current agricultural use. No known constraints for GI.
Transport and Roads	Green	PROW within 350m. Please see access to sites.
Compatibility with Neighbouring/ Adjoining Uses	Green	Adjoining uses are agricultural land to the west, north and south and residential houses to the east.

Settlement	Bircham	HELAA Ref	2H001
Is the Site Suitable?	Yes		
Suitability Comments	There are no severe constraints identified. However, mitigation proposals are mentioned.		
Availability Assessment			
Is the site available in the plan period?	The site may become available halfway through the Local Plan period.		
When is the site available?	In 10-15 years (by April 2026 and 2031)		
Comments	The owner wishes to use the land in the meantime.		
Is the site being marketed?	The owner claims to not have any market interest currently because they want to use their land for the time being.		
Availability Comments, (including build out rate)	At this moment in time no further comments/details have been made on the suggestion of the site proposal. Only that the owner still wants to use the land until at least 2026. There is no identified plan of how many dwellings or what the use may be proposed after 10-15 years.		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Promoter states that this site will become available in-between 10-15 years once they do not want to use it for their own use. There are no abnormal costs identified associated with developing the site.		
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	This has not been specified it will be after 10-15 years.		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	yes		
Included Capacity (dwellings)	40		
Comments	Based on this information the site can be included within the capacity.		

27



Borough Council of
King's Lynn & West Norfolk
 Tel. 01553 616200
 Fax. 01553 691663



Bircham
 HELAA Site: 2H001



© Crown copyright and database rights 2020
 Ordnance Survey 100024314

06/03/2020

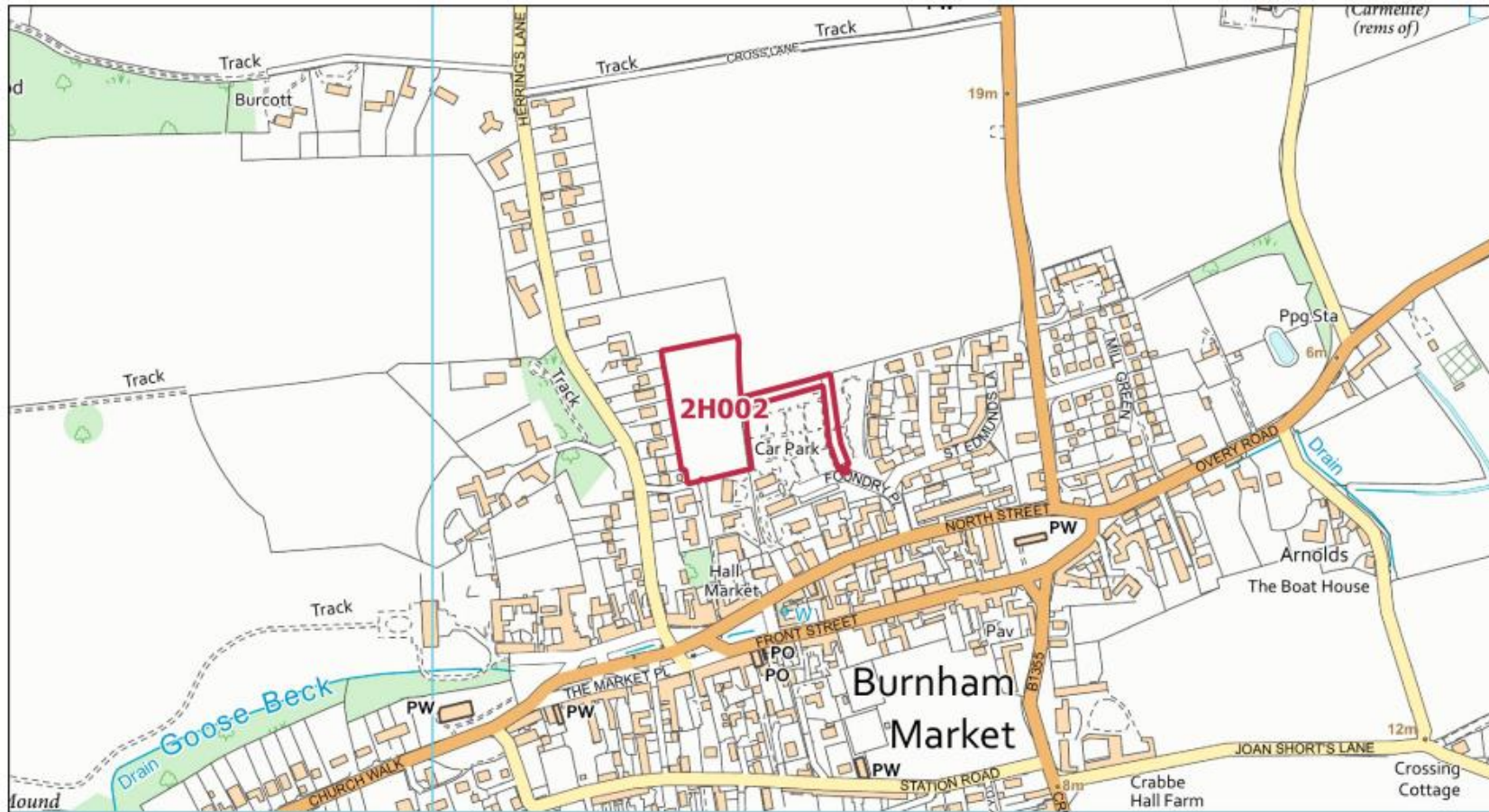
Settlement	Burnham Market		HELAA Ref	Call for Sites Ref
Site Address	Land to the west of Foundry Place, Burnham Market		2H002	26-04-20193643
			multiple submissions	
Parish	Burnham Market			
Site Size (ha)	0.98	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Part of the site proposal falls within the development boundary and the access falls adjacent.	
Development Potential	Provide additional market/affordable dwellings capacity of 4-8.		Density Calculator	0.98 x 0.9 x 24 = 21

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Green	No constraints identified by NCC Highways
Accessibility to Local Services and Facilities	Green	Site is in a good location to existing local facilities and services including bus service, doctor's surgery, pubs/shops of a walkable distance of approx. 200-800m. The site is within walking distance to four or more core services.
Utilities Capacity	Amber	Anglian Water mentioned major Constraints to Provision of infrastructure and/or treatment to serve proposed growth (Water Recycling Centre capacity and surface water network capacity issues) And upgrades regarding foul sewerage network capacity would be required.
Utilities Infrastructure	Green	No known constraints have been identified.
Contamination and Ground Stability	Amber	No constraints identified for contamination. Safeguarded mineral resources (Sand & Gravel) underlie the site. If the site area is increased to above 1ha, the requirements for Minerals and Waste Core Strategy Policy CS16 (or any successor policy) will apply.
Flood Risk	Green	The site is at low risk of flooding (within Zone 1).
Coastal Change	Green	The site is not adjacent to a Coastal Change Management Area or Coastal Flood Hazard Zone.
Market Attractiveness	Amber	The site is located within the £60 per m2 charging zone
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Red	Site is located in the AONB. The development of this site could have a detrimental impact on sensitive landscapes that the site lies within and also adjacent to its boundaries. The site is adjacent to Burnham Markets conservation area and the southern part of the site falls within the Anglo-Saxon Cemetery which was listed in 2018.
Townscape	Red	Development of this site could have a detrimental impact on the townscape due to a effecting its historic environment
Biodiversity and Geodiversity	Amber	NCC comment that there may be potential for protected species and that the boundary habitats and landscape features should be retained and enhanced where possible. Hedgerows and trees present, but it is unlikely that development of the site would have a detrimental impact on any designated site, protected species or ecological network.

Historic Environment	Red	NCC comment that development of the site would cause substantial harm to a designated heritage asset or the setting of a designated or non-designated heritage asset which cannot be reasonably mitigated and recommend this site is not taken forward in its current form. Historic England also raise concerns that part of this site lies within a recently scheduled monument, an Anglo-Saxon Cemetery. The site also lies adjacent to the Burnham Market Conservation Area. This is clearly an area of high archaeological sensitivity. We are aware of this site and I have spoken to our Inspector of Ancient Monuments in this regard. Any development will need to be kept to the northern part of the site, away from the scheduled monument.
Open Space / Green Infrastructure	Amber	Historic England comment that open Space could be provided in the area of the scheduled monument with an additional buffer to set development away from the monument. Should the site be allocated, these requirements should be made very clear in the policy and supporting text for the site. No constraint to current open space.
Transport and Roads	Amber	No constraints identified. NCC identified access to wider PROW network within 1km leading to Norfolk Coast Path, promoted circular walks. NCN route 1 within 700m. It is believed that any potential impact on the functioning of local roads could be reasonably mitigated.
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with existing and/or adjoining uses.

Settlement	Burnham Market	HELAA Ref	2H002
Is the Site Suitable?	No		
Suitability Comments	Major constraints have been identified specifically with regards to the historic environment and significant landscapes. Mitigation to these raised issues could allow this site to be suitable. The applicant is aware that the southern part of the site is designated as SAM and a layout could be developed to avoid any built development taking place within the SAM. However, the site does not seem suitable to go ahead under the constraints suggested.		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	ASAP		
Comments	The applicant claims the site is not affected by any significant constraints that would delay development. It is owned by a housebuilding company who could deliver a scheme as soon as planning permission has been granted.		
Is the site being marketed?	Yes- it is owned by a developer/promoter		
Availability Comments, (including build out rate)	The site is considered viable to the site agent with no abnormal costs.		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	The agent suggests that a proposed start can be up to 5 years (by April 2021) and time to complete the development is 6 months.		
Overcoming Constraints			
Comments	The overcoming constraints is the concern for the historic environment		
Trajectory of Development			
Comments	Up to 5 years to start then 6 months to complete		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Site was previously considered in the earlier Local Plan review HELAA, as Site H023. The site was previously found to be acceptable and included within the capacity. However, a greater undertraining of the site and appreciation of the constraints is now known. Hence the site is now not included within the capacity.		

31



Borough Council of
 King's Lynn &
 West Norfolk



Tel. 01553 616200
 Fax. 01553 691663

© Crown copyright and database rights 2020
 Ordnance Survey 100024314

Burnham Market
 HELAA Site: 2H002



06/03/2020

Settlement	Castle Rising		HELAA Ref	Call for Sites Ref
Site Address	Building plot adjoining Black Horse, Castle Rising adjacent Church Premises		2H004	29-04-20193580
			multiple submissions	
Parish	Castle Rising			
Site Size (ha)	0.72	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	The southern part of the site falls within Castle Risings development boundary.	
Development Potential	Market housing		Density Calculator	0.72 x 0.9 x24= 15

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	NCC Highways comments there could be access subject to visibility from access to Lynn Road and displaced parking from pub.
Accessibility to Local Services and Facilities	Amber	The site is in good proximity to a local bus service which runs through peak times, retail provision and local employment opportunities (pub adjacent).
Utilities Capacity	Amber	No known constraints have been identified.
Utilities Infrastructure	Amber	No known constraints have been identified.
Contamination and Ground Stability	Amber	No identified constraints. EA states the site is a principal aquifer. NCC comments that safeguarded mineral resources (Silica sand) underlie the site. If the site area is increased to above 1ha, the requirements for Minerals and Waste Core Strategy Policy CS16 (or any successor policy) will apply.
Flood Risk	Green	No flood risk identified present on the site (FZ1)
Coastal Change	Green	The site is not adjacent to a coastal change management area of coastal flood hazard zone. No identified issues.
Market Attractiveness	Amber	The site falls within the £60m2 CIL charging zone
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Red	The site lies within the heart of Castle Risings conservation area and Norfolk AONB. Development of this site could have detrimental impacts on the sensitive landscapes or their setting.
Townscape	Red	This site could have a detrimental impact on the sensitive townscapes it falls within; AONB, conservation area, surrounding Grade I and II listed buildings within close proximity.
Biodiversity and Geodiversity	Amber	No significant landscape features have been identified. NCC commented that the public house may support bats meaning a protected survey is recommended. The site does lie within Castle Risings conservation area.
Historic Environment	Red	Historic England and NCC have raised concerns suggesting this site is not appropriate and can cause harm which cannot be reasonably mitigated to the setting of the various historic assets, conservation area and the wider setting of the castle. The proposed allocation lies within Castle Rising Conservation Area and adjacent to St Lawrence's Church and Trinity Hospital (both Grade I listed). The northern part of the proposed allocation site has

		historically been open space and development within this location is likely to adversely affect the setting of the designated heritage assets.
Open Space / Green Infrastructure	Amber	This site falls within part of the car park for the adjoining public house which is an area of space with public value.
Transport and Roads	Amber	PRoW comments state there are footpaths opposite and to the north of the site. No constraints have been identified, there is public transport near the site.
Compatibility with Neighbouring/ Adjoining Uses	Amber	Development of the site could have issues of compatibility with neighbouring/adjoining uses; however, these could be reasonably mitigated

Settlement	Castle Rising	HELAA Ref	2H004
Is the Site Suitable?	No		
Suitability Comments	Overarching constraints have been identified, predominantly with the historic environment and local setting. This site does not seem suitable under the issues raised.		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Site can be available in 5-10 years (by April 2021 and 2026)		
Comments	Land is currently included in Pub Tenancy (expiring 2023) and plot will be excluded from any new letting		
Is the site being marketed?	No		
Availability Comments, (including build out rate)	Site has not been marketed or offered for sale. We anticipate there will be substantial interest for a building plot in this location. On sale the Company will require the development to be completed quickly to minimise and temporary disruption to the pub business. The applicant has stated the site is viable and there will be no abnormal costs.		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Applicant states the site is viable.		
Overcoming Constraints			
Comments	Overcoming constraints relate predominantly with the historic environment and surrounding settings.		
Trajectory of Development			
Comments	Start date up to 5 years (by April 2021)		
Barriers to Delivery			
Comments	Impacts on the surrounding setting, neighbouring uses of the public house		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	With the information available it seems unlikely that the site will be suitable to overcome issues raised on mitigating the site with regards to the sensitive landscape and surrounding historic assets.		



Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

Castle Rising
HELAA Site: 2H004



1:5,000

06/03/2020

Settlement	Clenchwarton		HELAA Ref	Call for Sites Ref
Site Address	Land between Wash Lane and Main Road Clenchwarton, Clenchwarton		2H005	11-04-20198180
			multiple submissions	
Parish	Clenchwarton			
Site Size (ha)	1.99	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Site mainly falls outside the development boundary part of the access road falls within DB, countryside	
Development Potential	Provide 24 + dwellings, 12 being affordable housing		Density Calculator	1.99 x 0.90 x 24 = 42

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Red	Highways NCC commented access is insufficient vis & access width
Accessibility to Local Services and Facilities	Green	KRSC which benefits from four + services including transport links, surgery, school and retail/employment facilities.
Utilities Capacity	Amber	Constraints identified by LLFA Surface water sewer systems are not present around the site. Alternatives should be looked at in planning. The site benefits from close proximity to IDB watercourses which could be utilised for surface water drainage.
Utilities Infrastructure	Amber	LLFA state no sewer system on site and foul sewer system surrounding the site obstructed by housing. The site has superficial deposits of clay and silt potentially limiting surface water infiltration drainage. Where possible, surface water infiltration should be utilised.
Contamination and Ground Stability	Green	No known issues. The site is unlikely to be contaminated
Flood Risk	Amber	Constraints identified by the EA: Flood Zone 3, Area benefitting from flood defences and tidal hazard mapping up to 2m. LLFA state few or no constraints.
Coastal Change	Green	No known issues
Market Attractiveness	Amber	The site is located within the £40m2 CIL Charging Zone
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on sensitive landscapes or their setting
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes. The site is bordered by hedgerows.
Biodiversity and Geodiversity	Amber	Site appears to be semi-natural habitats with ditches present and pond in the vicinity. Protected species may be present. Boundary habitats and landscape features should be retained and protected.

		Development of the site may have a detrimental impact on protected species or ecological network, but this could be reasonably mitigated or compensated.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Open Space / Green Infrastructure	Green	Development of the site would not result in a loss of public open space. Currently sits within vacant agricultural land.
Transport and Roads	Amber	No PRow within or adjacent to the site
Compatibility with Neighbouring/ Adjoining Uses	Amber	The sites surrounding land uses are agricultural land to the East, Private gardens to the North & South and Glass Houses to the West. The Development could have issues of compatibility with these adjoining uses. However, these could be reasonably mitigated.

Settlement	Clenchwarton	HELAA Ref	2H005
Is the Site Suitable?	No		
Suitability Comments	A variety of constraints have been identified, particularly with access to the site. The development would encroach significantly upon the countryside and due to issues with access; this site with current evidence does not seem suitable.		
Availability Assessment			
Is the site available in the plan period?	Yes, the promoter says the site is available immediately		
When is the site available?	Now		
Comments	The site is vacant currently		
Is the site being marketed?	The promoter is not sure		
Availability Comments, (including build out rate)	The site would most likely need to be allocated within a Local Plan or Neighbourhood Plan to come forward given it is outside of the development boundary. The promotor suggests that the site could start being developed in next 5 years.		
Achievability (including Viability)			
Is the site achievable?	The promoter has stated the site is viable		
Achievability Comments	Abnormal costs are also stated to be unknown.		
Overcoming Constraints			
Comments	Based upon current information it is difficult to see how the constraints identified by NCC HA can be overcome		
Trajectory of Development			
Comments	This has not been stated		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Based on current evidence this site is not suitable		

Settlement	Clenchwarton		HELAA Ref	Call for Sites Ref
Site Address	West of Blackhorse Road, Clenchwarton, Kings Lynn, PE344DN		2H007	29-04-20197429
			multiple submissions	
Parish	Clenchwarton			
Site Size (ha)	0.71	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Site is adjacent to the development boundary	
Development Potential	Proposed for 18 detached houses		Density Calculator	0.71 x 0.90 x 24 = 15

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	The site sits west to a road and has potential constraints on the site, it is a small lane which is substandard for cycling. There is currently no footway, but these could be overcome through development.
Accessibility to Local Services and Facilities	Green	Four or more core services are within the required distance. School, retail and employment are within 1200m
Utilities Capacity	Green	No constraints have been identified.
Utilities Infrastructure	Amber	The site has superficial deposits of clay and silt potentially limiting surface water infiltration drainage. Where possible, surface water infiltration should be utilised. Surface water sewer systems are not present around the site. The site benefits from proximity to a private watercourse off-site and proximity to an IDB main watercourse which could be utilised for surface water drainage.
Contamination and Ground Stability	Green	No constraints identified. This site is unlikely to be contaminated
Flood Risk	Amber	Within Flood Zone 3. Area benefitting from flood defences and up to 2m on the THM. Few or no constraints identified
Coastal Change	Green	No known issues.
Market Attractiveness	Amber	The site is located within the £40m2 CIL Charging Zone
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
Townscape	Green	Currently the site is bordered by hedges. Development of this site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes.
Biodiversity and Geodiversity	Amber	Development of the site may have a detrimental impact on protected species or ecological network, but the impact could be reasonably mitigated or compensated. Site may have semi-natural habitats or protected species present.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.

Open Space / Green Infrastructure	Green	Public open space will not be affected with the development of this site. Currently a private grass field.
Transport and Roads	Amber	NCC Highways has commented that the network is substandard for c/w the access to wider PROW network within 600m, however there is no footway provision adjacent to the site now. The road capacity could also be limiting with its current access.
Compatibility with Neighbouring/ Adjoining Uses	Amber	The surrounding land uses are agricultural land and residential to the North and East. The development could have issues of compatibility with neighbouring uses; however, these could be reasonably mitigated.

Settlement	Clenchwarton	HELAA Ref	2H007
Is the Site Suitable?	Yes		
Suitability Comments	No substantial constraints identified which cannot be mitigated.		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Immediately		
Comments	n/a		
Is the site being marketed?	The promoter has received enquiries		
Availability Comments, (including build out rate)	The promoter's client has had a number of housing developers approach them. The site has no abnormal costs identified.		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Applicant indicates the site is viable		
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	Proposed to start in the next 5 years (by April 2021). Time taken to complete 1-2 year		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	18		
Comments	The proposed site is deemed suitable however capacity exceeds the density calculated for the site by approximately 3 dwellings.		

Settlement	Clenchwarton		HELAA Ref	Call for Sites Ref
Site Address	Land off Main Road, Clenchwarton		2H008	16-04-20199454
			multiple submissions	
Parish	Clenchwarton			
Site Size (ha)	0.33	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Sits within the countryside, adjacent to the development boundary	
Development Potential	Residential development for up to 10 dwellings		Density Calculator	0.33 x 1.00 x 24 = 8

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Red	NCC Highways comments access is not feasible due to bus layby sits on the border of the site proposed.
Accessibility to Local Services and Facilities	Green	KRSC which benefits from four + services including transport links, surgery, school and retail/employment facilities.
Utilities Capacity	Green	No constraints identified.
Utilities Infrastructure	Amber	There are no sewer systems present on-site. A foul sewer is identified in the road network ~8.00m south of the site. The site has superficial deposits of clay and silt potentially limiting surface water infiltration drainage. Where possible, surface water infiltration should be utilised.
Contamination and Ground Stability	Green	No known issues. The site is unlikely to be contaminated
Flood Risk	Amber	Constraints identified by the EA: Flood Zone 3, Area benefitting from flood defences and tidal hazard mapping up to 2m. LLFA state few or no constraints.
Coastal Change	Green	No known issues
Market Attractiveness	Amber	The site is located within the £40m2 CIL Charging Zone
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on sensitive landscapes or their setting
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes. The site is bordered by hedgerows.
Biodiversity and Geodiversity	Green	Boundary habitats and landscape features should be retained and protected. Development of the site would not have a detrimental impact on any designated site, protected species or ecological network.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a

		designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Open Space / Green Infrastructure	Green	Development of the site would not result in a loss of public open space. Currently sits within vacant agricultural land.
Transport and Roads	Red	No PROW within or adjacent to site. See comments on access for site.
Compatibility with Neighbouring/ Adjoining Uses	Amber	The sites surrounding land uses are agricultural land to the North, West and South. Residential development sits to the East of the site. The Development could have issues of compatibility with these adjoining uses. Especially due to the site could cause access issues to the public bus stop.

Settlement	Clenchwarton	HELAA Ref	2H008
Is the Site Suitable?	No		
Suitability Comments	A major constraint is the access to the site for this development. A public bus stop is directly in front of the site, if access affected the use of the bus stop this would cause detrimental impact to residents/users if this was developed.		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	ASAP		
Comments	Site is available now		
Is the site being marketed?	The site has not yet been put to market		
Availability Comments, (including build out rate)	No abnormal costs have been stated.		
Achievability (including Viability)			
Is the site achievable?	The site has been deemed viable by the promoter.		
Achievability Comments	n/a		
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	Up to 5 years to start development (by April 2021)		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	This site is deemed not suitable in its current stage due to access is a concern.		



45



Borough Council of
King's Lynn &
West Norfolk

Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

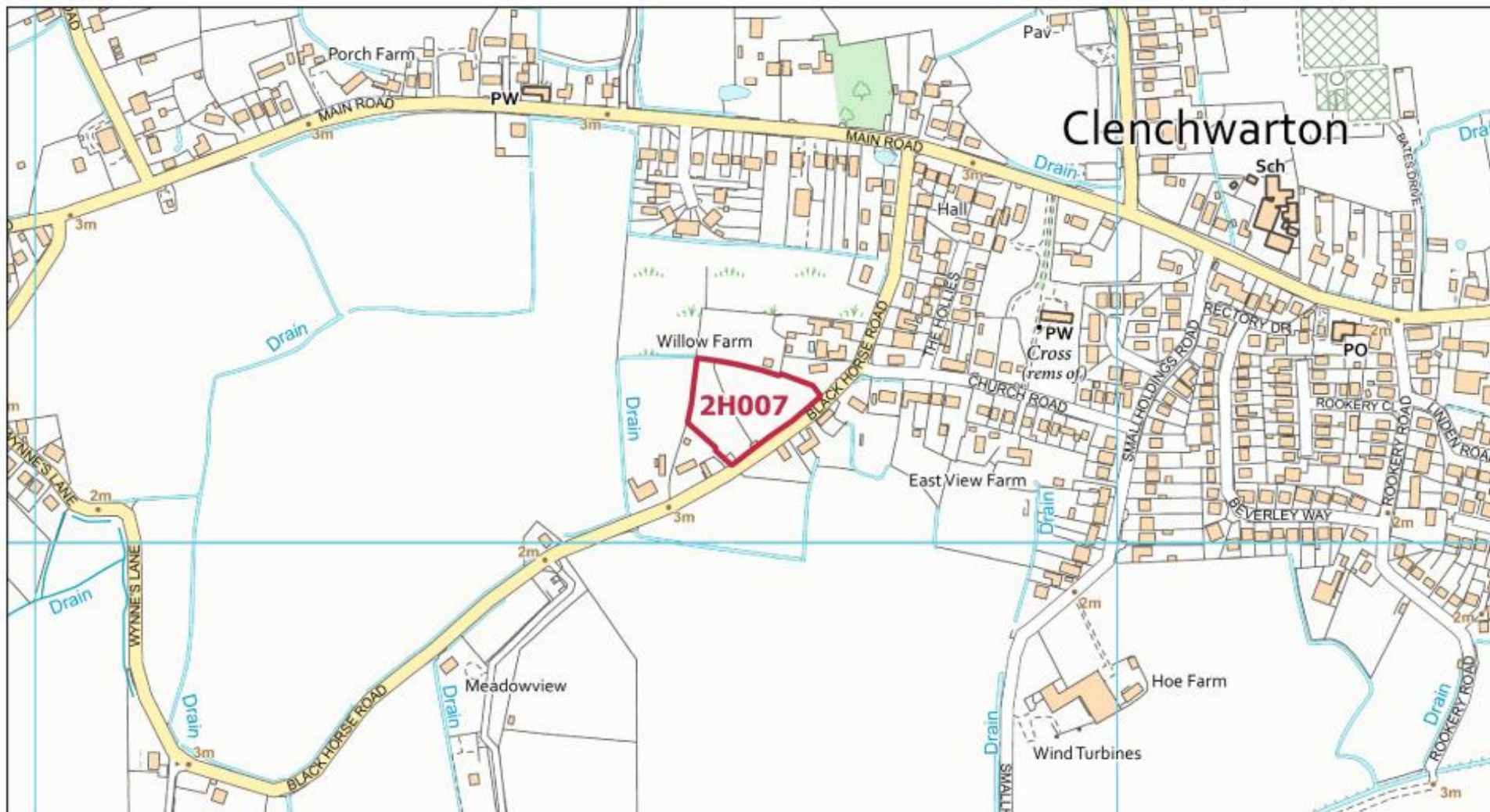
Clenchwarton
HELAA Site: 2H005



1:5,000

06/03/2020

46



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

Clenchwarton
HELAA Site: 2H007



1:5,000

06/03/2020

47



Borough Council of
King's Lynn & West Norfolk
Tel. 01553 616200
Fax. 01553 691663



Clenchwarton
HELAA Site: 2H008



1:5,000

Settlement	Denver		HELAA Ref	Call for Sites Ref
Site Address	Denver Golf Course		2H010	30-04-20191369
			multiple submissions	
Parish	Denver			
Site Size (ha)	22.17	Greenfield/Brownfield	Greenfield (Denver Golf Course)	
Ownership	Private	Local Plan Designation	Countryside	
Development Potential	Proposed for approx. 320 dwellings		Density Calculator	22.17 x 0.75 x 24 = 400 dwellings

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Red	Norfolk County Council as the local highway authority consider that the site would not be suitable for large scale housing. They also raise visitor access as a concern.
Accessibility to Local Services and Facilities	Green	Four or more core services within 1,200m and 2,000m for school access. The primary school is within walking distance, as is the local shop, church, public house, village hall and bus stop
Utilities Capacity	Green	Sufficient utilities capacity based on current information
Utilities Infrastructure	Green	No constraints identified from utilities infrastructure
Contamination and Ground Stability	Green	No known major issues – The site is unlikely to be contaminated and has no known ground stability issues
Flood Risk	Amber	The site is within Flood Zone 1 NCC as the LLFA state that mitigation would be required due to heavy constraints and that significant information would be required at the planning stage. Should this site be considered for development the applicant would be advised to liaise with NCC and the EA.
Coastal Change	Green	The site is not adjacent to a Coastal Flood Hazard Zone
Market Attractiveness	Amber	The site is located within the £40m2 CIL Charging Zone
Impact	Score (Red/Amber/Green)	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Amber	The site is located to the north west of Denver and south west of Downham Market. Development of the whole site would represent a marked change in the local lands/town scape.
Biodiversity and Geodiversity	Amber	NE SSSI impact risk zone Residential development of 10 units or more or Any residential developments outside of existing settlements/urban areas with a total net gain in residential units.
Historic Environment	Amber	NCC HES provide an amber rating
Open Space / Green Infrastructure	Amber	Landscape features should be retained where possible
Transport and Roads	Red	See 'access to site'.

Compatibility with Neighbouring/ Adjoining Uses	Amber	Please see 'Townscape'
---	-------	------------------------

Settlement	Denver	HELAA Ref	2H010
Is the Site Suitable?	No		
Suitability Comments	Based on current evidence the site would appear not to be suitable		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	5 - 10 years		
Comments	The agent promoting the site states that the site is available now		
Is the site being marketed?	No		
Availability Comments, (including build out rate)	The agent promoting the site states that the site is available now		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	The agent promoting the site considers that there are no known viability issues. An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the Local Plan review		
Overcoming Constraints			
Comments	Difficult to suggest how the identified constraint with regard to access can be overcome based upon current information.		
Trajectory of Development			
Comments	n/a		
Barriers to Delivery			
Comments	Access		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Difficult to suggest how the identified constraint with regard to access can be overcome based upon current information.		

Settlement	Denver		HELAA Ref	Call for Sites Ref
Site Address	Land North of Nightingale Close, Denver		2H011	29-04-20190011
			multiple submissions	
Parish	Denver			
Site Size (ha)	1.35	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside	
Development Potential	Proposed for around 30 dwellings		Density Calculator	1.35 x 1 x 24 = 32 dwellings

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Red	Norfolk County Council as the local highway authority consider that no access can be gained from the A1122 which a corridor of movement. It is not clear how access could be achieved from Ryston Road.
Accessibility to Local Services and Facilities	Green	Four or more core services within 1,200m and 2,000m for school access. The primary school is within walking distance, as is the local shop, church, public house, village hall and bus stop
Utilities Capacity	Green	Sufficient utilities capacity based on current information
Utilities Infrastructure	Green	No constraints identified from utilities infrastructure
Contamination and Ground Stability	Green	No known major issues – The site is unlikely to be contaminated and has no known ground stability issues
Flood Risk	Green	The site is within Flood Zone 1 (low risk)
Coastal Change	Green	The site is not adjacent to a Coastal Flood Hazard Zone
Market Attractiveness	Amber	The site is located within the £40m2 CIL Charging Zone
Impact	Score (Red/Amber/Green)	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Amber	The site is located to the north of Denver between the A1122 and existing housing consideration of the context will be required
Biodiversity and Geodiversity	Amber	NE SSSI impact risk zone Residential development of 10 units or more or Any residential developments outside of existing settlements/urban areas with a total net gain in residential units.
Historic Environment	Amber	NCC HES provide an amber rating
Open Space / Green Infrastructure	Amber	Grassland with wooded belt on northern edge. Pond adjacent. Potential for protected species. Tree/hedge loss should be minimised and losses compensated
Transport and Roads	Red	See 'access to site'.
Compatibility with Neighbouring/ Adjoining Uses	Amber	Please see 'Townscape'

Settlement	Denver	HELAA Ref	2H011
Is the Site Suitable?	No		
Suitability Comments	Based on current evidence the site would appear not to be suitable		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	0-5 years		
Comments	The agent promoting the site states that the site is available now		
Is the site being marketed?	No, but enquires have been received		
Availability Comments, (including build out rate)	The agent promoting the site states that the site is available now		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	The agent promoting the site considers that there are no known viability issues. An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the Local Plan review		
Overcoming Constraints			
Comments	Difficult to suggest how the identified constraint with regard to access can be overcome based upon current information.		
Trajectory of Development			
Comments	n/a		
Barriers to Delivery			
Comments	Access		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Difficult to suggest how the identified constraint with regard to access can be overcome based upon current information.		

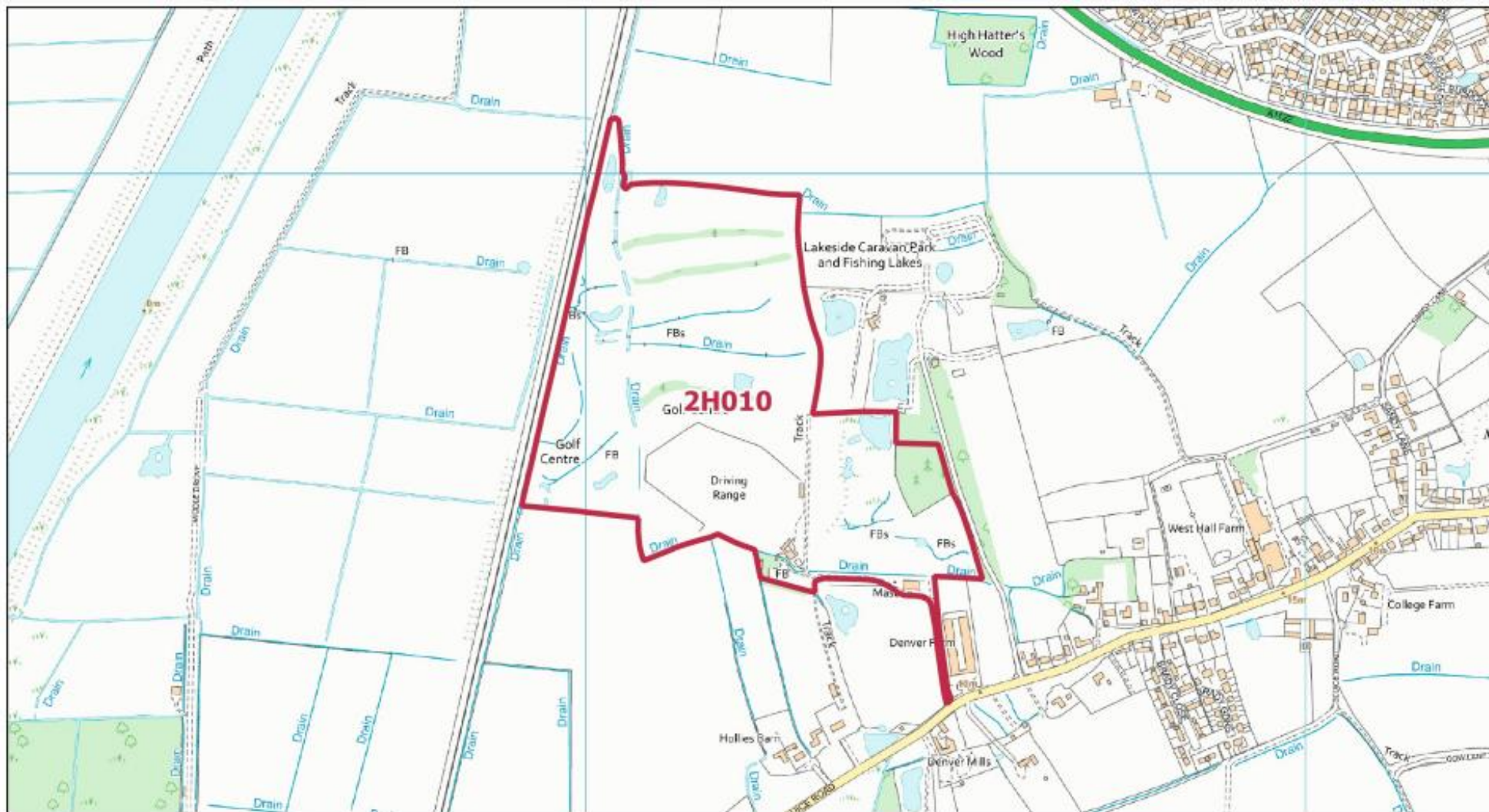
Settlement	Denver		HELAA Ref	Call for Sites Ref
Site Address	Land West of the A10, Denver		2H012	28-11-20168737
			multiple submissions	
Parish	Denver		H064	28-11-20168737
Site Size (ha)	7.36	Greenfield/Brownfield	Greenfield (agriculture although one dwelling on the site)	
Ownership	Private	Local Plan Designation	Countryside (adjacent the development boundary)	
Development Potential	Proposed for up to 96 dwellings		Density Calculator	7.36 x 0.75 x 24 = 132 dwellings

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	There are potential access constraints on the site, but these could be overcome through development. NCC as the LHA comment: Yes, subject to satisfactory access, frontage f/w & minimum c/w width of 5.5m - would require substantial tree removal.
Accessibility to Local Services and Facilities	Green	Four or more core services within 1,200m and 2,000m for school access. The primary school is within walking distance, as is the local shop, church, public house, village hall and bus stop
Utilities Capacity	Green	Sufficient utilities capacity based on current information
Utilities Infrastructure	Green	No constraints identified from utilities infrastructure
Contamination and Ground Stability	Green	No known major issues – The site is unlikely to be contaminated and has no known ground stability issues
Flood Risk	Green	The site is within Flood Zone 1 (low risk). NCC as the LLFA state that the site is at risk from surface water ponding along the eastern boundary which then extends into the site in the south. The adjacent road network to the west and south is also at risk of surface water ponding. They conclude that the site is relatively constraint free and standard information would be required at the planning stage
Coastal Change	Green	The site is not adjacent to a Coastal Flood Hazard Zone
Market Attractiveness	Amber	The site is located within the £40m2 CIL Charging Zone
Impact	Score (Red/Amber/Green)	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Green	The site is sandwiched between the A10 and existing residential development. It is currently greenfield and offers a countryside buffer between the A10 and the existing settlement. Development of the site would have either a neutral or positive, but importantly not have a detrimental impact, on townscapes
Biodiversity and Geodiversity	Amber	NE SSSI impact risk zone Residential development of 10 units or more or Any residential developments outside of existing settlements/urban areas with a total net gain in residential units. There are a number of TPO trees on the site and the Denver Foot Path 21 dissects the site from east to west

Historic Environment	Amber	NCC HES provide an amber rating. Denver Hall and the Gate House are Grade 2* listed buildings within proximity to this site and careful consideration will need to be given to the setting of these, although the site is currently heavily screened by mature vegetation from these historic assets
Open Space / Green Infrastructure	Amber	Denver FP21 dissects site east - west. NCC GI state that there are a number of habitats across site, mature trees, scrub and hedgerows. GI and open space strategy should accompany any proposals. GI should not be limited to buffer of A10
Transport and Roads	Amber	Any potential impact on the functioning of truck roads and/or local roads could be reasonably mitigated
Compatibility with Neighbouring/ Adjoining Uses	Amber	The site is bordered by the A10 and Ely Road to the east and south respectively, to north and west is existing residential development comprising large detached dwellings, barn conversions and an estate comprising of semi-detached and terraced housing

Settlement	Denver	HELAA Ref	2H012
Is the Site Suitable?	Yes		
Suitability Comments	Based on current evidence the site would appear to be suitable		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	0-5 years		
Comments	The agent promoting the site states that the site is available now, and that there are no known constraints		
Is the site being marketed?	No		
Availability Comments, (including build out rate)	It is proposed that development could start within the next 5 years and take a further 3 to build the site out		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	The agent promoting the site considers that there are no known viability issues. An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the Local Plan review		
Overcoming Constraints			
Comments	None identified that hamper development of the site		
Trajectory of Development			
Comments	5-10 years		
Barriers to Delivery			
Comments	None identified		
Conclusion			
Site included within capacity?	Yes		
Included Capacity (dwellings)	132 dwellings		
Comments	Based on current evidence, given no major site constraints have been identified, it would appear that the site could come forward. The site has previously been submitted and this concluded that the site could potentially be suitable and so has already been included within the capacity.		

59



Borough Council of
King's Lynn & West Norfolk
Tel. 01553 616200
Fax. 01553 691663



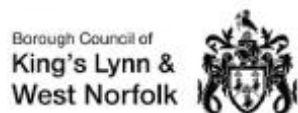
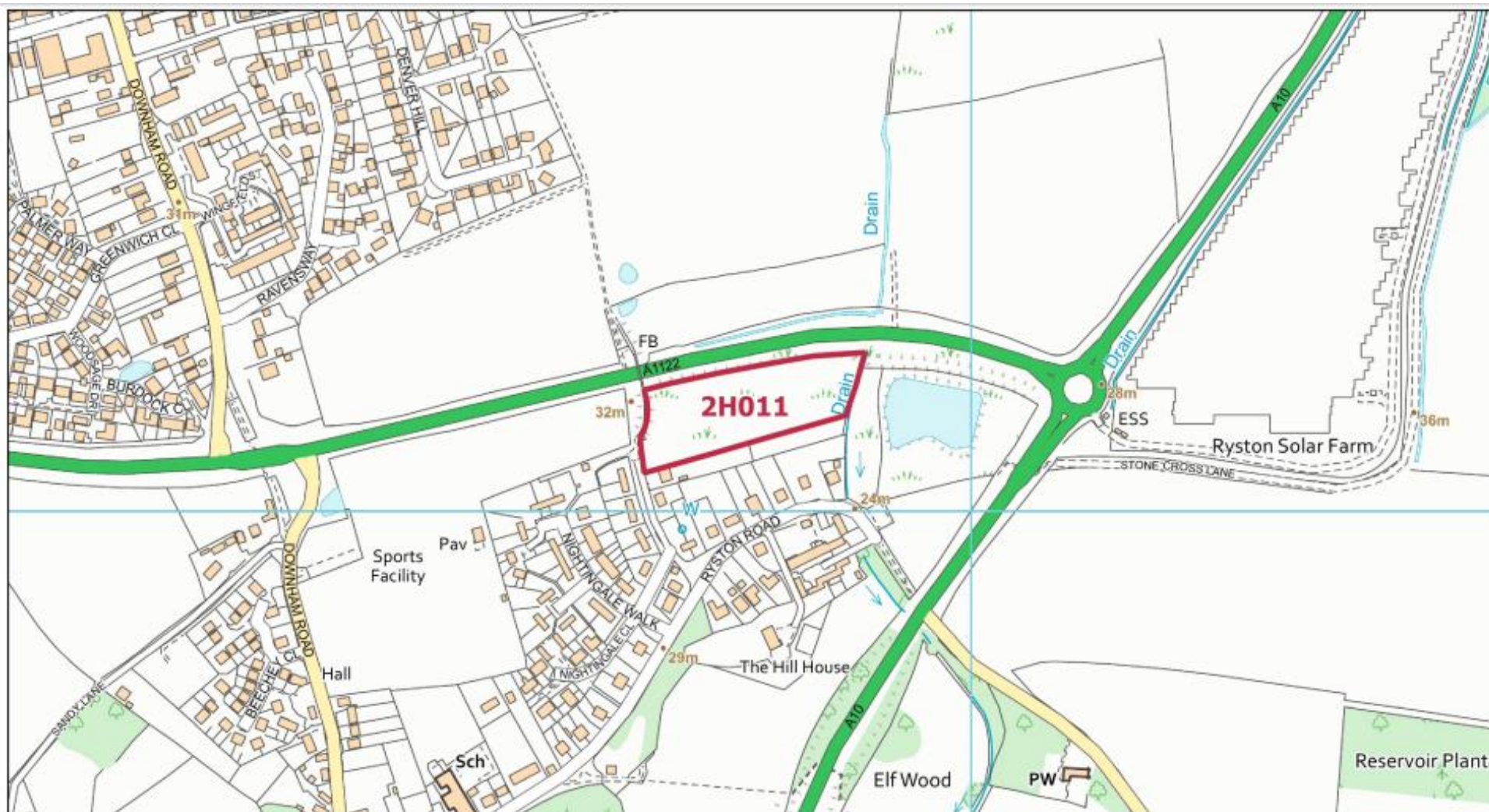
Denver
HELAA Site: 2H010



1:7,500

06/03/2020

57



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

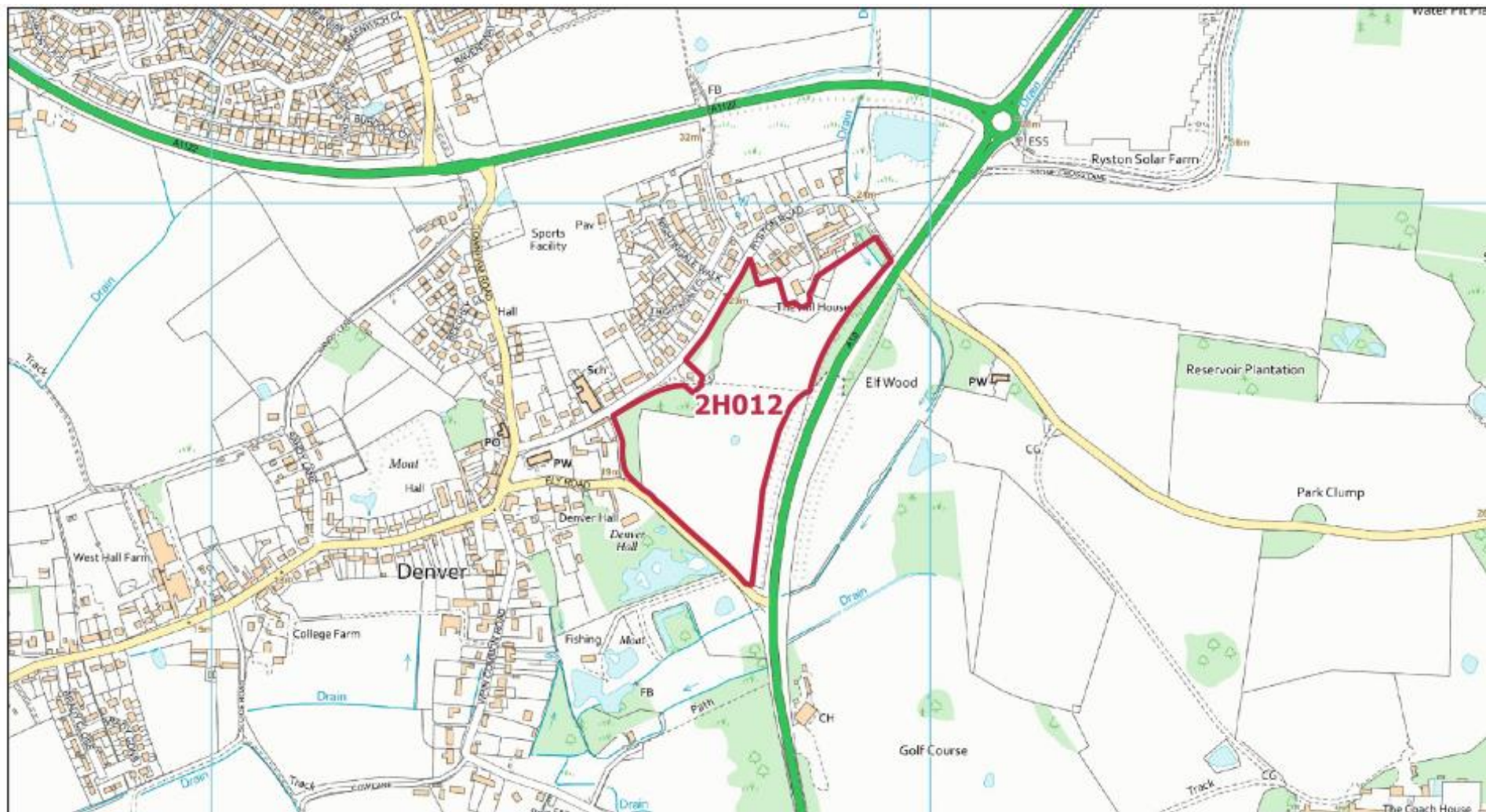
Denver
HELAA Site: 2H011



1:5,000

09/03/2020

58



Borough Council of
King's Lynn & West Norfolk
 Tel. 01553 616200
 Fax. 01553 691663



Denver
 HELAA Site: 2H012



1:7,500

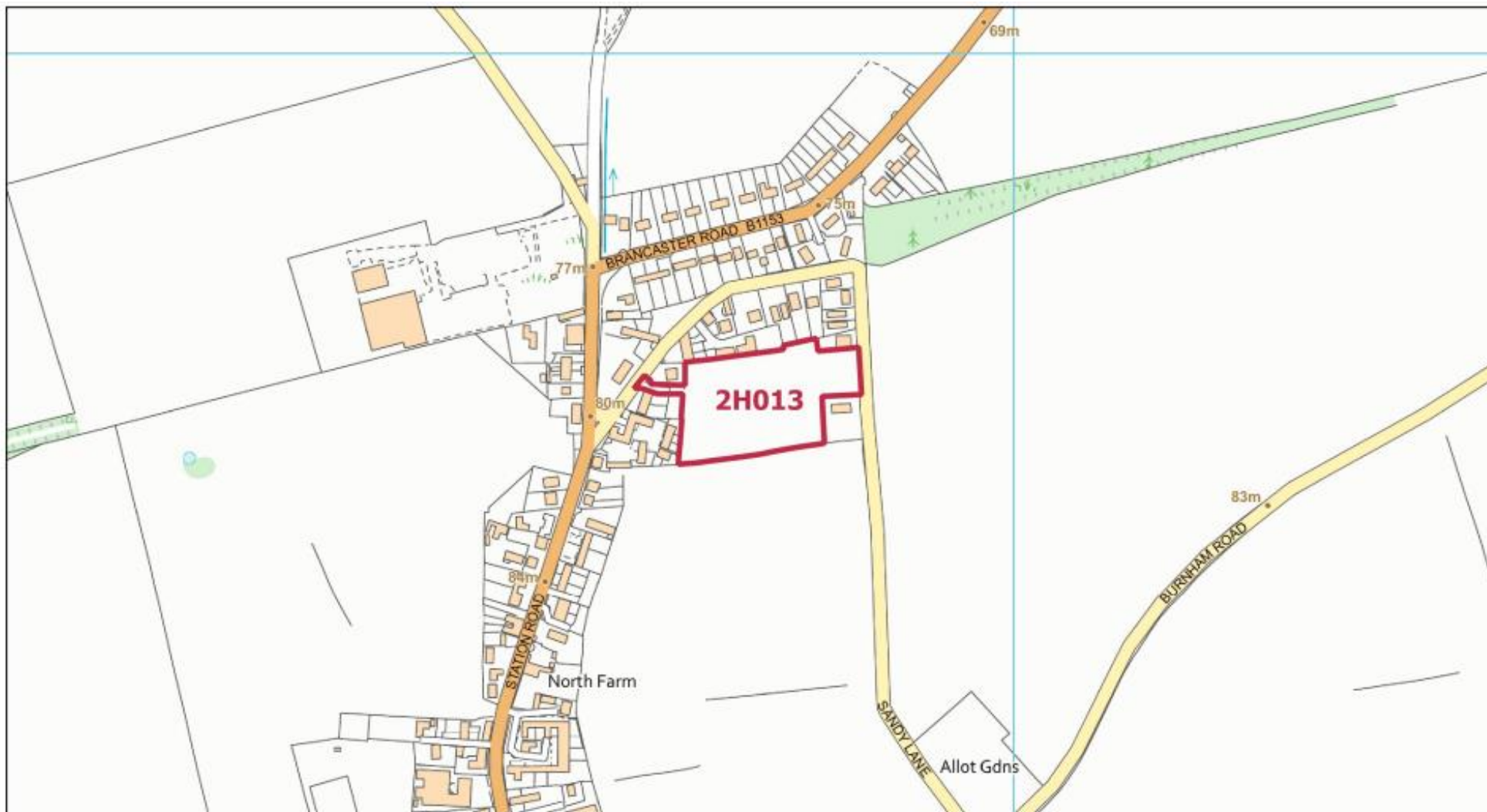
09/03/2020

Settlement	Docking		HELAA Ref	Call for Sites Ref
Site Address	Land off Sandy Lane, Docking		2H013	15-04-20194608
			multiple submissions	
Parish	Docking			
Site Size (ha)	1.41	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside (adjacent development boundary)	
Development Potential	Proposed for residential development		Density Calculator	1.41*0.9*24= 30

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Red	Norfolk County Council as the Local Highway Authority consider that the local road network is substandard, there is no cycle way or foot way.
Accessibility to Local Services and Facilities	Amber	Access to Doctors Surgery, Primary School and local shops
Utilities Capacity	Amber	No available utilities capacity but potential for improvements to facilitate capacity.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Contamination and Ground Stability	Green	The site is unlikely to be contaminated and has no known ground stability issues.
Flood Risk	Green	The site is at low risk of flooding (within Zone 1).
Coastal Change	Green	The site is not adjacent to a Coastal Flood Hazard Zone.
Market Attractiveness	Green	The site is located within the £60m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Amber	Adjacent to Conservation Area. Development of the site would have a detrimental impact on sensitive or other landscapes which could be mitigated.
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes.
Biodiversity and Geodiversity	Amber	Potential for protected species onsite. Boundary habitats should be protected and enhanced. Landscape features should be retained where possible especially boundaries
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated. Site is adjacent to a conservation area.
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any public open space.
Transport and Roads	Red	See 'Access to Site'

Compatibility with Neighbouring/ Adjoining Uses	Green	There are residential uses to the east and south of the site.
---	-------	---

Settlement	Docking	HELAA Ref	2H013
Is the Site Suitable?	No		
Suitability Comments	See 'Access to Site'		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	1 to 5 years (by April 2021)		
Comments			
Is the site being marketed?	Site is owned by a developer/ promoter		
Availability Comments, (including build out rate)	Commencement - Up to 5 years. Completion - 1-2 years is estimated.		
Achievability (including Viability)			
Is the site achievable?	-		
	Applicant indicated it as viable. Plan wide viability assessment follows.		
Achievability Comments	-		
Overcoming Constraints			
Comments	Based on current information it is unlikely that the identified constraints and impacts can be overcome.		
Trajectory of Development			
Comments	n/a		
Barriers to Delivery			
Comments	See impacts and constraints.		
Conclusion			
Site included within capacity?	no		
Included Capacity (dwellings)	0		
Comments	Based on current evidence the site is considered not to be suitable due to the constraints identified by NCC as the local highway authority.		



62

Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

Docking
HELAA Site: 2H013



1:5,000

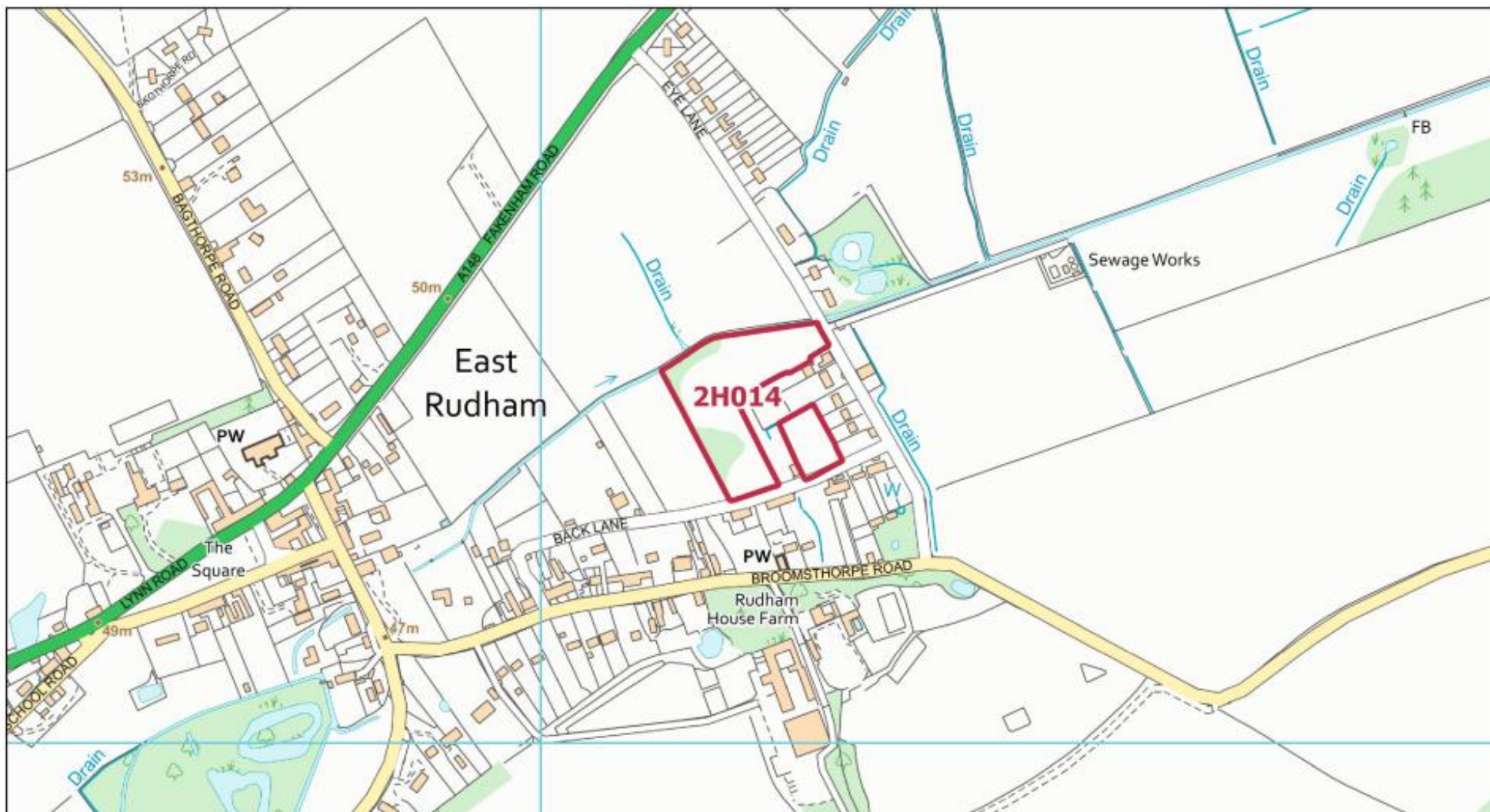
06/03/2020

Settlement	East Rudham		HELAA Ref	Call for Sites Ref
Site Address	Land on Back Lane, PE31 8RQ between residential properties The Haven, The Birches, The Firs, The Cedars and St. Patrick Villa		2H014	29-04-20195966
			multiple submissions	
Parish	East Rudham			
Site Size (ha)	1.36	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Adjacent to the development boundary, within the countryside	
Development Potential	2 Custom or Self build dwellings		Density Calculator	1.36 x 0.9 x 24 = 29

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	Potential constraints with access and network.
Accessibility to Local Services and Facilities	Green	Key Rural Service Centre- Range of facilities with four or more core services within 1200m reach.
Utilities Capacity	Amber	LLFA comments where possible, surface water infiltration should be utilised. Surface water sewer systems are not present around the site. Alternatives should be looked at in planning
Utilities Infrastructure	Green	No constraints identified
Contamination and Ground Stability	Amber	Safeguarded mineral resources (Sand & Gravel) underlie the site, the requirements for Minerals and Waste Core Strategy Policy CS16 (or any successor policy) will apply.
Flood Risk	Amber	LLFA stated that mitigation is required for heavy constraints due to the site is at risk from surface water flooding. The site is within Flood Zone 2 and 3 and is a principal aquifer.
Coastal Change	Green	The site is not adjacent to a Coastal Change Management Area or Coastal Flood Hazard Zone.
Market Attractiveness	Green	The site is located within the £60m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Site is not located in or adjacent to a sensitive landscape.
Townscape	Green	Site lies adjacent to East Rudham conservation area. Development of the site would unlikely have a negative impact on the townscape.
Biodiversity and Geodiversity	Amber	Potential for protected species onsite. Ponds in the vicinity. Boundary habitats and landscape features should be protected and enhanced. Development of the site may have a detrimental impact on protected species or the ecological network.

Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated. Adjacent to East Rudham conservation area and near listed buildings.
Open Space / Green Infrastructure	Green	Development of the site will not result in loss of public open space.
Transport and Roads	Amber	Substandard carriageway and no footways- PRoW within 560m.
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with surrounding uses.

Settlement	East Rudham	HELAA Ref	2H014
Is the Site Suitable?	Yes		
Suitability Comments	Potential constraints identified could be mitigated.		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	ASAP		
Comments	The land is unused and readily available- the dwellings would be self-builds for the promoter's sons.		
Is the site being marketed?	The site is owned by a developer/promoter who would develop the site themselves		
Availability Comments, (including build out rate)	No abnormal costs.		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Site is deemed viable and would take 1-2 years to complete.		
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	Up to 5 years to start (by April 2021) and take 1-2 years to complete		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	Yes		
Included Capacity (dwellings)	29		
Comments	Based on current evidence, the site is considered to be suitable since any constraints can be either overcome or mitigated.		



99

Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

East Rudham
HELAA Site: 2H014



1:5,000

06/03/2020

Settlement	East Winch		HELAA Ref	Call for Sites Ref
Site Address	Land to West of Short Drove, East Winch, PE32 1NW		2H015	29-03-20197021
			multiple submissions	
Parish	East Winch			
Site Size (ha)	0.58	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside adjacent to the development boundary	
Development Potential	6 Detached dwellings off a shared drive		Density Calculator	0.58 x 0.9 x 24 = 12

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	Constraints suggested by Highways is the network is remote and this development will increase crossing of A47 to facilities.
Accessibility to Local Services and Facilities	Amber	Access to local services/ shops and employment.
Utilities Capacity	Green	No constraints identified.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Contamination and Ground Stability	Amber	Safeguarded mineral resources (Carstone and Silica sand) underlie the site. The site is within the Consultation area for an adopted mineral extraction site allocation, for which a planning application is currently being determined. The requirements for Minerals and Waste Core Strategy Policy CS16 (or any successor policy) will apply, mineral resource safeguarding requirements will apply if the site area increases above 1ha.
Flood Risk	Green	The site is at low risk of flooding (within Zone 1).
Coastal Change	Green	The site is not adjacent to a Coastal Flood Hazard Zone.
Market Attractiveness	Green	The site is located within the £60m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	The development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes.
Townscape	Green	The development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes.
Biodiversity and Geodiversity	Green	Development of the site would not have a detrimental impact on any designated site, protected species or ecological networks.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.

Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any public open space.
Transport and Roads	Amber	No PROW within or adjacent to site. The site is considered to be remote from services so development here would be likely to result in an increased use of unsustainable transport modes.
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with existing and/or adjoining uses.

Settlement	East Winch	HELAA Ref	2H015
Is the Site Suitable?	Yes		
Suitability Comments	n/a		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	ASAP		
Comments	Promoter states the site can be mobilised for development quickly and completed in a relatively short timescale		
Is the site being marketed?	Unknown site is owned by a developer		
Availability Comments, (including build out rate)	No abnormal costs		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Promoter states the site is viable		
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	Proposed start up to 5 years and once planning permission is granted the construction phase will take approx. 12-18 months		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	Yes		
Included Capacity (dwellings)	6		
Comments	Based on current evidence and taking into consideration Highways comments, the site appears suitable.		

Settlement	East Winch		HELAA Ref	Call for Sites Ref
Site Address	Land North of Gayton Road, East Winch		2H016	25-04-20190010
			multiple submissions	
Parish	East Winch			
Site Size (ha)	0.35	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside (adjacent development boundary)	
Development Potential	5 frontage dwellings (market/affordable)		Density Calculator	0.35 x 1.00 x 24 = 8

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	Constraints suggested by Highways is the network is remote and this development will increase crossing of A47 to facilities.
Accessibility to Local Services and Facilities	Amber	Access to local services/ shops and employment.
Utilities Capacity	Green	No constraints identified
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Contamination and Ground Stability	Amber	Safeguarded mineral resources (Carstone and Silica sand) underlie the site. If the site area is increased to above 1ha, the requirements for Minerals and Waste Core Strategy Policy CS16 (or any successor policy) will apply.
Flood Risk	Green	No constraints identified. Within flood zone 1.
Coastal Change	Green	The site is not adjacent to a Coastal Flood Hazard Zone.
Market Attractiveness	Amber	The site is located within the £60m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes.
Biodiversity and Geodiversity	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on protected species, designated site or ecological networks
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any public open space.


Transport and Roads	Amber	No PROW within or adjacent to site
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with existing and/or adjoining uses.

Settlement	East Winch	HELAA Ref	2H016
Is the Site Suitable?	Yes		
Suitability Comments	Constraints identified can be mitigated.		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Immediately		
Comments	n/a		
Is the site being marketed?	If allocated consent the site would be obtained by the owner and the site, then marketed either as a whole or as individual self-build plots		
Availability Comments, (including build out rate)	No abnormal costs		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Promoter states the site is viable		
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	Proposed development can begin in up to 5 years and take 1-2 years to complete		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	Yes		
Included Capacity (dwellings)	8		
Comments	Based on current evidence and taking into consideration Highways comments, the site appears suitable.		

73



Borough Council of
King's Lynn & West Norfolk



Tel. 01553 616200
 Fax. 01553 691663

© Crown copyright and database rights 2020
 Ordnance Survey 100024314

East Winch
 HELAA Site: 2H015



06/03/2020

74



Borough Council of
King's Lynn & West Norfolk



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

East Winch
HELAA Site: 2H016



1:5,000

09/03/2020

Settlement	Emneth		HELAA Ref	Call for Sites Ref
Site Address	Land at 3 Lakes Nurseries		2H017	29-04-20191398
			multiple submissions	
Parish	Emneth			
Site Size (ha)	0.33	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside	
Development Potential	Housing		Density Calculator	0.33 x 1 x 24 = 7

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Red	NCC HA state that that the road network is substandard in terms of the carriage way and the foot way
Accessibility to Local Services and Facilities	Amber	The site is on the edge of Wisbech
Utilities Capacity	Green	
Utilities Infrastructure	Green	
Contamination and Ground Stability	Green	
Flood Risk	Green	The site is located within Flood Zone 1 of the BCKLWN SFRA.
Coastal Change	Green	The site is not adjacent to a Coastal Flood Hazard Zone
Market Attractiveness	Amber	The site is with the £40 per Sq.M CIL charging zone
Impact		
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes
Biodiversity and Geodiversity	Amber	Boundary features should be retained if all possible
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of open space
Transport and Roads	Red	See 'Access to Site'
Compatibility with Neighbouring/ Adjoining Uses	Amber	

Settlement	Emneth	HELAA Ref	2H017
Is the Site Suitable?	No		
Suitability Comments	Based upon current information it is difficult to see how the constraints identified by NCC HA can be overcome		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Now		
Comments			
Is the site being marketed?			
Availability Comments, (including build out rate)			
Achievability (including Viability)			
Is the site achievable?	-		
Achievability Comments	-		
Overcoming Constraints			
Comments	Based upon current information it is difficult to see how the constraints identified by NCC HA can be overcome		
Trajectory of Development			
Comments	n/a		
Barriers to Delivery			
Comments	Please see 'Overcoming Constraints'		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Based upon current information it is difficult to see how the constraints identified by NCC HA can be overcome		

Settlement	Emneth		HELAA Ref	Call for Sites Ref
Site Address	Land south of The Wroe		2H018	18-04-20193745
			multiple submissions	
Parish	Emneth			
Site Size (ha)	4.25	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside	
Development Potential	Residential Housing Development		Density Calculator	4.25 x 0.75 x 24 = 76

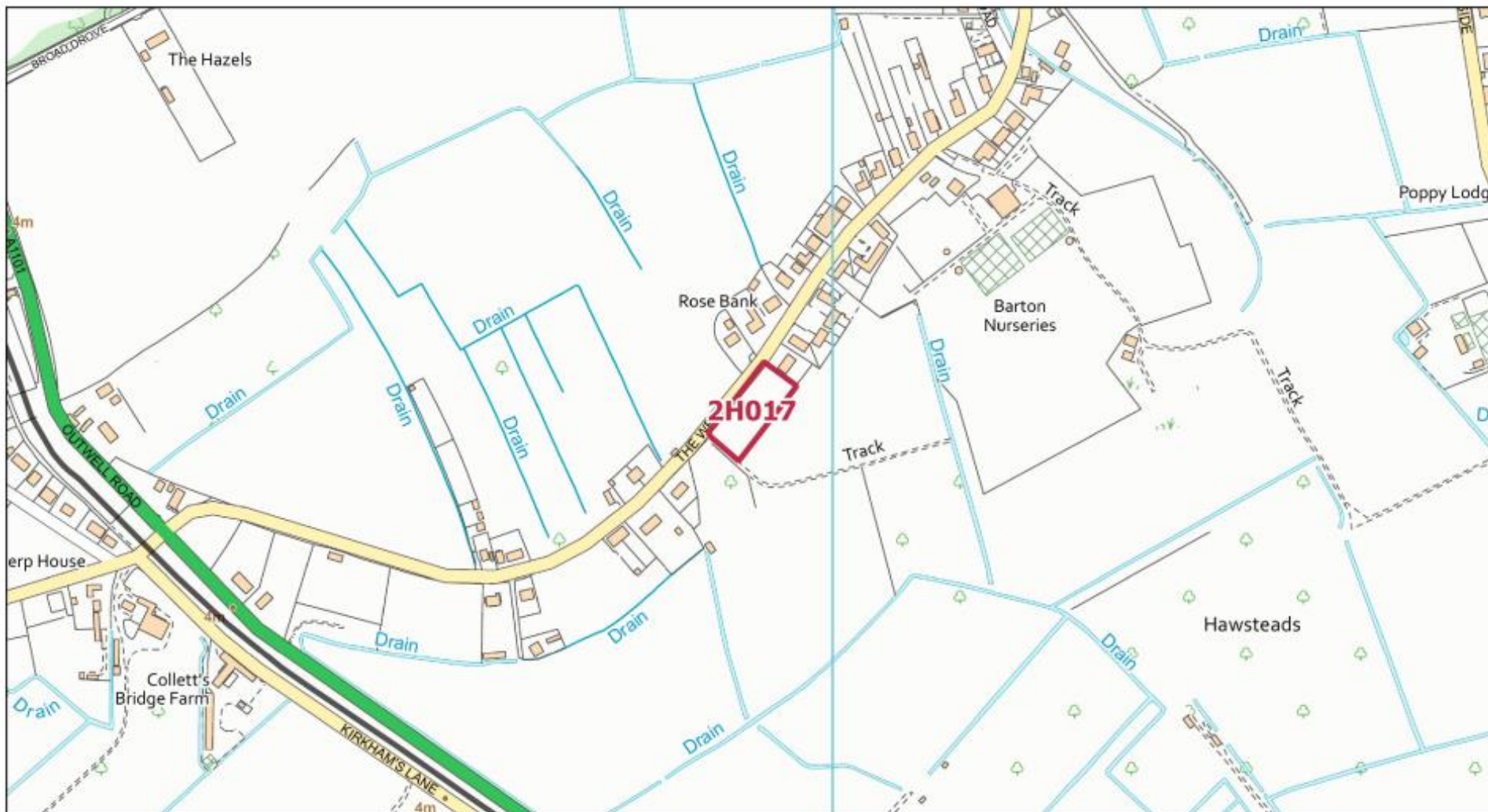
Suitability Assessment		
Constraint	Score	Comments
Access to Site	Red	The agent suggests that access could be gained through the existing SADMP allocation (G341.1) However no further details of this are provided. NCC HA state that the local road network is substandard with no footway or cycle way.
Accessibility to Local Services and Facilities	Green	Required service and facilities within reasonable distance
Utilities Capacity	Amber	Anglian Water state that off-site mains reinforcement will be required
Utilities Infrastructure	Amber	Anglian Water state that there are mains the cross the site and these may require diversion
Contamination and Ground Stability	Amber	
Flood Risk	Green	The site is located within Flood Zone 1 of the BCKLWN SFRA.
Coastal Change	Green	The site is not adjacent to a Coastal Flood Hazard Zone
Market Attractiveness	Amber	The site is with the £40 per Sq.M CIL charging zone
Impact		
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes
Biodiversity and Geodiversity	Amber	
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of open space
Transport and Roads	Red	See 'Access to Site'
Compatibility with Neighbouring/ Adjoining Uses	Amber	The site is located on the edge of Emneth with existing housing to the north, the SADMP allocation to the East and open countryside to the south

Settlement	Emneth	HELAA Ref	2H018
Is the Site Suitable?	No		
Suitability Comments	Based upon current information it is difficult to see how the constraints identified by NCC HA can be overcome		
Availability Assessment			
Is the site available in the plan period?	Yes (5 - 10 years)		
When is the site available?	Now		
Comments			
Is the site being marketed?	No		
Availability Comments, (including build out rate)	The agent for the site suggests that the site is available. That development could start within the 5 – 10 year time period and take 4 years to complete		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	The site agent states that the site is viable and that there are no abnormal costs. An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the Local Plan review		
Overcoming Constraints			
Comments	Based upon current information it is difficult to see how the constraints identified by NCC HA can be overcome		
Trajectory of Development			
Comments	n/a		
Barriers to Delivery			
Comments	Please see 'Overcoming Constraints'		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Based upon current information it is difficult to see how the constraints identified by NCC HA can be overcome		

Settlement	Emneth		HELAA Ref	Call for Sites Ref
Site Address	Land at 3 Lakes Nurseries		2H019	25-04-20197022
			multiple submissions	
Parish	Emneth			
Site Size (ha)	3.25	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside	
Development Potential	Residential Housing Development with public access to the lake		Density Calculator	Site adjacent to Wisbech 3.25 x 0.75 x 36 = 87

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Red	NCC HA state that there is no possibility of creating suitable access to the site
Accessibility to Local Services and Facilities	Amber	The site is on the edge of Wisbech
Utilities Capacity	Amber	Anglian Water state that off-site mains reinforcement will be required
Utilities Infrastructure	Amber	Anglian Water state that there are mains the cross the site and these may require diversion
Contamination and Ground Stability	Amber	
Flood Risk	Green	The site is located within Flood Zone 1 of the BCKLWN SFRA.
Coastal Change	Green	The site is not adjacent to a Coastal Flood Hazard Zone
Market Attractiveness	Amber	The site is with the £40 per Sq.M CIL charging zone
Impact		
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes
Biodiversity and Geodiversity	Amber	
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of open space
Transport and Roads	Red	See 'Access to Site'
Compatibility with Neighbouring/ Adjoining Uses	Amber	The site is located on the edge of Wisbech

Settlement	Emneth	HELAA Ref	2H019
Is the Site Suitable?	No		
Suitability Comments	Based upon current information it is difficult to see how the constraints identified by NCC HA can be overcome		
Availability Assessment			
Is the site available in the plan period?	Yes (5 - 10 years)		
When is the site available?	Now		
Comments			
Is the site being marketed?	No		
Availability Comments, (including build out rate)	The agent for the site suggests that the site is available. That development could start within the 10-15 year time period and take 4 years to complete		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	The site agent states that the site is viable and that there are no abnormal costs. An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the Local Plan review		
Overcoming Constraints			
Comments	Based upon current information it is difficult to see how the constraints identified by NCC HA can be overcome		
Trajectory of Development			
Comments	n/a		
Barriers to Delivery			
Comments	Please see 'Overcoming Constraints'		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Based upon current information it is difficult to see how the constraints identified by NCC HA can be overcome		



81



Borough Council of
**King's Lynn &
 West Norfolk**

Tel. 01553 616200

Fax. 01553 691663

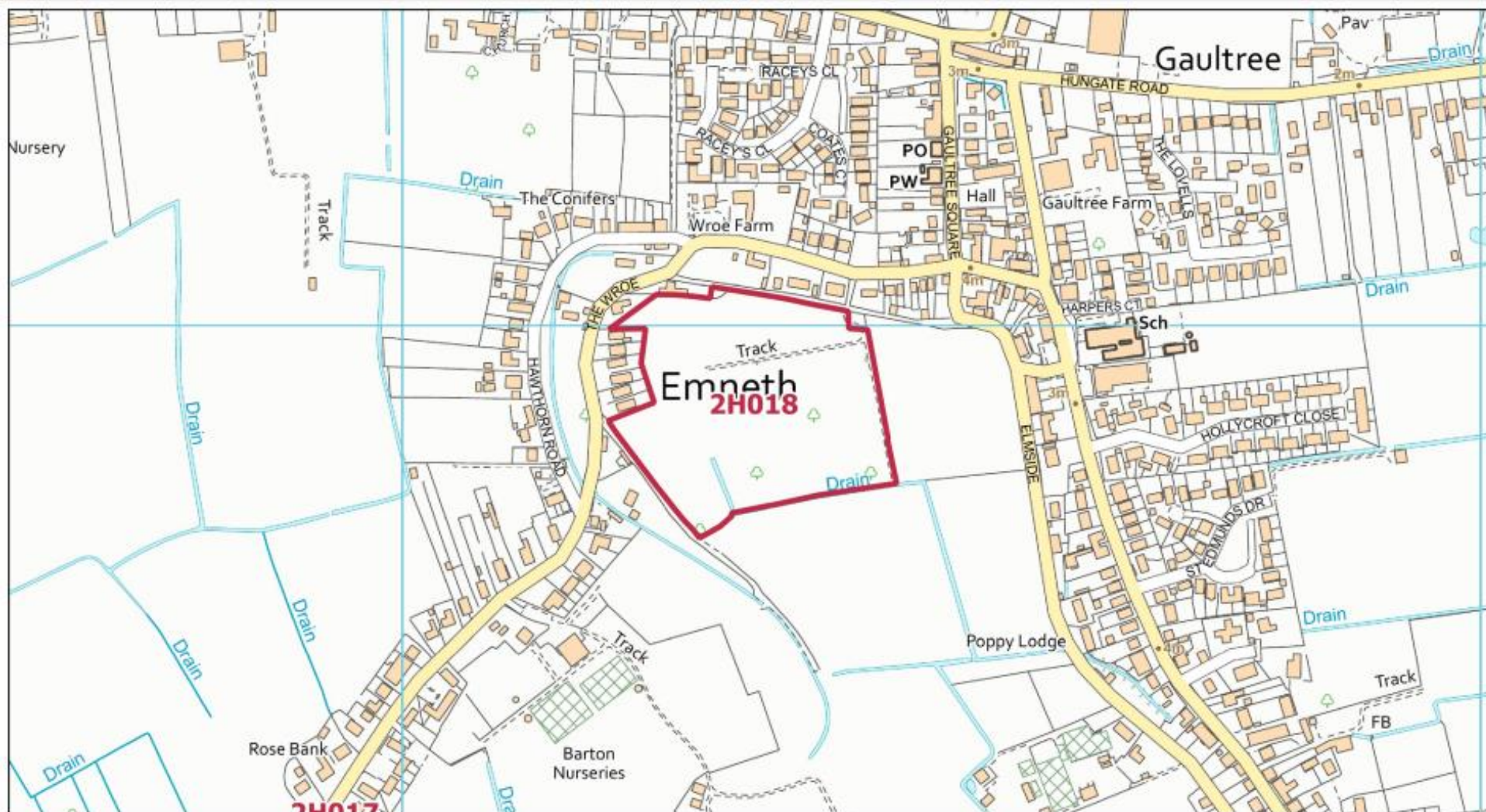
© Crown copyright and database rights 2020
 Ordnance Survey 100024314

Emneth
HELAA Site: 2H017



1:5,000

06/03/2020



82

Borough Council of
King's Lynn & West Norfolk



Tel. 01553 616200
Fax. 01553 691663

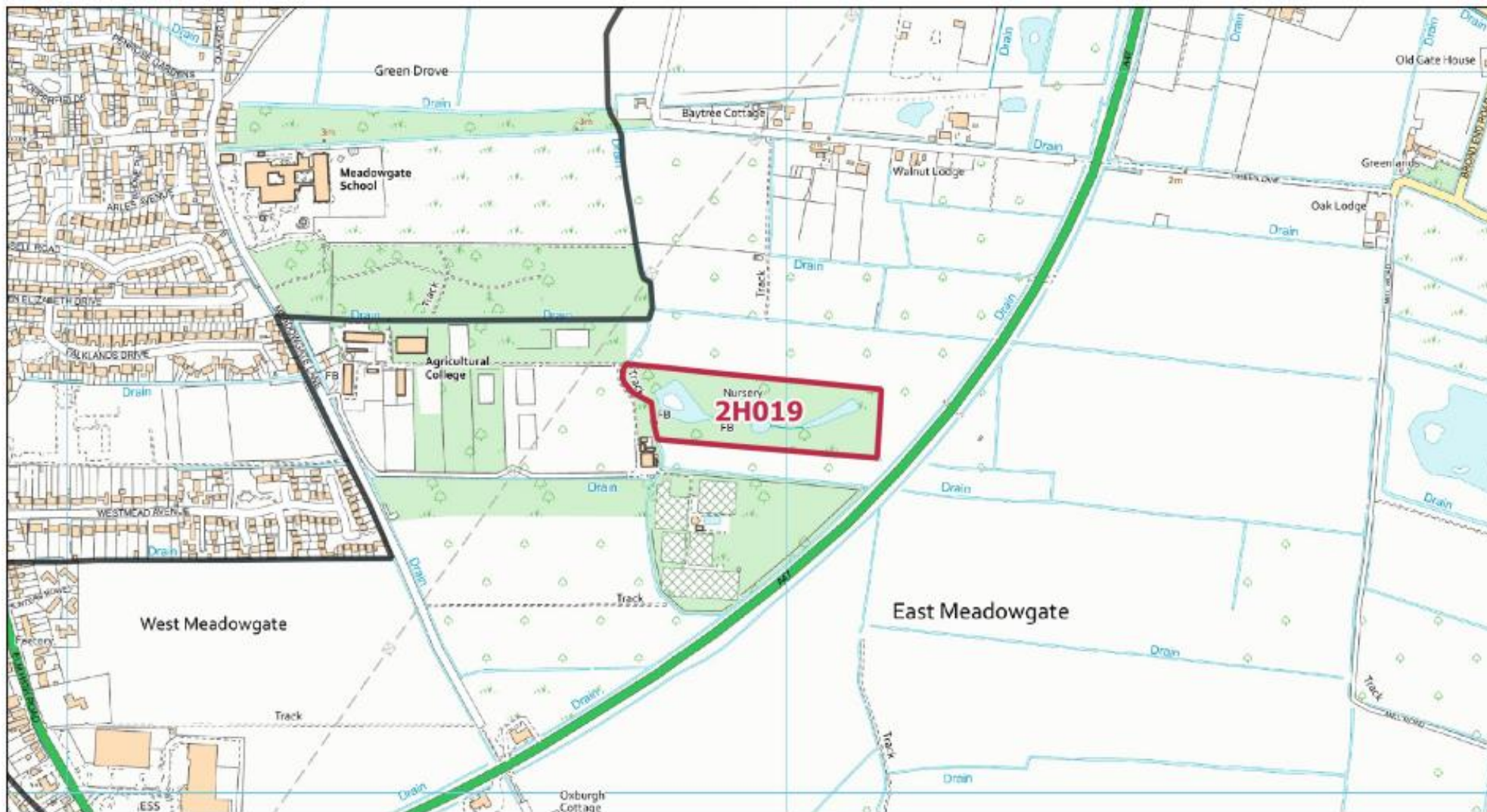
Emneth
HELAA Site: 2H018



1:5,000

06/03/2020

83



Borough Council of
King's Lynn & West Norfolk
Tel. 01553 616200
Fax. 01553 691663



Emnith
HELAA Site: 2H019



1:7,500

Settlement	Feltwell		HELAA Ref	Call for Sites Ref
Site Address	Site adjacent to Old Brandon Road, Feltwell		2H020	29-04-20199086
			multiple submissions	
Parish	Feltwell			
Site Size (ha)	1.31	Greenfield/Brownfield	Greenfield (agricultural)	
Ownership	Private	Local Plan Designation	Countryside	
Development Potential	Residential Housing		Density Calculator	1.31 x 0.9 x 24 = 28

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	NCC HA consider: Yes, subject to provision of minimum 5.5m c/w width between site access & Wilton Rd, provision of 2.0m footway & suitable access. Dev will need to demonstrate available land to deliver required highway improvements.
Accessibility to Local Services and Facilities	Green	The site is within the required distances of core services and facilities on offer within the village of Feltwell
Utilities Capacity	Green	Based on current information there is sufficient utilities capacity
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Contamination and Ground Stability	Amber	
Flood Risk	Green	Flood Zone 1
Coastal Change	Green	The site is not adjacent to a Coastal Change Management Area or Coastal Flood Hazard Zone
Market Attractiveness	Amber	The site is within the £40 per m2 CIL Charging Zone
Impact		
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes
Biodiversity and Geodiversity	Red	The site is adjacent to the Breckland Special Protection Area (SPA - Stone Curlew) and within the Buffer Zone. It is not masked by existing development
Historic Environment	Green	
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any open space
Transport and Roads	Amber	See 'Access to Site'

Compatibility with Neighbouring/ Adjoining Uses	Amber	Development of the site could have issues of compatibility with neighbouring/adjoining uses; however, these could be reasonably mitigated
---	-------	---

Settlement	Feltwell	HELAA Ref	2H020
Is the Site Suitable?	No		
Suitability Comments	See 'Biodiversity'		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Now		
Comments			
Is the site being marketed?	No		
Availability Comments, (including build out rate)	The site owners suggest a up to 5 years for development		
Achievability (including Viability)			
Is the site achievable?	No see 'Biodiversity'		
Achievability Comments	Landowner considers that the site is viable. An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the Local Plan review		
Overcoming Constraints			
Comments	See 'Access to Site'		
Trajectory of Development			
Comments	n/a		
Barriers to Delivery			
Comments	Based upon current information it is unlikely that the barriers identified could be overcome		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Based upon current information it is unlikely that the barriers identified with regard to biodiversity could be overcome		

Settlement	Feltwell		HELAA Ref	Call for Sites Ref
Site Address	Hill Farm, Feltwell		2H021	14-03-20195606
			multiple submissions	
Parish	Feltwell			
Site Size (ha)	0.37	Greenfield/Brownfield	Greenfield – Agricultural & Garden	
Ownership	Private	Local Plan Designation	Within Feltwell Development Boundary	
Development Potential	Residential Housing		Density Calculator	0.37 x 1 x 24 = 8

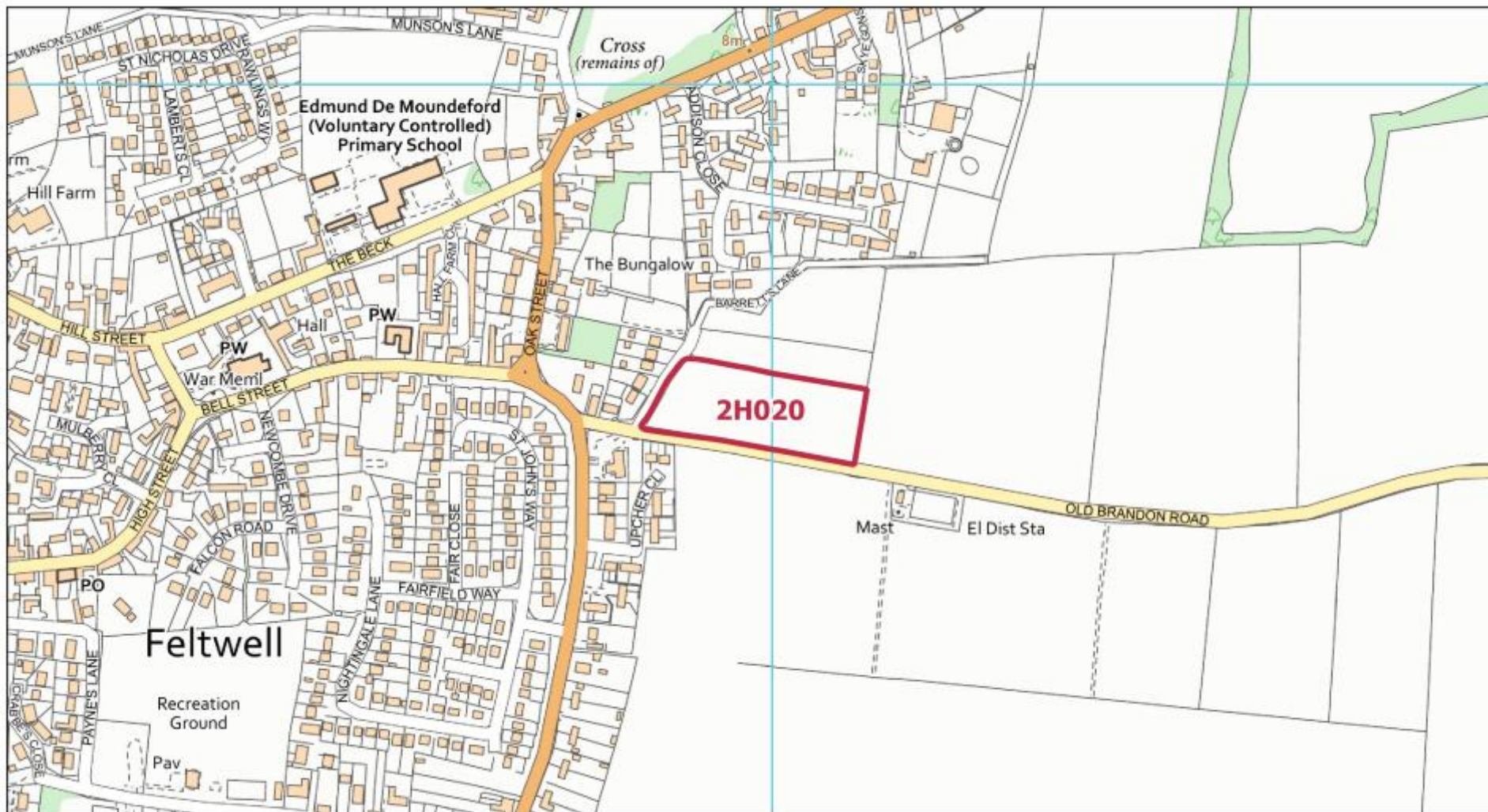
Suitability Assessment		
Constraint	Score	Comments
Access to Site	Red	NCC HA have concerns regarding the feasibility of access and the they consider the local road network to be sub-standard
Accessibility to Local Services and Facilities	Green	The site is within the required distances of core services and facilities on offer within the village of Feltwell
Utilities Capacity	Green	Based on current information there is sufficient utilities capacity
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Contamination and Ground Stability	Amber	BCKLWN Environmental Quality Team: Will need desk study and site investigation due to former agricultural use and minor spill incident in February 2019
Flood Risk	Green	Flood Zone 1
Coastal Change	Green	The site is not adjacent to a Coastal Change Management Area or Coastal Flood Hazard Zone
Market Attractiveness	Amber	The site is within the £40 per m2 CIL Charging Zone
Impact		
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes
Biodiversity and Geodiversity	Amber	The site is located within the Breckland Special Protection Area (SPA - Stone Curlew) buffer zone however is masked by the existing built up environment. Agricultural barns - potential for protected species, grassland and trees. Trees/hedge loss should be minimised and any losses compensated
Historic Environment	Amber	The site is within close proximity of the Grade 1 listed Church of St Nicholas
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any open space
Transport and Roads	Red	See 'Access to Site'
Compatibility with Neighbouring/ Adjoining Uses	Amber	Development of the site could have issues of compatibility with neighbouring/adjoining uses; however, these could be reasonably mitigated

Settlement	Feltwell	HELAA Ref	2H021
Is the Site Suitable?	No		
Suitability Comments	See 'Access to Site'		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	10 – 15 years		
Comments			
Is the site being marketed?	No		
Availability Comments, (including build out rate)	The site owners suggest a 10 -15 year for development		
Achievability (including Viability)			
Is the site achievable?	unknown		
Achievability Comments	Landowner states that some buildings will require removal. An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the Local Plan review		
Overcoming Constraints			
Comments	See 'Access to Site'		
Trajectory of Development			
Comments	n/a		
Barriers to Delivery			
Comments	Based upon current information it is unlikely that the barriers identified could be overcome		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Based upon current information it is unlikely that the barriers identified with regard to access and the road network could be overcome.		

Settlement	Feltwell		HELAA Ref	Call for Sites Ref
Site Address	Lodge Road, Feltwell		2H022	28-04-20195262
			multiple submissions	
Parish	Feltwell			
Site Size (ha)	1.25	Greenfield/Brownfield	Greenfield (paddocks)	
Ownership	Private	Local Plan Designation	Countryside	
Development Potential	Residential Housing		Density Calculator	1.25 x 0.9 x 24 = 27

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Red	NCC HA consider that the road network is substandard and have concerns regarding the feasibility of a suitable access
Accessibility to Local Services and Facilities	Green	The site is within the required distances of core services and facilities on offer within the village of Feltwell
Utilities Capacity	Green	Based on current information there is sufficient utilities capacity
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Contamination and Ground Stability	Amber	
Flood Risk	Green	Flood Zone 1
Coastal Change	Green	The site is not adjacent to a Coastal Change Management Area or Coastal Flood Hazard Zone
Market Attractiveness	Amber	The site is within the £40 per m2 CIL Charging Zone
Impact		
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes
Biodiversity and Geodiversity	Red	The site is adjacent to the Breckland Special Protection Area (SPA - Stone Curlew) and within the Buffer Zone. It is not masked by existing development
Historic Environment	Green	
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any open space
Transport and Roads	Red	See 'Access to Site'
Compatibility with Neighbouring/ Adjoining Uses	Amber	Development of the site could have issues of compatibility with neighbouring/adjoining uses; however, these could be reasonably mitigated

Settlement	Feltwell	HELAA Ref	2H022
Is the Site Suitable?	No		
Suitability Comments	See 'Access to Site and Biodiversity'		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Now		
Comments			
Is the site being marketed?	No		
Availability Comments, (including build out rate)	The site owners suggest a up to 5 - 10 years for development		
Achievability (including Viability)			
Is the site achievable?	No. See 'Access to Site' & 'Biodiversity'		
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the Local Plan review		
Overcoming Constraints			
Comments	Based upon current information it is unlikely that the barriers identified could be overcome		
Trajectory of Development			
Comments	n/a		
Barriers to Delivery			
Comments	Based upon current information it is unlikely that the barriers identified could be overcome		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Based upon current information it is unlikely that the barriers identified with regard to 'Access' 'Biodiversity' could be overcome.		



91



Borough Council of
 King's Lynn &
 West Norfolk

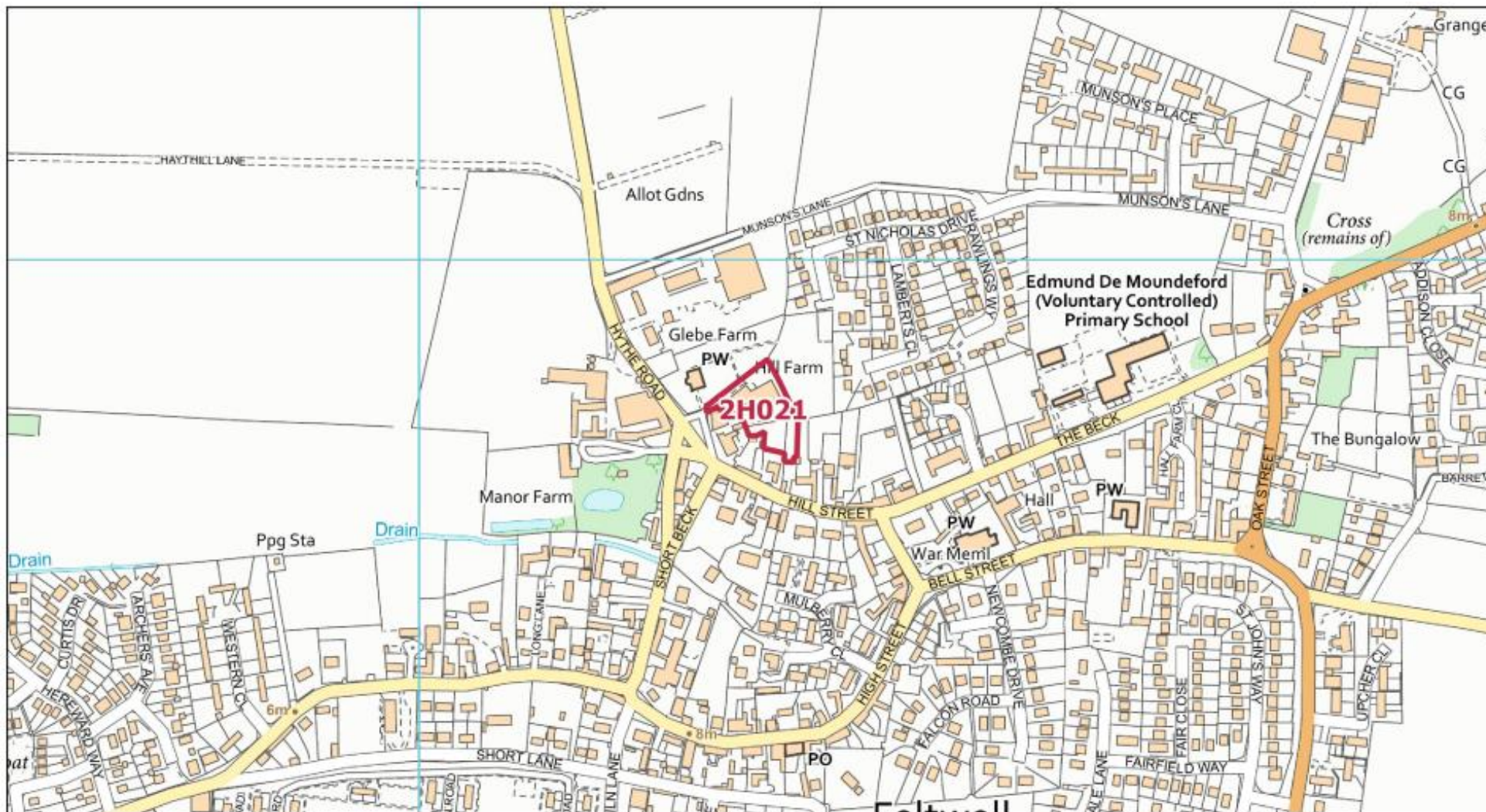
Tel. 01553 616200
 Fax. 01553 691663
 © Crown copyright and database rights 2020
 Ordnance Survey 100024314

Feltwell
 HELAA Site: 2H020



1:5,000

06/03/2020



92

Borough Council of
King's Lynn & West Norfolk

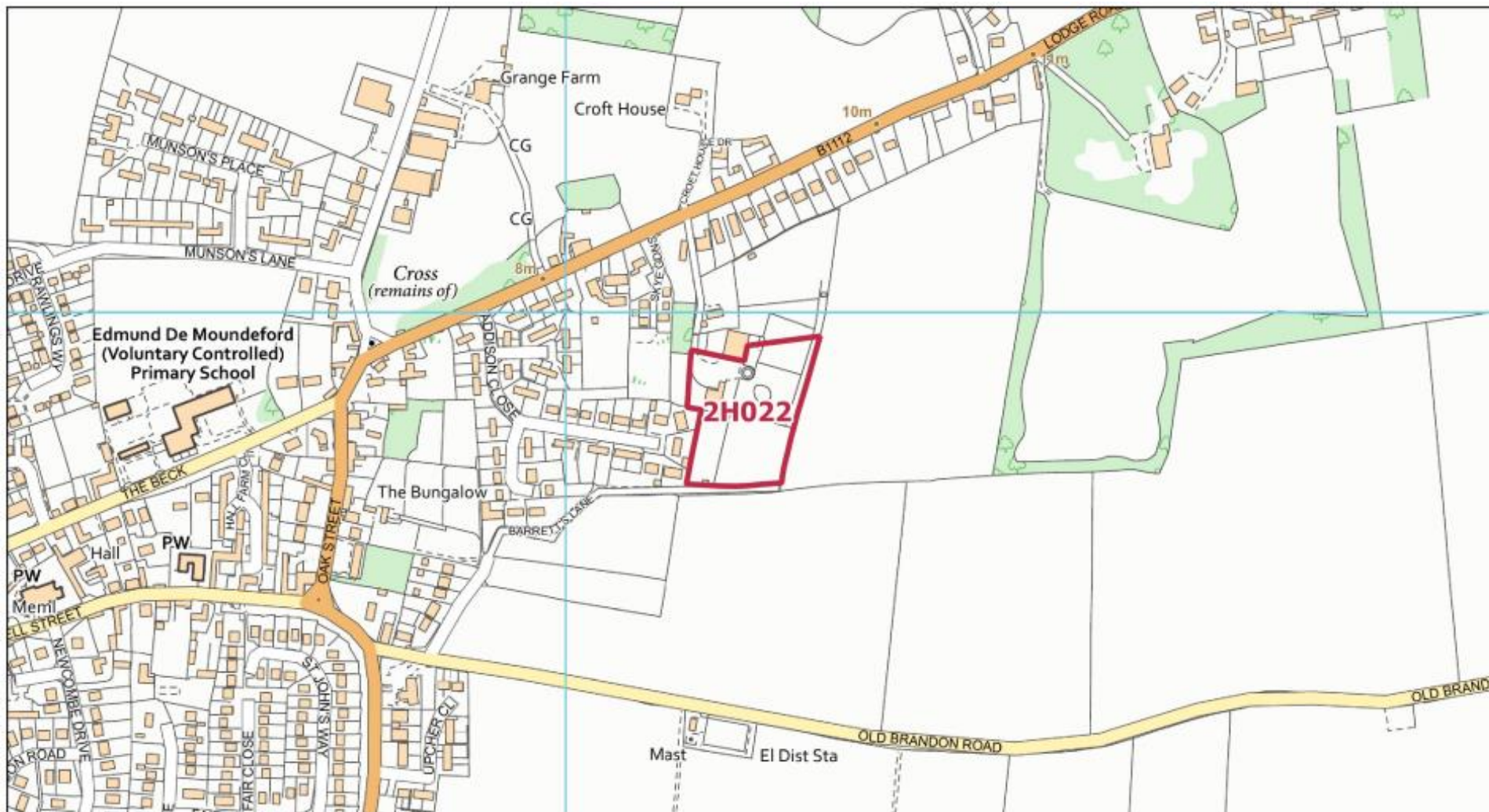
 Tel. 01553 616200
 Fax. 01553 691663

Feltwell
 HELAA Site: 2H021



1:5,000

93



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

Feltwell
HELAA Site: 2H022



1:5,000

09/03/2020

Settlement	Great Massingham		HELAA Ref	Call for Sites Ref
Site Address	Block of land to the south of Weasenham Road, east of castle acre road and west of quarry lane		2H023	24-04-20191873
			multiple submissions	
Parish	Great Massingham			
Site Size (ha)	0.28	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside, outside of the development boundary	
Development Potential	Market/Affordable housing number of dwellings not been determined		Density Calculator	0.28 x 1.00 x 24= 6

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	Highways suggests that there are constraints to the network and access. There is a substandard carriageway and limited footways.
Accessibility to Local Services and Facilities	Green	Four or more core services within walking distance including access to Primary School, Doctors Surgery, Public Transport, & Local Shops
Utilities Capacity	Green	No constraints identified.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Contamination and Ground Stability	Green	No constraints identified.
Flood Risk	Green	The site is at low risk of flooding (within Zone 1).
Coastal Change	Green	The site is not adjacent to a Coastal Flood Hazard Zone.
Market Attractiveness	Green	The site is located within the £60m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
Townscape	Green	Near the conservation area but not adjacent. Development of the site would have a neutral or positive impact, but more importantly not have a detrimental impact, on townscapes.
Biodiversity and Geodiversity	Amber	Potential for protected species. Development of the site may have a detrimental impact, but the impact could be reasonably mitigated or compensated
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.

Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any public open space.
Transport and Roads	Amber	Access to wider PROW network opposite site, leading to Peddars Way, Norfolk Coast Path, promoted circular walks. However, limited footways and constraints with the network.
Compatibility with Neighbouring/ Adjoining Uses	Amber	The neighbouring uses are predominately agricultural land and one residential dwelling to the East. The development could have issues of compatibility with adjoining uses; however, these could be reasonably mitigated. Land adjacent has proposed interest in residential development also.

Settlement	Great Massingham	HELAA Ref	2H023
Is the Site Suitable?	Yes		
Suitability Comments	Taking constraints into account this site can be deemed suitable with mitigation purposes		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	5-10 years		
Comments	Proposer states the site could give the village the opportunity to stage develop and manage the number of new homes built in the village over a period of time. It is well placed and suited to low density development.		
Is the site being marketed?	Not now		
Availability Comments, (including build out rate)	The site is yet to be offered or promoted for development by the owners		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Promoter states the site is viable and there are no abnormal costs		
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	Proposed start 5-10 years. Time taken to complete is unknown		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	Yes		
Included Capacity (dwellings)	6		
Comments	Based on current evidence, the site is considered to be suitable since any constraints can be either overcome or mitigated.		

Settlement	Great Massingham		HELAA Ref	Call for Sites Ref
Site Address	Agricultural land to the south of Lynn Lane, Great Massingham		2H024	24-04-20197759
			multiple submissions	
Parish	Great Massingham			
Site Size (ha)	1.33	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside outside of the development boundary	
Development Potential	Affordable/ Market housing infill development		Density Calculator	1.33 x 0.90 x 24 = 28

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	Highways suggests that there are constraints to the network and access. There is a substandard carriageway and limited footways.
Accessibility to Local Services and Facilities	Green	Four or more core services within walking distance including access to Primary School, Doctors Surgery, Public Transport, & Local Shops
Utilities Capacity	Green	No constraints identified.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Contamination and Ground Stability	Green	No constraints identified.
Flood Risk	Green	The site is at low risk of flooding (within Zone 1).
Coastal Change	Green	The site is not adjacent to a Coastal Flood Hazard Zone.
Market Attractiveness	Green	The site is located within the £60m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
Townscape	Green	Near the conservation area but not adjacent. Development of the site would have a neutral or positive impact, but more importantly not have a detrimental impact, on townscapes.
Biodiversity and Geodiversity	Amber	Boundary features should be protected and enhanced. Ponds in the vicinity. Development of the site may have a detrimental impact on designated site, protected species or ecological network but the impact could be reasonably mitigated or compensated.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a

		designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any public open space.
Transport and Roads	Amber	Access to wider PROW network opposite site, leading to Peddars Way, Norfolk Coast Path, promoted circular walks. However, limited footways and constraints with the network.
Compatibility with Neighbouring/ Adjoining Uses	Amber	The neighbouring uses are predominately agricultural land and one residential dwelling to the East. The development could have issues of compatibility with adjoining uses; however, these could be reasonably mitigated. Land adjacent has proposed interest in residential development also.

Settlement	Great Massingham	HELAA Ref	2H024
Is the Site Suitable?	Yes		
Suitability Comments	Taking constraints into account this site can be deemed suitable with mitigation purposes		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	In 1-5 years (by April 2021)		
Comments	Site is not considered essential to current farming policy or practice by the owners.		
Is the site being marketed?	The site has not yet been offered or promoted for development by the owners		
Availability Comments, (including build out rate)	Unsure if there are abnormal costs		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	The promoter states the site is viable		
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	Proposed start up to 5 years (time taken to complete unknown)		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	Yes		
Included Capacity (dwellings)	28		
Comments	Based on current evidence, the site is considered to be suitable since any constraints can be either overcome or mitigated.		

Settlement	Great Massingham		HELAA Ref	Call for Sites Ref
Site Address	Site adjacent Peddars Farm, Lynn Lane		2H025	24-04-20194513
			multiple submissions	
Parish	Great Massingham			
Site Size (ha)	2.62	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Adjacent to the development boundary and falls within the countryside	
Development Potential	Residential dwellings yet to be determined		Density Calculator	2.62 x 0.75 x 24= 47

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	Highways suggests that there are constraints to the network and access. There is a substandard carriageway and limited footways.
Accessibility to Local Services and Facilities	Green	Four or more core services within walking distance including access to Primary School, Doctors Surgery, Public Transport, & Local Shops
Utilities Capacity	Green	No constraints identified- the site is east of two other proposed developments (Ref: 24-04-20191873; Ref: 24-04-20197759). Drainage considerations should be considered in conjunction with these sites.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Contamination and Ground Stability	Green	No constraints identified.
Flood Risk	Green	The site is at low risk of flooding (within Zone 1).
Coastal Change	Green	The site is not adjacent to a Coastal Flood Hazard Zone.
Market Attractiveness	Amber	The site is located within the £60m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
Townscape	Amber	Part of the site falls within the conservation area. Development of the site would have a detrimental impact on townscapes which could be mitigated.
Biodiversity and Geodiversity	Amber	Potential for protected species on site- Two large pond features are present to the north west and north east of the site. Boundary features should be retained and enhanced. Development of the site may have a detrimental impact on designated site, protected species or ecological network but the impact could be reasonably mitigated or compensated.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.

Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any public open space.
Transport and Roads	Amber	Access to wider PROW network within 120m, leading to Peddars Way, Norfolk Coast Path, promoted circular walks. However, limited footways and constraints with the network.
Compatibility with Neighbouring/ Adjoining Uses	Amber	The neighbouring uses are residential dwellings and agricultural land to the South of the site. The development could have issues of compatibility with adjoining uses; however, these could be reasonably mitigated. Land adjacent has proposed interest in residential development.

Settlement	Great Massingham	HELAA Ref	2H025
------------	------------------	-----------	-------

Is the Site Suitable?	Yes
Suitability Comments	Taking constraints into account this site can be deemed suitable with mitigation purposes

Availability Assessment

Is the site available in the plan period?	Yes
When is the site available?	Immediately
Comments	The site has been redundant for some time and is unlikely to be required for use in agriculture or agricultural diversification purposes at any time in the future.
Is the site being marketed?	The site has not yet been put forward or promoted for re development by the owners.
Availability Comments, (including build out rate)	Unsure if there are abnormal costs.

Achievability (including Viability)

Is the site achievable?	Yes
Achievability Comments	Promoter states the site is viable

Overcoming Constraints

Comments	n/a
----------	-----

Trajectory of Development

Comments	Up to 5 years proposed start and redevelopment of the site could be completed within 1 year
----------	---

Barriers to Delivery

Comments	n/a
----------	-----

Conclusion

Site included within capacity?	Yes
Included Capacity (dwellings)	47
Comments	Based on current evidence, the site is considered to be suitable since any constraints can be either overcome or mitigated.

Settlement	Great Massingham		HELAA Ref	Call for Sites Ref
Site Address	Land to the West of the Surgery		2H026	08-03-20190014
			multiple submissions	
Parish	Great Massingham			
Site Size (ha)	0.51	Greenfield/Brownfield	Greenfield	
Ownership	Parish Council	Local Plan Designation	Countryside, adjacent to the development boundary	
Development Potential	Provide 12-15 market dwellings		Density Calculator	0.51 x 00.90 x 24 = 11

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	Highways suggests that there are constraints with access and a concern regarding acceptable visibility
Accessibility to Local Services and Facilities	Green	Four or more core services within walking distance including access to Primary School, Doctors Surgery, Public Transport, & Local Shops
Utilities Capacity	Green	No constraints identified. The site has superficial deposits of diamicton potentially limiting surface water infiltration drainage.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Contamination and Ground Stability	Green	No constraints identified.
Flood Risk	Green	The site is at low risk of flooding (within Zone 1).
Coastal Change	Green	The site is not adjacent to a Coastal Flood Hazard Zone.
Market Attractiveness	Green	The site is located within the £60m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on the townscape.
Biodiversity and Geodiversity	Amber	Within the SSSI Impact Risk Zone but does not meet criteria for consultation with Natural England (not infrastructure, combustion or livestock/poultry). Aerial images show semi-natural habitat with trees. Trees and boundary features should be retained and protected. Potential for protected species. Informal footpath running through site.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any public open space.

Transport and Roads	Amber	Access to wider PROW network within 120m. See comments from Highways on access.
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with existing and/or adjoining uses.

Settlement	Great Massingham	HELAA Ref	2H026
Is the Site Suitable?	Yes		
Suitability Comments			
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Immediately		
Comments	This land is unused. Parish was expecting to use this land for social housing similar to developments currently on Charles Dewar Close		
Is the site being marketed?	Have had an offer to market the site whilst the possible value was being investigated.		
Availability Comments, (including build out rate)	If the site is approved the land would be offered for sale by sealed bids. No abnormal costs identified.		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Parish Council (promoter) considers the site viable		
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	Proposed 1-5 years and completed within 5 year of construction starting		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	Yes		
Included Capacity (dwellings)	11		
Comments	The site proposed can be considered suitable		



106

Borough Council of
King's Lynn & West Norfolk
 Tel. 01553 616200
 Fax. 01553 691663



Great Massingham
 HELAA Site: 2H023



1:5,000

06/03/2020

107



Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

Great Massingham
HELAA Site: 2H024



1:5,000

06/03/2020



108

Borough Council of
King's Lynn & West Norfolk

Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
 Ordnance Survey 100024314

Great Massingham
HELAA Site: 2H025



1:5,000

06/03/2020

109



Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

Great Massingham
HELAA Site: 2H026



1:5,000

09/03/2020

Settlement	Harpley		HELAA Ref	Call for Sites Ref
Site Address	Land at Brickyard Lane opposite Rose Cottage, Harpley, Kings Lynn, PE31 6UB		2H028	26-04-20192384
			multiple submissions	
Parish	Harpley			
Site Size (ha)	0.75	Greenfield/Brownfield	Greenfield	
Ownership	private	Local Plan Designation	Adjacent to the development boundary	
Development Potential	Site is capable 20 2/3 bed houses		Density Calculator	0.75 x 0.90 x 24= 16

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Red	Highways state it is not clear if site accessibility is acceptable/ can be formed due to vision and width.
Accessibility to Local Services and Facilities	Amber	Access to local shops and Primary School
Utilities Capacity	Green	No known constraints identified.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Contamination and Ground Stability	Amber	Former brick pit and potentially filled land to SW. Will need detailed desk study with any application. The site is potentially contaminated or has potential ground stability issues that could be mitigated.
Flood Risk	Amber	Source Protection Zone 2. LLFA state significant mitigation required for severe constraints. The site is at low risk of flooding (within Zone 1).
Coastal Change	Green	The site is not adjacent to a Coastal Flood Hazard Zone.
Market Attractiveness	Green	The site is located within the £60m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes.
Biodiversity and Geodiversity	Amber	Adjacent to closed landfill site boundary (site number 61) which is now a small woodland. Field surrounded by hedgerows.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.

Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any public open space.
Transport and Roads	Red	Highway constraints access to site is along Public Footpath.
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with existing and/or adjoining boundaries (residential dwellings to N & E and agricultural land W & S)

Settlement	Harpley	HELAA Ref	2H028
Is the Site Suitable?	No		
Suitability Comments	Highways have expressed concerns on the access of the site		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Immediately		
Comments	The site currently has horses on in the summer months, these could be relocated in another field should the site be allocated.		
Is the site being marketed?	No		
Availability Comments, (including build out rate)	The site has not been advertised for sale. My Clients has inherited this land from their mother who was a keen village member and want to live on the site. No abnormal costs identified.		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Promoter states the site is viable		
Overcoming Constraints			
Comments	See above (Access)		
Trajectory of Development			
Comments	Up to 5 years proposed site- unknown time to complete		
Barriers to Delivery			
Comments			
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Site proposed is of a higher density to the capacity. Current evidence suggests the development is not suitable due to access constraints.		

113



Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

Harpley
HELAA Site: 2H028



1:5,000

09/03/2020

Settlement	Heacham		HELAA Ref	Call for Sites Ref
Site Address	Land Adjoining Bushell & Strike Public House, 24 Malthouse Crescent, Heacham		2H029	29-04-20199646
			multiple submissions	
Parish	Heacham			
Site Size (ha)	0.31	Greenfield/Brownfield	Brownfield (car park)	
Ownership	private	Local Plan Designation	Within Heacham Development Boundary	
Development Potential	Housing		Density Calculator	0.31 x 1 x 24 = 7

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	NCC HA comment: Yes, Footway improvement required, displaced parking from pub
Accessibility to Local Services and Facilities	Green	Four or more cores services are within walking distance of the site.
Utilities Capacity	Amber	Anglian Water mentioned major constraints to provision of infrastructure and/or treatment to serve proposed growth (surface water network capacity issues) And upgrades regarding foul sewerage network capacity would be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Contamination and Ground Stability	Amber	BCKLWN EQ comments: adjacent to former slaughterhouse (to south), land remediated through planning
Flood Risk	Green	The site is at low risk of flooding (within Zone 1).
Coastal Change	Green	The site is not adjacent to a Coastal Flood Hazard Zone.
Market Attractiveness	Green	The site is located within the £60m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	
Townscape	Amber	The site is located within the built-up area of Heacham. This context will need to be considered.
Biodiversity and Geodiversity	Amber	Some trees appear to be present; protected species may be present; tree loss should be minimised and losses compensated. Appears to contain a number of trees, where possible tree loss should be minimised to lessen landscape and visual impacts
Historic Environment	Amber	Although not currently a designated heritage asset or in a conservation area, retention/conversion of the existing 18th/19th C public house within the proposed allocation site is desirable
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any public open space.
Transport and Roads	Green	See 'Access to Site'

Compatibility with Neighbouring/ Adjoining Uses	Amber	Development could be compatible with existing and/or adjoining uses.
---	-------	--

Settlement	Heacham	HELAA Ref	2H029
Is the Site Suitable?	Yes		
Suitability Comments			
Availability Assessment			
Is the site available in the plan period?	yes		
When is the site available?	5 - 10 years		
Comments	Public House is leased until 2023		
Is the site being marketed?	No		
Availability Comments, (including build out rate)			
Achievability (including Viability)			
Is the site achievable?	Applicant indicated it as viable. Plan wide viability assessment follows.		
Achievability Comments			
Overcoming Constraints			
Comments			
Trajectory of Development			
Comments	5-10 years		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	Yes		
Included Capacity (dwellings)	7		
Comments	Based on current evidence, the site is considered to be included within capacity		

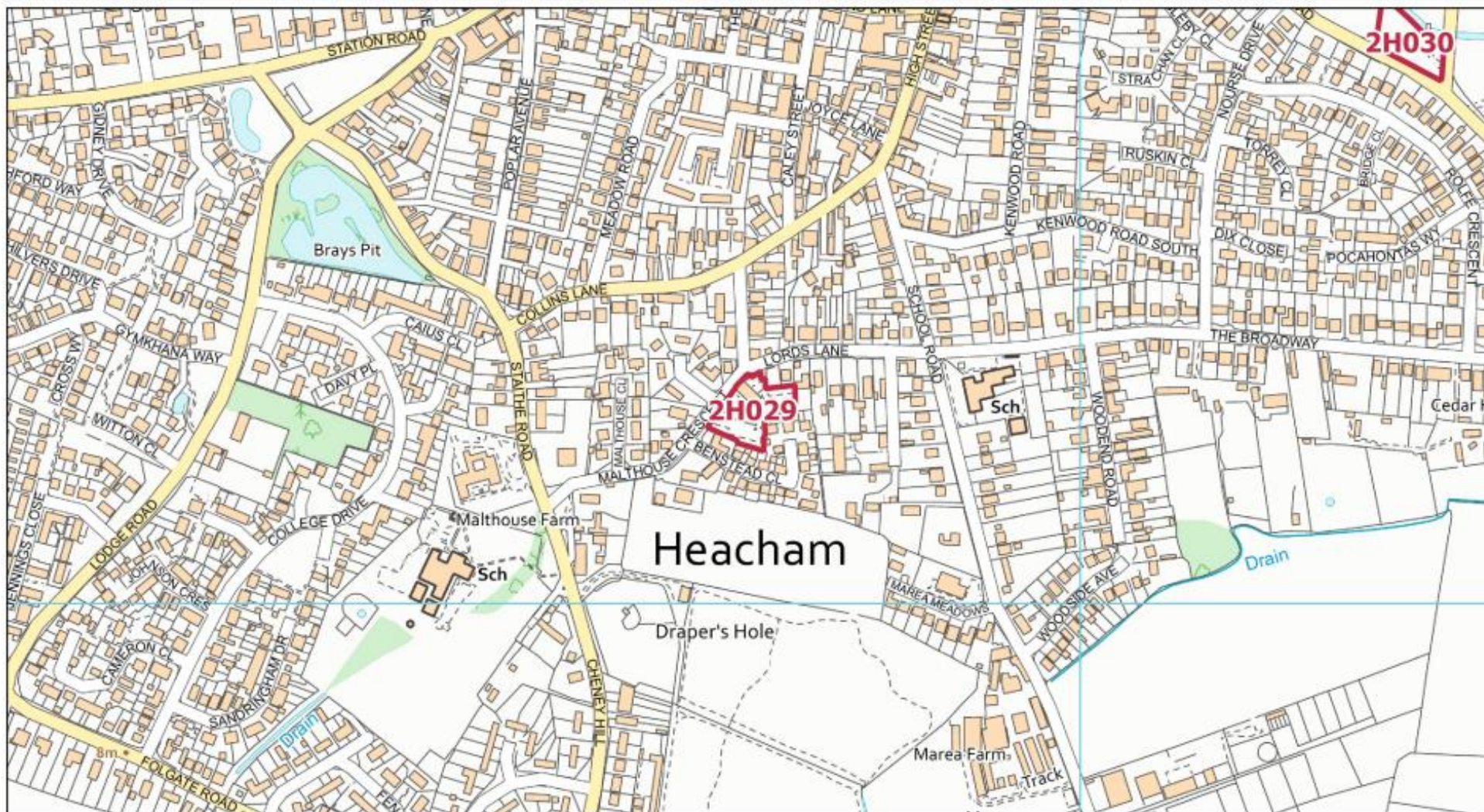
Settlement	Heacham		HELAA Ref	Call for Sites Ref
Site Address	Land on the corner of Lynn Road and Ringstead Road, Heacham,		2H030	18-04-20195113
			multiple submissions	
Parish	Heacham			
Site Size (ha)	0.25	Greenfield/Brownfield	Greenfield	
Ownership	private	Local Plan Designation	Countryside	
Development Potential	Housing		Density Calculator	0.25 x 1 x 24 = 6

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	NCC HA comment: Yes, subject to footway & visibility improvements
Accessibility to Local Services and Facilities	Green	Four or more cores services are within walking distance of the site.
Utilities Capacity	Amber	Anglian Water mentioned major constraints to provision of infrastructure and/or treatment to serve proposed growth (surface water network capacity issues) And upgrades regarding foul sewerage network capacity would be required.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Contamination and Ground Stability	Green	
Flood Risk	Green	The site is at low risk of flooding (within Zone 1).
Coastal Change	Green	The site is not adjacent to a Coastal Flood Hazard Zone.
Market Attractiveness	Green	The site is located within the £60m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	
Townscape	Amber	The site is located within the built-up area of Heacham. This context will need to be considered.
Biodiversity and Geodiversity	Amber	Site appears to be semi-natural habitats with river and ditches present; protected species may be present; habitat loss should be minimised, and losses compensated with protection of riparian environments. Landscape features should be retained where possible especially boundaries
Historic Environment	Amber	Site located within the Heacham Conservation Area
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any public open space.
Transport and Roads	Green	See 'Access to Site'

Compatibility with Neighbouring/ Adjoining Uses	Amber	Development could be compatible with existing and/or adjoining uses.
---	-------	--

Settlement	Heacham	HELAA Ref	2H030
Is the Site Suitable?	Yes		
Suitability Comments			
Availability Assessment			
Is the site available in the plan period?	yes		
When is the site available?	Now		
Comments			
Is the site being marketed?	No		
Availability Comments, (including build out rate)			
Achievability (including Viability)			
Is the site achievable?	Applicant indicated it as viable with no abnormal costs. Plan wide viability assessment follows.		
Achievability Comments			
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	0-5 years		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	Yes		
Included Capacity (dwellings)	6		
Comments	Based on current evidence, the site is considered to be included within capacity		

120



Borough Council of
King's Lynn & West Norfolk
 Tel. 01553 616200
 Fax. 01553 691663



Heacham
 HELAA Site: 2H029



1:5,000

121



Borough Council of
 King's Lynn &
 West Norfolk



Tel. 01553 616200
 Fax. 01553 691663

© Crown copyright and database rights 2020
 Ordnance Survey 100024314

Heacham
 HELAA Site: 2H030



1:5,000

06/03/2020

Settlement	Hockwold cum Wilton		HELAA Ref	Call for Sites Ref
Site Address	Field opposite Wilton farm, Hockwold		2H031	28-04-20197494
			multiple submissions	
Parish	Hockwold cum Wilton			
Site Size (ha)	3.18	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Outside development boundary (countryside)	
Development Potential	Residential Housing		Density Calculator	3.18 x 0.75 x 24 = 57

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Red	NCC Ha consider that the local road network is substandard and that there is no footway.
Accessibility to Local Services and Facilities	Amber	Services within the required distance
Utilities Capacity	Amber	Substantial off-site sewerage required to connect FW
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Contamination and Ground Stability	Green	The site is unlikely to be contaminated and has no known ground stability issues.
Flood Risk	Green	The site is at low risk of flooding (within Zone 1).
Coastal Change	Green	The site is not adjacent to a Coastal Flood Hazard Zone.
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes
Biodiversity and Geodiversity	Red	The site is located within the Breckland Special Protection Area (SPA - Stone Curlew) buffer zone and the site is adjacent to the Breckland SPA. This is not masked by existing built environment
Historic Environment	Amber	The site is adjacent to the conservation area
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any public open space.

Transport and Roads	Red	See 'Access to Site'
Compatibility with Neighbouring/ Adjoining Uses	Green	Development could be compatible with existing and/or adjoining uses.

Settlement	Hockwold cum Wilton	HELAA Ref	2H031
Is the Site Suitable?	No		
Suitability Comments	Access, Transport & Roads, and Biodiversity constraints		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Immediately		
Comments			
Is the site being marketed?	No		
Availability Comments, (including build out rate)	Commencement - 1 to 5 years		
Achievability (including Viability)			
Is the site achievable?	No		
Achievability Comments	Given the constraints identified		
Overcoming Constraints			
Comments	Access, Transport & Roads, and Biodiversity constraints have all been identified it is unlikely based upon current evidence and the close proximity of the SPA that these could be overcome		
Trajectory of Development			
Comments	n/a		
Barriers to Delivery			
Comments	See overcoming constraints		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Access, Transport & Roads, and Biodiversity constraints have all been identified it is unlikely based upon current evidence and the close proximity of the SPA that these could be overcome		

Settlement	Hockwold cum Wilton		HELAA Ref	Call for Sites Ref
Site Address	Field opposite Wilton farm, Hockwold		2H032	28-04-20197494
			multiple submissions	
Parish	Hockwold cum Wilton			
Site Size (ha)	2.24	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Outside development boundary (countryside)	
Development Potential	Residential Housing		Density Calculator	2.24 x 0.75 x 24 = 40

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Red	NCC Ha consider that the local road network is substandard and that there is no footway.
Accessibility to Local Services and Facilities	Amber	Services within the required distance
Utilities Capacity	Amber	Substantial off-site sewerage required to connect FW
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Contamination and Ground Stability	Green	The site is unlikely to be contaminated and has no known ground stability issues.
Flood Risk	Green	The site is at low risk of flooding (within Zone 1).
Coastal Change	Green	The site is not adjacent to a Coastal Flood Hazard Zone.
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes
Biodiversity and Geodiversity	Red	The site is located within the Breckland Special Protection Area (SPA - Stone Curlew) buffer zone and the site is adjacent to the Breckland SPA. This is not masked by existing built environment
Historic Environment	Amber	The site is adjacent to the conservation area
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any public open space.
Transport and Roads	Red	See 'Access to Site'

Compatibility with Neighbouring/ Adjoining Uses	Green	Development could be compatible with existing and/or adjoining uses.
---	-------	--

Settlement	Hockwold cum Wilton	HELAA Ref	2H032
Is the Site Suitable?	No		
Suitability Comments	Access, Transport & Roads, and Biodiversity constraints		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Immediately		
Comments			
Is the site being marketed?	No		
Availability Comments, (including build out rate)	Commencement - 1 to 5 years		
Achievability (including Viability)			
Is the site achievable?	No		
Achievability Comments	Given the constraints identified		
Overcoming Constraints			
Comments	Access, Transport & Roads, and Biodiversity constraints have all been identified it is unlikely based upon current evidence and the close proximity of the SPA that these could be overcome		
Trajectory of Development			
Comments	n/a		
Barriers to Delivery			
Comments	See overcoming constraints		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Access, Transport & Roads, and Biodiversity constraints have all been identified it is unlikely based upon current evidence and the close proximity of the SPA that these could be overcome		

Settlement	Hockwold cum Wilton		HELAA Ref	Call for Sites Ref
Site Address	Field opposite Wilton farm, Hockwold		2H033	28-04-20197494
			multiple submissions	
Parish	Hockwold cum Wilton			
Site Size (ha)	1.9	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Outside development boundary (countryside)	
Development Potential	Residential Housing		Density Calculator	1.9 x 0.9 x 24 = 41

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	NCC HA consider: Yes, subject to satisfactory access and frontage f/w, would require removal of frontage wall.
Accessibility to Local Services and Facilities	Amber	Services within the required distance
Utilities Capacity	Amber	Substantial off-site sewerage required to connect FW
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Contamination and Ground Stability	Green	The site is unlikely to be contaminated and has no known ground stability issues.
Flood Risk	Green	The site is at low risk of flooding (within Zone 1).
Coastal Change	Green	The site is not adjacent to a Coastal Flood Hazard Zone.
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes
Biodiversity and Geodiversity	Red	The site is located within the Breckland Special Protection Area (SPA - Stone Curlew) buffer zone and the site is adjacent to the Breckland SPA. This is not masked by existing built environment
Historic Environment	Amber	The site is adjacent to the conservation area
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any public open space.
Transport and Roads	Amber	See 'Access to Site'

Compatibility with Neighbouring/ Adjoining Uses	Green	Development could be compatible with existing and/or adjoining uses.
---	-------	--

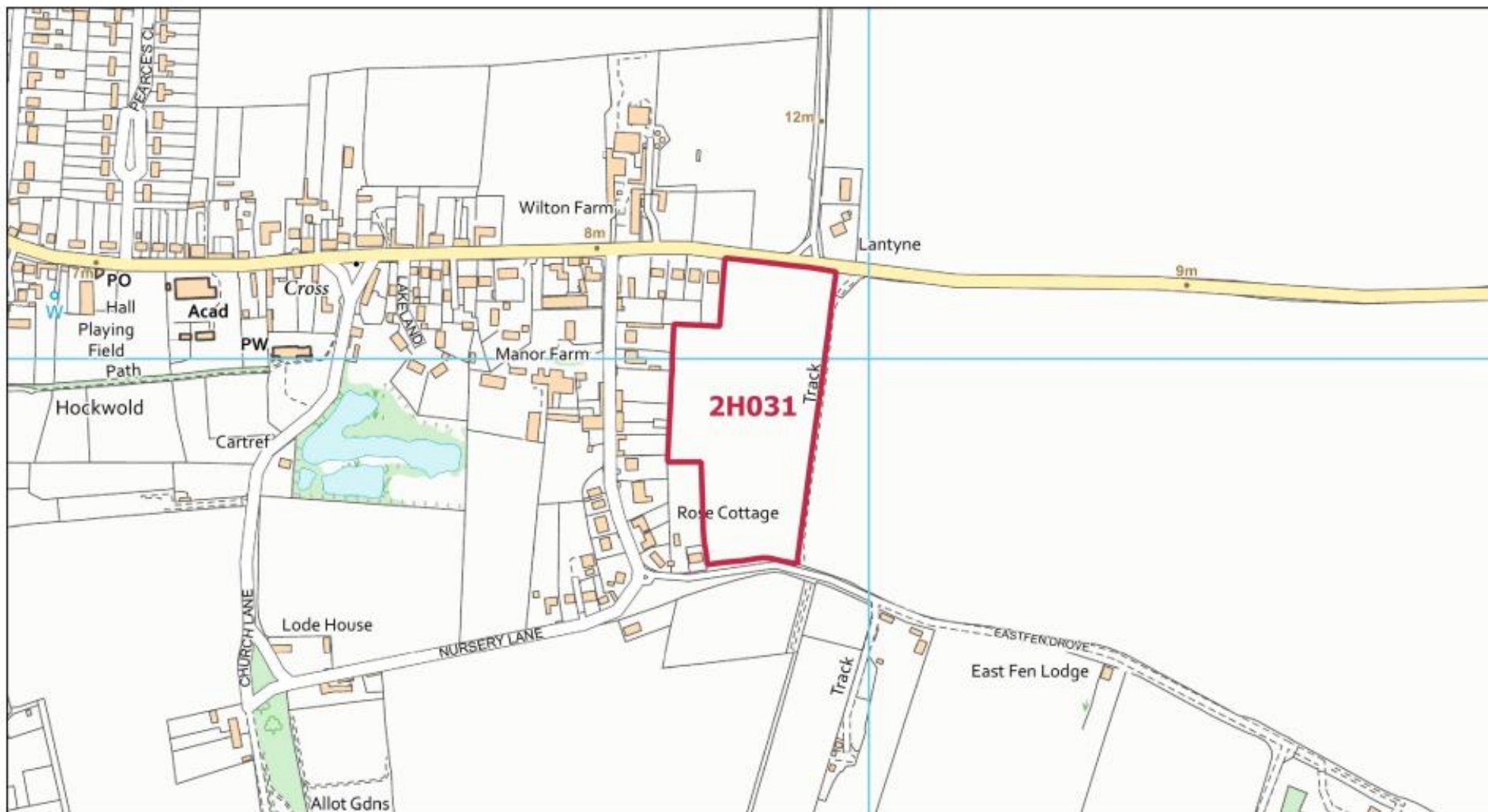
Settlement	Hockwold cum Wilton	HELAA Ref	2H033
Is the Site Suitable?	No		
Suitability Comments	Biodiversity constraints		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Immediately		
Comments			
Is the site being marketed?	No		
Availability Comments, (including build out rate)	Commencement - 1 to 5 years		
Achievability (including Viability)			
Is the site achievable?	No		
Achievability Comments	Given the constraints identified		
Overcoming Constraints			
Comments	Biodiversity constraints have been identified. It is unlikely based upon current evidence and the close proximity of the SPA that these could be overcome		
Trajectory of Development			
Comments	n/a		
Barriers to Delivery			
Comments	See overcoming constraints		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Biodiversity constraints have been identified. It is unlikely based upon current evidence and the close proximity of the SPA that these could be overcome		

Settlement	Hockwold cum Wilton		HELAA Ref	Call for Sites Ref
Site Address	Field opposite Wilton farm, Hockwold		2H034	28-04-20197494
			multiple submissions	
Parish	Hockwold cum Wilton			
Site Size (ha)	1.22	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Outside development boundary (countryside)	
Development Potential	Residential Housing		Density Calculator	1.22 x 0.9 x 24 = 26

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	NCC HA consider: Yes, subject to access via 90.
Accessibility to Local Services and Facilities	Amber	Services within the required distance
Utilities Capacity	Amber	Substantial off-site sewerage required to connect FW
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Contamination and Ground Stability	Green	The site is unlikely to be contaminated and has no known ground stability issues.
Flood Risk	Green	The site is at low risk of flooding (within Zone 1).
Coastal Change	Green	The site is not adjacent to a Coastal Flood Hazard Zone.
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes
Biodiversity and Geodiversity	Red	The site is located within the Breckland Special Protection Area (SPA - Stone Curlew) buffer zone and the site is adjacent to the Breckland SPA. This is not masked by existing built environment
Historic Environment	Amber	The site is adjacent to the conservation area
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any public open space.
Transport and Roads	Amber	See 'Access to Site'

Compatibility with Neighbouring/ Adjoining Uses	Green	Development could be compatible with existing and/or adjoining uses.
---	-------	--

Settlement	Hockwold cum Wilton	HELAA Ref	2H034
Is the Site Suitable?	No		
Suitability Comments	Biodiversity constraints		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Immediately		
Comments			
Is the site being marketed?	No		
Availability Comments, (including build out rate)	Commencement - 1 to 5 years		
Achievability (including Viability)			
Is the site achievable?	No		
Achievability Comments	Given the constraints identified		
Overcoming Constraints			
Comments	Biodiversity constraints have been identified. It is unlikely based upon current evidence and the close proximity of the SPA that these could be overcome		
Trajectory of Development			
Comments	n/a		
Barriers to Delivery			
Comments	See overcoming constraints		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Biodiversity constraints have been identified. It is unlikely based upon current evidence and the close proximity of the SPA that these could be overcome		



134

Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

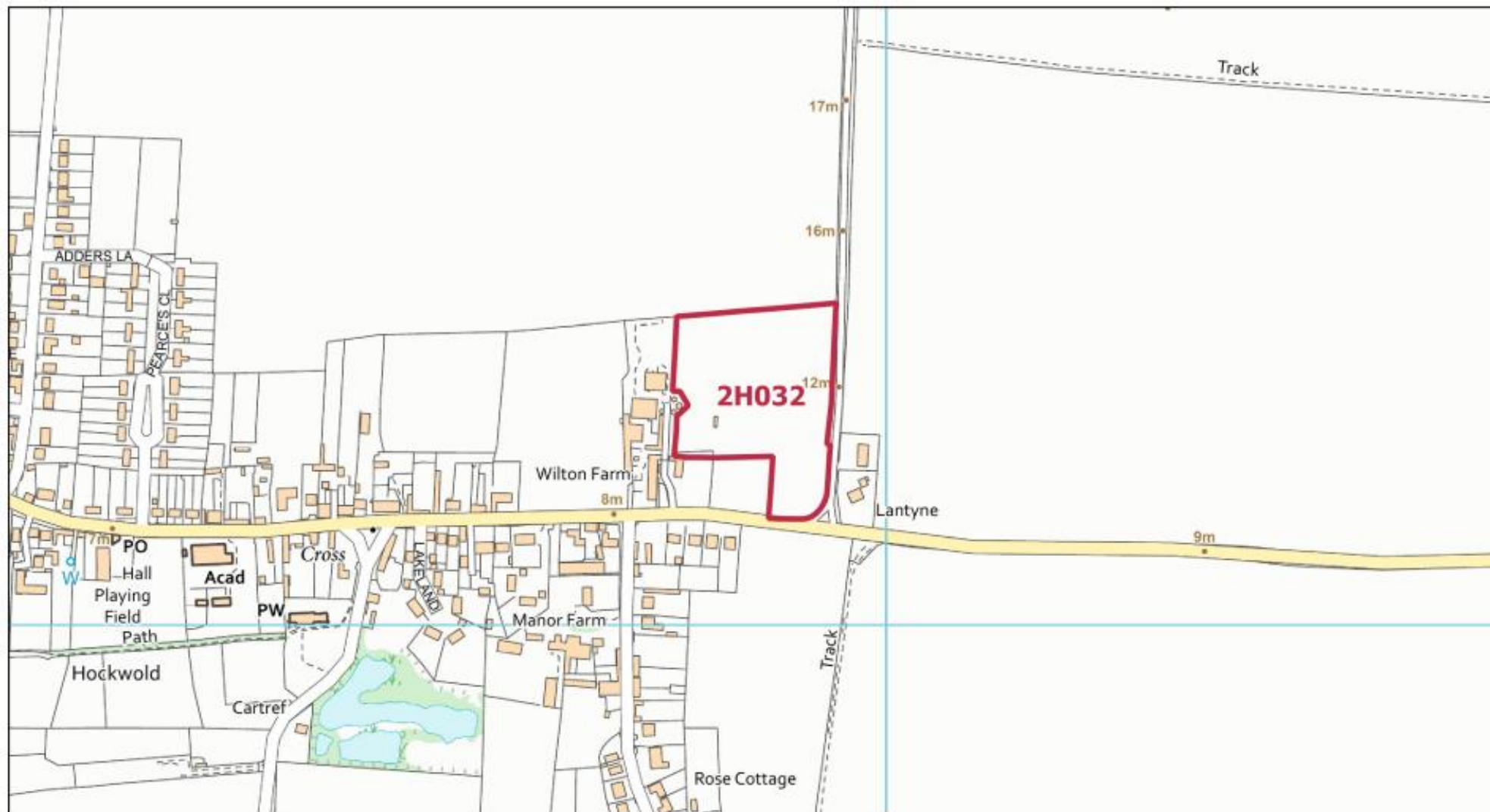
Hockwold cum Wilton
HELAA Site: 2H031



1:5,000

09/03/2020

135



Borough Council of
King's Lynn & West Norfolk
 Tel. 01553 616200
 Fax. 01553 691663



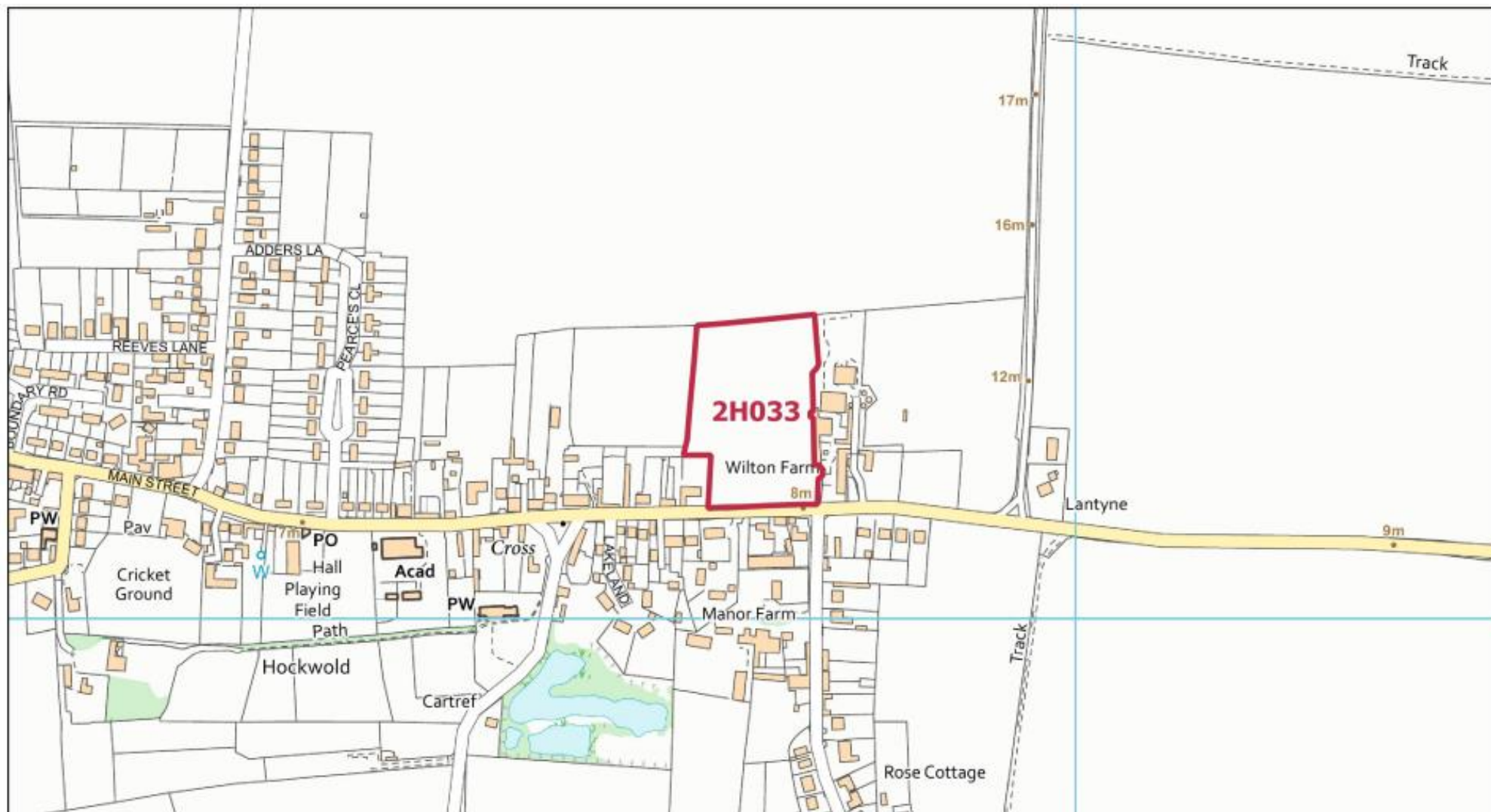
Hockwold cum Wilton
 HELAA Site: 2H032



1:5,000

09/03/2020

136



Borough Council of
King's Lynn & West Norfolk
 Tel. 01553 616200
 Fax. 01553 691663

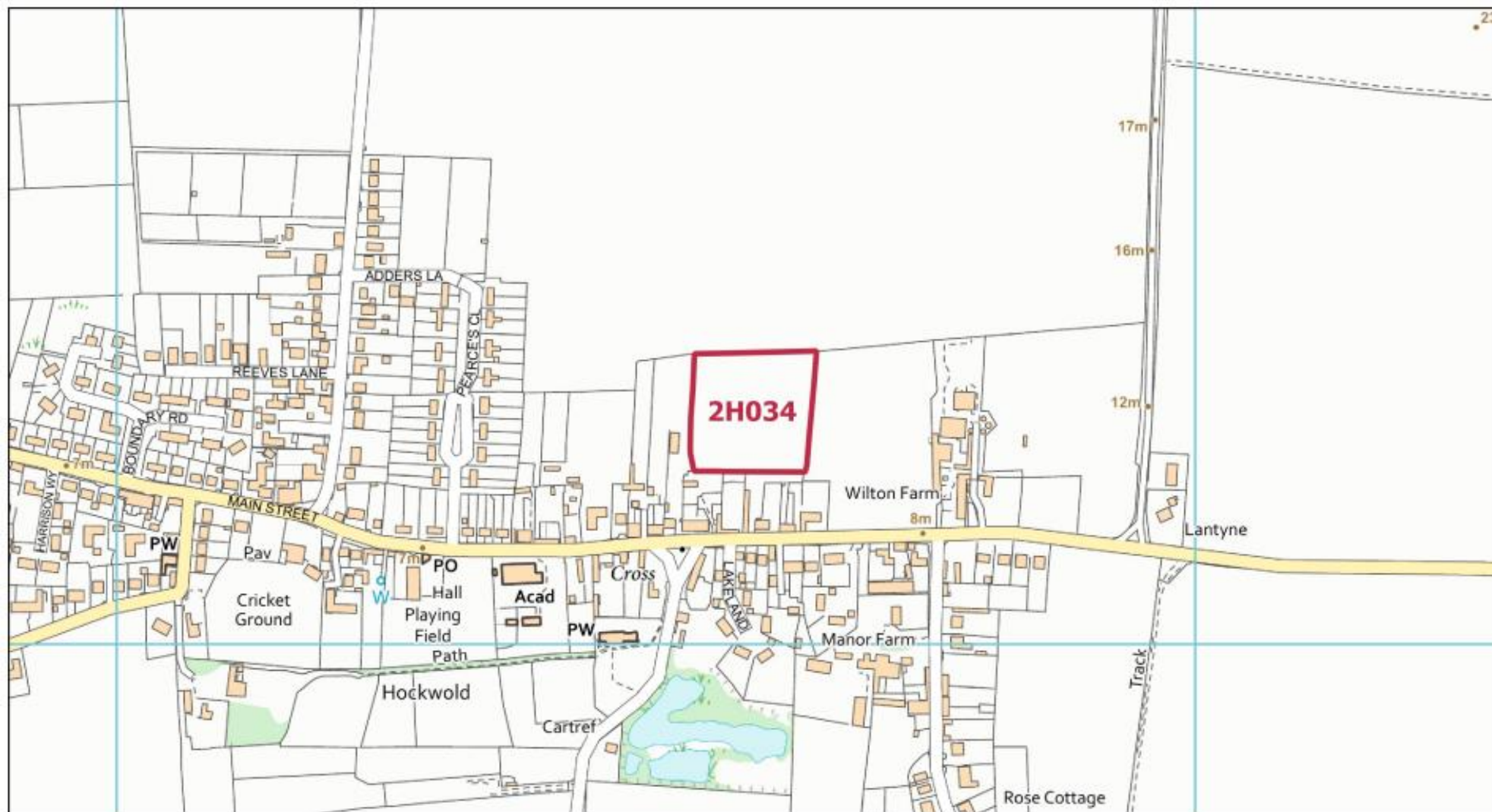


Hockwold cum Wilton
 HELAA Site: 2H033



1:5,000

137



Borough Council of
King's Lynn & West Norfolk
 Tel. 01553 616200
 Fax. 01553 691663



Hockwold cum Wilton
HELAA Site: 2H034



1:5,000

09/03/2020

Settlement	King's Lynn		HELAA Ref	Call for Sites Ref
Site Address	Springwood, Langland Road, Gaywood, Kings Lynn		2H035	14-04-20195768
			multiple submissions	
Parish	Un-Parished			
Site Size (ha)	2.15	Greenfield/Brownfield	Greenfield (Springwood woodland)	
Ownership	Private	Local Plan Designation	Within development boundary for King's Lynn	
Development Potential	Market & Affordable Housing		Density Calculator	2.15 x 0.75 x 39 = 62

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	There are potential access constraints on the site, but these could be overcome through development
Accessibility to Local Services and Facilities	Green	Services within the required distance
Utilities Capacity	Green	Based on current evidence there is sufficient utilities capacity available
Utilities Infrastructure	Amber	
Contamination and Ground Stability	Amber	
Flood Risk	Green	Site is within Flood Zone 1 (low risk)
Coastal Change	Green	The site is not adjacent to a Coastal Flood Hazard Zone
Market Attractiveness	Amber	The site is located within the £0m2 CIL charging area
Impact		
Nationally and Locally Significant Landscapes	Red	Potentially recreational impact upon European sites, especially given the current use of the site and the loss of this. Arboricultural implications: The entire site is covered by TPO. It is enjoyed by members of the public and local wildlife, any erosion of this protected woodland would not be supported
Townscape	Red	Highly wooded area, tree loss could be significant causing significant landscape and visual impacts
Biodiversity and Geodiversity	Red	Site appears to be entirely woodland. Tree loss could be quite large scale with a requirement to mitigate and/or compensate in line with Biodiversity Net Gain. There is no evidence suggesting this may be possible.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Open Space / Green Infrastructure	Red	Public rights of way through the site and cycleway adjacent. Development of the site would result in the loss of locally accessible open space

Transport and Roads	Amber	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated
Compatibility with Neighbouring/ Adjoining Uses	Amber	Site is located within a pre-dominantly residential area

Settlement	King's Lynn	HELAA Ref	2H035
Is the Site Suitable?	No		
Suitability Comments	The site was subject to a pre-application in 2016 (16/00171/PREAPP), which resulted in a decision of 'Likely to Refuse' – this position remains as the constraints highlighted still remain		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Now		
Comments			
Is the site being marketed?	No		
Availability Comments, (including build out rate)	The agent for the site states that the is available and could be delivered within the 5-year time period		
Achievability (including Viability)			
Is the site achievable?	No		
Achievability Comments	Whilst the agents for the sites considers there to be no abnormal costs and the site to be viable, it is considered that due to the constraints identified the site cannot be considered achievable based upon current evidence. An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the Local Plan review		
Overcoming Constraints			
Comments	Based upon the information currently available it is difficult to see how the identified constraints could be overcome		
Trajectory of Development			
Comments	n/a		
Barriers to Delivery			
Comments	Based upon the information currently available it is difficult to see how the identified constraints could be overcome and a development on the site take place as envisaged by the site agent		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	The site cannot be considered suitable due to the constraints identified through this assessment and through the pre-application process. Chiefly the loss of the woodland		

Settlement	King's Lynn (West Lynn)		HELAA Ref	Call for Sites Ref
Site Address	West Lynn MF Transmitting Station, Clenchwarton Road, West Lynn		2H036	29-04-20192654
			multiple submissions	
Parish	Un-Parished			
Site Size (ha)	1.97	Greenfield/Brownfield	Brownfield	
Ownership	Private	Local Plan Designation	Adjacent to Development Boundary	
Development Potential	Employment Land		Density Calculator	n/a

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	There are potential access constraints on the site, but these could be overcome. Yes, subject to satisfactory access including acceptable forward visibility at bend south of the site
Accessibility to Local Services and Facilities	Green	Services within the required distance
Utilities Capacity	Green	Based on current evidence there is sufficient utilities capacity available
Utilities Infrastructure	Green	
Contamination and Ground Stability	Green	No known issues
Flood Risk	Amber	Flood Zone 3a. Potentially appropriate for employment uses
Coastal Change	Green	The site is not adjacent to a Coastal Flood Hazard Zone
Market Attractiveness	Green	Site is adjacent an existing industrial area and the port
Impact		
Nationally and Locally Significant Landscapes	Amber	
Townscape	Amber	
Biodiversity and Geodiversity	Amber	
Historic Environment	Amber	
Open Space / Green Infrastructure	Amber	
Transport and Roads	Amber	

Compatibility with Neighbouring/ Adjoining Uses	Green	As mentioned previously the site is in a predominantly industrial area
---	-------	--

Settlement	King's Lynn	HELAA Ref	2H036
Is the Site Suitable?	Yes		
Suitability Comments	The site could be suitable for the type of development proposed		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Now		
Comments			
Is the site being marketed?	No		
Availability Comments, (including build out rate)	The agent for the site states that the is available and could be delivered within the 5 - 10 year time period		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	The agents for the sites considers the site to be viable. An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the Local Plan review		
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	n/a		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	The site has been proposed employment uses, following the assessment it considered that this could be an acceptable use		

Settlement	King's Lynn		HELAA Ref	Call for Sites Ref
Site Address	Land north of Queen Elizabeth Avenue, Gaywood, King's Lynn		2H037	29-04-20193157
			multiple submissions	
Parish	Un-Parished		H524	25-11-20165462
Site Size (ha)	8.9	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside	
Development Potential	Market Housing, Affordable Housing, Recreation and Leisure, Public Open Space. 200 – 250 Houses		Density Calculator	8.9 x 0.75 x 39 = 260

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Red	The site agents provided details demonstrating that the site benefits from a right of way through the adjacent residential development located to the west. NCC HA considers that notwithstanding any private right of way, no suitable access for a residential development of the potential scale proposed could be provided without substantial improvement and third-party land. The adjacent development to the west has not been designed to serve any further development and there is currently also no adoption agreement in place due to significant construction issues
Accessibility to Local Services and Facilities	Green	Services within the required distance
Utilities Capacity	Green	Based on current information there is sufficient utilities capacity available
Utilities Infrastructure	Green	Based on current information there are no constraints from utilities infrastructure
Contamination and Ground Stability	Green	No known issues
Flood Risk	Red	The site is located within Flood Zone 2 & 3 of the BCKLWN SFRA (2009) and Flood Zone 2 & 3a of the emerging BCKLWN SFRA (2017). The LLFA state that surface water flooding mapping indicates at least 50% of the site is affected by surface water pooling in a 1:1000 year event. The Gaywood River flows to the north of the site and there are also watercourses that bound the site along the eastern and southern perimeter. The site is within the King's Lynn IDB area. They also state that significant mitigation would be required for severe constraints. They recommend that the site is so heavily constrained by present day flood hazards that it is removed from the assessment
Coastal Change	Green	The site is not adjacent to a Coastal Flood Hazard Zone
Market Attractiveness	Amber	The site is located within the £0m2 CIL charging area
Impact		
Nationally and Locally Significant Landscapes	Green	The site is located within the Gaywood River Valley
Townscape	Green	Development would either have either a positive or neutral impact, but importantly not have a detrimental impact on townscapes

Biodiversity and Geodiversity	Amber	Norfolk Wildlife Trust state that a biodiversity assessment should be required. Site is part of GI link along Gaywood Valley and any allocation should maintain this link
Historic Environment	Green	There are no designated or non-designated heritage assets within the site boundary or close by. Therefore, development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage asset
Open Space / Green Infrastructure	Amber	Norfolk Wildlife Trust state that a biodiversity assessment should be required. Site is part of GI link along Gaywood Valley and any allocation should maintain this link
Transport and Roads	Amber	Any potential impact on the functioning of trunk roads could be reasonably mitigated
Compatibility with Neighbouring/ Adjoining Uses	Green	The site is bordered by residential development and countryside/agricultural land

Settlement	King's Lynn	HELAA Ref	2H037
Is the Site Suitable?	No		
Suitability Comments	The site cannot currently be considered suitable due to the access issues and flood risk issue identified		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	0 – 5 years		
Comments			
Is the site being marketed?	No		
Availability Comments, (including build out rate)	The agent for the site states that site is in single ownership and is ready for development and that the development could be built out over a 3-year period		
Achievability (including Viability)			
Is the site achievable?	No		
Achievability Comments	The agent states that there are no abnormal costs associated with development of the site. An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the Local Plan review		
Overcoming Constraints			
Comments	Based upon current information it is difficult to see how the identified constraints could be overcome		
Trajectory of Development			
Comments	n/a		
Barriers to Delivery			
Comments	Access		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	The site cannot currently be considered in the assessment as contributing towards the dwelling capacity in the borough due to the issues which have arisen in relation to the access and flood risk based upon current evidence. The Site was originally submitted earlier in the Local Plan review process as part of the Call for Sites in 2016 and the assessment remains the similar today.		

Settlement	King's Lynn		HELAA Ref	Call for Sites Ref
Site Address	Land off Estuary Road, North Lynn		2H038	11-04-20191015
			multiple submissions	
Parish	Un-Parished		H525	25-11-20165672
Site Size (ha)	2.8	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside	
Development Potential	The site has been proposed for B1, B2 and B8 employment uses, as an extension to Riverside Industrial Estate		Density Calculator	n/a

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	There are potential access constraints on the site but these could be overcome
Accessibility to Local Services and Facilities	Green	Services within the required distance
Utilities Capacity	Green	Based on current evidence there is sufficient utilities capacity available
Utilities Infrastructure	Amber	HSE state that site is within the outer zone for the encroachment on a major hazard sites and it is also within the middle zone for the encroachment on another major hazard zone. The middle zone is compatible with workplaces (pre-dominantly non-retail)
Contamination and Ground Stability	Green	No known issues
Flood Risk	Amber	The site is located within flood zone 3a (high risk) of the emerging BCKLWN SFRA (2017), it is within Flood Zone 2, 3 and majority is within the tidal hazard zone of the 2009 SFRA. The site is located within Flood Zone 2 and 3 and within an area which benefits from flood defences. There is no surface water flooding for the 1 in 100 year event. Small areas on ponding occur the 1 in 1000 event. Watercourse not apparent (in relation to SuDS hierarchy if infiltration is not possible). The site is located within the Kings Lynn IDB. All of site within Kings Lynn SFRA mapping Category 3 Tidal
Coastal Change	Green	The site is not adjacent to a Coastal Flood Hazard Zone
Market Attractiveness	Green	Site is adjacent an existing industrial area and the port
Impact		
Nationally and Locally Significant Landscapes	Amber	Norfolk Wildlife Trust state that housing in this location will need to ensure mitigation on Roydon Common
Townscape	Amber	Please see 'Historic Environment'
Biodiversity and Geodiversity	Amber	Development of the site may have a detrimental impact on a designated site, protected species or ecological network but the impact could be reasonable mitigated. NCC GI and Landscapes team state NE SSSI Impact risk zone
Historic Environment	Amber	Historic England state that the site is located adjacent to existing industrial areas. There are no identifiable heritage assets within the boundaries, nor are

		there any in the immediate vicinity of site boundaries. However, if brought forward in the allocation for mixed use development consideration should be given to the impact of taller development on these sites and the effect this would then have upon the landscape and the setting of heritage assets further afield and those within West Lynn, specifically from historic vantage points within the town and from wider landscape views. Should the site be allocated, these requirements should be included in the policy and supporting text of the Plan
Open Space / Green Infrastructure	Amber	NCC GI team state that the site sits within a predominantly industrial area, there are limited recreational opportunities. The site may be appropriate for development with appropriate mitigation measures
Transport and Roads	Amber	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated
Compatibility with Neighbouring/ Adjoining Uses	Green	As mentioned previously the site is in a predominantly industrial area

Settlement	King's Lynn	HELAA Ref	2H038
Is the Site Suitable?	Yes		
Suitability Comments	The site could be suitable for the type of development proposed		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Now		
Comments			
Is the site being marketed?	No		
Availability Comments, (including build out rate)	The agent for the site states that the is available and could be delivered within the 0-5 year time period		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	The agents for the sites considers there to be no abnormal costs and the site to be viable. An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the Local Plan review		
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	n/a		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	The site has been proposed for B1, B2 and B8 employment uses, as an extension to Riverside Industrial Estate, following assessment it considered that this could be an acceptable use. This was proposed earlier in the Local Plan review as part of 2016 Call for Sites and earlier HELAA. The conclusions remain the same.		

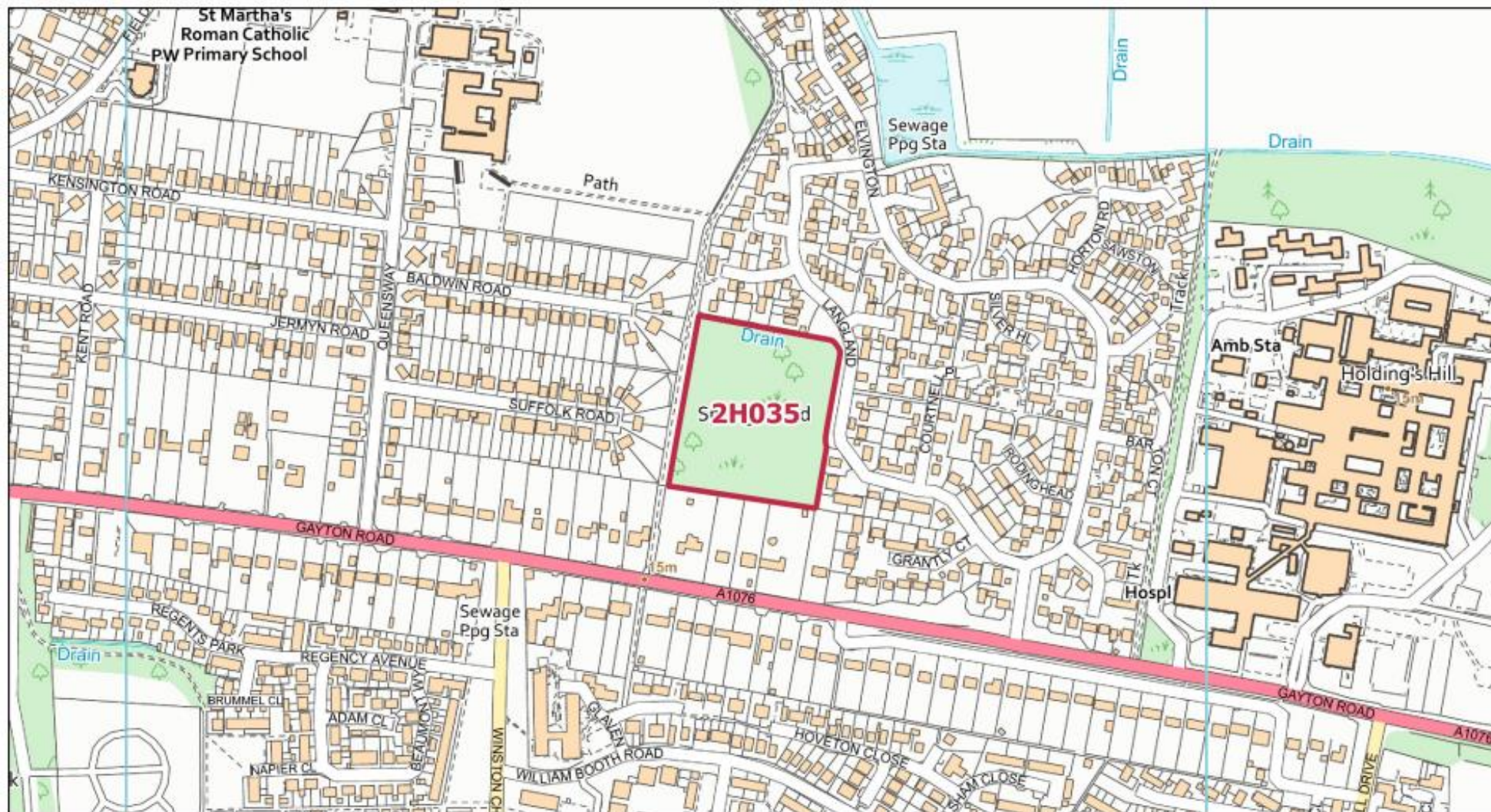
Settlement	King's Lynn (West Lynn)		HELAA Ref	Call for Sites Ref
Site Address	The Oaks, Clenchwarton Road, West Lynn		2H039	26-04-20199830
			multiple submissions	
Parish	Un-Parished			
Site Size (ha)	1.16	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Adjacent to Development Boundary	
Development Potential	Housing or Employment Land		Density Calculator	1.16 x 0.9 x 39 = 40

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	There are potential access constraints on the site, but these could be overcome. Yes, subject to acceptable access and provision of 3.0m cycleway at site frontage, to link with existing facility at east side of the road.
Accessibility to Local Services and Facilities	Green	Services within the required distance
Utilities Capacity	Green	Based on current evidence there is sufficient utilities capacity available
Utilities Infrastructure	Green	
Contamination and Ground Stability	Green	No known issues
Flood Risk	Amber	Flood Zone 3a and dry island. Potentially appropriate for employment uses
Coastal Change	Green	The site is not adjacent to a Coastal Flood Hazard Zone
Market Attractiveness	Green	Site is adjacent an existing industrial area and the port
Impact		
Nationally and Locally Significant Landscapes	Amber	
Townscape	Amber	The site given the surrounding area would most likely not be compatible for housing. However, it could for commercial/employment land
Biodiversity and Geodiversity	Amber	
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or tier setting. However, the impact could be reasonably mitigated
Open Space / Green Infrastructure	Amber	
Transport and Roads	Amber	Potential impact on the functioning of trunk roads/or local roads could be reasonably mitigated

Compatibility with Neighbouring/ Adjoining Uses	Amber	The site is in a predominantly industrial / employment area. Might not be suitable for housing
---	-------	--

Settlement	King's Lynn	HELAA Ref	2H039
Is the Site Suitable?	Yes – for employment purposes		
Suitability Comments	The site could be suitable for employment purposes. The surrounding of the site would not lend it self for residential development to take place here.		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Now		
Comments			
Is the site being marketed?	No		
Availability Comments, (including build out rate)	The agent for the site states that the is available and could be delivered within the 5 -10-year time period		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the Local Plan review		
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	n/a		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	The site has been proposed employment uses or for housing, following the assessment it is considered that employment could be an acceptable use, but not housing.		

153



Borough Council of
**King's Lynn &
 West Norfolk**



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
 Ordnance Survey 100024314

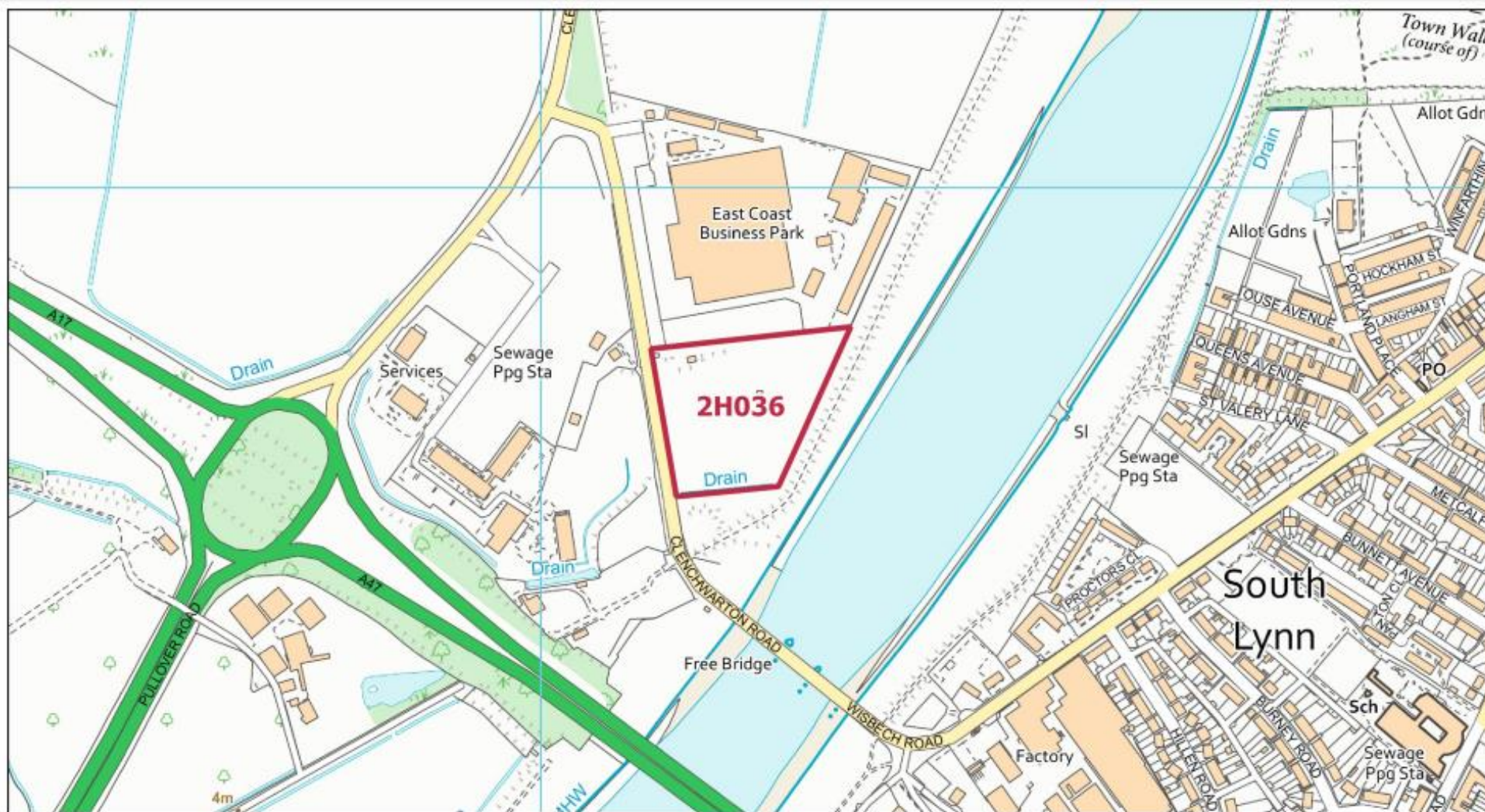
King's Lynn
HELAA Site: 2H035



1:5,000

06/03/2020

154



Borough Council of
**King's Lynn &
 West Norfolk**



**Tel. 01553 616200
 Fax. 01553 691663**

© Crown copyright and database rights 2020
 Ordnance Survey 100024314

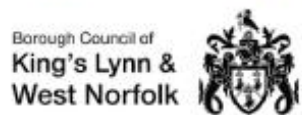
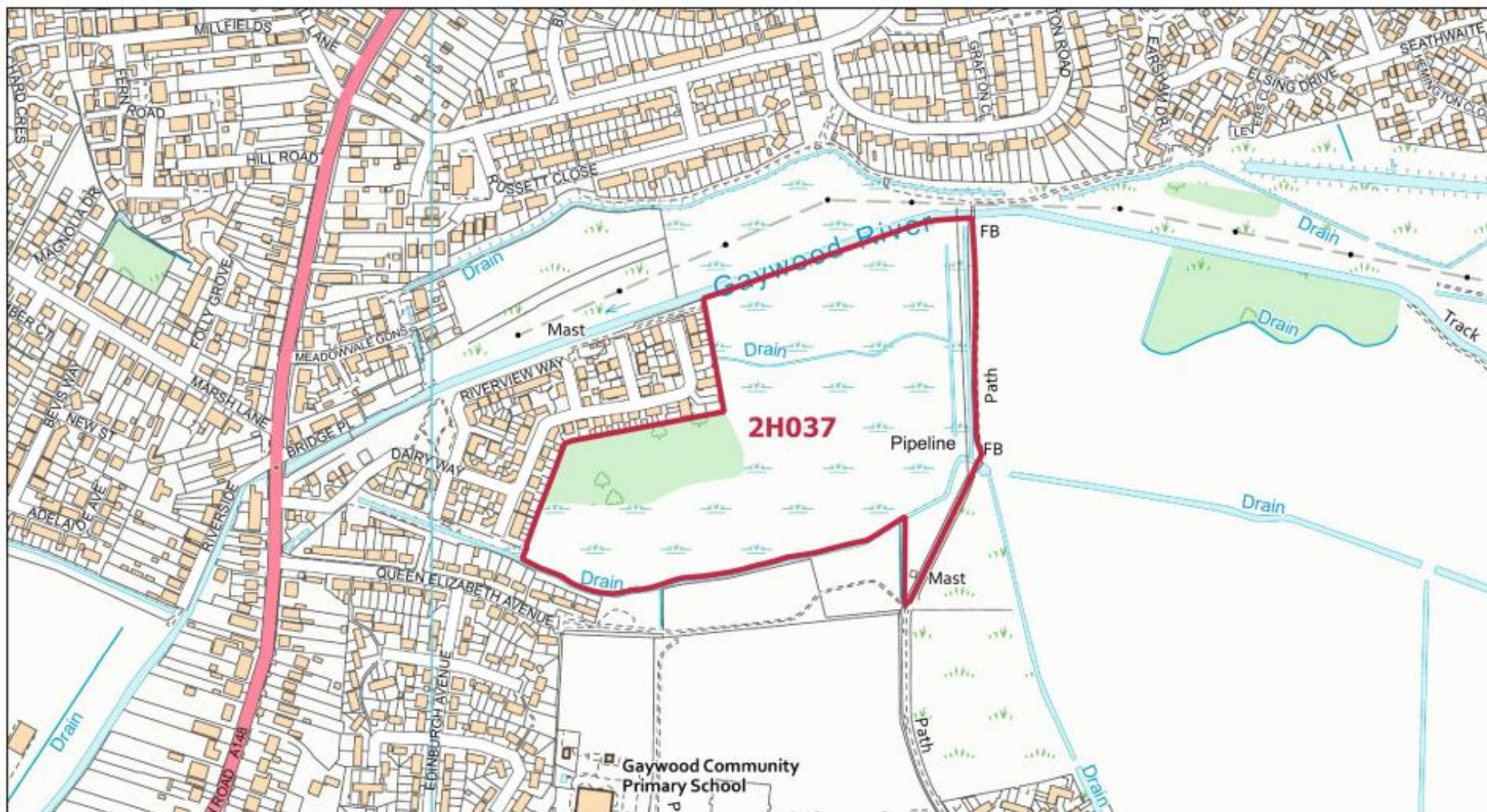
**King's Lynn
 HELAA Site: 2H036**



1:5,000

06/03/2020

155



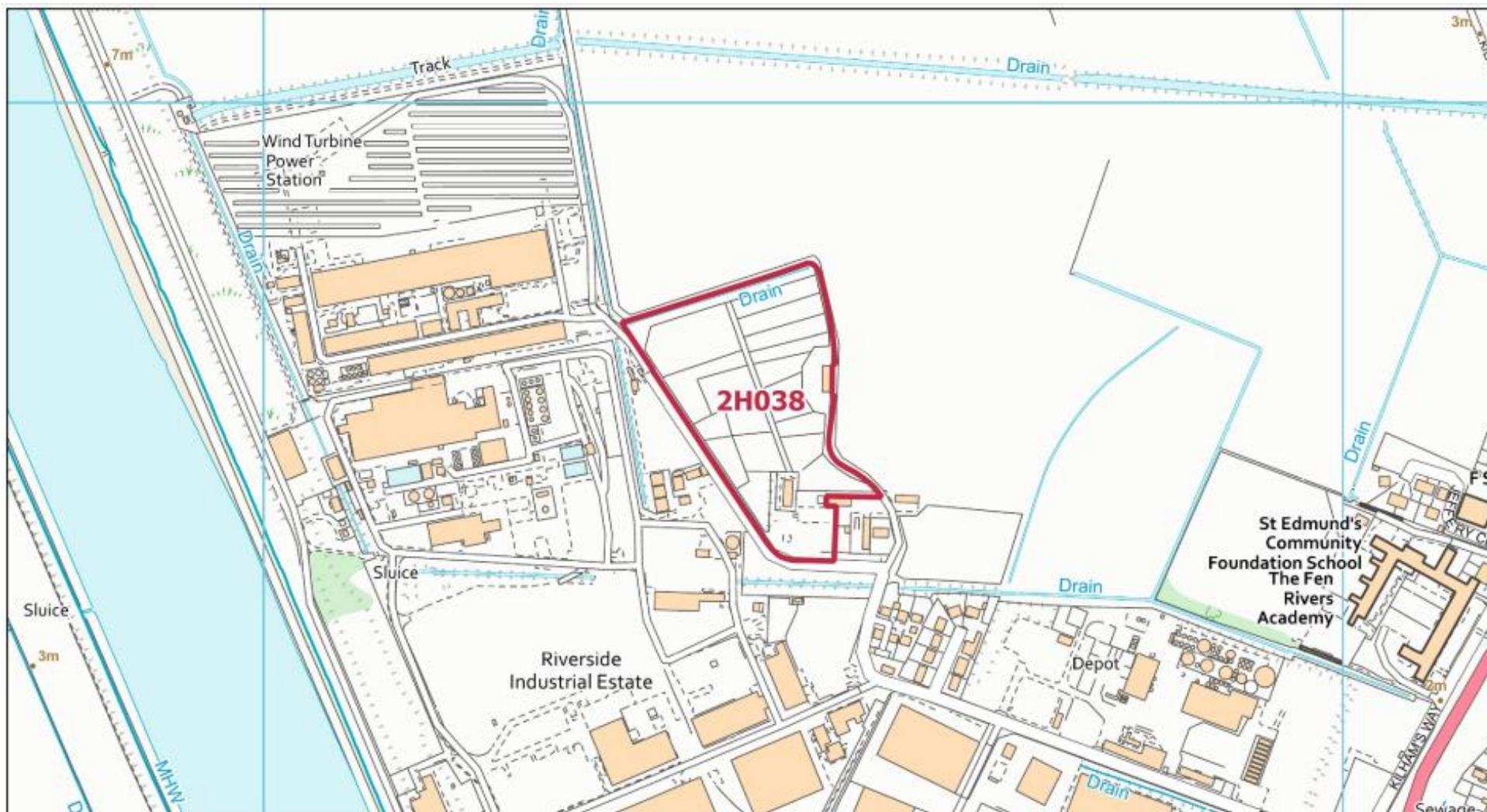
Borough Council of
**King's Lynn &
 West Norfolk**
 Tel. 01553 616200
 Fax. 01553 691663

King's Lynn
 HELAA Site: 2H037



1:5,000

156



Borough Council of
King's Lynn & West Norfolk



Tel. 01553 616200
 Fax. 01553 691663

© Crown copyright and database rights 2020
 Ordnance Survey 100024314

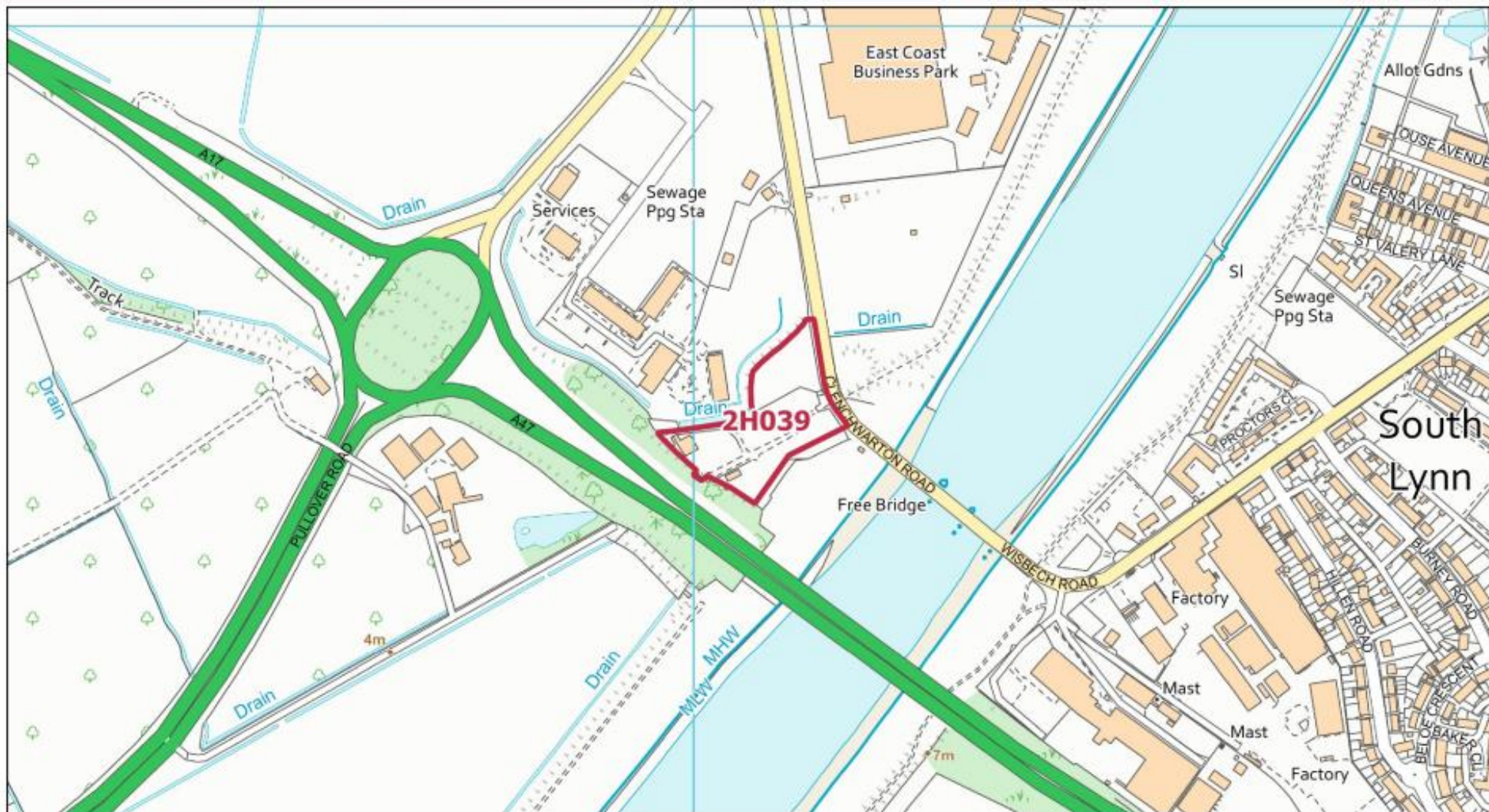
King's Lynn
 HELAA Site: 2H038



1:5,000

06/03/2020

157



Borough Council of
**King's Lynn &
 West Norfolk**



**Tel. 01553 616200
 Fax. 01553 691663**

© Crown copyright and database rights 2020
 Ordnance Survey 100024314

**King's Lynn
 HELAA Site: 2H039**



1:5,000

09/03/2020

Settlement	Marham		HELAA Ref	Call for Sites Ref
Site Address	Land North of The Street Marham		2H040	29-04-20195907
			multiple submissions	
Parish	Marham			
Site Size (ha)	1.7	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside, adjacent development boundary	
Development Potential	Proposed for residential development of 35 dwellings Inc. open space		Density Calculator	1.7 x 0.9 x 24 = 36

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Red	Norfolk County Council as the local highway authority consider that the access is an issue due to visibility being constrained
Accessibility to Local Services and Facilities	Amber	School, shop and employment potential at RAF Marham are all within the required distance
Utilities Capacity	Amber	Anglian Water state that substantial off-site sewerage works required to connect to the foul water network
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Contamination and Ground Stability	Green	No issues known
Flood Risk	Green	The site is located within flood zone 1 (low risk)
Coastal Change	Green	The site is not adjacent to a coastal hazard zone
Market Attractiveness	Amber	The site is located with the £40 per m2 charging zone
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on townscape
Biodiversity and Geodiversity	Green	Development of the site would not have a detrimental impact on any designated site, protected species or ecological networks
Historic Environment	Green / Amber	HES comment: Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any open space

Transport and Roads	Amber	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. Also please see 'Access to Site'
Compatibility with Neighbouring/ Adjoining Uses	Amber	Development of the site could have issues of compatibility with neighbouring/adjoin uses; however, these could be reasonably mitigated. Residential development, mobile home park and agricultural land neighbour the site.

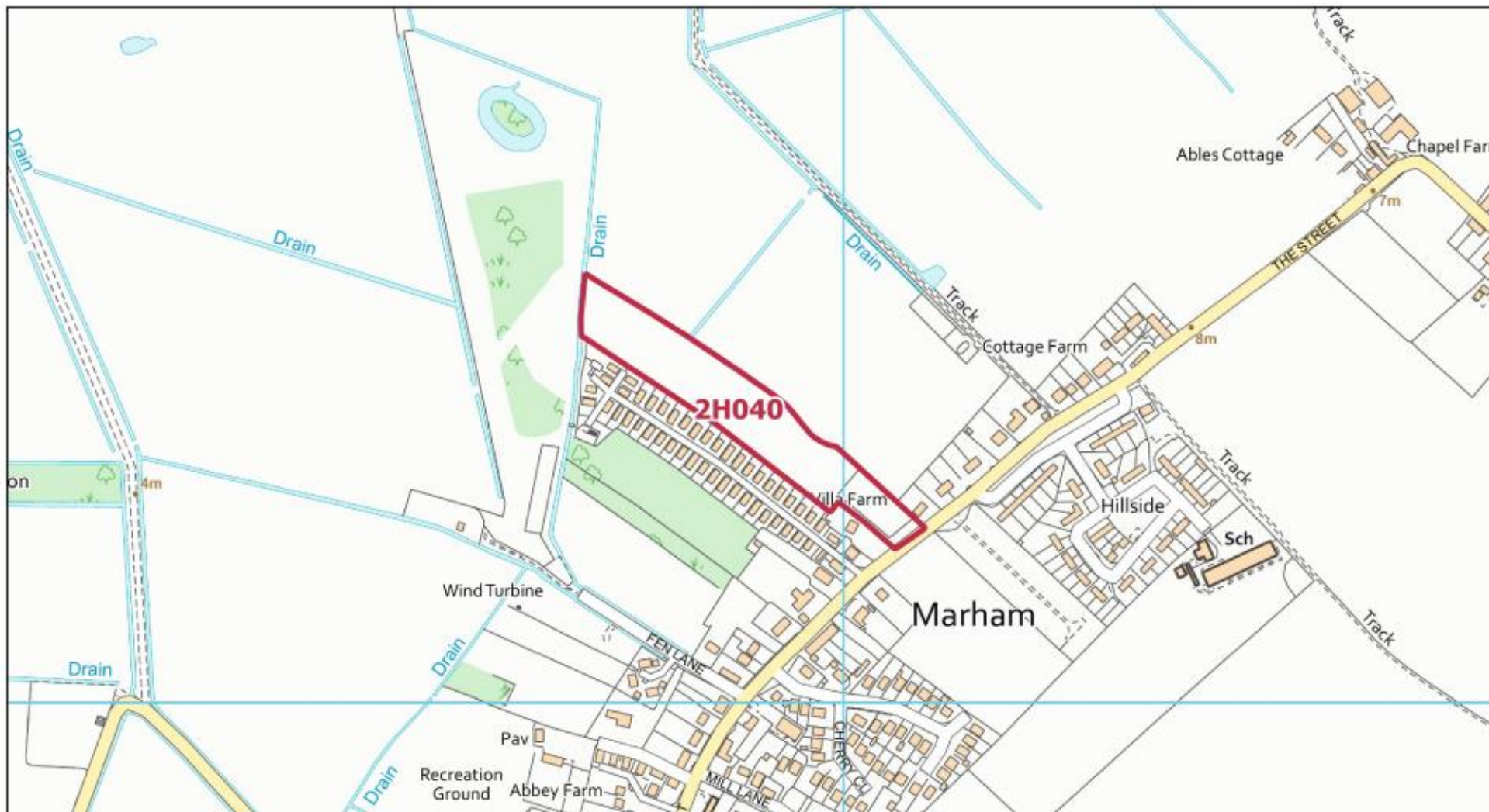
Settlement	Marham	HELAA Ref	2H040
Is the Site Suitable?	No		
Suitability Comments	Based on current information the constraint highlighted by NCC cannot be overcome. Please see comments to 'Access to Site'		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Now		
Comments			
Is the site being marketed?	Agent states that the site is under option to a developer / promoter		
Availability Comments, (including build out rate)	Up to 5 five years to start and then 2/3 years to complete is suggested by the site agent		
Achievability (including Viability)			
Is the site achievable?	No, please see comments to 'Access to Site'		
Achievability Comments	The site is considered viable according to the site agent with no abnormal costs identified. An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the Local Plan review.		
Overcoming Constraints			
Comments	Based on current information the constraint highlighted by NCC cannot be overcome. Please see comments to 'Access to Site'		
Trajectory of Development			
Comments	Up to 5 five years to start and then 2/3 years to complete is suggested by the site agent		
Barriers to Delivery			
Comments	See above 'Access to Site'		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Based on current information the constraint highlighted by NCC cannot be overcome. Please see comments to 'Access to Site'. This results in the site not being included within the housing capacity of the Borough.		

Settlement	Marham		HELAA Ref	Call for Sites Ref
Site Address	Land South of The Street Marham		2H041	29-04-20195110
			multiple submissions	
Parish	Marham			
Site Size (ha)	1.68	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside, adjacent development boundary	
Development Potential	Proposed for residential development of 35 dwellings Inc. open space		Density Calculator	1.68 x 0.9 x 24 = 36

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	There are potential access constraints but these could be overcome through development. NCC as the local Highway Authority raised no objection to the site through the pre-application planning process (19/00087/PREAPP). Access is proposed from The Street. As part of the HELAA consultation NCC consider that some footway widening to the school might be required
Accessibility to Local Services and Facilities	Amber	School, shop and employment potential at RAF Marham are all within the required distance
Utilities Capacity	Amber	Anglian Water state that substantial off-site sewerage works required to connect to the foul water network
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Contamination and Ground Stability	Green	No issues known
Flood Risk	Green	The site is located within flood zone 1 (low risk)
Coastal Change	Green	The site is not adjacent to a coastal hazard zone
Market Attractiveness	Amber	The site is located within the £40 per m ² charging zone
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on townscape
Biodiversity and Geodiversity	Green	Development of the site would not have a detrimental impact on any designated site, protected species or ecological networks
Historic Environment	Green/ Amber	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets. NCC HES state: There is potential that buried archaeological remains will be present at the site and that their significance will be adversely affected by the proposed development. If planning permission is granted, we therefore ask that this be

		subject to a programme of archaeological migratory work in accordance with National Planning Policy Framework para. 199.
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any open space
Transport and Roads	Amber	NCC as the local Highway Authority raised no objection to the site through the pre-application planning process (19/00087/PREAPP)
Compatibility with Neighbouring/ Adjoining Uses	Amber	Development of the site could have issues of compatibility with neighbouring/adjoin uses; however, these could be reasonably mitigated. The site is boarded by an existing residential estate to south/west, the remaining aspects are the school playing field (S) and a cemetery (N/E).

Settlement	Marham	HELAA Ref	2H041
Is the Site Suitable?	Yes		
Suitability Comments	No constraints which could not be adequately mitigated have been identified as part the HELAA assessment		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Now		
Comments			
Is the site being marketed?	Agent states that the site is under option to a developer / promoter		
Availability Comments, (including build out rate)	Up to 5 five years to start and then 2/3 years to complete is suggested by the site agent		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	The site is considered viable according to the site agent with no abnormal costs identified. An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the Local Plan review.		
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	Up to 5 five years to start and then 2/3 years to complete is suggested by the site agent		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	Yes		
Included Capacity (dwellings)	35		
Comments	No issues have been identified which potentially couldn't be mitigated. An indicative site scheme/layout was supported as part of the agent's documents and this proposes a residential housing site of 35 homes.		



164

Borough Council of
King's Lynn & West Norfolk

Tel. 01553 616200
Fax. 01553 691663

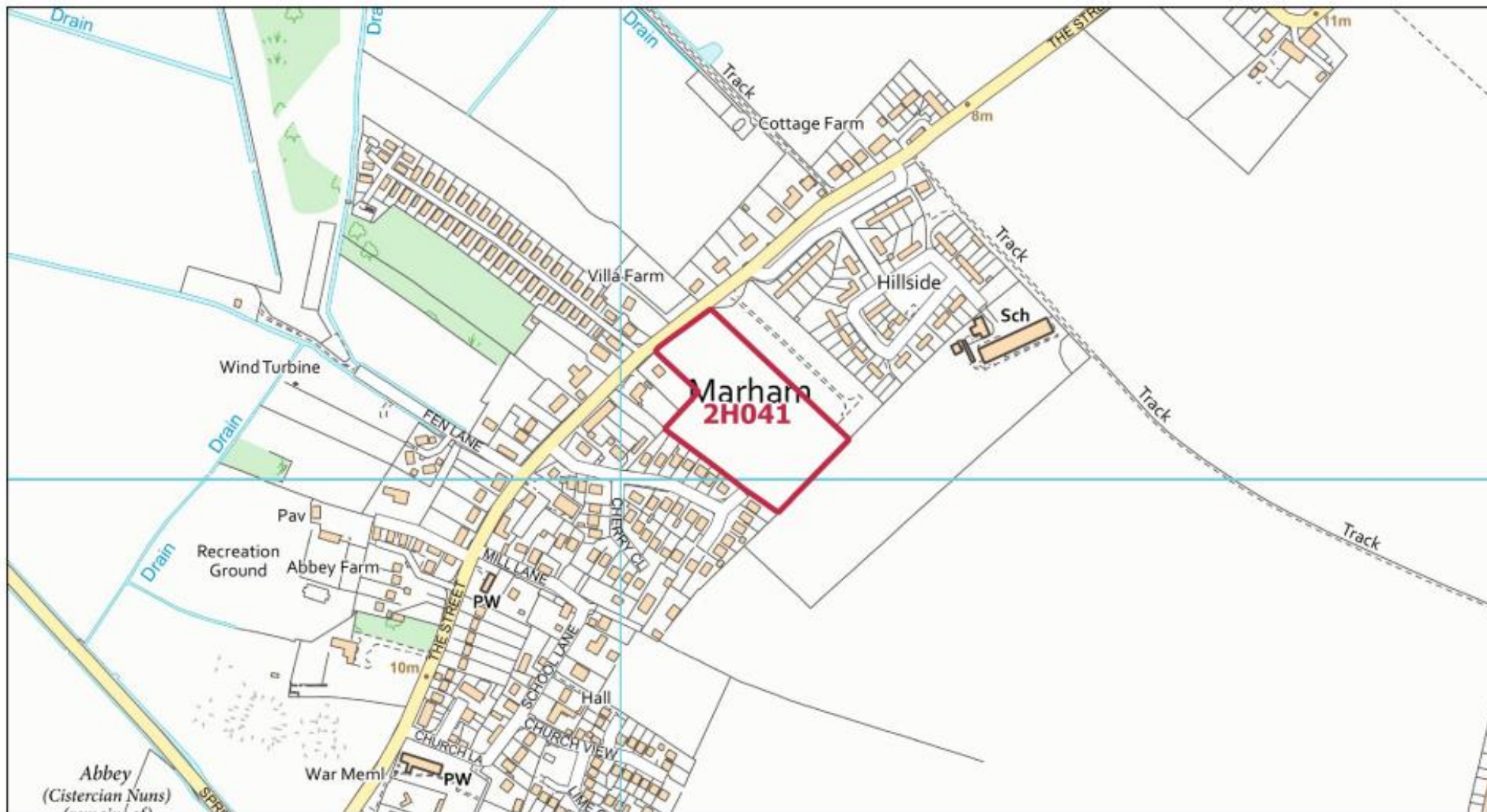
Marham
HELAA Site: 2H040



1:5,000

06/03/2020

165



Borough Council of
King's Lynn & West Norfolk

Tel. 01553 616200
Fax. 01553 691663

Marham
HELAA Site: 2H041



1:5,000

06/03/2020

Settlement	Marshland St. James		HELAA Ref	Call for Sites Ref
Site Address	Land south of 339 Smeeth Road Wisbech		2H042	25-04-20194702
			multiple submissions	
Parish	Marshland St. James			
Site Size (ha)	0.3	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside, adjacent to the development boundary	
Development Potential	Market housing		Density Calculator	0.3 x 1.0 x 24= 7

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	There are potential access constraints subject to vision and frontage footway
Accessibility to Local Services and Facilities	Amber	Services such as the school, employment within the required distance (1,200m)
Utilities Capacity	Green	No constraints identified
Utilities Infrastructure	Green	No constraints identified.
Contamination and Ground Stability	Green	No constraints identified.
Flood Risk	Amber	The site is located within Flood Zone 2 and 3 of the BCKLWN SFRA. The LLFA state that the site is located within Flood Zone 2 and 3 and is an area which benefits from flood defences.
Coastal Change	Green	The site is not adjacent to a coastal hazard zone
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
Townscape	Green	Development of the site would not have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes
Biodiversity and Geodiversity	Green	Development of the site would not have a detrimental impact on any designated site, protected species or ecological network
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any open space

Transport and Roads	Amber	Comments by Highways suggests access will not have a detrimental impact on the functioning of trunk roads/local roads. National Cycle Network route 1 within 2km directly linked to site via unclassified roads/tracks.
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with existing and/or adjoin uses

Settlement	Marshland St. James	HELAA Ref	2H042
Is the Site Suitable?	Yes		
Suitability Comments	n/a		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Immediately		
Comments	n/a		
Is the site being marketed?	Promotion/marketing of the site is pending the outcome of the Local Plan review		
Availability Comments, (including build out rate)			
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Promoter considers the site to be viable. No abnormal costs identified.		
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	Up to 5 years proposed start – time taken to complete unknown		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	Yes		
Included Capacity (dwellings)	7		
Comments	Based on current information the site seems suitable due to constraints could easily be mitigated		

Settlement	Marshland St James		HELAA Ref	Call for Sites Ref
Site Address	Land to the north of Walton Road, Marshland St James, Wisbech		2H043	25-04-20198086
			multiple submissions	
Parish	Marshland St James			
Site Size (ha)	0.86	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside, adjacent to the development boundary	
Development Potential	Market housing		Density Calculator	0.86 x 0.90 x 24= 18

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	Highways said access is suitable subject to acceptable vision at access point. However, there is concerns regarding sustainability. Previous app: 17/01016/RM relates to the front of the site and will serve as the access
Accessibility to Local Services and Facilities	Green	One to three core services are within 800m walking distance (school, retail, employment)
Utilities Capacity	Green	No constraints identified
Utilities Infrastructure	Green	No constraints identified
Contamination and Ground Stability	Green	No issues known
Flood Risk	Amber	The site is located within Flood Zone 2 and 3 of the BCKLWN SFRA. The LLFA state that the north western part of the site is located within Flood Zone 3 and within an area which benefits from flood defences with the balance of the site in flood zone 2.
Coastal Change	Green	The site is not adjacent to a costal hazard zone
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
Townscape	Green	Development of the site would not have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes
Biodiversity and Geodiversity	Green	Development of the site would not have a detrimental impact on any designated site, protected species or ecological network
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Open Space / Green Infrastructure	Green	No open public space will be lost.

Transport and Roads	Amber	No detrimental impacts identified for the local roads- access and sustainability issues were raised above. National Cycle Network route 1 within 750m directly linked to site via unclassified roads/tracks.
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with existing and/or adjoin uses which is recently constructed residential dwellings and agricultural land.

Settlement	Marshland St. James	HELAA Ref	2H043
Is the Site Suitable?	Yes		
Suitability Comments	No overarching constraints identified		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Immediately		
Comments	Land previously developed, current use is agricultural land - 17/01016/RM relates to the front of the site and will serve as the access		
Is the site being marketed?	Promotion/marketing of the site is pending the outcome of the Local Plan review		
Availability Comments, (including build out rate)	No abnormal costs identified.		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Promoter considers the site to be viable.		
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	Up to 5 years proposed start – time taken to complete unknown		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	Yes		
Included Capacity (dwellings)	18		
Comments	With current evidence the site seems suitable where constraints identified could be mitigated		

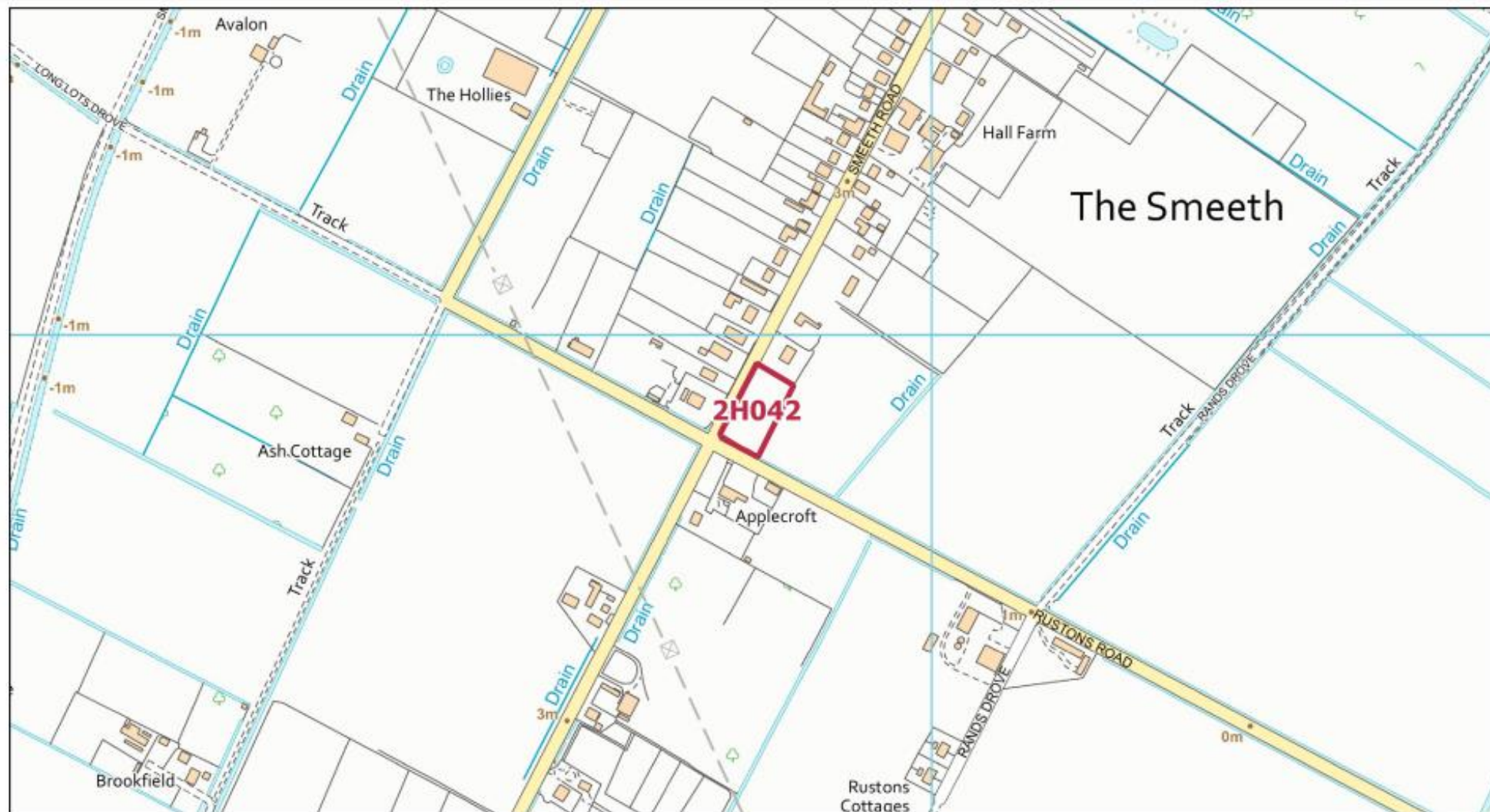
Settlement	Marshland St James		HELAA Ref	Call for Sites Ref
Site Address	Land north west of the Marshland Arms, School Road, Wisbech		2H044	29-04-20198097
			multiple submissions	
Parish	Marshland St James		Yes, 2016 HELAA site H232 falls within this submission	
Site Size (ha)	3.45	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside	
Development Potential	Market housing		Density Calculator	3.45 x 0.75 x 24= 62

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	NCC HA consider that there are potential access constraints, but these could be overcome through development. Access is suitable subject to localised c/w and f/w improvement and speed limit extensions. There are concerns regarding sustainability from NCC Highways.
Accessibility to Local Services and Facilities	Amber	Services within the required distance
Utilities Capacity	Amber	Anglian Water state that off-site mains reinforcement would be required (from H232 Submission)
Utilities Infrastructure	Green	Based on current information there are no major constraints from utilities infrastructure.
Contamination and Ground Stability	Green	No issues known
Flood Risk	Amber	The site is located within Flood Zone 2 and 3 of the BCKLWN SFRA. The LLFA state that the site is located within Flood Zone 2 and 3 and is an area which benefits from flood defences.
Coastal Change	Green	The site is not adjacent to a coastal hazard zone
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
Townscape	Green	Development of the site would not have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes
Biodiversity and Geodiversity	Amber	NCC states boundary habitats and Crossfield linear habitats (hedges and ditches) should be retained and protected; protected species may be present. Development of the site may have a detrimental impact on a designated site, protected species or ecological network
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a

		designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Open Space / Green Infrastructure	Green	No open space will be lost. NCC GI and Landscape team state that Middle level main drain GI corridor and secondary corridors. Marshland St James on SusTrans Route 1 (National Cycle network) Circular walking and cycling routes should be considered. Dismantled railway should also be considered alongside existing provision in order to facilitate sustainable commuting routes as well as recreation and wildlife corridor. (HELAA 2016 H232)
Transport and Roads	Amber	NCC HA consider that development of the site will not have a detrimental impact on the functioning of trunk roads and / or local roads. There would be the need for a footpath to be provided, in combination with site H222 this would have the potential to incorporate the Public House into the village
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with existing and/or adjoin uses

Settlement	Marshland St. James	HELAA Ref	2H044
Is the Site Suitable?	Yes		
Suitability Comments	Site will likely need to improve localised f/w.		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Immediately		
Comments			
Is the site being marketed?	Marketing/promotion of the site is pending the outcome of the Local Plan Review land allocation process		
Availability Comments, (including build out rate)	Unsure of abnormal costs		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Promoter considers the site to be viable.		
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	Up to 5 years proposed start – time taken to complete unknown		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	Yes		
Included Capacity (dwellings)	62		
Comments	This site has come forward previously as site H232 yet has expanded the size of the site. This site could be acceptable if mitigation constraints are overcome.		

175



Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

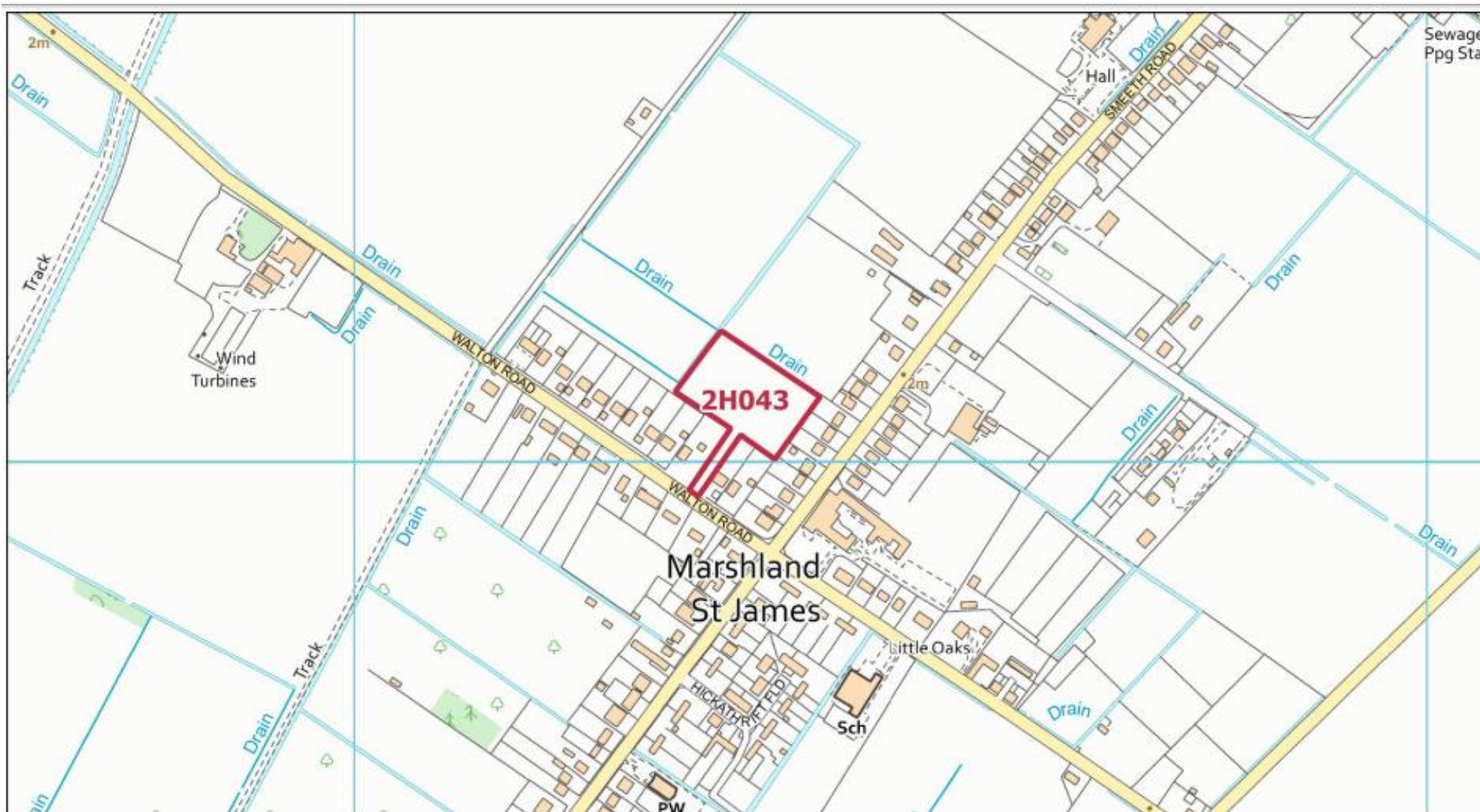
© Crown copyright and database rights 2020
Ordnance Survey 100024314

Marshland St. James
HELAA Site: 2H042



1:5,000

06/03/2020



176

Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

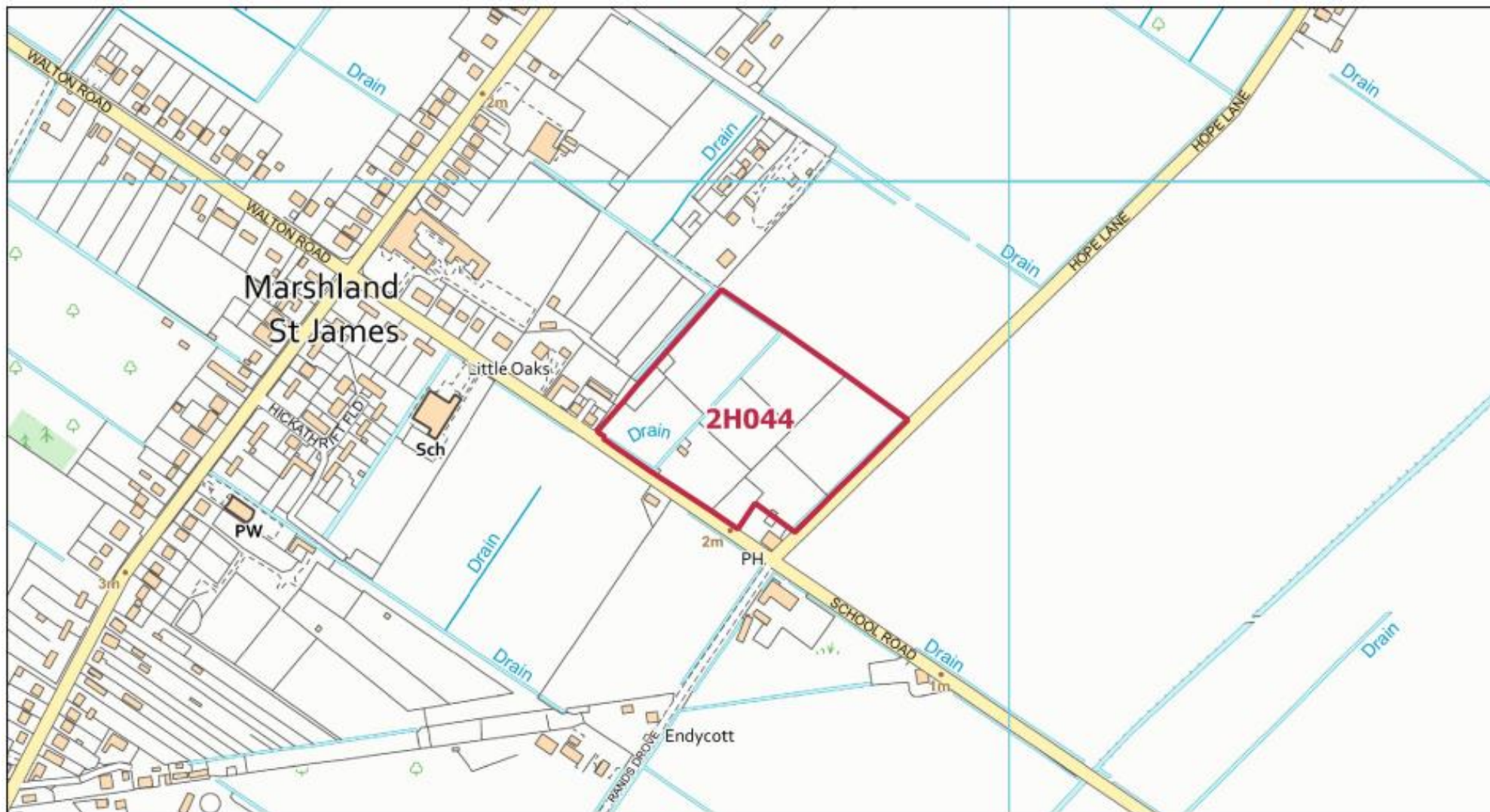
Marshland St. James
HELAA Site: 2H043



1:5,000

06/03/2020

177



Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

Marshland St. James
HELAA Site: 2H044

© Crown copyright and database rights 2020
Ordnance Survey 100024314



06/03/2020

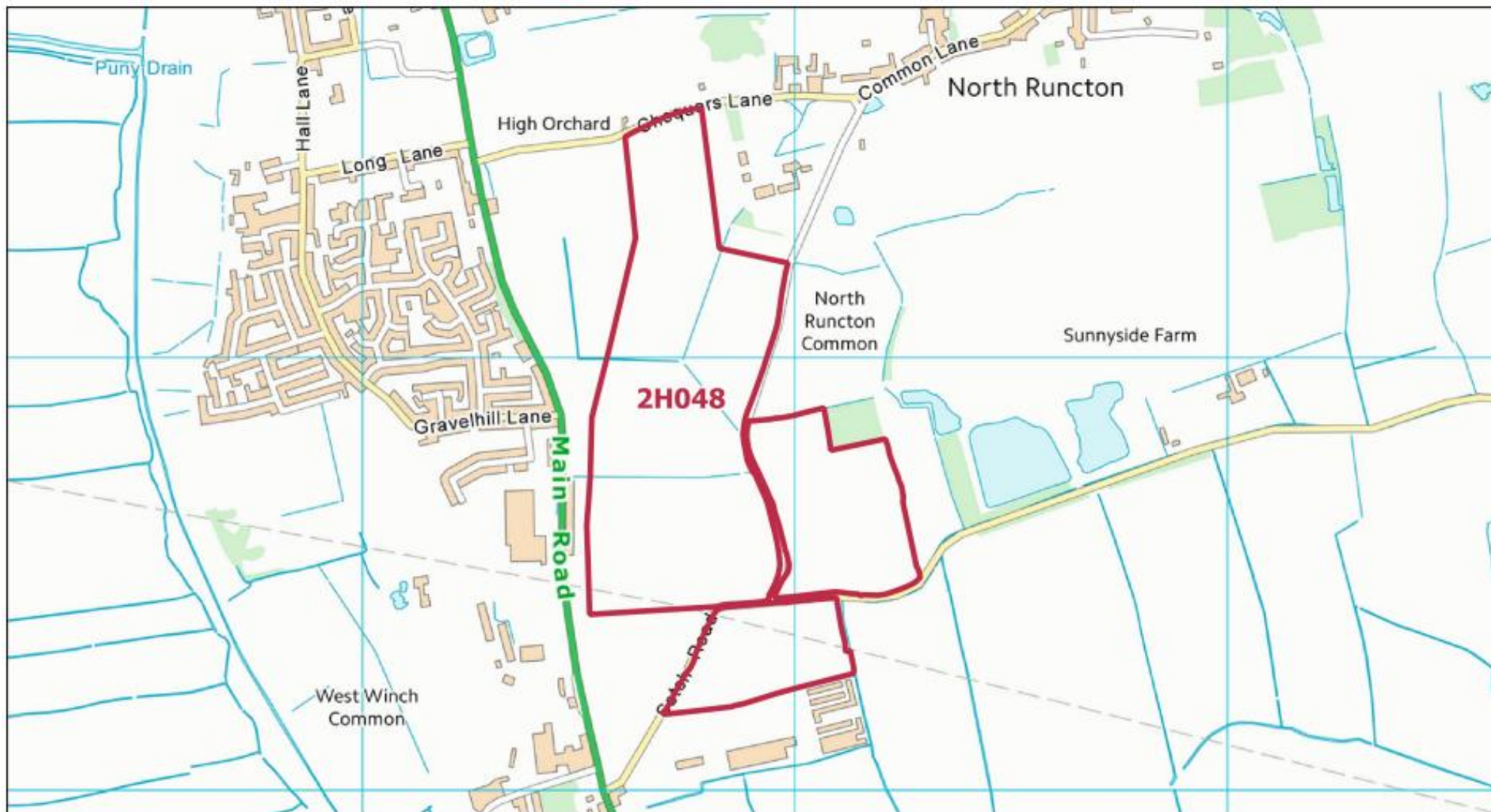
Settlement	West Winch / North Runcton		HELAA Ref	Call for Sites Ref
Site Address	Land east of West Winch		2H048	29-04-20191773
			multiple submissions	
Parish	North Runcton			
Site Size (ha)	58	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside, adjacent the West Winch Growth Area / Development Boundary	
Development Potential	Mixed Housing Scheme		Density Calculator	58 x 0.75 x 24 = 1,044

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	Norfolk County Council as the local highway authority consider that access may be possible subject to the site being brought forward as a comprehensive part of the strategic West Winch/North Runcton Growth Area. This would require an extension to the West Winch Housing Access Road. Whilst this might be possible the Growth Area has long been established and work to bring forward the site including the Access Road has been under way for a number years and this would have the potential to impact upon the delivery of the strategic site, which at this point in time would not be desirable.
Accessibility to Local Services and Facilities	Amber	Service and facilities available at West Winch and King's Lynn. The intention is that the West Winch Growth Area will in time provide will provide some of these required for daily for life
Utilities Capacity	Amber	
Utilities Infrastructure	Amber	
Contamination and Ground Stability	Amber	The BCKLWN Environmental Team state that a desk study will be required as a minimum due to waste sites being within 250m.
Flood Risk	Amber	The site is located within mainly within Flood Zone 1. However, Norfolk County Council as the Lead Local Flood Authority have commented that significant information would be required at the planning stage. They note minor ponding on site with regard to surface water flooding, there are water courses on the site and due to size of the site and variation in features these must be taken into account when designing a drainage scheme. The Environment Agency comment that Flood Zone 2 is present on site and that Ground Water = Principal Aquifer.
Coastal Change	Green	The site is not adjacent to a Coastal Change Management Area or Coastal Flood Hazard Zone.

Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area. Although the West Winch Growth Area is 0 rated.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
Townscape	Amber	Due to the size of the site, development of it would clearly have some impact and this would need to be carefully considered
Biodiversity and Geodiversity	Amber	Development of the site may have a detrimental impact on a designated site, protected species or ecological network but the impact could be reasonably mitigated or compensated. Norfolk County Council comment that the site is adjacent to North Runcton Common & Setchey Common. There are ditches and ponds on the site and that woodland and hedgerows should be protected and enhanced.
Historic Environment	Amber	Historic England consider that a Heritage Impact Assessment would be required prior to any potential allocation as part of a Local Plan. Despite no heritage assets within the site, there are a number within the area. The view of Norfolk Historic Environment Services is as follows: Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any formal open space.
Transport and Roads	Amber	Please see 'Access to Site'
Compatibility with Neighbouring/ Adjoining Uses	Amber	Dependent upon timing of development

Settlement	West Winch / North Runcton	HELAA Ref	2H048
Is the Site Suitable?	See below		
Suitability Comments	See below		
Availability Assessment			
Is the site available in the plan period?	The promoters of the site confirm it is. However, delivery of the site would entirely be based upon changing the West Winch Growth Area and the Housing Access Road. This is unlikely. An alternative would be considered further growth in the area once the Growth has been completed or near completion. However the Growth Area is a long term strategic site and such consideration would be unlikely to take place during the plan period.		
When is the site available?	See above		
Comments	See above		
Is the site being marketed?	No		
Availability Comments, (including build out rate)	See above		
Achievability (including Viability)			
Is the site achievable?	See above		
Achievability Comments	See above		
Overcoming Constraints			
Comments	See above		
Trajectory of Development			
Comments	See above		
Barriers to Delivery			
Comments	See above		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Although the HELAA assessment doesn't identify any absolute constraints via its scoring mechanism the issues identified with what would be required to for the site		

	to be delivered sustainably (see above) renders the site not able to be included within the plan period. It would require mass change to the West Winch Growth Area and the Housing Access Road, which is not likely at this stage and this could cause delay to the delivery of this long term strategic housing growth site.
--	--



182

Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

North Runcton
HELAA Site: 2H048



1:12,500

Settlement	Northwold		HELAA Ref	Call for Sites Ref
Site Address	61 Methwold Road, Northwold IP26 5LN		2H049	26-04-20198555
			multiple submissions	
Parish	Northwold			
Site Size (ha)	2.66	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside, part of the site falls in the DB but predominately adjacent to the development boundary	
Development Potential	Market housing 30-40 houses		Density Calculator	2.66 x 0.75 x 24= 47

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Red	NCC Highways state there is no access directly to the A134 corridor of movement. Promoter claims access would be attained from Methwold road not the A134.
Accessibility to Local Services and Facilities	Amber	Services within the required distances (school, employment)
Utilities Capacity	Green	No constraints identified
Utilities Infrastructure	Green	No constraints identified
Contamination and Ground Stability	Green	No constraints identified
Flood Risk	Green	The site is located within Flood Zone 1
Coastal Change	Green	The site is not adjacent to a coastal hazard zone
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscape
Biodiversity and Geodiversity	Amber	Close to Breckland SPA. Potential for protected species. Boundary features and trees should be retained and enhanced. Potential for ecological enhancement. Small area of boundaries trees to the west, these should be retained where possible. Development of the site may have a detrimental impact.

Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Open Space / Green Infrastructure	Green	Will not result in a loss of public open space
Transport and Roads	Amber	No public footway adjacent to the site on the A134 but are present from the corner of the site on Methwold Road. Access constraints identified above. Any potential impact on the functioning of trunk roads and/ or local roads could be reasonably mitigated.
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with existing /adjoining uses

Settlement	Northwold	HELAA Ref	2H049
Is the Site Suitable?	No		
Suitability Comments	Due to constraints identified by NCC Highways., this site under current evidence is not deemed suitable		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Immediately		
Comments	Currently has 1 dwelling and the land is used for an equestrian business (livery yard / riding school). Existing lease of land can be terminated at a month's notice.		
Is the site being marketed?	Site is owned by a developer / promoter, Site purchased for development potential. Has been submitted as a potential development site to LDF process from 2006 onwards		
Availability Comments, (including build out rate)	Unsure of abnormal costs		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Promoter considers the site viable		
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	Proposed start up to 5 years (time taken depends on size of development)		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Based on current evidence available it is unlikely this site is appropriate due to access/highway issues		



186

Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

Northwold
HELAA Site: 2H049



1:5,000

09/03/2020

Settlement	Outwell		HELAA Ref	Call for Sites Ref
Site Address	Land to the rear of 46 Wisbech Road, Outwell, Wisbech		2H051	25-04-20199693
			multiple submissions	
Parish	Outwell		Previously came forward HELAA 2016 H257	
Site Size (ha)	0.35	Greenfield/Brownfield	Brownfield	
Ownership	Private	Local Plan Designation	Countryside, adjacent to the development boundary	
Development Potential	Market housing for 8 dwellings		Density Calculator	0.35 x 1.00 x 24= 8

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Red	NCC Highways express concern of access visibility not being acceptable
Accessibility to Local Services and Facilities	Green	With required distance to four or more core services
Utilities Capacity	Green	No known constraints identified
Utilities Infrastructure	Green	No known constraints identified
Contamination and Ground Stability	Amber	BC Environmental Health team state the Site is adjacent to Wisbech Canal former landfill. The site is potentially contaminated or has potential ground stability issues that could be mitigated.
Flood Risk	Green	The site is located within Flood Zone 1.
Coastal Change	Green	The site is not adjacent to a coastal hazard zone
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes
Biodiversity and Geodiversity	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on any designated site, protected species or ecological networks.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.

Open Space / Green Infrastructure	Green	The site would not cause a loss of public open space
Transport and Roads	Red	NCC Highways expressed concern for visibility onto the road and no PROW within the site.
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible to existing uses (residential and countryside).

Settlement	Outwell	HELAA Ref	2H051
Is the Site Suitable?	No		
Suitability Comments	Due to issues raised by Highways the site cannot be considered suitable given the identified constraints		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Immediately		
Comments			
Is the site being marketed?	Any marketing is pending the outcome of the LDF review		
Availability Comments, (including build out rate)	Unsure of abnormal costs		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Promoter considers the site viable		
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	Proposed start up to 5 years		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	With current evidence the site is not deemed suitable due to the constraints identified		

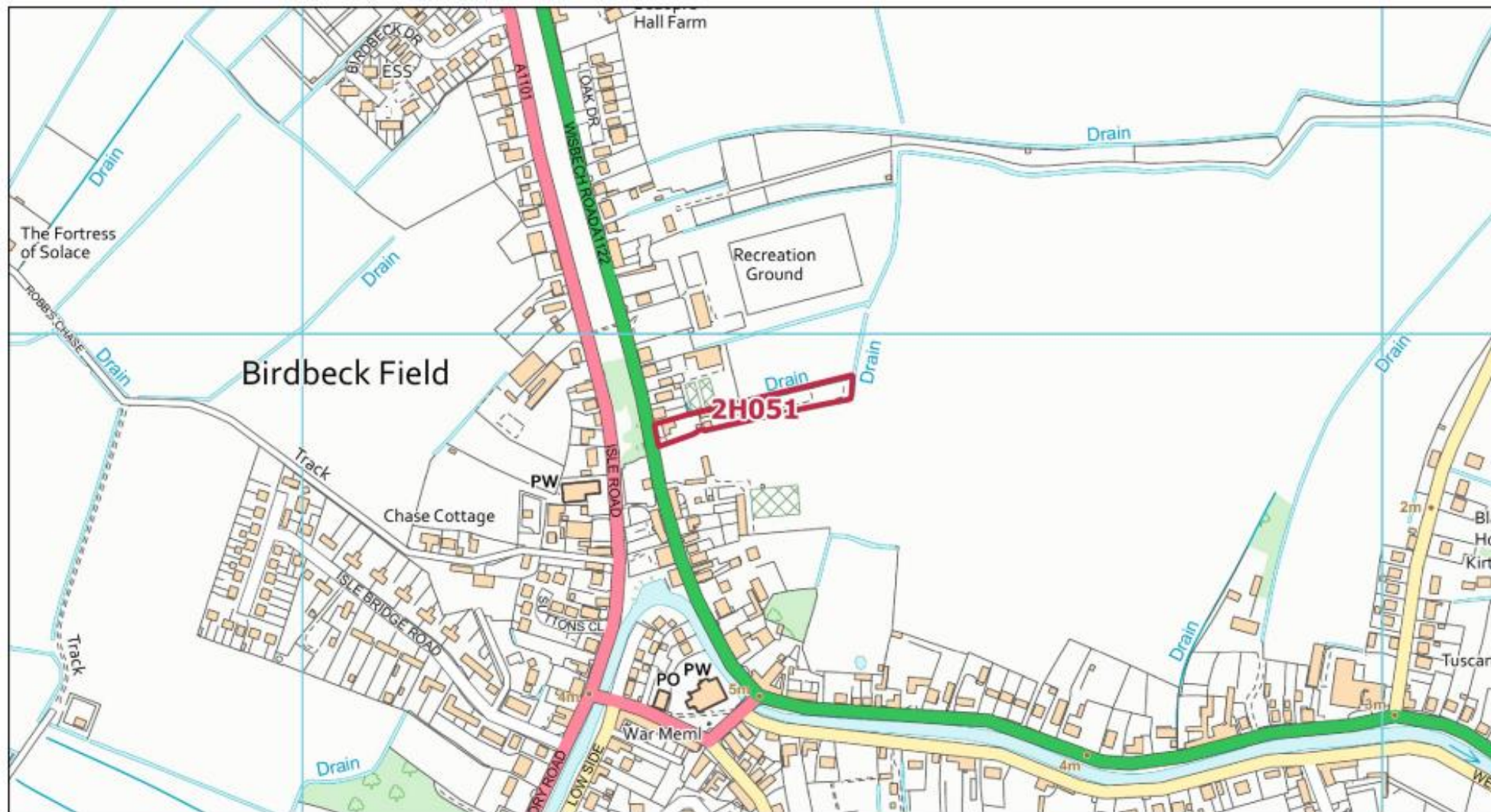
Settlement	Outwell		HELAA Ref	Call for Sites Ref
Site Address	Land to the rear of 54a Wisbech Road		2H052	29-04-20193150
			multiple submissions	
Parish	Outwell		Site was submitted in HELAA 2016 H264	
Site Size (ha)	1.02	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside, adjacent to the development boundary	
Development Potential	Market housing		Density Calculator	1.02 x 0.90 x 24= 22

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Red	NCC HA state that there is concerns on access regarding acceptable visibility
Accessibility to Local Services and Facilities	Amber	Services within the required distances
Utilities Capacity	Amber	No available utilities capacity but potential for improvements to facilitate capacity. Anglia Water - Sewer
Utilities Infrastructure	Green	Based upon current information there are no known utilities infrastructure constraints
Contamination and Ground Stability	Amber	Industrial site/nursey potential for some contamination to be present. Adjacent to Wisbech Canal former landfill, see BC website for details. Will need minimum of desk study with any application due to former light industrial/horticultural use.
Flood Risk	Green	The site is located within Flood Zone 1 of the BCKLWN SFRA. The LLFA state Watercourse not apparent (in relation to SuDS hierarchy if infiltration is not possible). The site is located within the Kings Lynn IDB.
Coastal Change	Green	The site is not adjacent to a costal hazard zone
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes
Biodiversity and Geodiversity	Green	NCC GI & Landscape team stated for HELAA 2016: Middle level Main Drain GI Corridor. Sustainable connections to Wisbech etc. Informal recreation provision. Well Creek GI Corridor. Trees.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.

Open Space / Green Infrastructure	Green	Please see 'Biodiversity' comments
Transport and Roads	Amber	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with the existing and / or adjoin uses

Settlement	Outwell	HELAA Ref	2H052
Is the Site Suitable?	No		
Suitability Comments	Due to highway constraints identified back in the last submission and the 2019 one access still deemed unsuitable		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Immediately		
Comments	n/a		
Is the site being marketed?	Marketing/promotion of the site is pending the outcome of the land allocation process of the Local Plan Review		
Availability Comments, (including build out rate)	Unsure of abnormal costs		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Parish Council (promoter) considers the site viable		
Overcoming Constraints			
Comments	Based on current information it is unlikely that the identified constraints can be overcome		
Trajectory of Development			
Comments	Proposed start up to 5 years		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Based on current evidence the site is deemed unsuitable due to NCC Access constraints		

193



Borough Council of
 King's Lynn &
 West Norfolk



Tel. 01553 616200
 Fax. 01553 691663

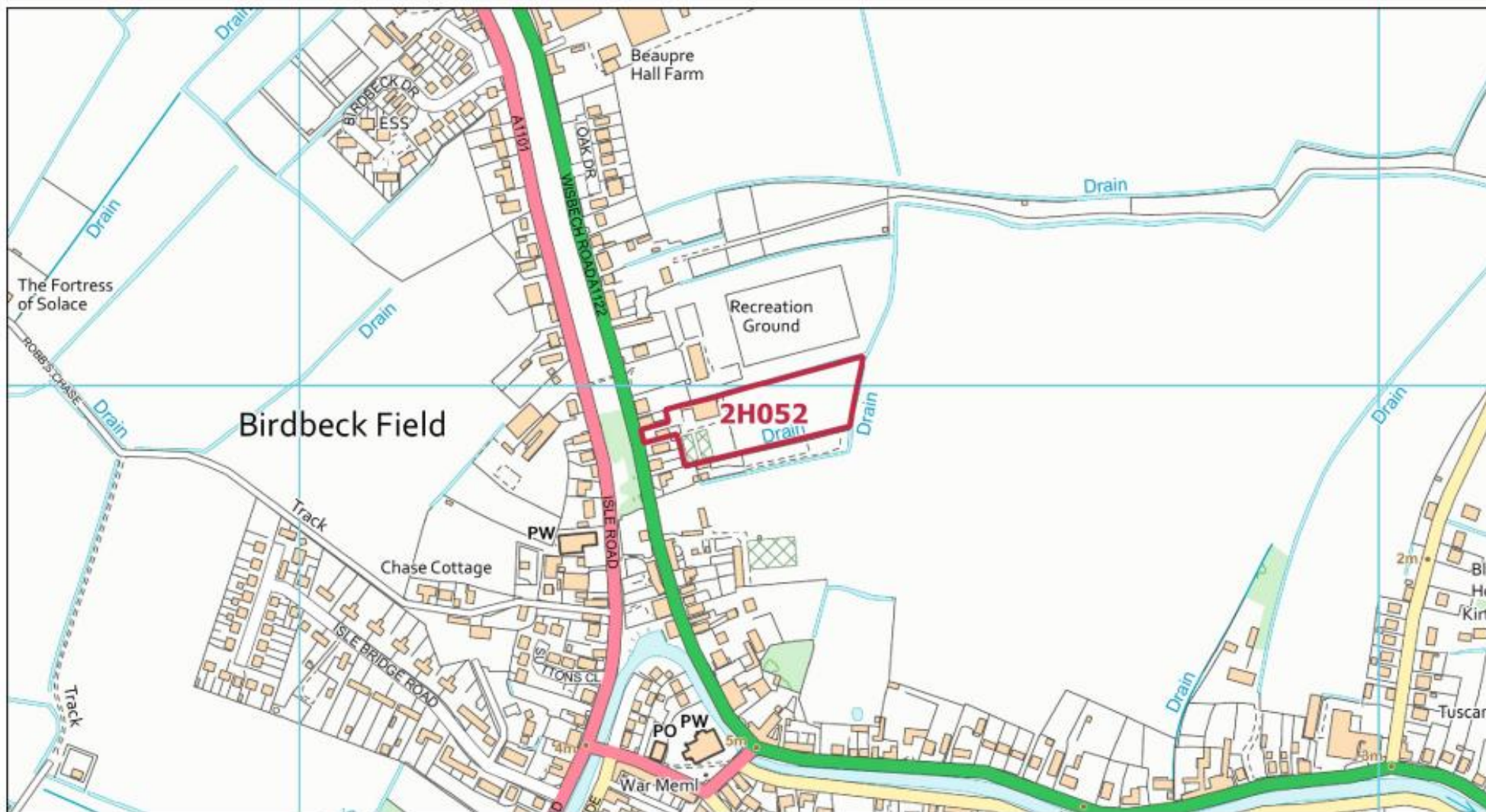
© Crown copyright and database rights 2020
 Ordnance Survey 100024314

Outwell
 HELAA Site: 2H051



1:5,000

06/03/2020



194

Borough Council of
 King's Lynn &
 West Norfolk



Tel. 01553 616200
 Fax. 01553 691663

© Crown copyright and database rights 2020
 Ordnance Survey 100024314

Outwell
 HELAA Site: 2H052



1:5,000

06/03/2020

Settlement	Shouldham		HELAA Ref	Call for Sites Ref
Site Address	Land behind 11a, Westgate Street, Shouldham		2H056	28-04-20196513
			multiple submissions	
Parish	Shouldham			
Site Size (ha)	0.42	Greenfield/Brownfield	Greenfield (Garden)	
Ownership	Private	Local Plan Designation	Outside of Development Boundary	
Development Potential	5 houses		Density Calculator	0.42 x 0.9 x 24 = 9

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Red	Norfolk County Council as the local highway authority consider that Access and the local road network would impede the development coming forward. Stating that Westgate Street appears to be substandard, and the availability of visibility is questionable.
Accessibility to Local Services and Facilities	Green	Four or more core services within 800m/10 minutes walking distance of the site.
Utilities Capacity	Green	Sufficient utilities capacity available.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Contamination and Ground Stability	Green	
Flood Risk	Green	The site is at low risk of flooding (within Zone1)
Coastal Change	Green	The site is not adjacent to a Coastal Change Management Area or Coastal Flood Hazard Zone
Market Attractiveness	Green	The site is within the £60m2 CIL charging area.
Impact	Score (Red/Amber/Green)	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
Townscape	Amber	The site abuts existing residential development and would constitute 'backland' development.
Biodiversity and Geodiversity	Amber	Appears to contain a number of trees, where possible tree loss should be minimised to lessen landscape and visual impacts. Site appears to contain trees; protected species may be present; tree loss should be minimised and losses compensated.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be

		reasonably mitigated. The conservation is a short distance and the Grade II listed Alexandra Cottages on Westgate Street are close by.
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any open space.
Transport and Roads	Red	Please see 'Access to Site'
Compatibility with Neighbouring/ Adjoining Uses	Amber	Development could be compatible with existing and/or adjoining uses but would require consideration through the design scheme.

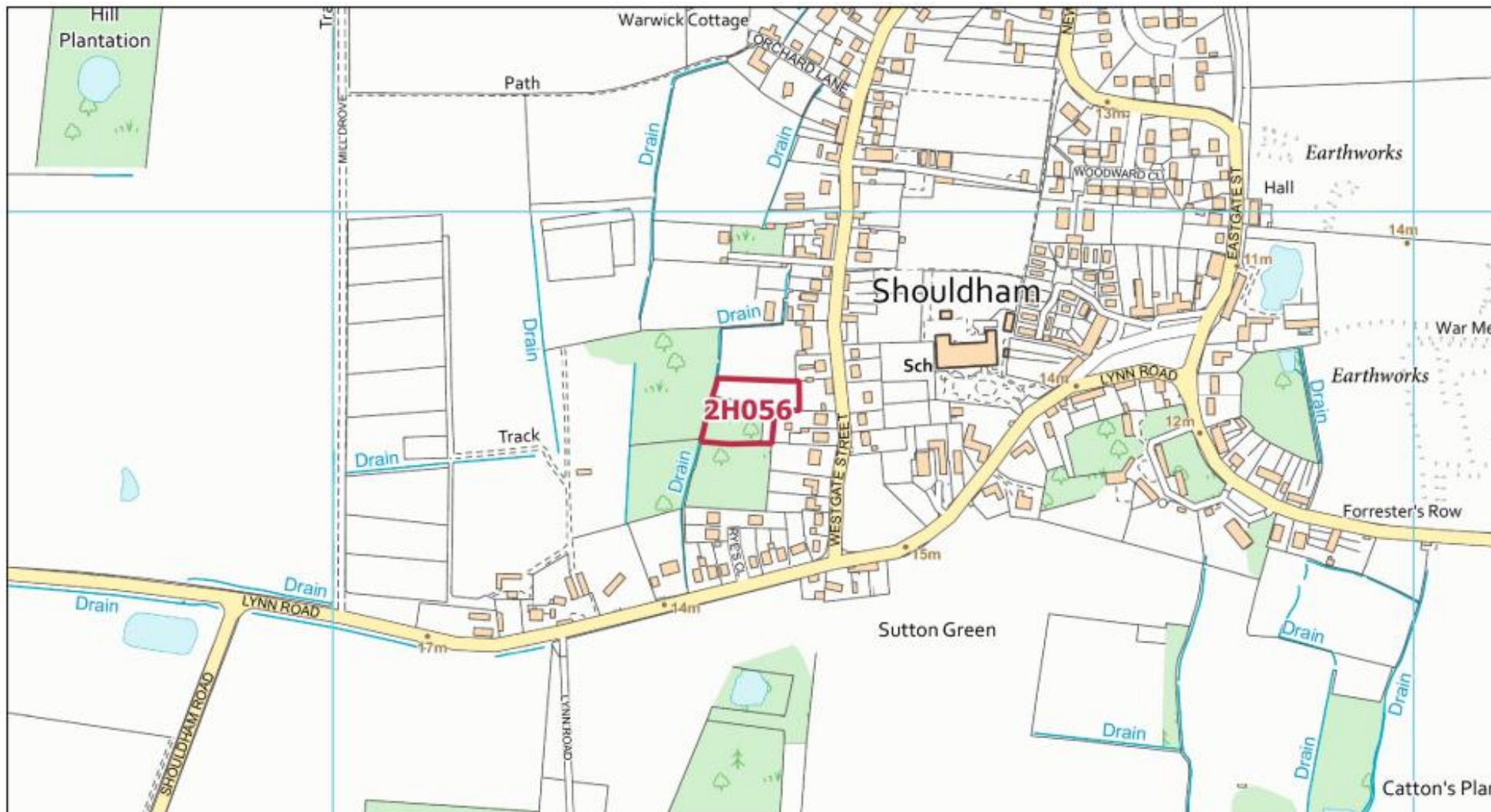
Settlement	Shouldham	HELAA Ref	2H056
Is the Site Suitable?	No		
Suitability Comments	Given the issues identified with regard to 'Access, Transport and Roads' it is difficult to see how this constraint can be overcome based on current information		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Immediately		
Comments			
Is the site being marketed?	Interest from a developer		
Availability Comments, (including build out rate)	Delivery up to 5 years. 2 years to complete once started on site.		
Achievability (including Viability)			
Is the site achievable?	No		
Achievability Comments	Given the issues identified with regard to 'Access, Transport and Roads' the site cannot be considered achievable based on current information. An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the Local Plan review		
Overcoming Constraints			
Comments	Given the issues identified with regard to 'Access, Transport and Roads' it is difficult to see how this constraint can be overcome based on current information		
Trajectory of Development			
Comments	n/a		
Barriers to Delivery			
Comments	Access, Transport and Roads		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Identified issue in relation to 'Access, Transport and Roads' mean that the site cannot, based on current evidence, be included		

Settlement	Shouldham		HELAA Ref	Call for Sites Ref
Site Address	Land North of 15 New Road, Shouldham		2H057	30-08-20191572
			multiple submissions	
Parish	Shouldham			
Site Size (ha)	0.48	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Outside of Development Boundary	
Development Potential	10 homes		Density Calculator	0.48 x 0.9 x 24 = 10

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Red	Norfolk County Council as the local highway authority consider that the local road network is substandard and that there is a substandard/no foot way.
Accessibility to Local Services and Facilities	Green	Four or more core services within 800m/10 minutes walking distance of the site.
Utilities Capacity	Green	Sufficient utilities capacity available.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Contamination and Ground Stability	Green	
Flood Risk	Green	The site is at low risk of flooding (within Zone1)
Coastal Change	Green	The site is not adjacent to a Coastal Change Management Area or Coastal Flood Hazard Zone
Market Attractiveness	Green	The site is within the £60m2 CIL charging area.
Impact	Score (Red/Amber/Green)	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
Townscape	Amber	The site is located within a prominent location at the edge of the village.
Biodiversity and Geodiversity	Amber	Ditch, trees and hedgerows onsite. Potential for protected species. Tree/hedge loss should be minimised and losses compensated
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated. Shouldham Priory with associated water management features, a section of a Roman road and a Bronze Age urnfield
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of open space.

Transport and Roads	Red	Please see 'Access to Site'
Compatibility with Neighbouring/ Adjoining Uses	Amber	Development could be compatible with existing and/or adjoining uses but would require consideration through the design scheme.

Settlement	Shouldham	HELAA Ref	2H057
Is the Site Suitable?	No		
Suitability Comments	Given the issues identified with regard to 'Access, Transport and Roads' it is difficult to see how this constraint can be overcome based on current information		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Immediately		
Comments			
Is the site being marketed?	Interest from a developer		
Availability Comments, (including build out rate)	Delivery up to 5 years. 2 years to complete once started on site.		
Achievability (including Viability)			
Is the site achievable?	No		
Achievability Comments	Given the issues identified with regard to 'Access, Transport and Roads' the site cannot be considered achievable based on current information. An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the Local Plan review		
Overcoming Constraints			
Comments	Given the issues identified with regard to 'Access, Transport and Roads' it is difficult to see how this constraint can be overcome based on current information		
Trajectory of Development			
Comments	n/a		
Barriers to Delivery			
Comments	Access, Transport and Roads		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Identified issue in relation to 'Access, Transport and Roads' mean that the site cannot, based on current evidence, be included		



201

Borough Council of
King's Lynn & West Norfolk
 Tel. 01553 616200
 Fax. 01553 691663



Shouldham
HELAA Site: 2H056



1:5,000



202

Borough Council of
King's Lynn & West Norfolk
 Tel. 01553 616200
 Fax. 01553 691663



Shouldham
HELAA Site: 2H057



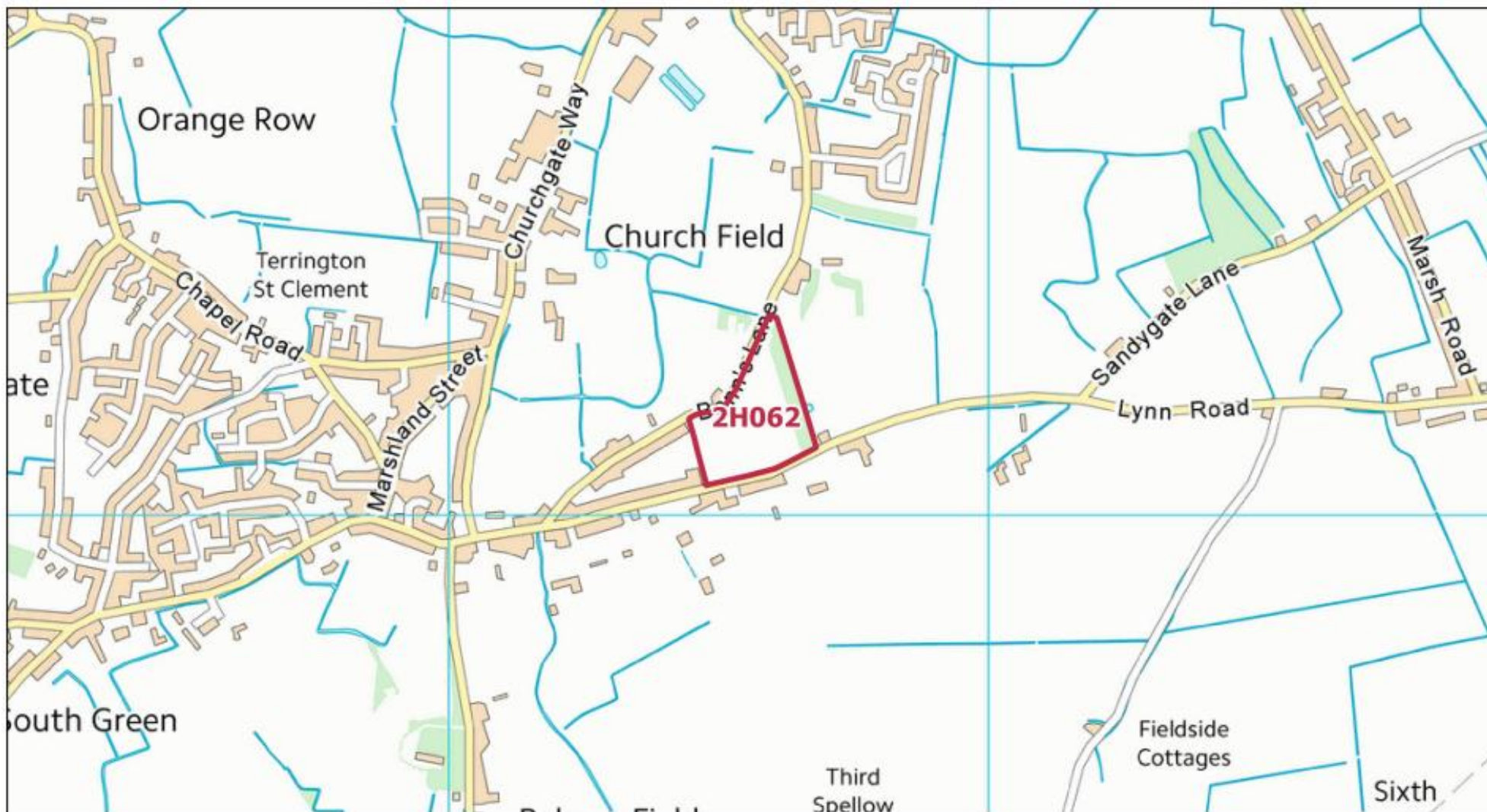
1:5,000

Settlement	Terrington St Clement		HELAA Ref	Call for Sites Ref
Site Address	Land north of Lynn Road, Terrington St Clement		2H062	25-04-20191185
			multiple submissions	
Parish	Terrington St Clement			
Site Size (ha)	4.1	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside, adjacent development boundary	
Development Potential	Proposed for a residential housing site		Density Calculator	4.1 x 0.75 x 24 = 73

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	There are potential access constraints on the site, but these could be overcome through development. NCC as the local highway authority consider that access could be achieved via Lynn Road, and that the existing footpath would require widening
Accessibility to Local Services and Facilities	Green	Four or more core services within 1,200m and 2,000m for school access
Utilities Capacity	Amber	No available utilities capacity but potential for improvements to facilitate capacity. Anglian Water - Off-site mains reinforcement required.
Utilities Infrastructure	Green	No constraints identified from utilities infrastructure
Contamination and Ground Stability	Green	No known issues. The site is unlikely to be contaminated
Flood Risk	Amber	Flood Zone 3a. LLFA state that some RoSWF
Coastal Change	Green	No known issues.
Market Attractiveness	Amber	The site is located within the £40m2 CIL Charging Zone
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Amber	There are a number of TPO's and a TPO area within the site (along the northern boundary). As well as a significant area of deciduous woodland along the eastern boundary. Other boundaries also have some trees and hedgerows along them
Biodiversity and Geodiversity	Green	Development of the site would not have a detrimental impact on any designated site, protected species or ecological networks

Historic Environment	Amber	Development could impact upon the significance of the Conservation Area and a number of listed buildings including the Grade 1 listed St Clements Church and Church Tower.
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any open space
Transport and Roads	Amber	Please see comments relating to 'Access to Site'
Compatibility with Neighbouring/ Adjoining Uses	Green	The site is located within a predominantly residential area

Settlement	Terrington St. Clement	HELAA Ref	2H062
Is the Site Suitable?	Yes		
Suitability Comments	No severe constraints identified		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Now		
Comments			
Is the site being marketed?	No		
Availability Comments, (including build out rate)	The site would most likely need to be allocated within a Local Plan or Neighbourhood Plan to come forward given it is outside of the development boundary. The promotor suggests that the site could start being developed in next 5 years at a rate of 25 homes per year.		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Promoter states that this site is available. There is a willing landowner and that there are no abnormal costs associated worth developing this site.		
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	5-10 years		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	Yes		
Included Capacity (dwellings)	73		
Comments	Based upon current information the site should be included within the capacity.		



206

Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

Terrington St. Clements
HELAA Site: 2H062



1:10,000

06/03/2020

Settlement	Terrington St. John		HELAA Ref	Call for Sites Ref
Site Address	East of the Woolpack, Main Road, Terrington St. John, Wisbech		2H060	29-04-20190015
			multiple submissions	
Parish	Terrington St. John			
Site Size (ha)	2.45	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside	
Development Potential	Market Housing- 32 detached family and affordable housing		Density Calculator	2.45 x 0.75 x 24= 44

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	NCC Highway states issues around access and network. No opportunity to form safe access to dual carriageway road. Allocation at eastern end of site might be acceptable subject to provision of safe, acceptable access, frontage footway to connect with existing facility to east and speed limit extension.
Accessibility to Local Services and Facilities	Green	Within walkable distance to four or more core services
Utilities Capacity	Green	No known constraints identified
Utilities Infrastructure	Green	No known constraints identified
Contamination and Ground Stability	Green	No known constraints identified
Flood Risk	Amber	Flood Zone 2 and Flood Zone 3, Area benefits from flood defences
Coastal Change	Green	The site not adjacent to a Coastal Flood Hazard Zone
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes.
Biodiversity and Geodiversity	Amber	Potential for ecological enhancement including of boundary hedgerows.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.

Open Space / Green Infrastructure	Green	Development would not result in the loss of public open space
Transport and Roads	Amber	See access comments. No PRow adjacent to the site.
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would not have a detrimental effect on adjoining uses which are a public house, residential dwellings and agricultural land.

Settlement	Terrington St. John	HELAA Ref	2H060
Is the Site Suitable?	Yes		
Suitability Comments	The site could be suitable if constraints are overcome through development; particularly with access and transport issues as stated by NCC Highways.		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Immediately		
Comments	n/a		
Is the site being marketed?	Enquiries have been received		
Availability Comments, (including build out rate)	Unsure if there are any abnormal costs		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Promoter considers the site viable		
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	Proposed start up to 5 years		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	Yes		
Included Capacity (dwellings)	44		
Comments	Based on current evidence the site could be deemed suitable if improvements can be overcome predominately with access to the site.		

Settlement	Terrington St. John		HELAA Ref	Call for Sites Ref
Site Address	Land to the west of 25 Old Church road, Terrington St. John		2H063	27-04-20198788
			multiple submissions	
Parish	Terrington St. John			
Site Size (ha)	1.46	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside	
Development Potential	Market Housing- similar to adjacent new development 46 dwellings		Density Calculator	1.46 x 0.9 x 24= 31

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	NCC Highway comments on access issues. No access from Old Church Rd acceptable, possible if from Church Road.
Accessibility to Local Services and Facilities	Green	Site is within walkable distance to four or more core services.
Utilities Capacity	Green	No known constraints identified
Utilities Infrastructure	Green	No known constraints identified
Contamination and Ground Stability	Green	No known constraints identified
Flood Risk	Amber	Flood Zone 2 and Flood Zone 3, Area benefits from flood defences
Coastal Change	Green	The site not adjacent to a Coastal Flood Hazard Zone
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes.
Biodiversity and Geodiversity	Amber	Site is surrounded by ditches potential for protected species. Development may have a detrimental impact on a designated site, protected species or ecological network but the impact could be reasonably mitigated or compensated.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.

Open Space / Green Infrastructure	Green	The development of the site would not result in a loss of public open space.
Transport and Roads	Amber	Access issues stated above. No Prow within or adjacent to the site.
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with adjacent uses.

Settlement	Terrington St. John	HELAA Ref	2H063
Is the Site Suitable?	Yes		
Suitability Comments	The site could be suitable if constraints on access can be overcome through development		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Immediately		
Comments	Land is currently unused so no issues for development to commence		
Is the site being marketed?	No		
Availability Comments, (including build out rate)	There are no abnormal costs stated by the promoter. Promoter also comments the Landowner has currently developed 3 dwellings (21, 23 and 25 Old Church Road) under application 13/00055/F adjacent this site on the same agricultural field, encountered no issues when constructing on this land.		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Promoter considers the site viable		
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	Proposed start up to 5 years		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	Yes		
Included Capacity (dwellings)	31		
Comments	With the current evidence available this site can be deemed suitable if access issues are overcome through development		

213



Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

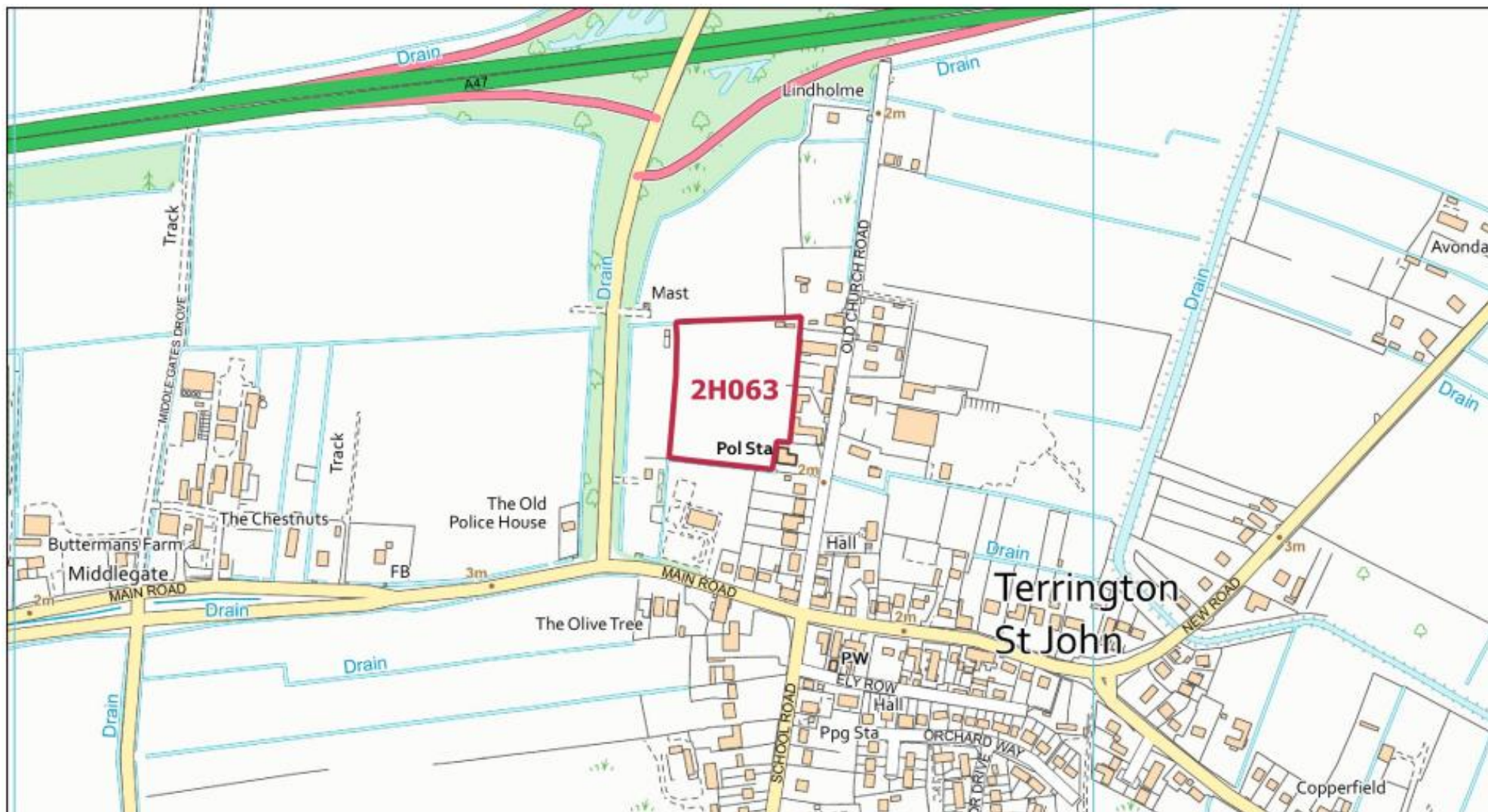
Terrington St. John
HELAA Site: 2H060



1:5,000

09/03/2020

214



Borough Council of
King's Lynn & West Norfolk

 Tel. 01553 616200
 Fax. 01553 691663

Terrington St. John
 HELAA Site: 2H063



1:5,000

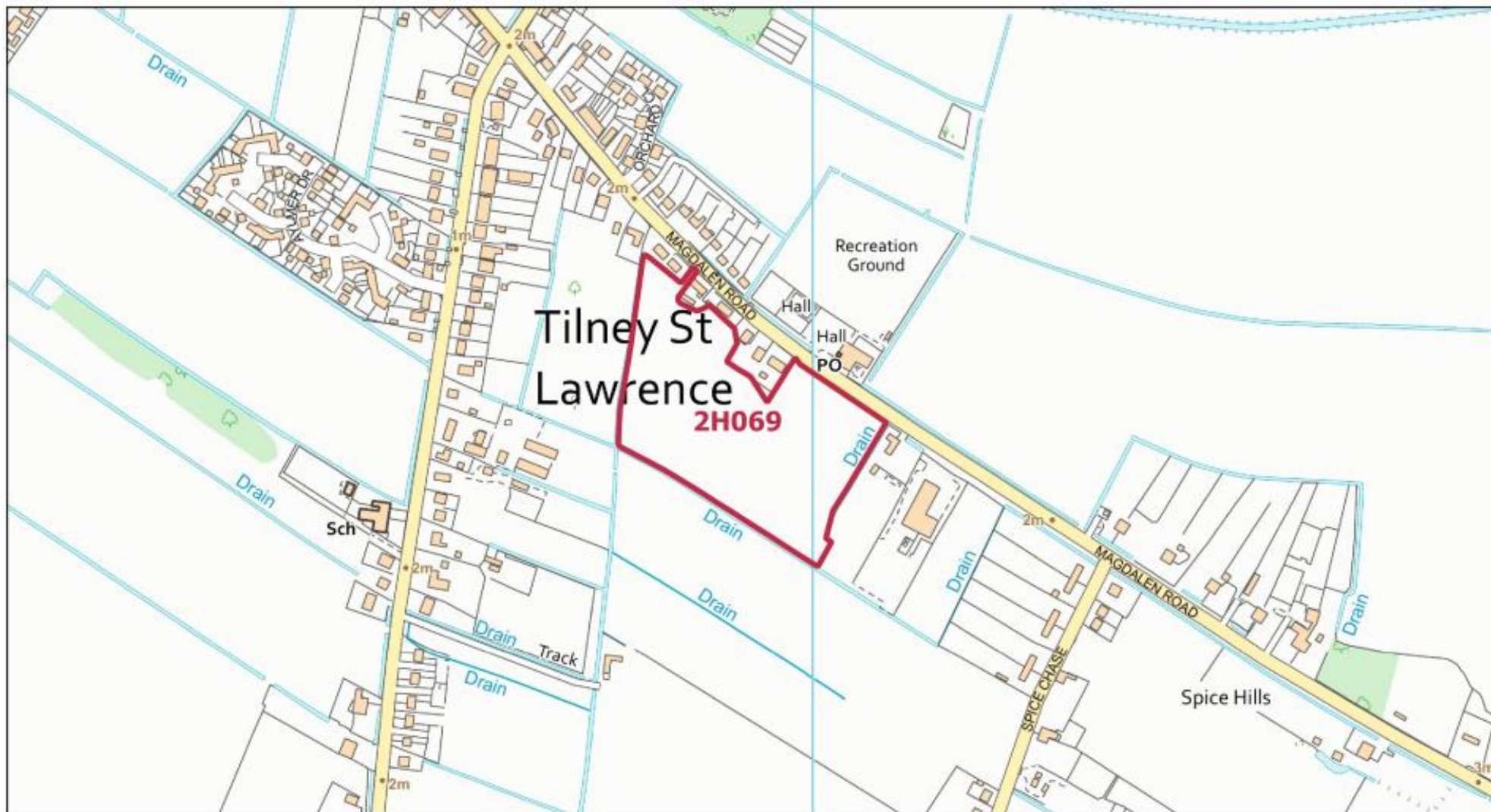
Settlement	Tilney St Lawrence		HELAA Ref	Call for Sites Ref
Site Address	Land south of Magdalen Road, Tilney St Lawrence		2H069	29-04-20195406
			multiple submissions	
Parish	Tilney St Lawrence			
Site Size (ha)	3.4	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside, adjacent to the development boundary	
Development Potential	Market Housing		Density Calculator	3.4 x 0.75 x 24= 61

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Green	NCC Highway comments access is possible subject to widening footway between the site and school road.
Accessibility to Local Services and Facilities	Green	Site is within walkable distance to four or more core services.
Utilities Capacity	Green	No known constraints identified
Utilities Infrastructure	Green	No known constraints identified
Contamination and Ground Stability	Green	No known constraints identified
Flood Risk	Amber	Flood Zone 3, Area benefits from flood defences. Tidal Hazard Mapping up to 1m.
Coastal Change	Green	The site not adjacent to a Coastal Flood Hazard Zone
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes.
Biodiversity and Geodiversity	Amber	Boundary habitats (hedges and ditches should be retained and enhanced and there may be potential for protected species. Development may have a detrimental impact on a designated site, protected species or ecological network but the impact could be reasonably mitigated or compensated.

Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Open Space / Green Infrastructure	Green	The development of the site would not result in a loss of public open space.
Transport and Roads	Green	National Cycle Network route 1 within 2.3km directly linked to site via C road. Development will not have a detrimental impact on the functioning of trunk roads/local roads.
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with adjacent uses.

Settlement	Tilney St Lawrence	HELAA Ref	2H069
Is the Site Suitable?	Yes		
Suitability Comments	There are no immediate constraints to suggest the site is unsuitable		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Immediately		
Comments	n/a		
Is the site being marketed?	Marketing/promotion of the site is pending the outcome of the land allocation process of the Local Plan Review		
Availability Comments, (including build out rate)	Unsure of abnormal costs		
Achievability (including Viability)			
Is the site achievable?	Promoter is unsure		
Achievability Comments	Promoter is unsure if the site is viable		
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	Proposed start up to 5 years		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	Yes		
Included Capacity (dwellings)	61		
Comments	With the current evidence there are no immediate constraints to suggest the site is unsuitable		

218



Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

Tilney St. Lawrence
HELAA Site: 2H069



1:5,000

06/03/2020

Settlement	Upwell		HELAA Ref	Call for Sites Ref
Site Address	Land south of Gooseberry Lane, East of Main Road		2H070	29-04-20198264
			multiple submissions	
Parish	Upwell			
Site Size (ha)	1.17	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside, adjacent to the development boundary	
Development Potential	Market Housing		Density Calculator	1.17 x 0.9 x 24 = 25

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	NCC Highway comments access is possible subject to acceptable access and visibility at A1101
Accessibility to Local Services and Facilities	Amber	Site is within walkable distance to one to three core services within 1200m.
Utilities Capacity	Green	No known constraints identified
Utilities Infrastructure	Green	No known constraints identified
Contamination and Ground Stability	Green	No known constraints identified
Flood Risk	Amber	Adjacent to Flood Zone 2. Site is at risk of surface water flooding.
Coastal Change	Green	The site not adjacent to a Coastal Flood Hazard Zone
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes.
Biodiversity and Geodiversity	Amber	Water course needs protection. Development may have a detrimental impact on a designated site, protected species or ecological network but the impact could be reasonably mitigated or compensated.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.

Open Space / Green Infrastructure	Green	The development of the site would not result in a loss of public open space.
Transport and Roads	Green	National Cycle Network route 1 within 2.3km directly linked to site via C road. Development will not have a detrimental impact on the functioning of trunk roads/local roads.
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with adjacent uses.

Settlement	Upwell	HELAA Ref	2H070
Is the Site Suitable?	Yes		
Suitability Comments	There are no immediate constraints to suggest the site is unsuitable		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Immediately		
Comments	n/a		
Is the site being marketed?	Marketing/promotion of the site is pending the outcome of the land allocation process of the Local Plan Review		
Availability Comments, (including build out rate)	Unsure of abnormal costs		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Promoter states the site is viable		
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	Proposed start up to 5 years		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	Yes		
Included Capacity (dwellings)	25		
Comments	With current evidence the site can be deemed suitable depending on overcoming potential constraints		

Settlement	Upwell		HELAA Ref	Call for Sites Ref
Site Address	Land East of New Road, Upwell		2H071	26-04-20190002
			multiple submissions	
Parish	Upwell			
Site Size (ha)	0.35	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Within the development boundary	
Development Potential	Five frontage dwellings		Density Calculator	0.35 xm1.00 x 24= 8

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	NCC Highway comments access issues for the A1101 corridor of movement, access would require substantial tree removal.
Accessibility to Local Services and Facilities	Green	Site is within walkable distance to four or more core services.
Utilities Capacity	Green	No known constraints identified
Utilities Infrastructure	Amber	The site is east of another proposed development (no reference supplied). The LLFA have records of planning applications to the east of the site. Drainage strategies should be developed with the other developments in-mind.
Contamination and Ground Stability	Green	No known constraints identified
Flood Risk	Green	No constraints identified.
Coastal Change	Green	The site not adjacent to a Coastal Flood Hazard Zone
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes.
Biodiversity and Geodiversity	Amber	Boundary habitats (hedges and ditches should be retained and enhanced and there may be potential for protected species. Development may have a detrimental impact on a designated site, protected species or ecological network but the impact could be reasonably mitigated or compensated.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.

Open Space / Green Infrastructure	Green	The development of the site would not result in a loss of public open space.
Transport and Roads	Amber	No PRoW within or adjacent to the site and access issues as stated above.
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with adjacent uses.

Settlement	Upwell	HELAA Ref	2H071
Is the Site Suitable?	Yes		
Suitability Comments	Due to constraints raised by NCC Highways this site may be suitable if mitigation or compensation measures can be taken on access issues and tree removal.		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	1-5 years		
Comments	n/a		
Is the site being marketed?	If allocated, planning consent would be obtained by the owner and the site then marketed either as a whole or as individual self-build plots		
Availability Comments, (including build out rate)	Unsure of abnormal costs		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Promoter states the site is viable		
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	Proposed start up to 5 years then 1-2 years to complete		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	Yes		
Included Capacity (dwellings)	8		
Comments	Due to constraints raised by NCC Highways this site may be suitable if mitigation or compensation measures can be taken on access issues and tree removal.		

Settlement	Upwell		HELAA Ref	Call for Sites Ref
Site Address	Land adjoining new road, stonehouse road and green road, Upwell		2H072	26-04-20190003
			multiple submissions	
Parish	Upwell			
Site Size (ha)	1.36	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside, adjoining the development boundary	
Development Potential	8 frontage plots adjoining new road, 5 adjoining stonehouse road = 13		Density Calculator	1.36 x 0.90 x 24= 29

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	NCC Highway comments access and network issues for the A1101 corridor of movement. There is not footway.
Accessibility to Local Services and Facilities	Green	Site is within walkable distance to four or more core services.
Utilities Capacity	Green	No known constraints identified
Utilities Infrastructure	Amber	The site is west of another proposed development (no reference supplied). The LLFA have records of further planning applications to the east of the site. Drainage strategies should be developed with the other developments in-mind.
Contamination and Ground Stability	Green	No known constraints identified
Flood Risk	Green	No constraints identified. Site is in Flood Zone 1.
Coastal Change	Green	The site not adjacent to a Coastal Flood Hazard Zone
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes.
Biodiversity and Geodiversity	Amber	Development may have a detrimental impact on a designated site, protected species or ecological network but the impact could be reasonably mitigated or compensated.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.

Open Space / Green Infrastructure	Green	The development of the site would not result in a loss of public open space.
Transport and Roads	Amber	No PRoW within or adjacent to the site and access issues as stated above.
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with adjacent uses.

Settlement	Upwell	HELAA Ref	2H072
Is the Site Suitable?	Yes		
Suitability Comments	With current evidence the site may be deemed suitable if NCC Highway constraints can be justified and overcome.		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	1-5 years		
Comments	n/a		
Is the site being marketed?	If allocated, planning consent would be obtained by the owner and the site then marketed either as a whole or as individual self-build plots		
Availability Comments, (including build out rate)	Unsure of abnormal costs		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Promoter states the site is viable		
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	Proposed start up to 5 years then 1-2 years to complete		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	Yes		
Included Capacity (dwellings)	29		
Comments	With current evidence the site may be deemed suitable if NCC Highway constraints can be justified and overcome.		

Settlement	Upwell		HELAA Ref	Call for Sites Ref
Site Address	Land East of Small Lode, Upwell		2H073	26-04-20190004
			multiple submissions	
Parish	Upwell			
Site Size (ha)	0.31	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside, adjoining the development boundary	
Development Potential	5 dwellings		Density Calculator	0.31 x 1.00 x 24= 7

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	NCC Highway comments that access may be possible subject to satisfactory access and frontage footway proposal
Accessibility to Local Services and Facilities	Green	Site is within walkable distance to four or more core services.
Utilities Capacity	Green	No known constraints identified
Utilities Infrastructure	Green	No constraints identified.
Contamination and Ground Stability	Green	No known constraints identified
Flood Risk	Green	No constraints identified. Site is in Flood Zone 1.
Coastal Change	Green	The site not adjacent to a Coastal Flood Hazard Zone
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes.
Biodiversity and Geodiversity	Amber	Development may have a detrimental impact on a designated site, protected species or ecological network but the impact could be reasonably mitigated or compensated. Agricultural land with hedge. Closed landfill on adjacent land (file reference 35/85)
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.

Open Space / Green Infrastructure	Green	The development of the site would not result in a loss of public open space.
Transport and Roads	Amber	No PRoW within or adjacent to the site and access issues as stated above.
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with adjacent uses.

Settlement	Upwell	HELAA Ref	2H073
Is the Site Suitable?	Yes		
Suitability Comments	With current evidence the site may be deemed suitable if constraints can be justified and overcome.		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	1-5 years		
Comments	n/a		
Is the site being marketed?	If allocated, planning consent would be obtained by the owner and the site then marketed either as a whole or as individual self-build plots		
Availability Comments, (including build out rate)	Unsure of abnormal costs		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Promoter states the site is viable		
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	Proposed start up to 5 years then 1-2 years to complete		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	Yes		
Included Capacity (dwellings)	7		
Comments	With current evidence the site may be deemed suitable if constraints can be justified and overcome.		

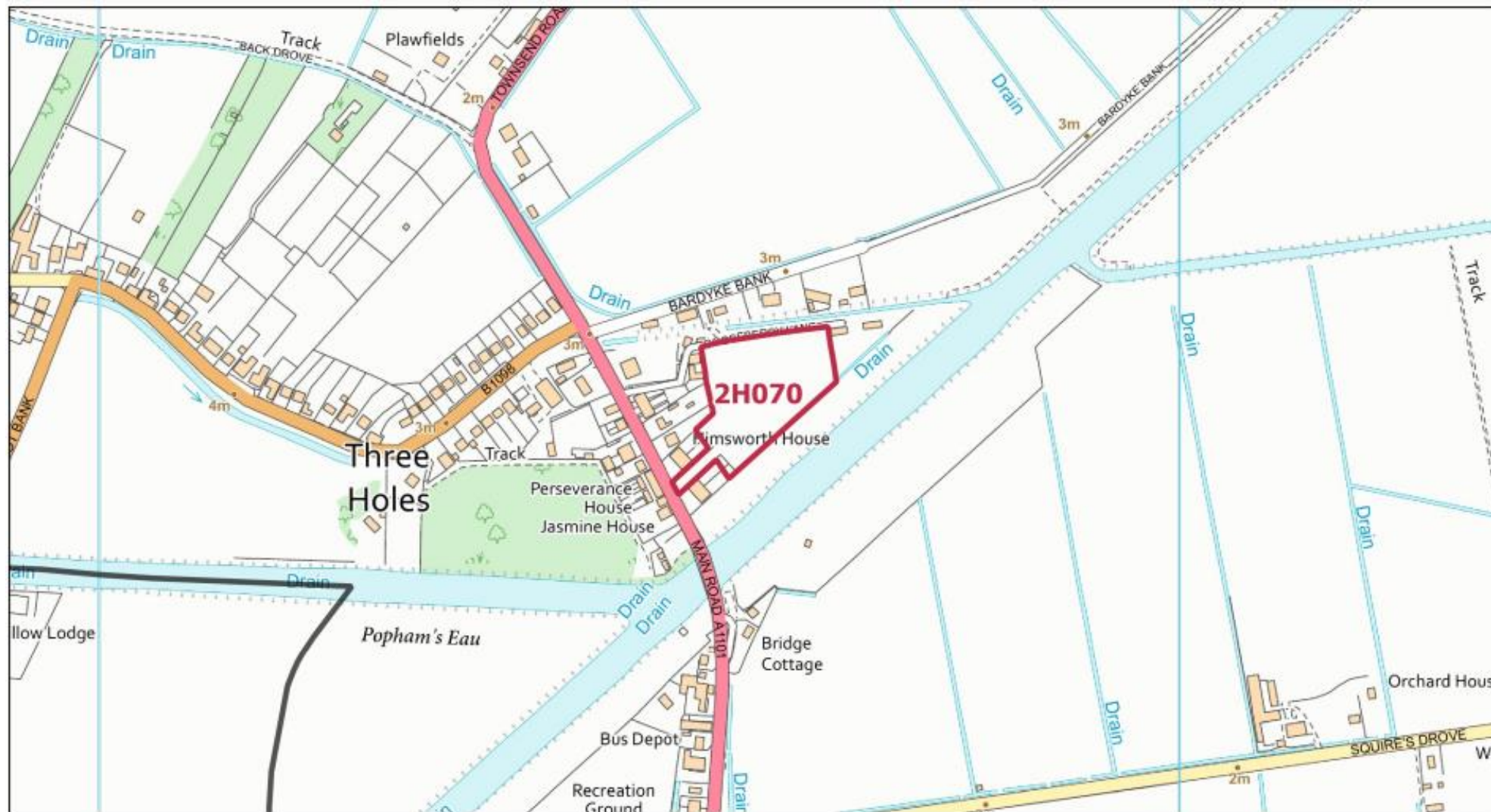
Settlement	Upwell		HELAA Ref	Call for Sites Ref
Site Address	Land South of Orchard Gardens, Upwell		2H074	26-04-20190006
			multiple submissions	
Parish	Upwell			
Site Size (ha)	0.88	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside	
Development Potential	10 dwellings plus 2 affordable dwellings		Density Calculator	0.88 x 0.9 x 24= 19

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	NCC Highway comments that access may be possible subject to satisfactory access proposal
Accessibility to Local Services and Facilities	Green	Site is within walkable distance to four or more core services.
Utilities Capacity	Green	No known constraints identified
Utilities Infrastructure	Green	No constraints identified.
Contamination and Ground Stability	Green	No known constraints identified
Flood Risk	Green	No constraints identified. Site is in Flood Zone 1.
Coastal Change	Green	The site not adjacent to a Coastal Flood Hazard Zone
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes.
Biodiversity and Geodiversity	Amber	Development may have a detrimental impact on a designated site, protected species or ecological network but the impact could be reasonably mitigated or compensated. Agricultural land with hedge. Closed landfill on adjacent land (file reference 35/85)
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.

Open Space / Green Infrastructure	Green	The development of the site would not result in a loss of public open space.
Transport and Roads	Amber	No PRoW within or adjacent to the site and access issues as stated above.
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with adjacent uses.

Settlement	Upwell	HELAA Ref	2H074
Is the Site Suitable?	Yes		
Suitability Comments	With current evidence the site may be deemed suitable if constraints can be justified and overcome.		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Immediately		
Comments	n/a		
Is the site being marketed?	Enquires have been received		
Availability Comments, (including build out rate)	Promoter states no abnormal costs		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Promoter states the site is viable		
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	Proposed start up to 5 years then 1-2 years to complete		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	Yes		
Included Capacity (dwellings)	7		
Comments	With current evidence the site may be deemed suitable if constraints can be justified and overcome.		

234



Borough Council of
King's Lynn & West Norfolk

 Tel. 01553 616200
 Fax. 01553 691663

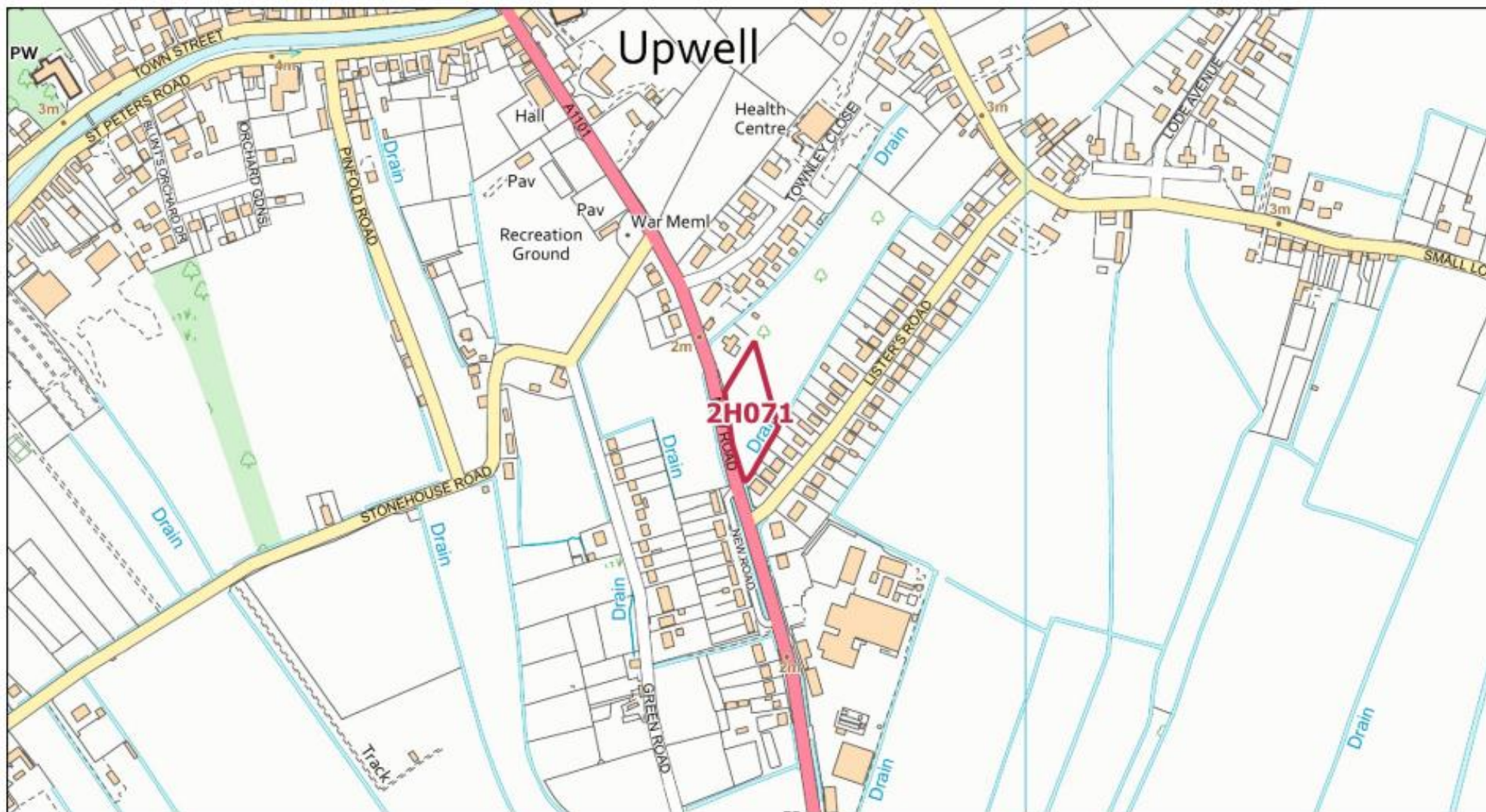
© Crown copyright and database rights 2020
 Ordnance Survey 100024314

Upwell
 HELAA Site: 2H070



1:5,000

06/03/2020



235

Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

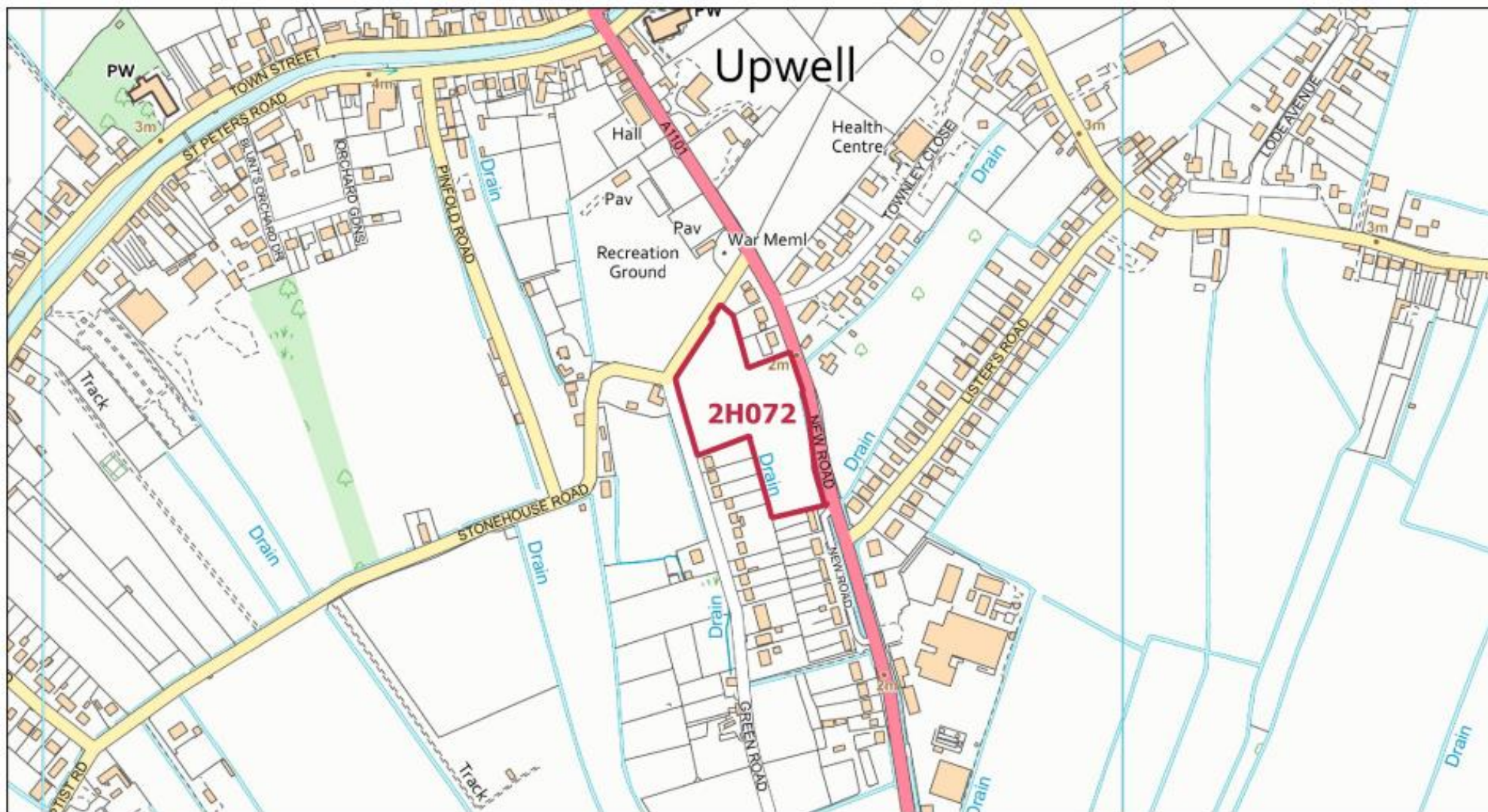
© Crown copyright and database rights 2020
Ordnance Survey 100024314

Upwell
HELAA Site: 2H071



1:5,000

09/03/2020



236

Borough Council of
King's Lynn & West Norfolk



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
 Ordnance Survey 100024314

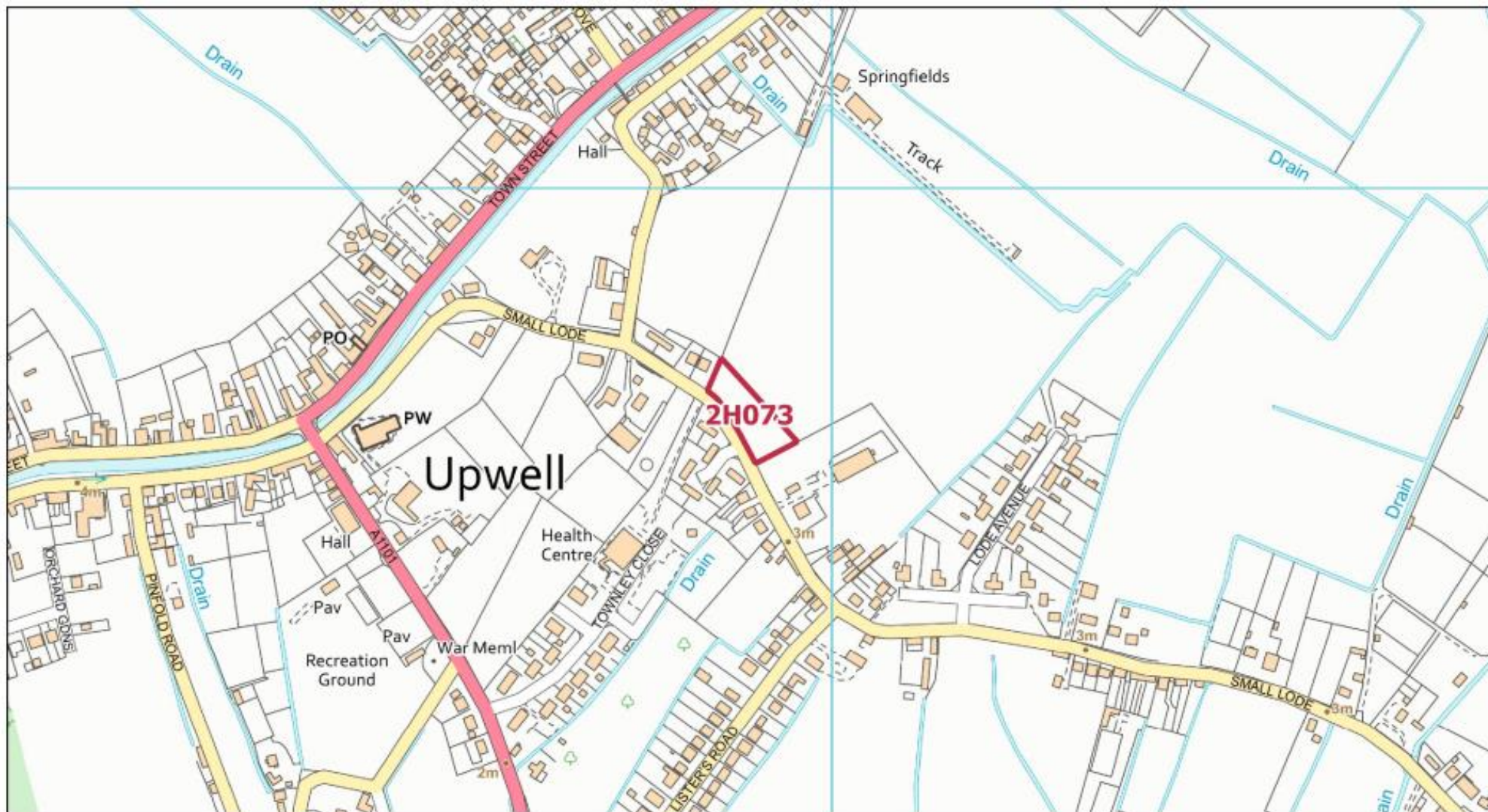
Upwell
HELAA Site: 2H072



1:5,000

09/03/2020

237



Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

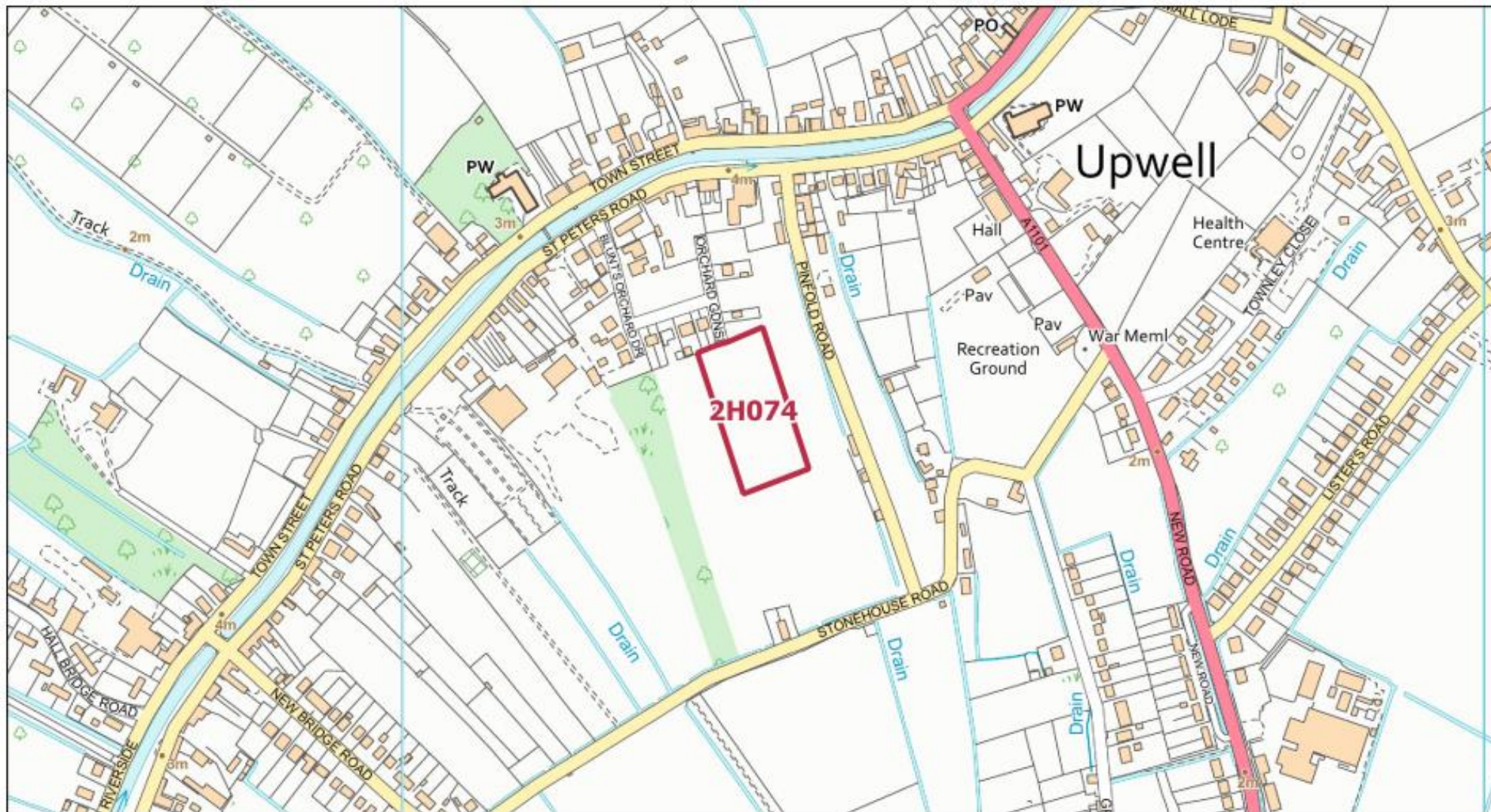
© Crown copyright and database rights 2020
Ordnance Survey 100024314

Upwell
HELAA Site: 2H073



1:5,000

09/03/2020



238

Borough Council of
King's Lynn & West Norfolk
 Tel. 01553 616200
 Fax. 01553 691663



Upwell
 HELAA Site: 2H074

© Crown copyright and database rights 2020
 Ordnance Survey 100024314



1:5,000

09/03/2020

Settlement	Walpole St Andrew		HELAA Ref	Call for Sites Ref
Site Address	LAND TO THE REAR OF POLICE ROAD WALPOLE ST ANDREW		2H075	25-04-20191291
			multiple submissions	
Parish	Walpole St Andrew		Previously submitted 25-11-20164938	
Site Size (ha)	5.67	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside	
Development Potential	97 was proposed in the last call for sites		Density Calculator	5.67 x 0.75 x 24= 102

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	NCC Highways states there are access and network concerns on the site and there is a lack of footway to school; but these could be overcome through development.
Accessibility to Local Services and Facilities	Green	Four or more core services within 800m/10 minutes
Utilities Capacity	Amber	No available utilities capacity but potential for improvements to facilitate capacity. Water requires off-site mains reinforcement
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Contamination and Ground Stability	Green	Will need minimum of desk study with any application due to potential presence of infilled ponds, ditches.
Flood Risk	Amber	The site is located within Flood Zone 3 and the majority of the site is in the area benefiting from flood defences. Very minor ponding is identified on mapping on site and there are flow paths adjacent to the site in the 1 in 100 and 1 in 1000 year storm event. The site lies within Water Management Alliance (Kings Lynn) IDB area, the site area is located near several ordinary watercourses. Part of site within Kings Lynn SFRA mapping Category 2 Tidal
Coastal Change	Green	The site is not adjacent to a Coastal Change Management Area or Coastal Flood Hazard Zone.
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes.

Biodiversity and Geodiversity	Amber	Boundary habitats and crossfield linear habitats (hedges and ditches) should be retained and protected; protected species may be present.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any open space.
Transport and Roads	Red	Stated in the last call for sites the local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision. NCN route 1 within 5km directly linked to site via unclassified roads/tracks.
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with existing and/or adjoining uses.

Settlement	Walpole St Andrew	HELAA Ref	2H075
Is the Site Suitable?	No		
Suitability Comments	Based on current evidence the site is unsuitable due to Transport & Roads constraints.		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Immediately		
Comments	n/a		
Is the site being marketed?	unsure		
Availability Comments, (including build out rate)	Promoter states no abnormal costs		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Promoter states the site is viable		
Overcoming Constraints			
Comments	Transport and Roads		
Trajectory of Development			
Comments	Proposed start up to 5 years then 1-2 years to complete		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Based on current evidence the site is unsuitable due to Transport & Roads constraints.		

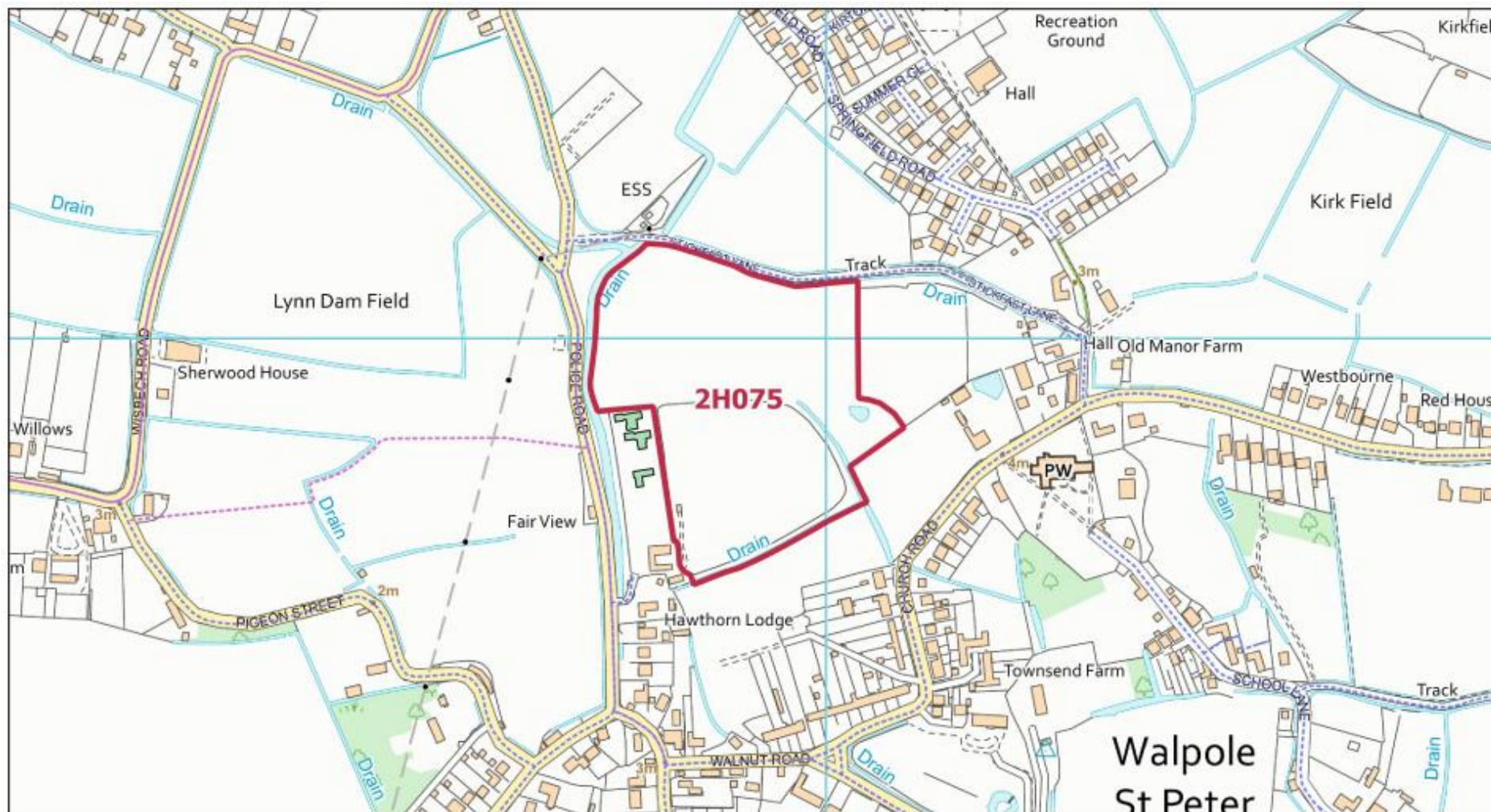
Settlement	Walpole St Andrew		HELAA Ref	Call for Sites Ref
Site Address	Land West of Police Road, Walpole St Andrew		2H076	26-04-20190008
			multiple submissions	
Parish	Walpole St Andrew			
Site Size (ha)	0.54	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside	
Development Potential	5 frontage dwellings		Density Calculator	0.54 x 0.90 x 24= 11

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Red	NCC Highways states there are access and network concerns on the site and there is a lack of footway to school
Accessibility to Local Services and Facilities	Green	Four or more core services within 800m/10 minutes
Utilities Capacity	Amber	No
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Contamination and Ground Stability	Green	No known constraints.
Flood Risk	Amber	The site is located within Flood Zone 3 and the majority of the site is in the area benefiting from flood defences. THM up to 0.5m.
Coastal Change	Green	The site is not adjacent to a Coastal Change Management Area or Coastal Flood Hazard Zone.
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes.
Biodiversity and Geodiversity	Amber	Boundary habitats and crossfield linear habitats (hedges and ditches) should be retained and protected; protected species may be present.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated

Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any open space.
Transport and Roads	Amber	Road issues stated above. NCN route 1 within 5km directly linked to site via unclassified roads/tracks. PROW within 150m.
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with existing and/or adjoining uses.

Settlement	Walpole St Andrew	HELAA Ref	2H075
Is the Site Suitable?	No		
Suitability Comments	On current evidence due to NCC Highway concerns on access and lack of footways the proposal does not seem suitable		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Immediately		
Comments	n/a		
Is the site being marketed?	unsure		
Availability Comments, (including build out rate)	Promoter states no abnormal costs		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Promoter states the site is viable		
Overcoming Constraints			
Comments	Access		
Trajectory of Development			
Comments	Proposed start up to 5 years then 1-2 years to complete		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	On current evidence due to NCC Highway concerns on access and lack of footways the proposal does not seem suitable		

245



Borough Council of
King's Lynn & West Norfolk
 Tel. 01553 616200
 Fax. 01553 691663



Walpole St Andrew
 HELAA Site: 2H075



1:5,000
 07/09/2020



246

Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

Walpole St Andrew
HELAA Site: 2H076



1:5,000

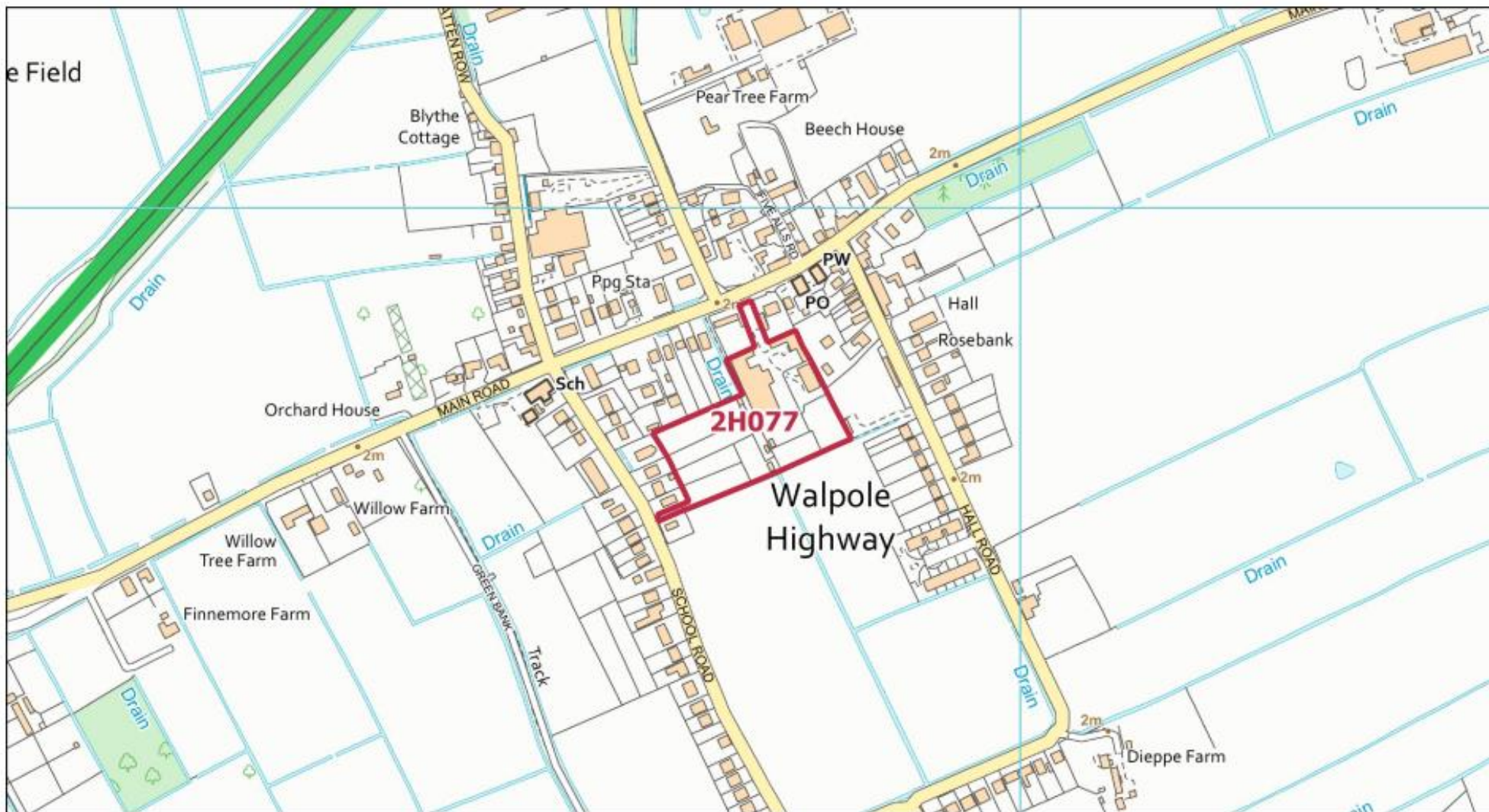
07/09/2020

Settlement	Walpole Highway		HELAA Ref	Call for Sites Ref
Site Address	Highway Farm, Main Road, Walpole Highway, Wisbech		2H077	25-04-20193969
			multiple submissions	
Parish	Walpole Highway			
Site Size (ha)	1.56	Greenfield/Brownfield	Brownfield	
Ownership	Private	Local Plan Designation	Countryside, adjoining development boundary	
Development Potential	Market housing 34 dwellings		Density Calculator	1.56 x 0.90 x 24= 33

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	NCC Highways states access may be acceptable only to Main Road
Accessibility to Local Services and Facilities	Green	Four or more core services within 800m/10 minutes
Utilities Capacity	Amber	No known constraints identified.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Contamination and Ground Stability	Amber	Will need desk study and site investigation with any application due to unknown use and potential storage of waste materials.
Flood Risk	Amber	The site is located within Flood Zone 3 and the majority of the site is in the area benefiting from flood defences. Significant information is required to demonstrate adequate mitigation of potential surface water problems, particularly the flow path identified in the centre of the site. Site is part of the Kings Lynn IDB.
Coastal Change	Green	The site is not adjacent to a Coastal Change Management Area or Coastal Flood Hazard Zone.
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes.
Biodiversity and Geodiversity	Amber	Development of the site may have a detrimental impact on a designated site, protected species or ecological network but the impact could be reasonably mitigated or compensated.

Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any open space.
Transport and Roads	Green	PROW within and adjacent to site. NCN route 1 within 1.3km.
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with existing and/or adjoining uses.

Settlement	Walpole Highway	HELAA Ref	2H077
Is the Site Suitable?	Yes		
Suitability Comments	The site could be suitable depending on mitigating measures put in place for flood risk and access.		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Immediately		
Comments	n/a		
Is the site being marketed?	No- Promotion/marketing of the site is pending the outcome of the Local Plan		
Availability Comments, (including build out rate)	Promoter states no known abnormal costs		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Promoter states the site is viable		
Overcoming Constraints			
Comments	Flood risk		
Trajectory of Development			
Comments	Proposed start up to 5 years		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	Yes		
Included Capacity (dwellings)	33		
Comments	The site could be suitable depending on mitigating measures put in place for flood risk		



250

Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

Walpole Highway
HELAA Site: 2H077



1:5,000

06/03/2020

Settlement	Watlington		HELAA Ref	Call for Sites Ref
Site Address	Land at The Angel Public House, Watlington		2H081	29-04-20191477
			multiple submissions	
Parish	Watlington			
Site Size (ha)	0.4	Greenfield/Brownfield	Greenfield/Brownfield	
Ownership	Private	Local Plan Designation	Within the development boundary	
Development Potential	6 homes		Density Calculator	0.4 x 1 x 24 = 10

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Red	Norfolk County Council as the local high authority consider that the local road network is substandard and that there would be a conflict of vehicle movements at access/School Road junction, displaced parking from pub.
Accessibility to Local Services and Facilities	Green	The primary school, health care centre, train station, village shop, public house and village hall / social club are all within required distance
Utilities Capacity	Green	Based on current information there is sufficient capacity available
Utilities Infrastructure	Green	Based on current information, no constraints from utilities infrastructure have been identified
Contamination and Ground Stability	Green	The site is unlikely to be contaminated and has no known stability issues
Flood Risk	Green	The Site is located within Flood Zone 1
Coastal Change	Green	The site is not adjacent to a Coastal Flood Hazard Zone
Market Attractiveness	Green	The site is located within the £60m2 CIL charging area
Impact		
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral of positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Amber	Consideration of the local context will be required
Biodiversity and Geodiversity	Green	Development of the site would not have a detrimental impact on any designated site, protected species or ecological network. Landscape boundary to the north should be retained
Historic Environment	Amber	Although not currently a designated heritage asset or in a conservation area, retention/conversion of the existing 19th C public house within the proposed allocation site is desirable. The next is within close proximity of the Grade II listed 5 Church Road and War Memorial and the Grade I listed Church of St Peter and Paul

Open Space / Green Infrastructure	Amber	NCC Landscape and Green Infrastructure team comment. Trees on site need to be considered and Route 11 of the National Cycle Network runs close to the site.
Transport and Roads	Red	See 'Access to Site'
Compatibility with Neighbouring/ Adjoining Uses	Green	The site is bordered by development to the east, south and west

Settlement	Watlington	HELAA Ref	2H081
Is the Site Suitable?	No		
Suitability Comments	Given the issues identified with regard to 'Access, Transport and Roads' it is difficult to see how this constraint can be overcome based on current information		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Pub leased till 2023		
Comments			
Is the site being marketed?	Yes		
Availability Comments, (including build out rate)	Delivery up to 5 years (pub leased till 2023)		
Achievability (including Viability)			
Is the site achievable?	No		
Achievability Comments	Given the issues identified with regard to 'Access, Transport and Roads' the site cannot be considered achievable based on current information. An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the Local Plan review		
Overcoming Constraints			
Comments	Given the issues identified with regard to 'Access, Transport and Roads' it is difficult to see how this constraint can be overcome based on current information		
Trajectory of Development			
Comments	n/a		
Barriers to Delivery			
Comments	Access, Transport and Roads		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Identified issue in relation to 'Access, Transport and Roads' mean that the site cannot, based on current evidence, be included		

Settlement	Watlington		HELAA Ref	Call for Sites Ref
Site Address	Land West of Barley Close, Watlington		2H082	26-04-20190005
			multiple submissions	
Parish	Watlington			
Site Size (ha)	0.38	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Outside of the development boundary	
Development Potential	Proposed for 5 dwellings		Density Calculator	0.38 x 1 x 24 = 9

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	Norfolk County Council as the local high authority state yes subject to satisfactory access
Accessibility to Local Services and Facilities	Green	The primary school, health care centre, train station, village shop, public house and village hall / social club are all within required distance
Utilities Capacity	Green	Based on current information there is sufficient capacity available
Utilities Infrastructure	Green	Based on current information, no constraints from utilities infrastructure have been identified
Contamination and Ground Stability	Green	The site is unlikely to be contaminated and has no known stability issues
Flood Risk	Green	The Site is located within Flood Zone 1
Coastal Change	Green	The site is not adjacent to a Coastal Flood Hazard Zone
Market Attractiveness	Green	The site is located within the £60m2 CIL charging area
Impact		
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral of positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Amber	Consideration of the local context will be required
Biodiversity and Geodiversity	Amber	Semi-natural area with mature trees and scrub. Potential for protected species. Tree/hedge loss should be minimised, and losses compensated
Historic Environment	Amber	Although not currently a designated heritage asset or in a conservation area, retention/conversion of the existing 19th C public house within the proposed allocation site is desirable. The next is within close proximity of the Grade II listed 5 Church Road and War Memorial and the Grade I listed Church of St Peter and Paul
Open Space / Green Infrastructure	Amber	NCC Landscape and Green Infrastructure team comment. Trees on site need to be considered and Route 11 of the National Cycle Network runs close to the site.
Transport and Roads	Amber	See 'Access to Site' and NCN route 11 within 500m

Compatibility with Neighbouring/ Adjoining Uses	Green	The site is bordered by development to the east and south
---	-------	---

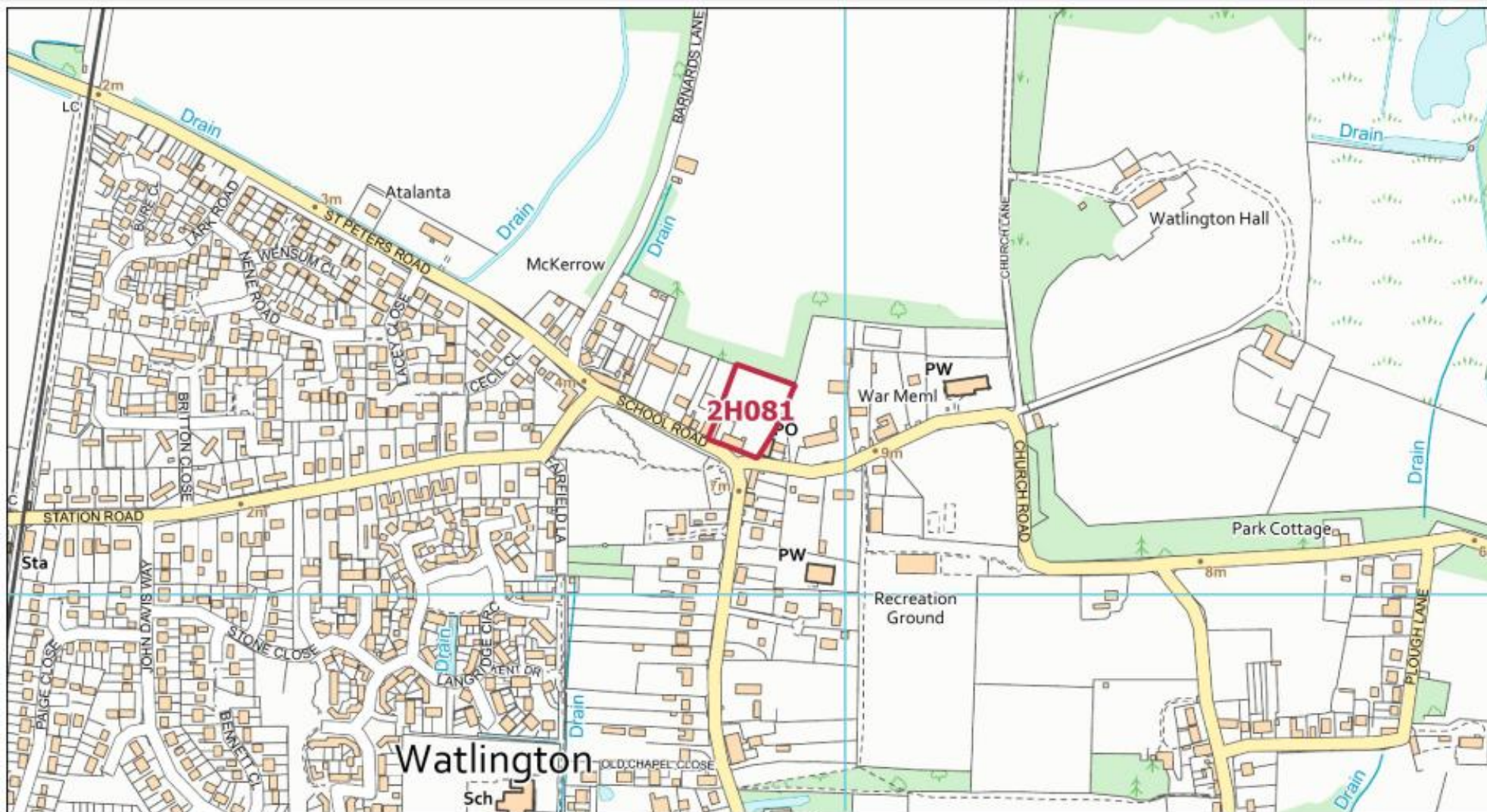
Settlement	Watlington	HELAA Ref	2H082
Is the Site Suitable?	Yes		
Suitability Comments			
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Now		
Comments			
Is the site being marketed?	No		
Availability Comments, (including build out rate)	Delivery up to 5 years (1- 2 years once started)		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the Local Plan review		
Overcoming Constraints			
Comments	n/a		
Trajectory of Development			
Comments	1-5 years		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	Yes		
Included Capacity (dwellings)	5		
Comments	The sites has been proposed for the development for 5 new homes and this capacity is agreed with. No barriers or constraints have been identified.		

Settlement	Watlington		HELAA Ref	Call for Sites Ref
Site Address	Land south of Fen Road		2H083	29-04-20194913
			multiple submissions	
Parish	Watlington			
Site Size (ha)	0.42	Greenfield/Brownfield	-	
Ownership	Private	Local Plan Designation	Majority within the Development Boundary	
Development Potential	? Little information provided.		Density Calculator	-

Suitability Assessment		
Constraint	Score	Comments
Access to Site		-
Accessibility to Local Services and Facilities		-
Utilities Capacity		-
Utilities Infrastructure		-
Contamination and Ground Stability		-
Flood Risk		-
Coastal Change		-
Market Attractiveness		-
Impact		-
Nationally and Locally Significant Landscapes		-
Townscape		-
Biodiversity and Geodiversity		-
Historic Environment		-
Open Space / Green Infrastructure		-
Transport and Roads		-
Compatibility with Neighbouring/ Adjoining Uses		-

Settlement	Watlington	HELAA Ref	2H083
Is the Site Suitable?	-		
Suitability Comments	-		
Availability Assessment			
Is the site available in the plan period?	-		
When is the site available?	-		
Comments	-		
Is the site being marketed?	-		
Availability Comments, (including build out rate)	-		
Achievability (including Viability)			
Is the site achievable?	-		
Achievability Comments	-		
Overcoming Constraints			
Comments			
Trajectory of Development			
Comments	-		
Barriers to Delivery			
Comments	-		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	n/a		
Comments	No information provided beyond the location.		

259



Borough Council of
King's Lynn & West Norfolk

 Tel. 01553 616200
 Fax. 01553 691663

Watlington
HELAA Site: 2H081



1:5,000

06/03/2020



260

Borough Council of
King's Lynn & West Norfolk
 Tel. 01553 616200
 Fax. 01553 691663



Watlington
HELAA Site: 2H082



261



Borough Council of
King's Lynn & West Norfolk
 Tel. 01553 616200
 Fax. 01553 691663



Watlington
HELAA Site: 2H083



1:5,000

09/03/2020

Settlement	Welney		HELAA Ref	Call for Sites Ref
Site Address	Land off back Drive, Welney		2H084	24-04-20198047
			multiple submissions	
Parish	Welney			
Site Size (ha)	0.61	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside, adjoining development boundary	
Development Potential	6 Dwellings Market housing (bungalows)		Density Calculator	0.61 x 0.90 x 24= 13

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Red	NCC Highways comments there are issues with access and rural network no feasible access.
Accessibility to Local Services and Facilities	Amber	Four or more core services within 800m/10 minutes
Utilities Capacity	Green	No known constraints identified.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Contamination and Ground Stability	Green	No identified constraints.
Flood Risk	Amber	The site is located within Flood Zone 3 and the majority of the site is in the area benefiting from flood defences. EA comments that the site is close to defences but there is no modelled breach.
Coastal Change	Green	The site is not adjacent to a Coastal Change Management Area or Coastal Flood Hazard Zone.
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes.
Biodiversity and Geodiversity	Amber	Development of the site may have a detrimental impact on a designated site, protected species or ecological network but the impact could be reasonably mitigated or compensated. Boundary habitats should be retained and protected near the Ouse Washes Ramsar.

Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets. This site has previously be subject to archaeological investigation and based on the results no further archaeological work is required.
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any open space.
Transport and Roads	Red	Road issues stated above. Access to site is along PROW. Direct access from site onto PROW network and long-distance trail. NCN route 11 within 2km.
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with existing and/or adjoining uses.

Settlement	Welney	HELAA Ref	2H084
Is the Site Suitable?	No		
Suitability Comments	Under current evidence the site does not seem suitable due to transport and road constraints		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Immediately		
Comments	There are no legal or practical impediments to the site coming forward. the site has already been the subject of archaeological investigation which revealed no interest.		
Is the site being marketed?	Site is under option to a developer/promoter -Loyd Homes Ltd has an interest in the site.		
Availability Comments, (including build out rate)	Promoter states no known abnormal costs		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Promoter states the site is viable		
Overcoming Constraints			
Comments	Road and Transport		
Trajectory of Development			
Comments	Proposed start up to 5 years- time taken to complete 1 year		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Under current evidence the site does not seem suitable due to transport and road constraints		

265



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

Welney
HELAA Site: 2H084



1:5,000

06/03/2020

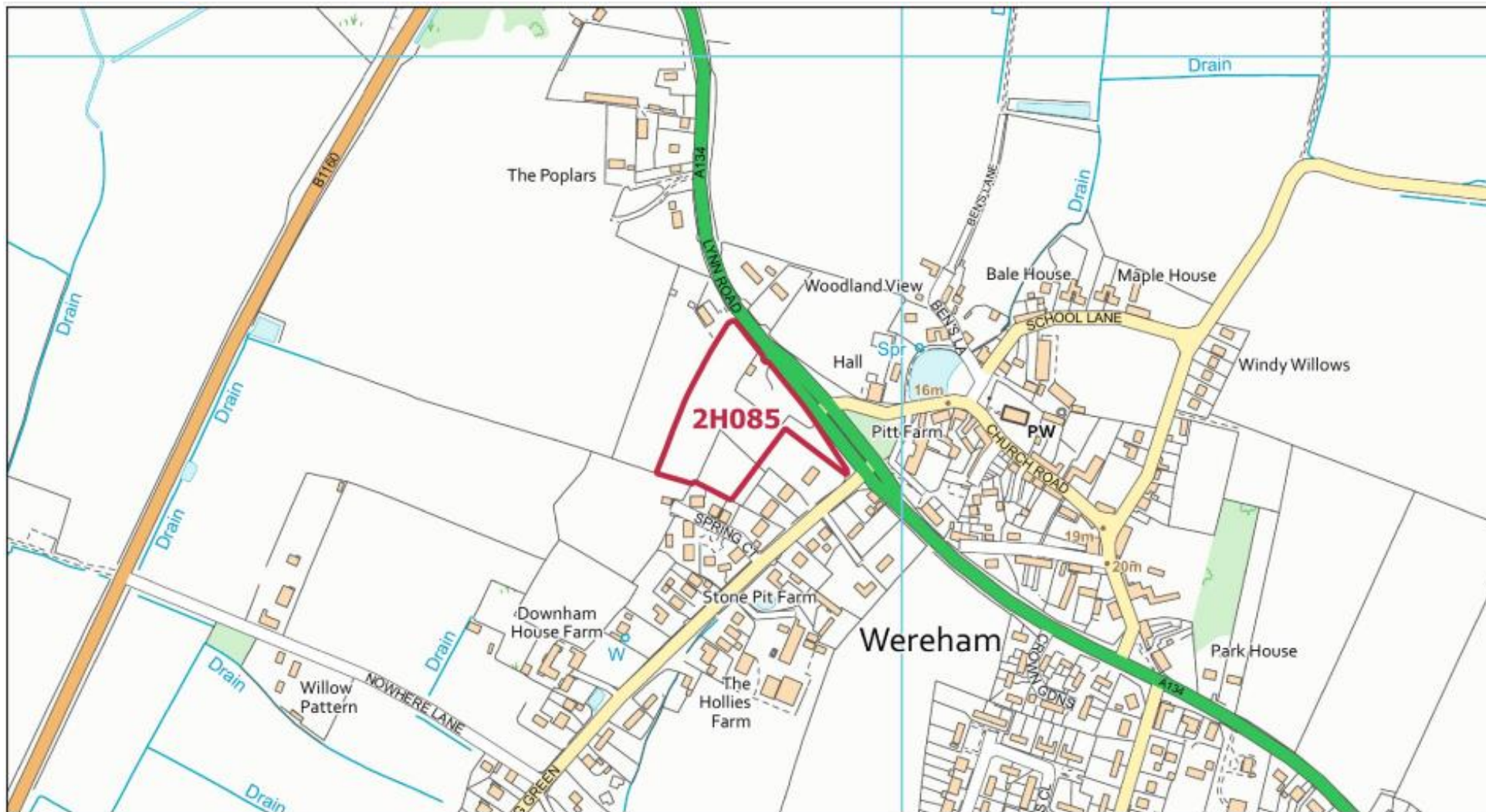
Settlement	Wereham		HELAA Ref	Call for Sites Ref
Site Address	Homestead, Flegg Green, Wereham		2H085	03-03-20198001
			multiple submissions	
Parish	Wereham			
Site Size (ha)	1.3	Greenfield/Brownfield	Greenfield / Brownfield	
Ownership	Private	Local Plan Designation	Countryside (adjacent development boundary)	
Development Potential	28		Density Calculator	1.3 x 0.9 x 24 = 28

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Red	Norfolk County Council as the local highway authority state the site is remote and that access cannot be achieved. No direct access to the A134 corridor of movement, no walking route to school
Accessibility to Local Services and Facilities	Red	No core services within 800m/10 minutes walking distance.
Utilities Capacity	Green	Sufficient utilities capacity available.
Utilities Infrastructure	Green	No constraint from utilities infrastructure
Contamination and Ground Stability	Green	
Flood Risk	Green	Flood Zone 1
Coastal Change	Green	The site is not adjacent to a Coastal Change Management Area or Coastal Flood Hazard Zone.
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area.
Impact	Score (Red/Amber/Green)	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their settings
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes.
Biodiversity and Geodiversity	Green	Development of the site would not have a detrimental impact on any designated site, protected species or ecological networks.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any open space.

Transport and Roads	Red	Please see 'Access to Site'
Compatibility with Neighbouring/ Adjoining Uses	Green	Development could be compatible with existing and/or adjoining uses.

Settlement	Wereham	HELAA Ref	2H085
Is the Site Suitable?	No		
Suitability Comments	Based on current evidence the site is deemed unsuitable due to Access, Transport & Roads constraints.		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	1 to 5 years		
Comments			
Is the site being marketed?	No		
Availability Comments, (including build out rate)	1 -5 years		
Achievability (including Viability)			
Is the site achievable?	No		
Achievability Comments	An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the Local Plan review		
Overcoming Constraints			
Comments	Based on current information, it is difficult to see how the access, transport and roads constraint can be overcome		
Trajectory of Development			
Comments	0-5 years		
Barriers to Delivery			
Comments	Access, Transport and Roads		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Based on current evidence the site is deemed unsuitable due to Access, Transport & Road constraints		

269



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

Wereham
HELAA Site: 2H085



1:5,000

06/03/2020

Settlement	West Walton		HELAA Ref	Call for Sites Ref
Site Address	Land South of River Road/Church End, West Walton		2H091	26-04-20190007
			multiple submissions	
Parish	West Walton			
Site Size (ha)	0.31	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside, adjoining development boundary	
Development Potential	4 dwellings		Density Calculator	0.31 x 1.00 x 24= 7

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Red	NCC Highways comments that access is not clear how site would be accessed f/w requirement at Church End.
Accessibility to Local Services and Facilities	Amber	One to three core services within 800m/10 minutes
Utilities Capacity	Green	No known constraints identified.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Contamination and Ground Stability	Green	No identified constraints.
Flood Risk	Green	The site is located adjacent to Flood Zone 2 and Flood Zone 3 and THM up to 0.5m. No flooding constraints identified.
Coastal Change	Green	The site is not adjacent to a Coastal Change Management Area or Coastal Flood Hazard Zone.
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes.
Biodiversity and Geodiversity	Amber	Development of the site may have a detrimental impact on a designated site, protected species or ecological network but the impact could be reasonably mitigated or compensated. Mix of rough and managed grassland (garden) and trees. Building appears to be onsite. Potential for protected species.

Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any open space.
Transport and Roads	Amber	Road issues stated above. NCN route 1 adjacent to site.
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with existing and/or adjoining uses.

Settlement	West Walton	HELAA Ref	2H091
Is the Site Suitable?	No		
Suitability Comments	Due to issues raised by NCC Highways it is unclear if access would be acceptable for determining this site with the current evidence		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Immediately		
Comments			
Is the site being marketed?	NO		
Availability Comments, (including build out rate)	Promoter states no known abnormal costs		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Promoter states the site is viable		
Overcoming Constraints			
Comments			
Trajectory of Development			
Comments	Proposed start up to 5 years- time taken to complete 1-2 years		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Due to issues raised by NCC Highways it is unclear if access would be acceptable for determining this site with the current evidence		

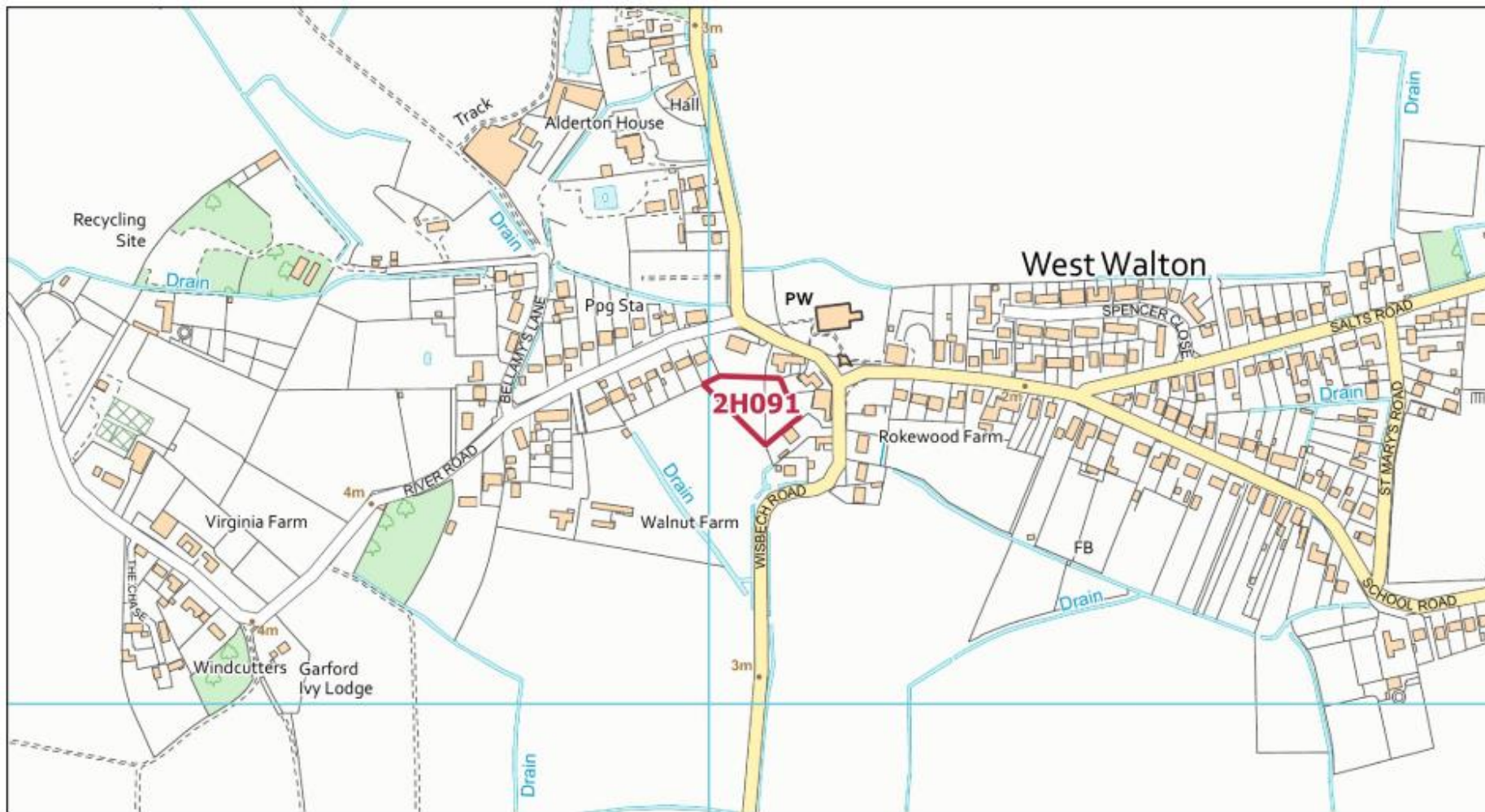
Settlement	West Walton		HELAA Ref	Call for Sites Ref
Site Address	West of Trafford Estate, West Walton		2H092	25-04-20190009
			multiple submissions	
Parish	West Walton			
Site Size (ha)	0.48	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside, adjoining development boundary	
Development Potential	5 dwellings		Density Calculator	0.48 x 0.9 x 24= 10

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	Access may be possible subject to satisfactory access and frontage footways.
Accessibility to Local Services and Facilities	Green	Four or more core services within 800m/10 minutes
Utilities Capacity	Green	No known constraints identified.
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Contamination and Ground Stability	Amber	No identified constraints for contamination but appear to be on route of electricity transmission line commented by BCKLWN Environmental Health.
Flood Risk	Amber	The site is located within Flood Zone 3 and THM up to 1m. Site is at risk of surface water flooding. LLFA state mitigation required.
Coastal Change	Green	The site is not adjacent to a Coastal Change Management Area or Coastal Flood Hazard Zone.
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area.
Impact	Score	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes.
Biodiversity and Geodiversity	Amber	Development of the site may have a detrimental impact on a designated site, protected species or ecological network but the impact could be reasonably mitigated or compensated. Ditch on northern border.
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.

Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any open space.
Transport and Roads	Amber	Access issues stated above. NCN route 1 within 600m from site.
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with existing and/or adjoining uses.

Settlement	West Walton	HELAA Ref	2H092
Is the Site Suitable?	Yes		
Suitability Comments	The site is deemed suitable if constraints can be overcome through development		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Immediately		
Comments			
Is the site being marketed?	No		
Availability Comments, (including build out rate)	Promoter states no known abnormal costs		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	Promoter states the site is viable		
Overcoming Constraints			
Comments			
Trajectory of Development			
Comments	Proposed start up to 5 years- time taken to complete 1-2 years		
Barriers to Delivery			
Comments	n/a		
Conclusion			
Site included within capacity?	Yes		
Included Capacity (dwellings)	7		
Comments	The site is deemed suitable if constraints can be overcome through development		

276



Borough Council of
King's Lynn & West Norfolk

 Tel. 01553 616200
 Fax. 01553 691663

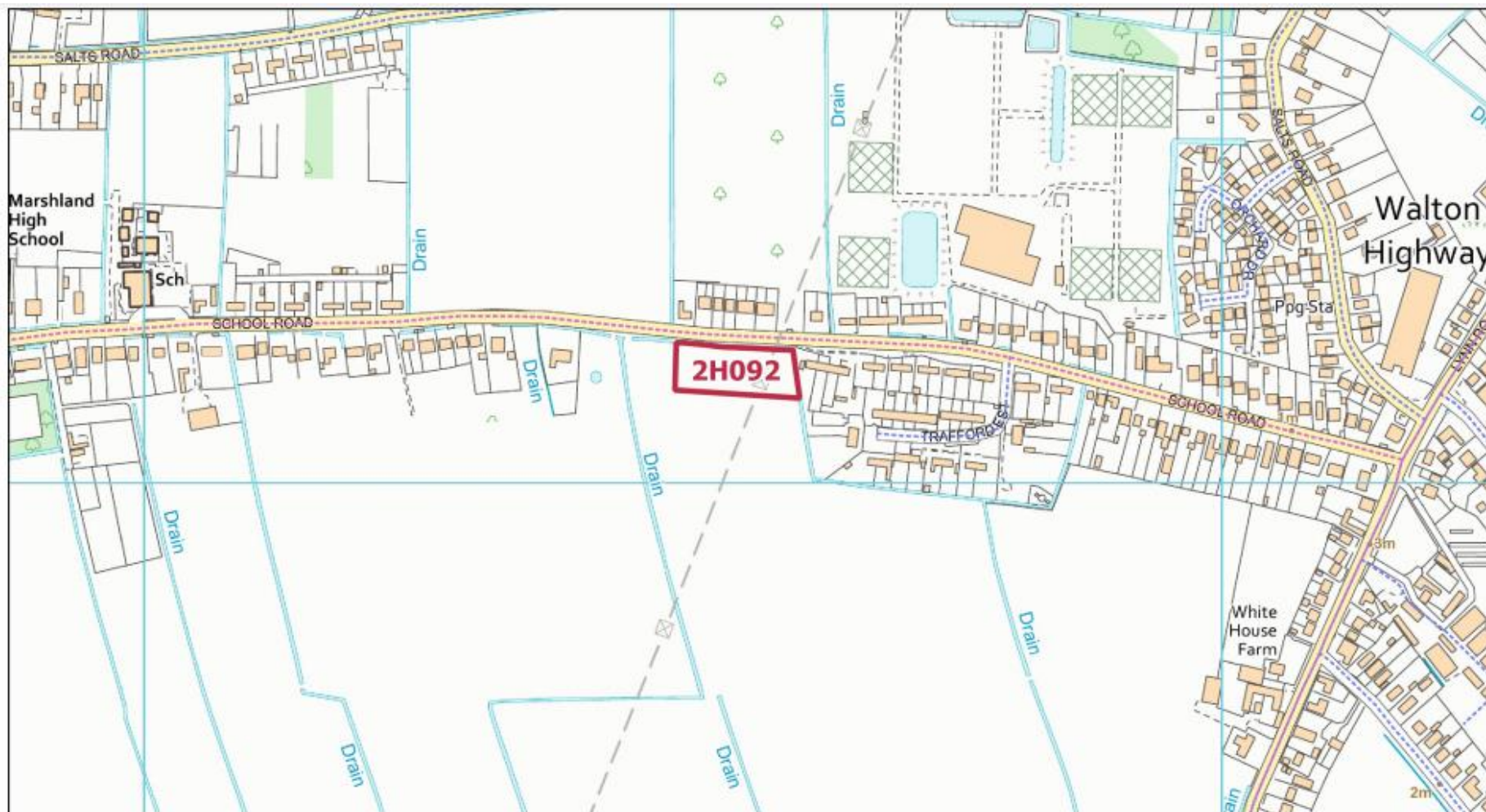
West Walton
 HELAA Site: 2H091



1:5,000

© Crown copyright and database rights 2020
 Ordnance Survey 100024314

09/03/2020



277

Borough Council of
 King's Lynn &
 West Norfolk
 Tel. 01553 616200
 Fax. 01553 691663



West Walton
 HELAA Site: 2H092



1:5,000

© Crown copyright and database rights 2020
 Ordnance Survey 100024314

07/09/2020

Settlement	West Winch		HELAA Ref	Call for Sites Ref
Site Address	Downham Gospel Hall Site, West Winch		2H093	15-04-20191578
			multiple submissions	
Parish	West Winch			
Site Size (ha)	3.45	Greenfield/Brownfield	Greenfield / Brownfield	
Ownership	Private	Local Plan Designation	Countryside	
Development Potential	Proposed for 26 new homes on greenfield vacant element of site		Density Calculator	26 as per suggestion

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	There are potential access constraints on the site, but these could be overcome through development. Norfolk County Council as the Local Highway Authority state: Yes, subject to being brought forward as a comprehensive part of the strategic growth east of West Winch including extension of the WWHAR.
Accessibility to Local Services and Facilities	Amber	Services within required distance
Utilities Capacity	Amber	Anglian Water state that off-site mains reinforcement would be required
Utilities Infrastructure	Amber	
Contamination and Ground Stability	Green	No issues known
Flood Risk	Green	Flood Zone 1
Coastal Change	Green	The site is not adjacent to a Coastal Management Area or Coastal Hazard Zone
Market Attractiveness	Green	The site is located within the £60m2 CIL charging area
Impact		
Nationally and Locally Significant Landscapes	Green	Development of the site would have a neutral impact, but importantly not have a detrimental impact on sensitive landscapes or their setting
Townscape	Green	Development of the site would have a neutral impact, but importantly not have a detrimental impact on townscape
Biodiversity and Geodiversity	Amber	
Historic Environment	Amber	

Open Space / Green Infrastructure	Green	Development of the site would not result in the loss of any open space
Transport and Roads	Amber	
Compatibility with Neighbouring/ Adjoining Uses	Amber	Development of the site could have issues of compatibility given the presence of the CWS and heritage asset in close proximity, however these could be reasonably mitigated

Settlement	West Winch	HELAA Ref	2H093
Is the Site Suitable?	No		
Suitability Comments	The site cannot be considered suitable given the constraint identified by Norfolk county Council as Local Highway Authority		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Now		
Comments			
Is the site being marketed?	Yes		
Availability Comments, (including build out rate)	The agent representing the site suggests a start time within the 0 – 5 year period		
Achievability (including Viability)			
Is the site achievable?			
Achievability Comments	The site agent considers that the site is viable and that there are no abnormal costs. An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the Local Plan review		
Overcoming Constraints			
Comments	Based on current information it is difficult to see how the constraint identified relating to 'Road and Transport' can be overcome		
Trajectory of Development			
Comments	n/a		
Barriers to Delivery			
Comments	Impact upon a corridor of movement		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Norfolk County Council as the Local Highway Authority has commented that that the site would have an unacceptable impact on the A10. Based on current information it is difficult to see how this constraint/barrier to development can be overcome, therefore the site cannot be considered as contributing to the dwelling capacity of the Borough. Further work in relation to the constraints identified by the LLFA and HSE require exploration.		

	<p>The site is within the West Winch Countryside Buffer and SADMP Policy E2.2 – Development within the existing built up area of West Winch states:</p> <ol style="list-style-type: none">1. Along the existing A10:<ol style="list-style-type: none">a. no development resulting in significant new traffic or accesses onto to the A10 (excepting that provided under growth area Policy E2.1) will be permitted in advance of the new West Winch link road opening. Significance in this instance refers to effect on the capacity and free flow of traffic on the A10 and its ability to accommodate the existing traffic and that arising from the growth area, and both individual and cumulative potential impacts will be considered;b. new development should generally be set back from the road and provide for significant areas of planting adjacent to the road in order to avoid extending the continuous developed edge to the A10;2. Special care will be taken in the vicinity of the Countryside Buffer indicated on the Policies Map to maintain a soft edge to the countryside beyond and avoid a hard and prominent edge to the developed area when viewed from the West;3. Areas to the east of the A10 will preferably be associated with the growth area, and accessed through the growth area rather than directly onto the existing A10 road.
--	---

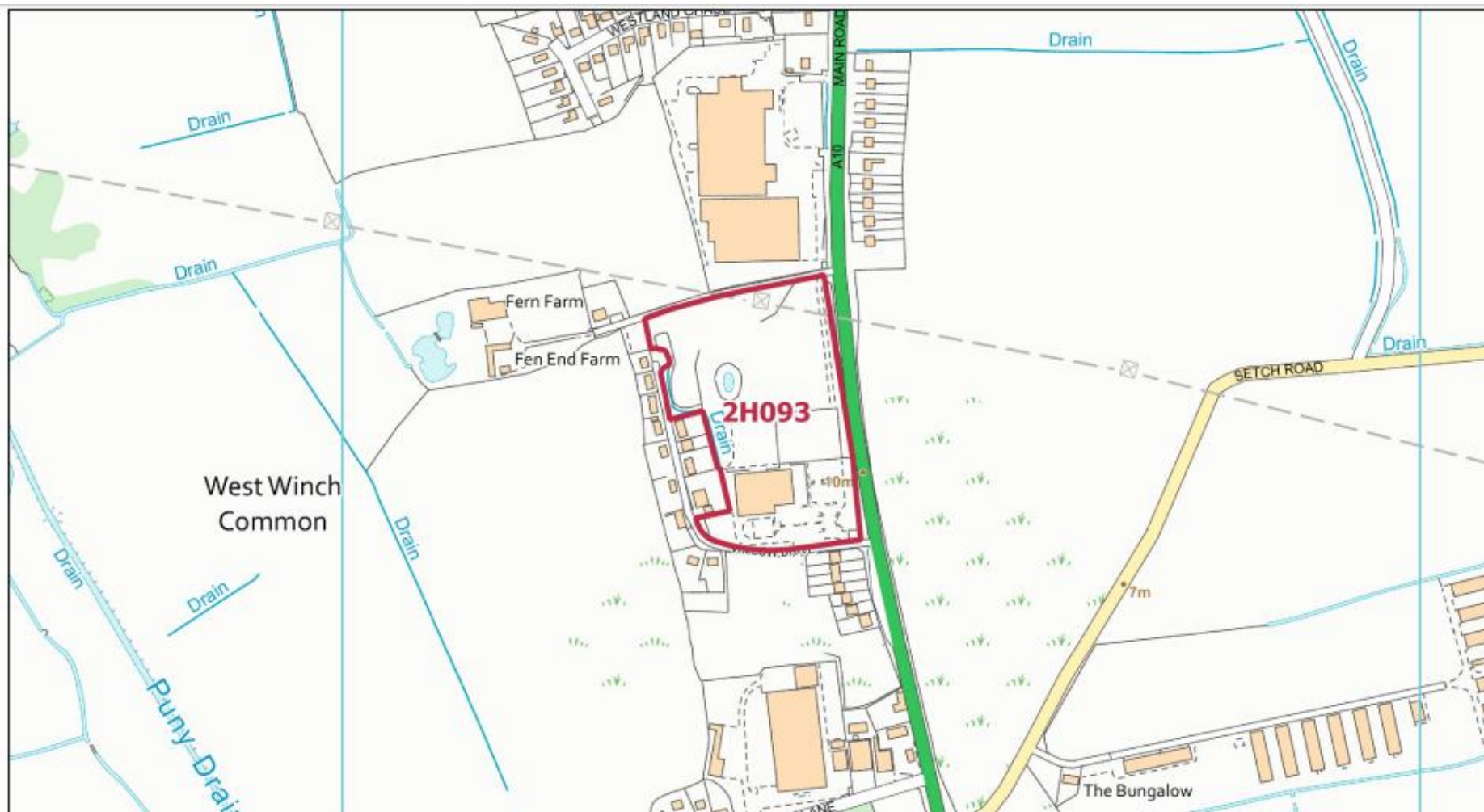
Settlement	West Winch		HELAA Ref	Call for Sites Ref
Site Address	Land to the west of the A10, West Winch		2H094	23-04-20193106
			multiple submissions	
Parish	West Winch		H500 & H505	
Site Size (ha)	4.77	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside & West Winch Countryside Buffer	
Development Potential	Proposed for in the region of 60 new homes		Density Calculator	4.77 x 0.75 x 24 = 85

Suitability Assessment		
Constraint	Score	Comments
Access to Site		-
Accessibility to Local Services and Facilities		-
Utilities Capacity		-
Utilities Infrastructure		-
Contamination and Ground Stability		-
Flood Risk		-
Coastal Change		-
Market Attractiveness		-
Impact		-
Nationally and Locally Significant Landscapes		-
Townscape		-
Biodiversity and Geodiversity		-
Historic Environment		-
Open Space / Green Infrastructure		-
Transport and Roads		-
Compatibility with Neighbouring/ Adjoining Uses		-

Settlement	West Winch	HELAA Ref	2H094
Is the Site Suitable?	-		
Suitability Comments			
Availability Assessment			
Is the site available in the plan period?	-		
When is the site available?	-		
Comments			
Is the site being marketed?	-		
Availability Comments, (including build out rate)	-		
Achievability (including Viability)			
Is the site achievable?	-		
Achievability Comments			
Overcoming Constraints			
Comments	-		
Trajectory of Development			
Comments	-		
Barriers to Delivery			
Comments	-		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	<p>This site is a combination of two sites which have already been assessed:</p> <p>Norfolk County Council as the Local Highway Authority has commented that that the site would have an unacceptable impact on the A10. Based on current information it is difficult to see how this constraint/barrier to development can be overcome, therefore the</p>		

	<p>site cannot be considered as contributing to the dwelling capacity of the Borough. The sites may be able to come forward following the construction and opening of the West Winch Housing Access Road, however this is currently some time away.</p> <p>Further work in relation to the constraints identified by the LLFA and HSE require exploration.</p> <p>The site is within the West Winch Countryside Buffer and SADMP Policy E2.2 – Development within the existing built up area of West Winch states:</p> <ol style="list-style-type: none"> 1. Along the existing A10: <ol style="list-style-type: none"> a. no development resulting in significant new traffic or accesses onto to the A10 (excepting that provided under growth area Policy E2.1) will be permitted in advance of the new West Winch link road opening. Significance in this instance refers to effect on the capacity and free flow of traffic on the A10 and its ability to accommodate the existing traffic and that arising from the growth area, and both individual and cumulative potential impacts will be considered; b. new development should generally be set back from the road and provide for significant areas of planting adjacent to the road in order to avoid extending the continuous developed edge to the A10; 2. Special care will be taken in the vicinity of the Countryside Buffer indicated on the Policies Map to maintain a soft edge to the countryside beyond and avoid a hard and prominent edge to the developed area when viewed from the West; 3. Areas to the east of the A10 will preferably be associated with the growth area, and accessed through the growth area rather than directly onto the existing A10 road.
--	---

286



Tel. 01553 616200
 Fax. 01553 691663

© Crown copyright and database rights 2020
 Ordnance Survey 100024314

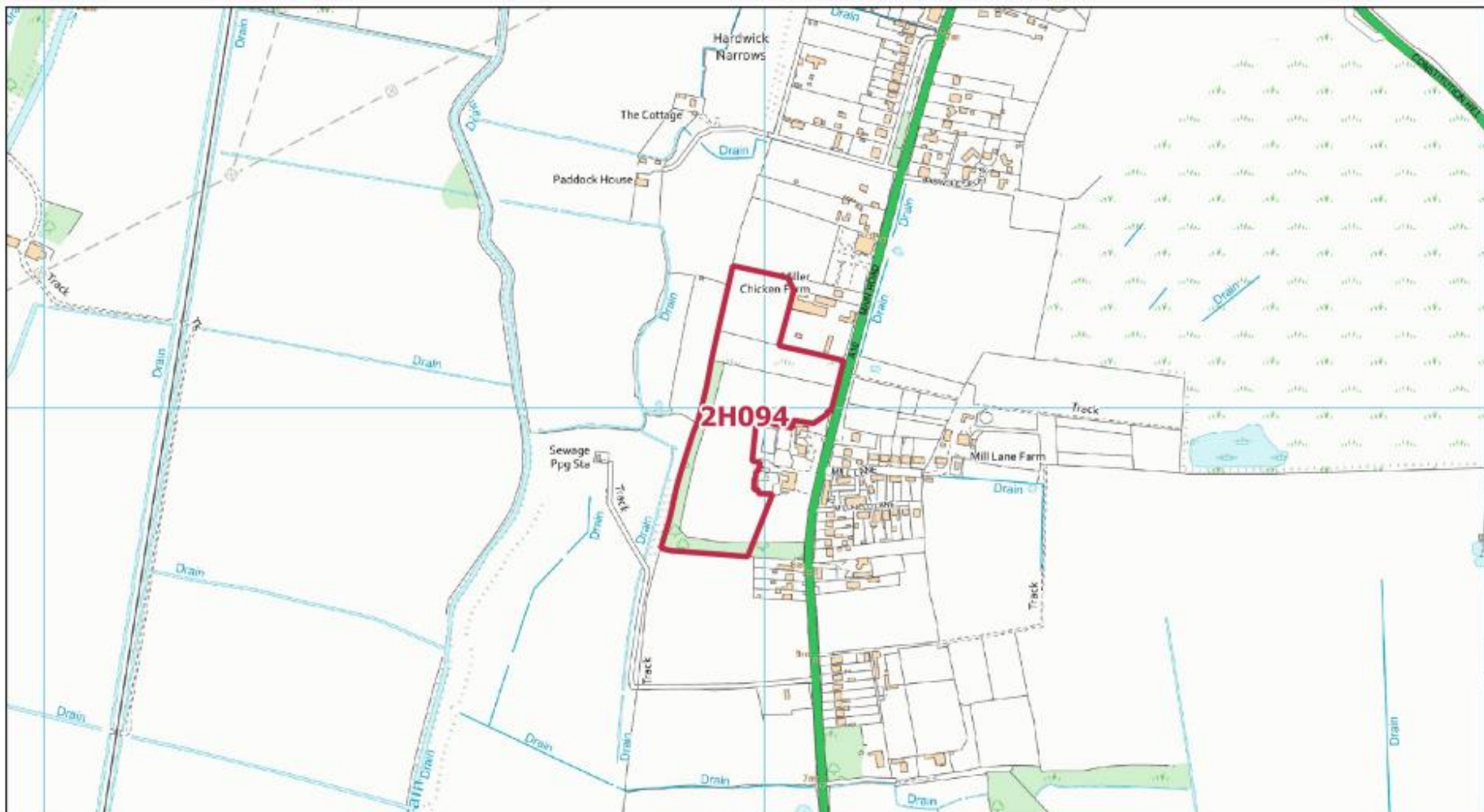
West Winch
 HELAA Site: 2H093



1:5,000

06/03/2020

287



Borough Council of
King's Lynn &
West Norfolk

Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

West Winch
HELAA Site: 2H094



1:7,500

06/03/2020

Settlement	Wiggenhall St Mary Magdalen		HELAA Ref	Call for Sites Ref
Site Address	Land at Mill Road, Wiggenhall St Mary Magdalen		2H095	26-04-20197571
			multiple submissions	
Parish	Wiggenhall St Mary Magdalen			
Site Size (ha)	0.9	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside (adjacent development boundary)	
Development Potential	Proposed for 15 new homes		Density Calculator	0.9 x 0.90 x 24= 19

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Red	Norfolk County Council as the local highway authority consider that the local road network is substandard with a substandard carriage way and no foot way.
Accessibility to Local Services and Facilities	Red	Lack of services/facilities.
Utilities Capacity	Green	Sufficient utilities capacity available
Utilities Infrastructure	Green	No constraints from utilities infrastructure.
Contamination and Ground Stability	Green	The site is unlikely to be contaminated and has no known ground stability issues.
Flood Risk	Amber	The site is located within Flood Zone 3a.
Coastal Change	Green	The site is not adjacent to a Coastal Management Area or Coastal Hazard Zone
Market Attractiveness	Amber	The site is located within the £40m2 CIL charging area.
Impact	Score (Red/Amber/Green)	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes.
Biodiversity and Geodiversity	Amber	Site appears to be semi-natural habitats with ditches present; protected species may be present; habitat loss should be minimised, and losses compensated with protection of ditches. Site appears to be predominantly covered with vegetation, losses should be minimised to avoid significant landscape and visual impacts

Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Open Space / Green Infrastructure	Amber	See biodiversity
Transport and Roads	Red	The local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision.
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with existing and/or adjoining uses.

Settlement	Wiggenhall St Mary Magdalen	HELAA Ref	2H095
Is the Site Suitable?	No		
Suitability Comments	Given the issues identified with regards to 'Access' and 'Transport and Roads' the site cannot based on current information be considered suitable		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Immediately		
Comments			
Is the site being marketed?	No		
Availability Comments, (including build out rate)			
Achievability (including Viability)			
Is the site achievable?	No		
Achievability Comments	Given the issues identified with regard to 'Access' and 'Transport and Roads' the site cannot based on current information be considered achievable. An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the Local Plan review		
Overcoming Constraints			
Comments	Given the issues identified with regards to 'Access' and 'Transport and Roads' it is difficult to see how this constraint can be overcome based on current information		
Trajectory of Development			
Comments	n/a		
Barriers to Delivery			
Comments	'Access' and 'Transport and Roads'		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Issues identified in relation to 'Access' and 'Transport and Roads' mean that the site cannot, based on current evidence, be included		

293



Borough Council of
 King's Lynn &
 West Norfolk



Tel. 01553 616200
 Fax. 01553 691663

© Crown copyright and database rights 2020
 Ordnance Survey 100024314

Wighenhall St. Mary Magdalen
 HELAA Site: 2H095



1:5,000

06/03/2020

Settlement	Downham Market/Wimbotsham		HELAA Ref	Call for Sites Ref
Site Address	Land off Wimbotsham Road, Downham Market		2H096	29-04-20190001
			multiple submissions	
Parish	Downham Market & Wimbotsham		H085	28-11-20163706
Site Size (ha)	13.9	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside	
Development Potential	Proposed for 275 dwellings		Density Calculator	13.9 x 0.75 x 36 = 370 dwellings

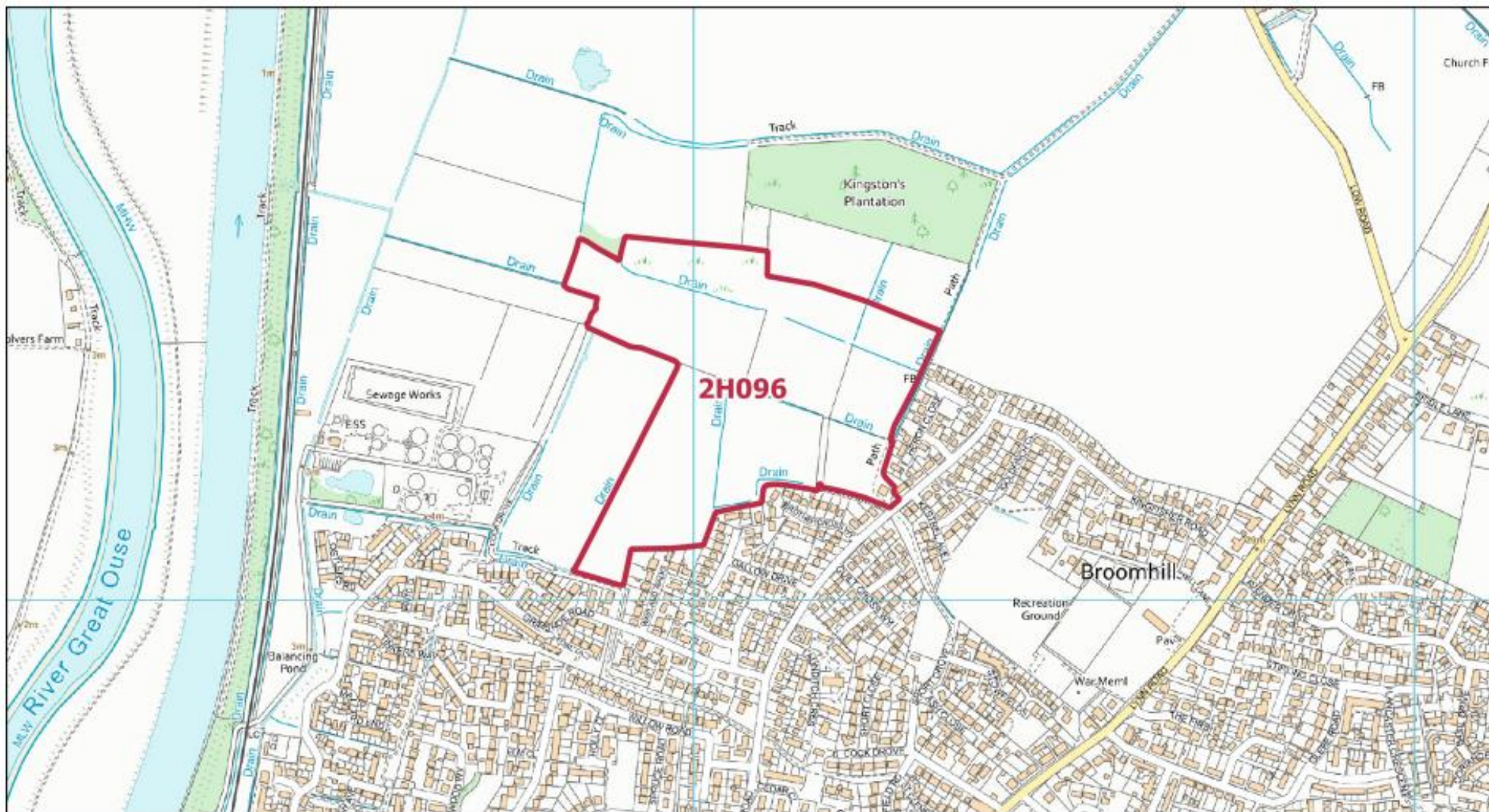
Suitability Assessment		
Constraint	Score	Comments
Access to Site	Amber	There are potential access constraints on the site, but these could be overcome through development. Norfolk County Council as the local highway authority state: Yes, subject to satisfactory access at 2 locations - preference would be for either a small allocation, or strategic with additional highway link to Lynn Road
Accessibility to Local Services and Facilities	Amber	Primary and High Schools within the distance, as are a number of bus stops. The train Station is also within 1,000m
Utilities Capacity	Green	Based on current information there is sufficient utilities capacity
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Contamination and Ground Stability	Green	No known issues
Flood Risk	Amber	The site is within Flood Zone 1 (low risk). The LLFA state that mitigation will be required and that consequently significant information will be required at the planning stage. The northern 2/3 of the site is within an IDB area (Downham market group of IDBs). It is crossed by multiple drains. RoSWF mapping indicates that the site is at risk of surface water flooding. A flow path covers the site in an east/west direction spreading southwards near the eastern boundary. There are other areas of surface water flooding in the southern part of the site. Approx. 50% of the site is relatively flood free
Coastal Change	Green	The site is not adjacent to a Coastal Change Management Area or Coastal Flood Hazard Zone
Market Attractiveness	Amber	The site is within the £40 per m2 CIL Charging Zone
Impact	Score (Red/Amber/Green)	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting

Townscape	Amber	The site is at a distance from the Downham Market Conservation Area with significant built environment in between. There are no protected trees on site. Development of this area has the potential to increase permeability for public transport, and pedestrian / cycle routes through to the town centre and train station. Consideration to the proximity to Wimbotsham needs to be given
Biodiversity and Geodiversity	Amber	Norfolk Wildlife Trust considers the site to be on or sloping down to a floodplain with potential for areas of habitat creation, including wetland habitats. Whole area has been left unfarmed for many years and has developed habitats that may be of local importance. In their view this site along with adjacent proposed allocations should be allocated for GI, as Downham Market is lacking in semi-natural greenspace. NCC Landscape and GI team state that access should not be off PRoW (Downham Market RB10). Downham Market FP2 to southern boundary, Downham Market FP1 to east, Wimbotsham FP11 to east. PRoW should be considered within layout. Informal access across site although subject to s31 (6) deposit applicable to majority of site made in Nov 2013 so no right accumulated since this date. However, access may have occurred consistently (20 years) prior to this date. The fact that there is current informal use however should be considered and SANG provided as required. Trees and hedgerows to be protected. GI strategy identifies area for environmental enhancement, as well as improvements to the PRoW network
Historic Environment	Amber	Historic England state that are no designated heritage assets within the site. The Wimbotsham Conservation Area is located to the north east of the site. Development would have the potential to impact upon the setting of this, therefore development will need to preserve or enhance the conservation area and its setting. They go on to state that this could be achieved through mitigation measures such as appropriate design, landscaping, planting and massing of the development
Open Space / Green Infrastructure	Amber	Please 'Biodiversity' comments
Transport and Roads	Amber	It is believed that any potential impact on the functioning of local roads could be reasonably mitigated
Compatibility with Neighbouring/ Adjoining Uses	Amber	The site borders existing residential development to the south and east and could act as extension to the recent development to the south and link to the older development to the east. This extension would be at the edge of the town and therefore would need to respond to the surrounding countryside appropriately. The gap between Downham Market and Wimbotsham Village will also require careful attention

Settlement	Downham Market	HELAA Ref	2H096
Is the Site Suitable?	Yes		
Suitability Comments	No major constraints have been identified		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	Now		
Comments			
Is the site being marketed?	No		
Availability Comments, (including build out rate)	Bennett Homes intend to build out the site. They suggest a five year build out time so approx. 50 – 70 units per year		
Achievability (including Viability)			
Is the site achievable?	Yes		
Achievability Comments	The site considered viable by the promoters of the site and there is an option agreement in place with Bennett Homes. No viability issues or abnormal costs are identified. An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the Local Plan review		
Overcoming Constraints			
Comments	No major constraints to development have been identified; however mitigation in relation to the issues identified by the LLFA will be required. Clearly the site will need to respond to the loss of greenfield land albeit a combination of pasture and that set aside, as well as responding to the location in providing an appropriate transition between the built environment of the town and the countryside. careful consideration of the relationship between Downham Market and Wimbotsham will be required		
Trajectory of Development			
Comments	0-5 years		
Barriers to Delivery			
Comments	No major barriers have been identified		
Conclusion			
Site included within capacity?	Yes		
Included Capacity (dwellings)	370		
Comments	The site is relatively constraint free, see overcoming constraints. The site could be suitable for up to 370 dwellings. It has the potential to be well connected in terms of education and public transport. The promoters have identified a lack of convenience shopping in the immediate area and propose a local shop, they also appear to recognise the need for open		

	space and green infrastructure in this area of Downham Market. Careful consideration of the relationship between Downham Market and Wimbotsham will be required
--	---

300



Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

Wimbotsham
HELAA Site: 2H096



1:7,500

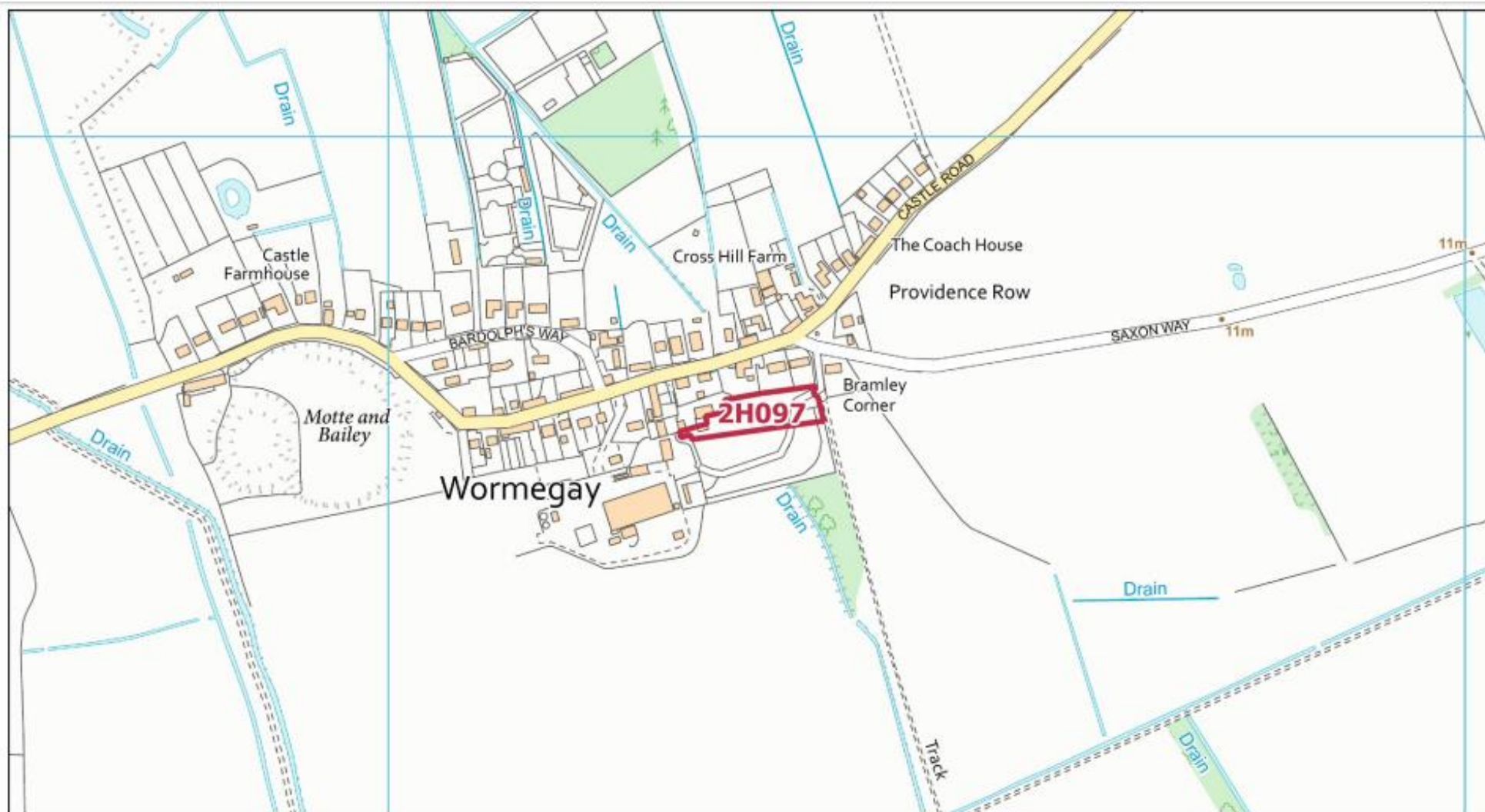
09/03/2020

Settlement	Wormegay		HELAA Ref	Call for Sites Ref
Site Address	Land to South east of Highview, Castle Road, Wormegay		2H097	29-04-20190014
			multiple submissions	
Parish	Wormegay		H515	28-11-20167298
Site Size (ha)	0.35	Greenfield/Brownfield	Greenfield	
Ownership	Private	Local Plan Designation	Countryside (adjacent development boundary)	
Development Potential	Market Housing		Density Calculator	0.35 x 1 x 24 = 8

Suitability Assessment		
Constraint	Score	Comments
Access to Site	Red	NCC HA consider that it is not clear that satisfactory access can be provided. Local road network is constrained and there is no foot way to a school
Accessibility to Local Services and Facilities	Amber	One to three core services within 800m/10 minutes walking distance of the site
Utilities Capacity	Green	Sufficient utilities capacity available
Utilities Infrastructure	Green	No constraints from utilities infrastructure
Contamination and Ground Stability	Green	The site is unlikely to be contaminated and has no known ground stability issues
Flood Risk	Amber	The site is in an IDB area for the management of ordinary watercourses (Downham Market Group of IDBs). There is a large IDB drain (Brook Drain) which runs through the site, some of which is in flood zone 2 on the site (parts of Brook drain, both upstream and downstream) are in flood zone 3 however these areas are not on the site). The site appears to be flood free (from surface water) in the 1:30, 1:100 and 1:1000 year events
Coastal Change	Green	The site is not adjacent to a Coastal Management Area or Coastal Hazard Zone
Market Attractiveness	Green	The site is located within the £60m2 CIL charging area
Impact	Score (Red/Amber/Green)	Comments
Nationally and Locally Significant Landscapes	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting
Townscape	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes
Biodiversity and Geodiversity	Amber	Development of the site may have a detrimental impact on a designated site, protected species or ecological network but the

		impact could be reasonably mitigated or compensated. Nar Valley Way. River Nar SSSI
Historic Environment	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Open Space / Green Infrastructure	Green	No loss of open space
Transport and Roads	Red	The site is considered to be remote from services [or housing for non-residential development] so development here would be likely to result in an increased use of unsustainable transport mode. The local road network is considered to be unsuitable either in terms of road or junction capacity, or lack of footpath provision
Compatibility with Neighbouring/ Adjoining Uses	Green	Development would be compatible with existing and/or adjoining uses

Settlement	Wormegay	HELAA Ref	2H097
Is the Site Suitable?	No		
Suitability Comments	Given the constraints identified in relation to both access and transport and roads the site cannot be considered suitable.		
Availability Assessment			
Is the site available in the plan period?	Yes		
When is the site available?	1-5 years		
Comments			
Is the site being marketed?	No		
Availability Comments, (including build out rate)			
Achievability (including Viability)			
Is the site achievable?	No		
Achievability Comments	Given the issues identified with regard to 'Access' and 'Transport and Roads' the site cannot based on current information be considered achievable. An assessment of viability for all suitable and available sites will be undertaken as part of the whole Plan wide viability assessment for the Local Plan review		
Overcoming Constraints			
Comments	Based on current information is difficult to see how the identified constraint can be overcome		
Trajectory of Development			
Comments	n/a		
Barriers to Delivery			
Comments	Based on current information is difficult to see how the identified constraints can be overcome		
Conclusion			
Site included within capacity?	No		
Included Capacity (dwellings)	0		
Comments	Based on current information is difficult to see how the identified constraints in relation to site access and transport and roads can be overcome		



306

Borough Council of
King's Lynn & West Norfolk
Tel. 01553 616200
Fax. 01553 691663



Wormegay
HELAA Site: 2H097



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

Housing and Economic Land Availability Assessment (HELAA) Update

Appendix 2- Schedule of Sites Excluded and Site Mapping

Settlement	HEELA Reference Number	Initial Call for Sites Reference Number	Site location	Absolute constraints
Castle Acre	2H003	22-04-20198573	Site is located between South Acre Road and Chimney Street in Castle Acre, Caste Acre, Norfolk	Site size less than 0.25ha and is not within 25m of the development boundary
Clenchwarton	2H006	29-04-20196388	Land adjacent to 85 Ferry Road, Clenchwarton, King's Lynn, Norfolk, PE34 4BP	Site size less than 0.25ha and is not within 25m of the development boundary
Clenchwarton	2H009	16-04-20196650	Land off Benedict Close, Clenchwarton, PE34 4DR	Site is not within 25m of the development boundary
Grimston	2H027	29-04-20196138	Land to West of Former Stave Farm, Chapel Road, Pott Row, Kings Lynn, Norfolk	Site size less than 0.25ha
Marshland St. James	2H045	25-04-20193681	Land rear of Victoria House, Bonnetts Lane, Marshland St James, Wisbech	Site size less than 0.25ha and is not within 25m of the development boundary
Methwold	2H046	29-04-20197721	Land at Stoke Road, Methwold, Norfolk	Site is not within 25m of the development boundary
Middleton	2H047	29-04-20199692	Land at Manor Farm, Blackborough End, Middleton	Site is not within 25m of the development boundary
Outwell	2H050	01-04-20198287	Land at Sandyfield, Langhorns Lane, Outwell, PE148SH	Site is not within 25m of the development boundary
Pentney	2H053	29-04-20194730	Land to the north of Back Road, Pentney, Norfolk	Site is not within 25m of the development boundary And Smaller Village and Hamlet
Pentney	2H054	26-04-20196859	Harveststile Farm, Narborough Road, Pentney, King's Lynn, Norfolk, PE32 1JL	Site is not within 25m of the development boundary and Smaller Village and Hamlet
Pentney	2H055	26-04-20199874	Harveststile Farm, Narborough Road, Pentney, King's Lynn, Norfolk, PE32 1JL	Site is not within 25m of the development boundary and Smaller Village and Hamlet
South Creake	2H058	07-05-20190019	1 Back Street, South Creake, Fakenham, Norfolk, NR219PG	Site is not within 25m of the development boundary and Smaller Village and Hamlet
South Wotton	2H059	29-04-20198716	Single development plot adjacent Swan Inn	Despite the land being lager than 02.5ha (0.31ha) they only want

			Nursery Lane, South Wotton, PE30 3NG	to build a single plot and keep the existing public house, car park and gardens
Terrington St. Clement	2H061	03-03-20194259	The Willows, 70 Station Road, Terrington St Clement, Norfolk, PE34 4PL	Site is not within 25m of the development boundary
Terrington St. John	2H064	29-04-20199476	School Road, Terrington St. John, Norfolk	Site is not within 25m of the development boundary
Terrington St. John	2H065	28-04-20192310	Terrington St John, Norfolk	Site is not within 25m of the development boundary and site size less than 0.25ha
Terrington St. John	2H066	24-04-20193849	Whitegate Nurseries, Main Road, Terrington St John, PE14 7RP	Site is not within 25m of the development boundary
Terrington St. John	2H067	24-04-20195027	Land West of Whitegate Nurseries, Main Road, Terrington St John, PE14 7RP	Site is not within 25m of the development boundary
Tilney All Saints	2H068	29-04-20197091	Land between Church Row and 43 Church Road, Tilney All Saints, Norfolk	Site is not within 25m of the development boundary
Walpole Highway	2H078	08-04-20194134	Land fronting Main Road, Walpole Highway (to the west of Walpole Highway Primary school)	Site is not within 25m of the development boundary
Walpole Highway	2H079	26-04-20190013	Land north of Main Road, Walpole Highway, Norfolk	Site is not within 25m of the development boundary
Walsoken	2H080	29-04-20165114	Little Eastfield Barn, Lynn Road, Wisbech, Cambs, PE14 7AL	Site is not within 25m of the development boundary
West Dereham	2H086	24-04-20192528	Land North of Oak Lodge and North West of the Poplars, Bath Road, West Dereham, Norfolk, PE33 9TP	Site is not within 25m of the development boundary and Smaller Village and Hamlet
West Dereham	2H087	24-04-20197256	Land adjacent Station Road, West Dereham, PE33 9RR	Site is not within 25m of the development boundary and Smaller Village and Hamlet
West Dereham	2H088	25-04-20190002	Land adjacent to Lime Kiln Road, West Dereham, PE33 9RT	Site is not within 25m of the development boundary and Smaller Village and Hamlet
West Dereham	2H089	25-04-20192049	Land South East of Bath Road, West Dereham, PE33 9TP	Site is not within 25m of the development boundary and Smaller Village and Hamlet

West Dereham	2H090	25-04-20197604	Land North of Ryston Road, West Dereham, PE33 9RH	Site is not within 25m of the development boundary and Smaller Village and Hamlet
Wretton	2H098	24-04-20192054	Land adjacent West Dereham Road, Wretton, PE33 9RA	Site is not within 25m of the development boundary and Smaller Village and Hamlet
Wretton	2H099	24-04-20194913	Land adjacent Low Road, Wretton, PE33 9QN	Site is not within 25m of the development boundary and Smaller Village and Hamlet
Wretton	2H100	24-04-20195798	Land East of Drain and West of Oak Farm, Church Road, Wretton, PE33 9QR	Site is not within 25m of the development boundary and Smaller Village and Hamlet



Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

Castle Acre
HELAA Site: 2H003



1:5,000

06/03/2020



Borough Council of
King's Lynn & West Norfolk
 Tel. 01553 616200
 Fax. 01553 691663



Clenchwarton
HELAA Site: 2H006



1:5,000



Borough Council of
King's Lynn & West Norfolk
 Tel. 01553 616200
 Fax. 01553 691663

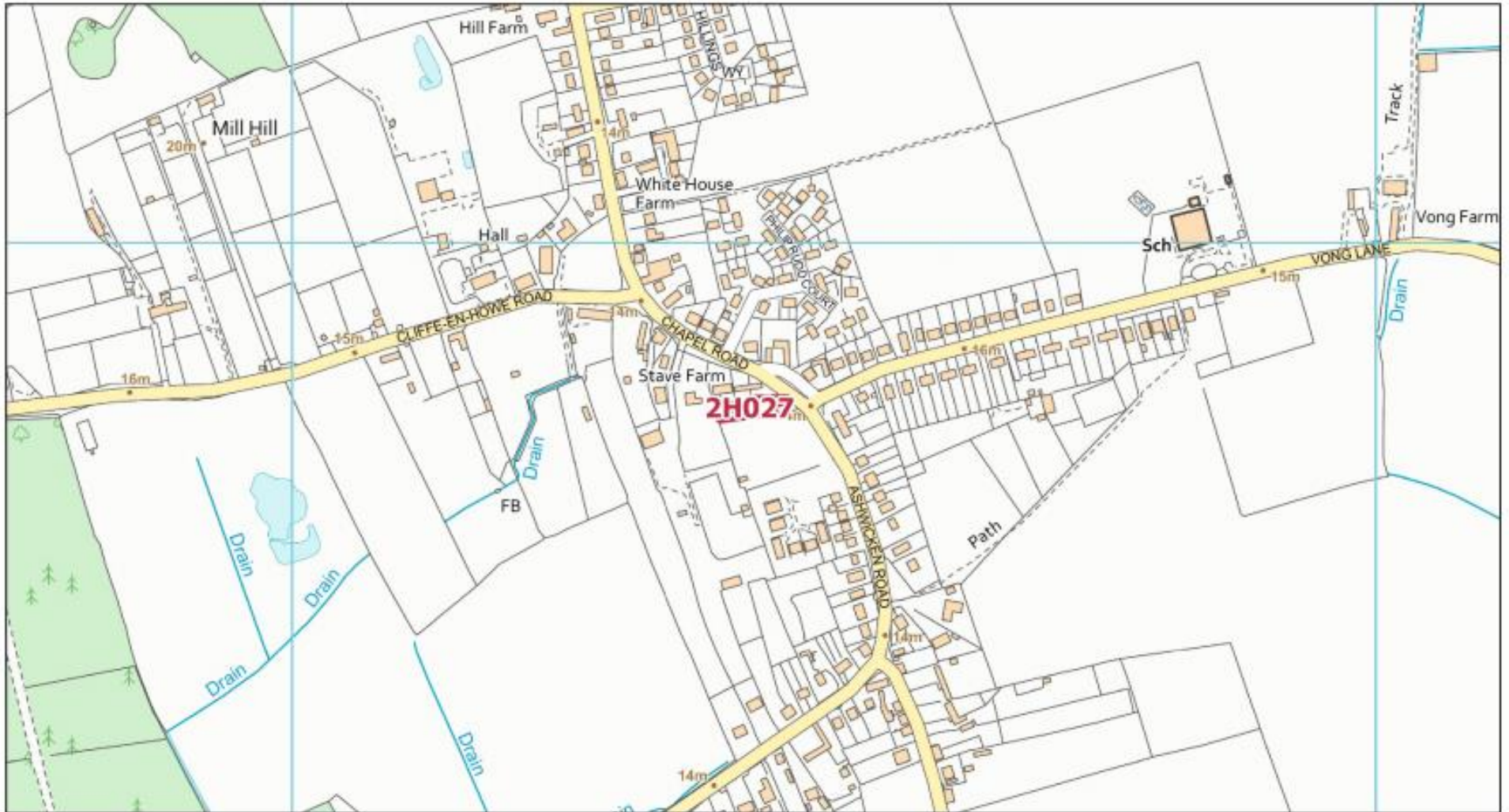


Clenchwarton
 HELAA Site: 2H009



1:5,000

09/03/2020



Borough Council of
King's Lynn & West Norfolk
 Tel. 01553 616200
 Fax. 01553 691663



Grimston
HELAA Site: 2H027



1:5,000



Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

Marshland St. James
HELAA Site: 2H045



1:5,000

06/03/2020



Borough Council of
King's Lynn & West Norfolk
Tel. 01553 616200
Fax. 01553 691663



Methwold
HELAA Site: 2H046



1:5,000



Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

Middleton
HELAA Site: 2H047



1:5,000

06/03/2020



Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

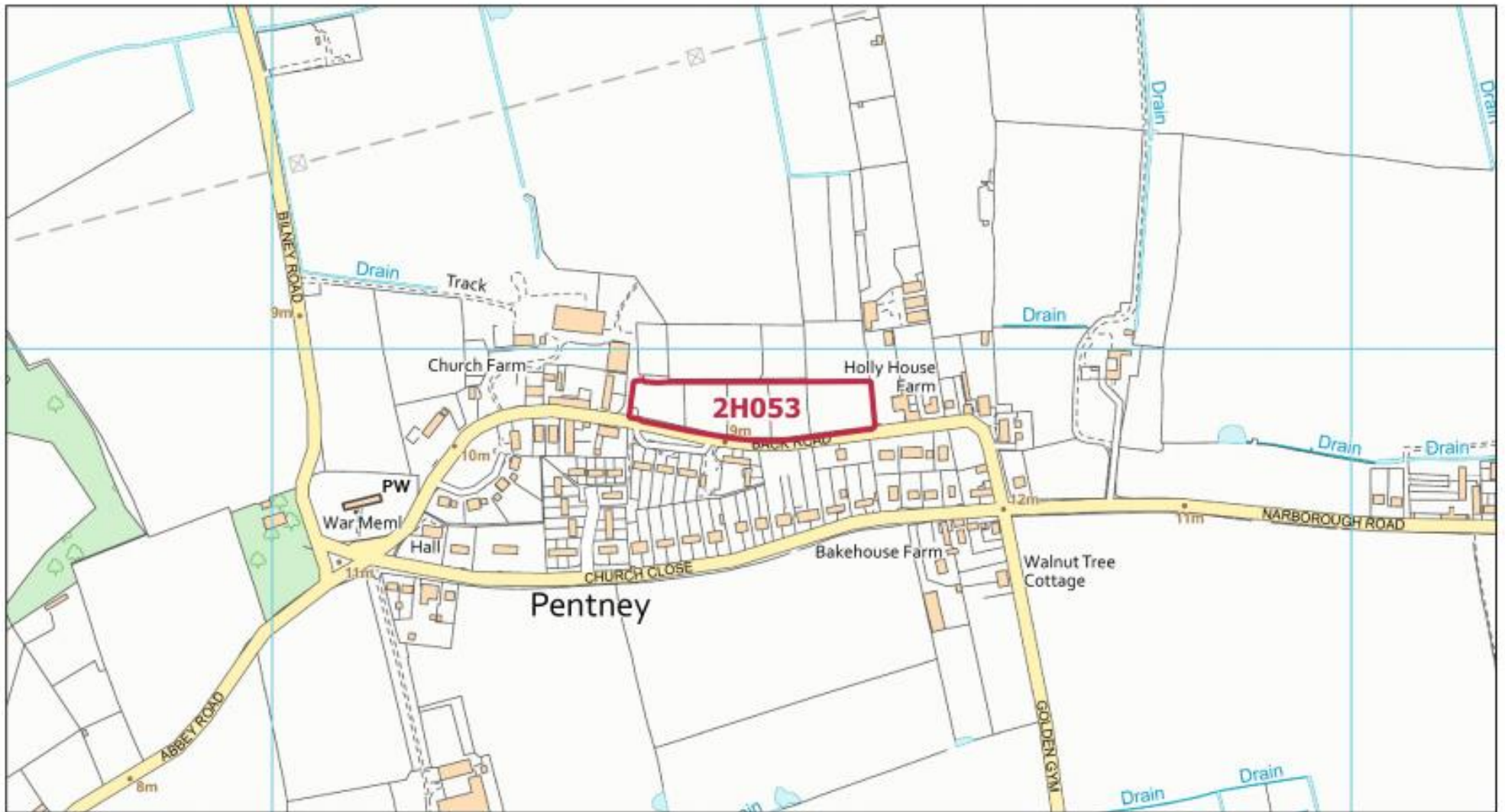
© Crown copyright and database rights 2020
Ordnance Survey 100024314

Outwell
HELAA Site: 2H050



1:5,000

06/03/2020



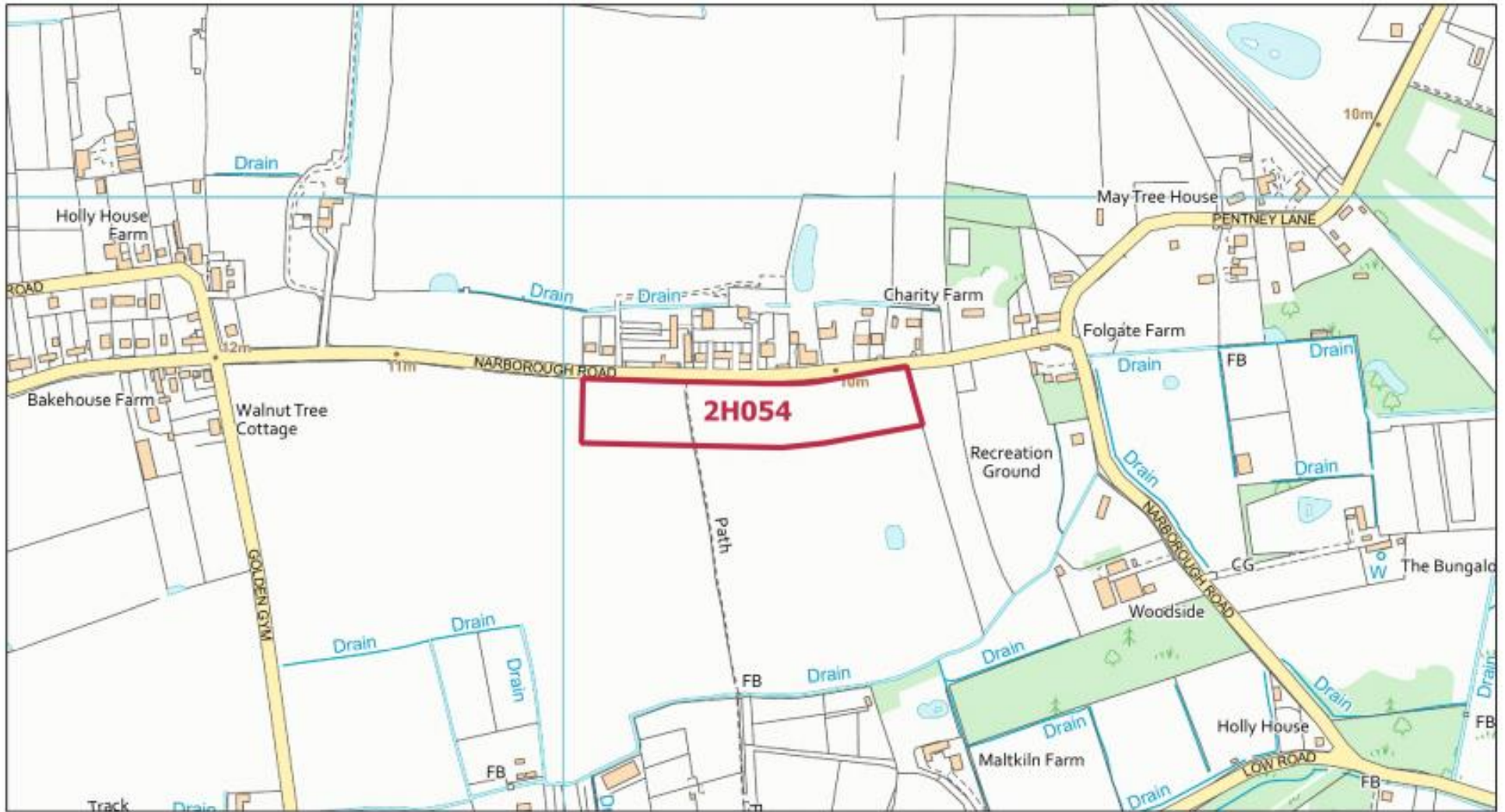
Borough Council of
King's Lynn & West Norfolk
Tel. 01553 616200
Fax. 01553 691663



Pentney
HELAA Site: 2H053



1:5,000



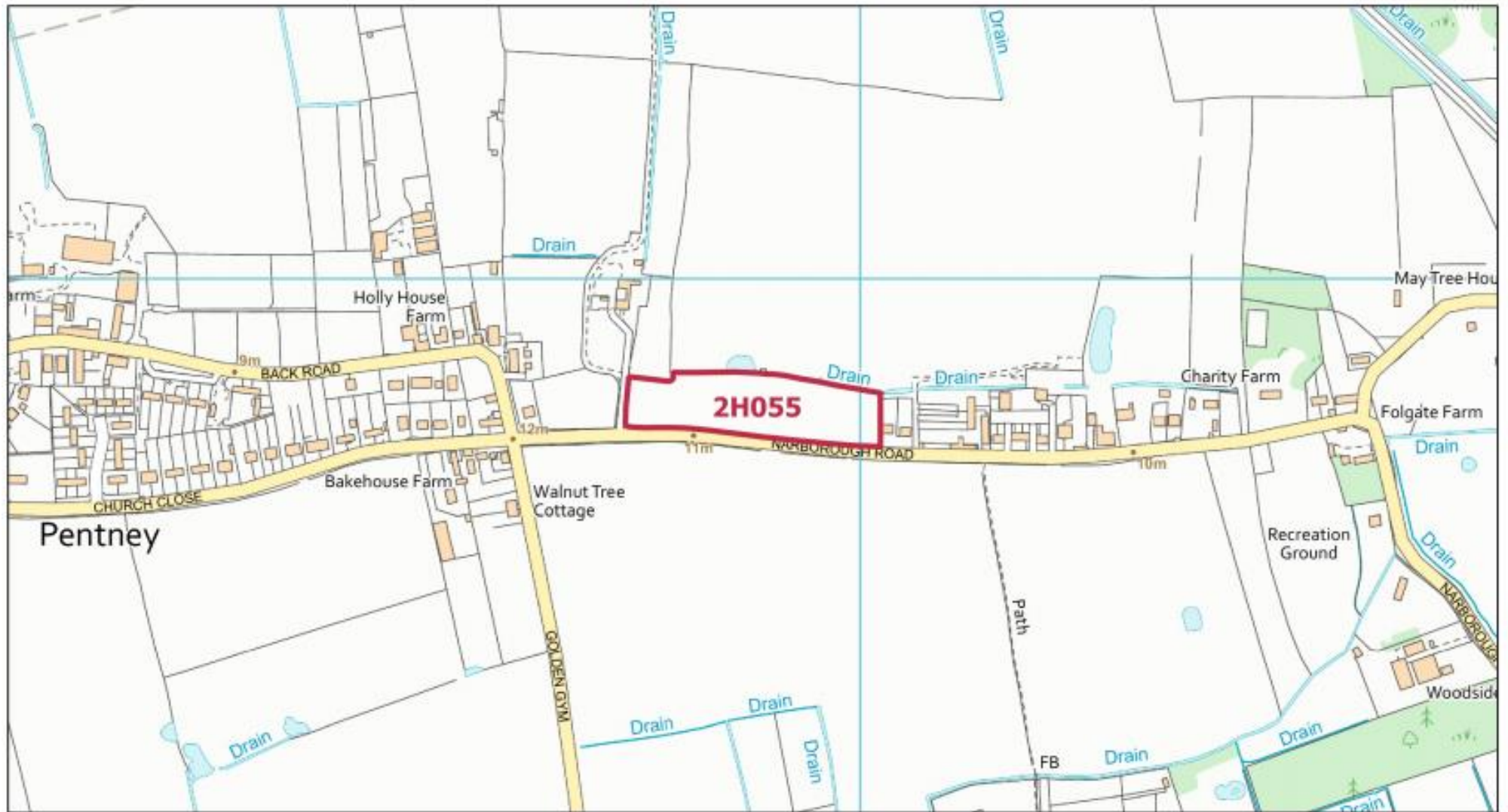
Borough Council of
King's Lynn & West Norfolk
Tel. **01553 616200**
Fax. **01553 691663**



Pentney
HELAA Site: 2H054



1:5,000



Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

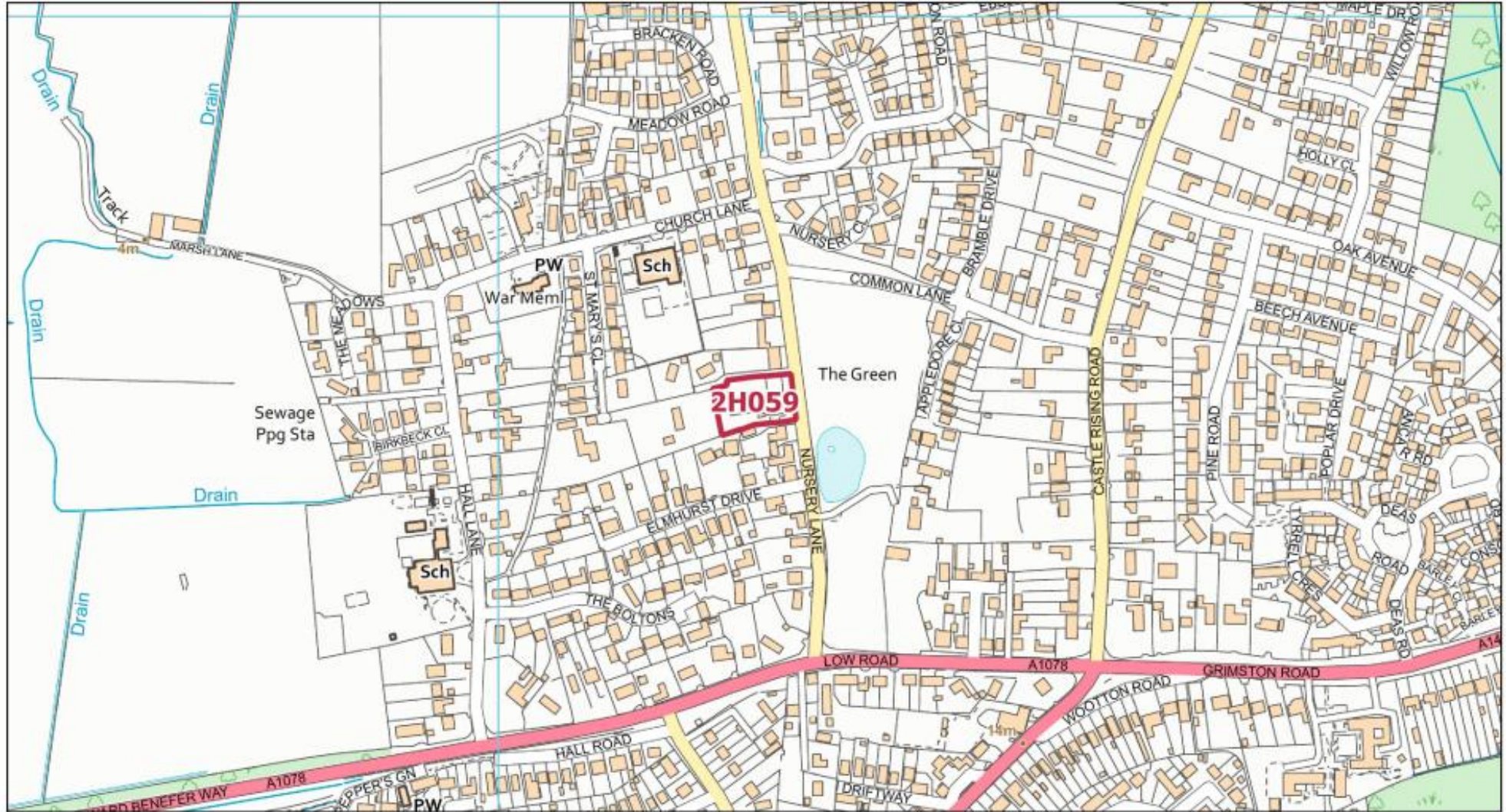
Pentney
HELAA Site: 2H055



1:5,000

06/03/2020





Borough Council of
**King's Lynn &
 West Norfolk**



**Tel. 01553 616200
 Fax. 01553 691663**

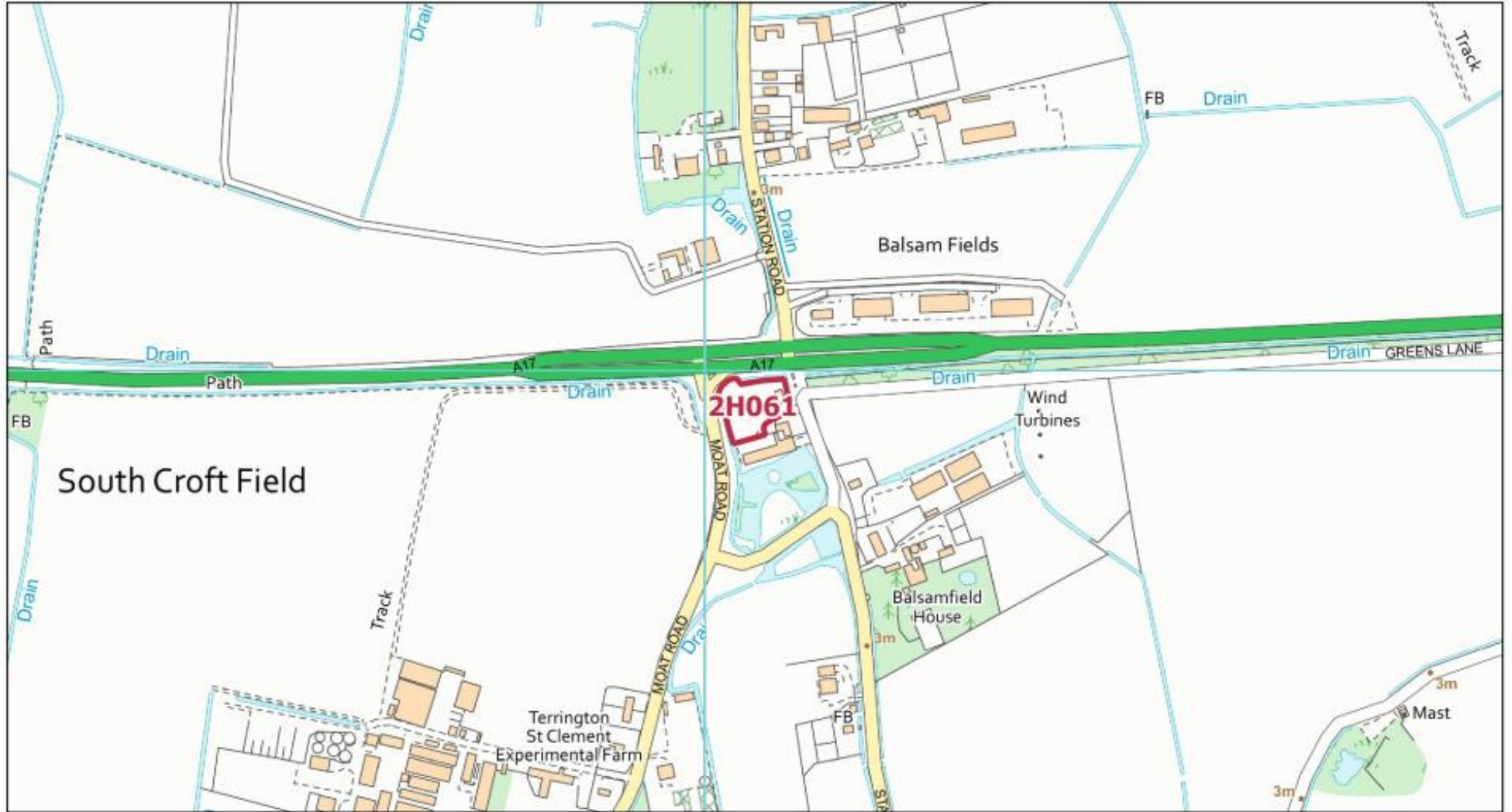
© Crown copyright and database rights 2020
 Ordnance Survey 100024314

**South Wootton
 HELAA Site: 2H059**



1:5,000

06/03/2020



Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

Terrington St. Clements
HELAA Site: 2H061



1:5,000

06/03/2020



Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

Terrington St. John
HELAA Site: 2H064





Borough Council of
**King's Lynn &
West Norfolk**



**Tel. 01553 616200
Fax. 01553 691663**

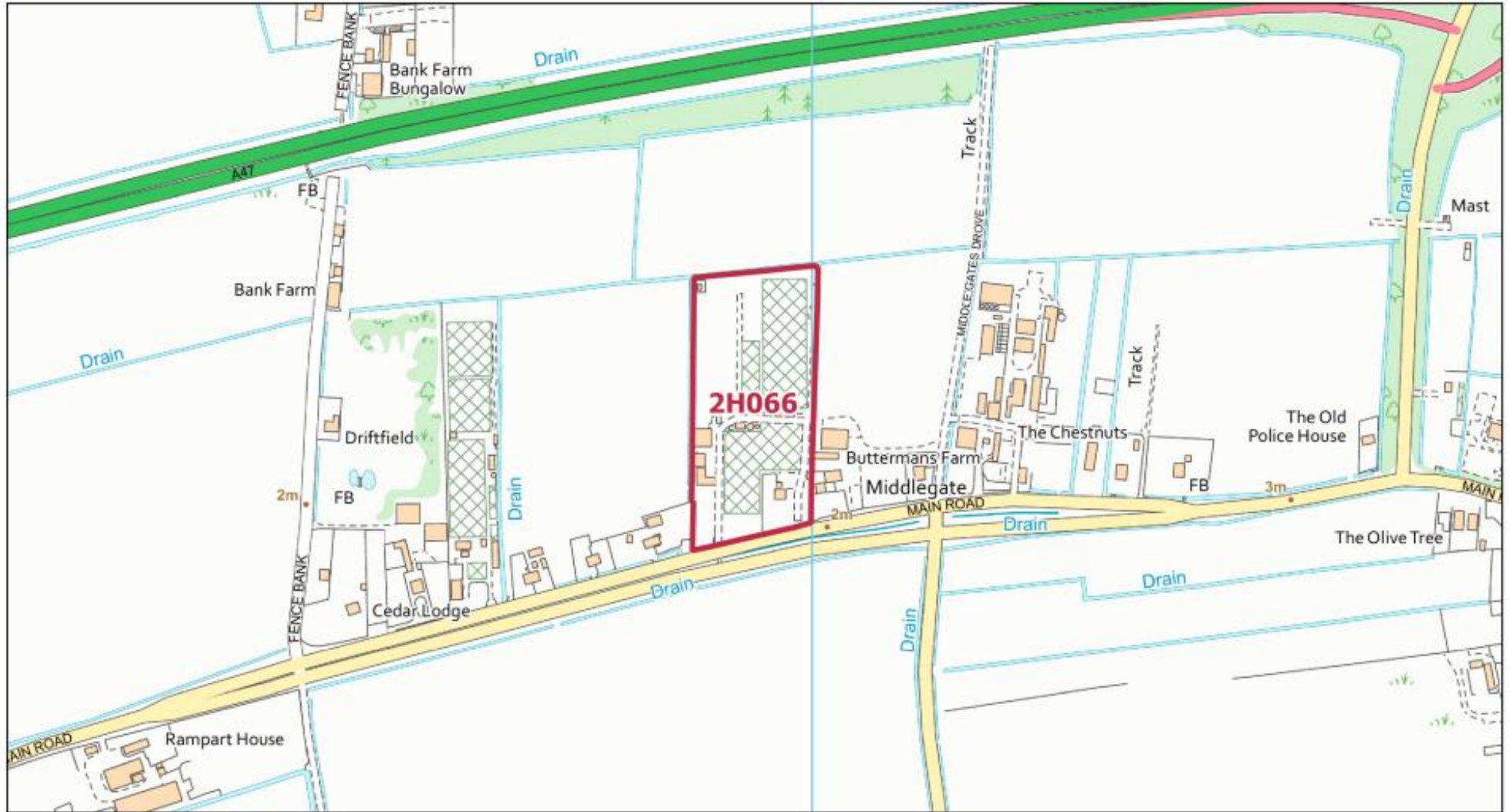
© Crown copyright and database rights 2020
Ordnance Survey 100024314

**Terrington St. John
HELAA Site: 2H065**



1:5,000

06/03/2020



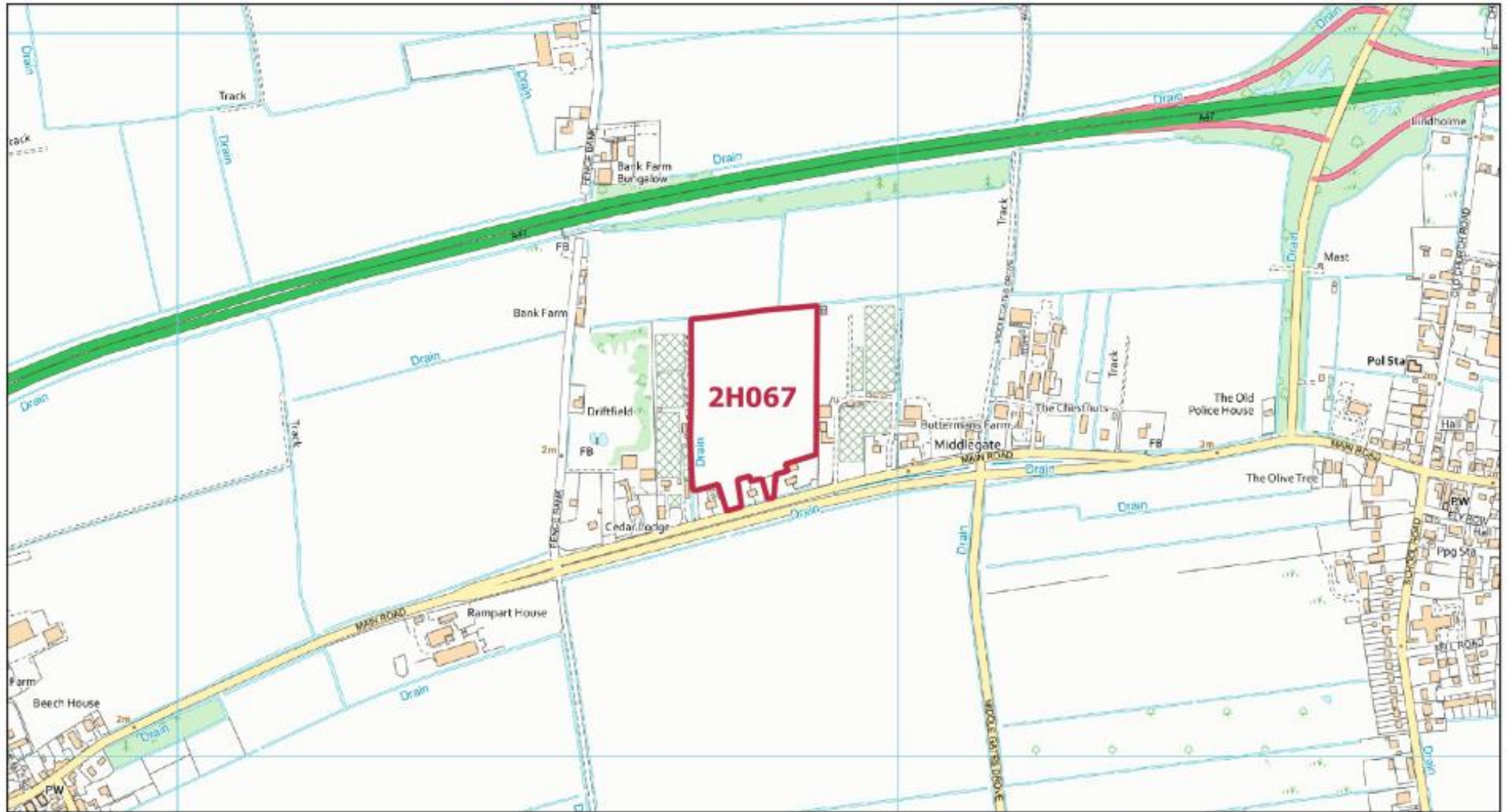
Borough Council of
King's Lynn & West Norfolk
 Tel. 01553 616200
 Fax. 01553 691663



Terrington St. John
 HELAA Site: 2H066



1:5,000



Borough Council of
King's Lynn & West Norfolk

 Tel. 01553 616200
 Fax. 01553 691663

© Crown copyright and database rights 2020
 Ordnance Survey 100024314

Terrington St. John
 HELAA Site: 2H067



1:7,500

06/03/2020



330

Borough Council of
King's Lynn & West Norfolk

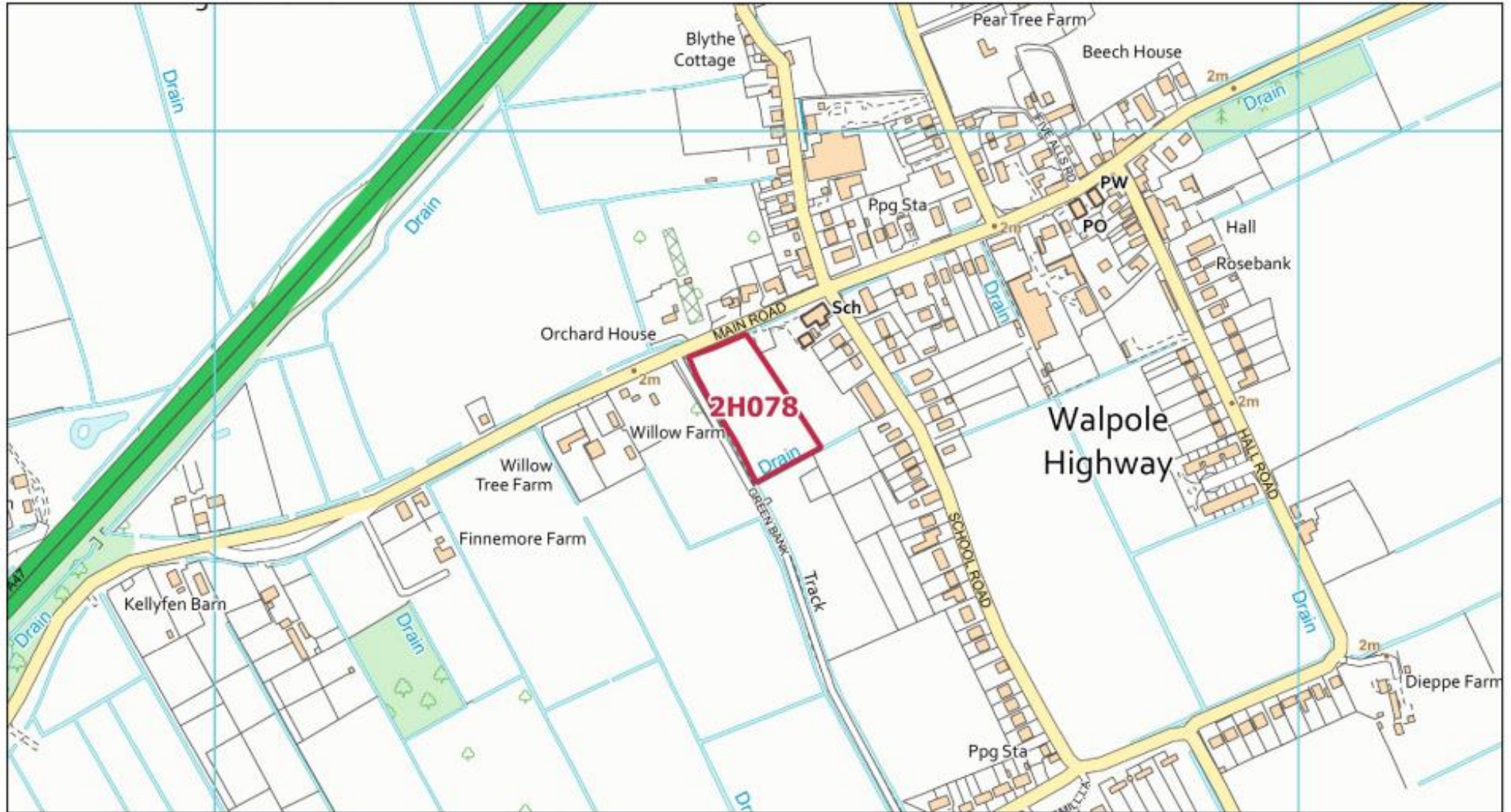


Tel. 01553 616200
Fax. 01553 691663

Tilney all Saints
 HELAA Site: 2H068



1:5,000



Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

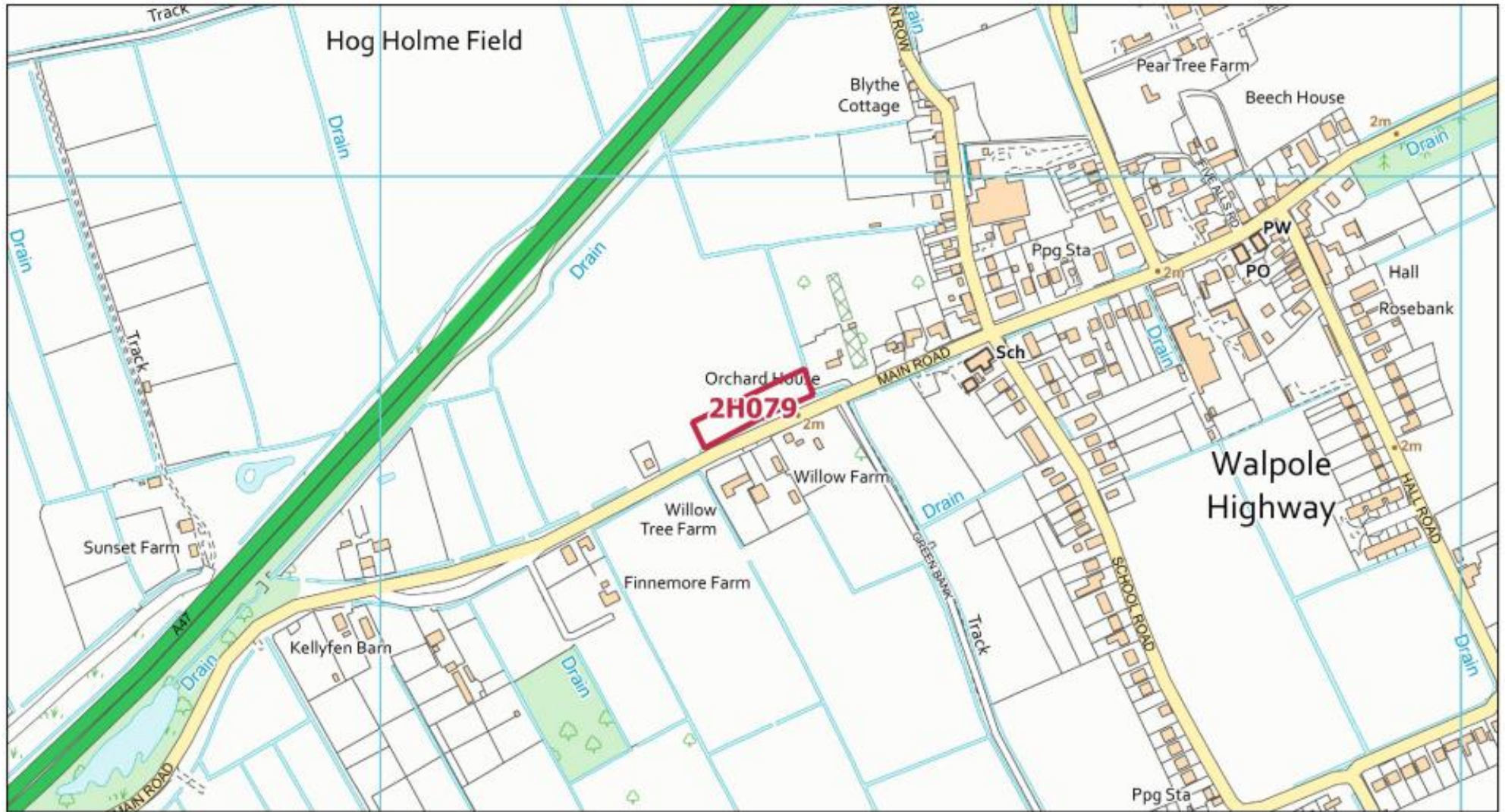
© Crown copyright and database rights 2020
Ordnance Survey 100024314

Walpole Highway
HELAA Site: 2H078



1:5,000

06/03/2020



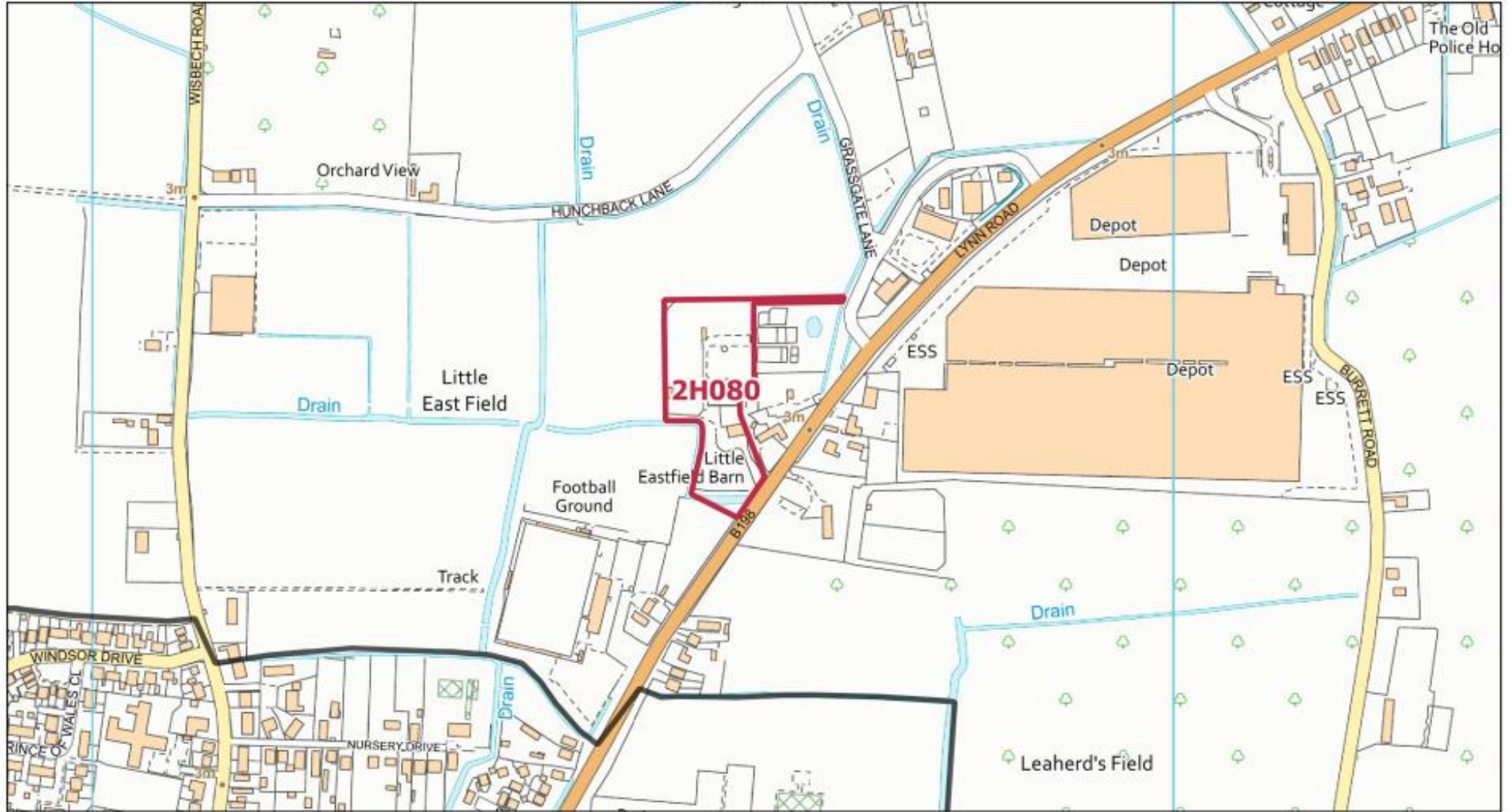
Borough Council of
King's Lynn & West Norfolk
 Tel. 01553 616200
 Fax. 01553 691663



Walpole Highway
 HELAA Site: 2H079



1:5,000

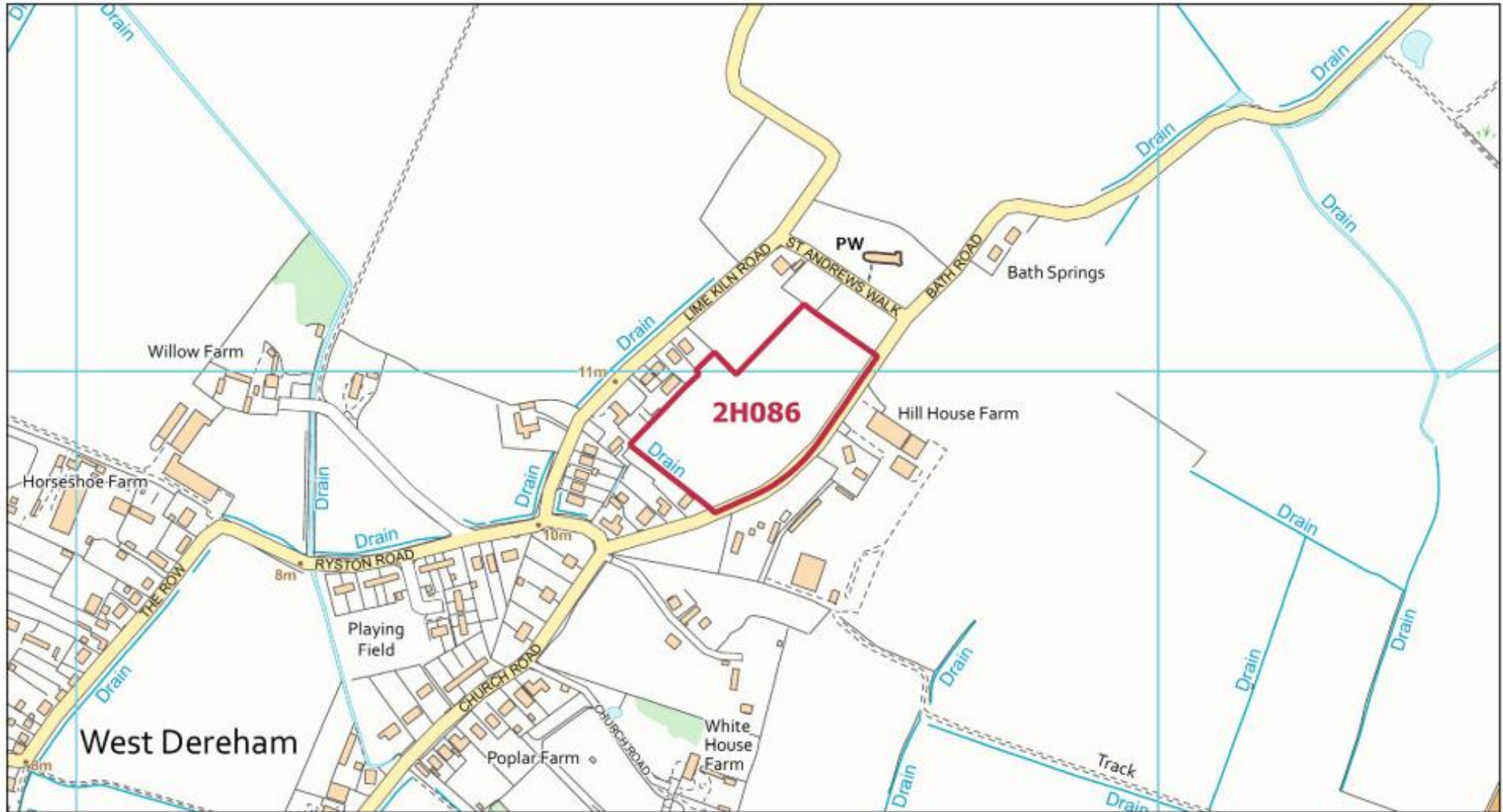


Borough Council of
King's Lynn & West Norfolk
Tel. 01553 616200
Fax. 01553 691663



Walsoken
HELAA Site: 2H080





Borough Council of
King's Lynn & West Norfolk



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

West Dereham
HELAA Site: 2H086



1:5,000

06/03/2020



Borough Council of
**King's Lynn &
 West Norfolk**



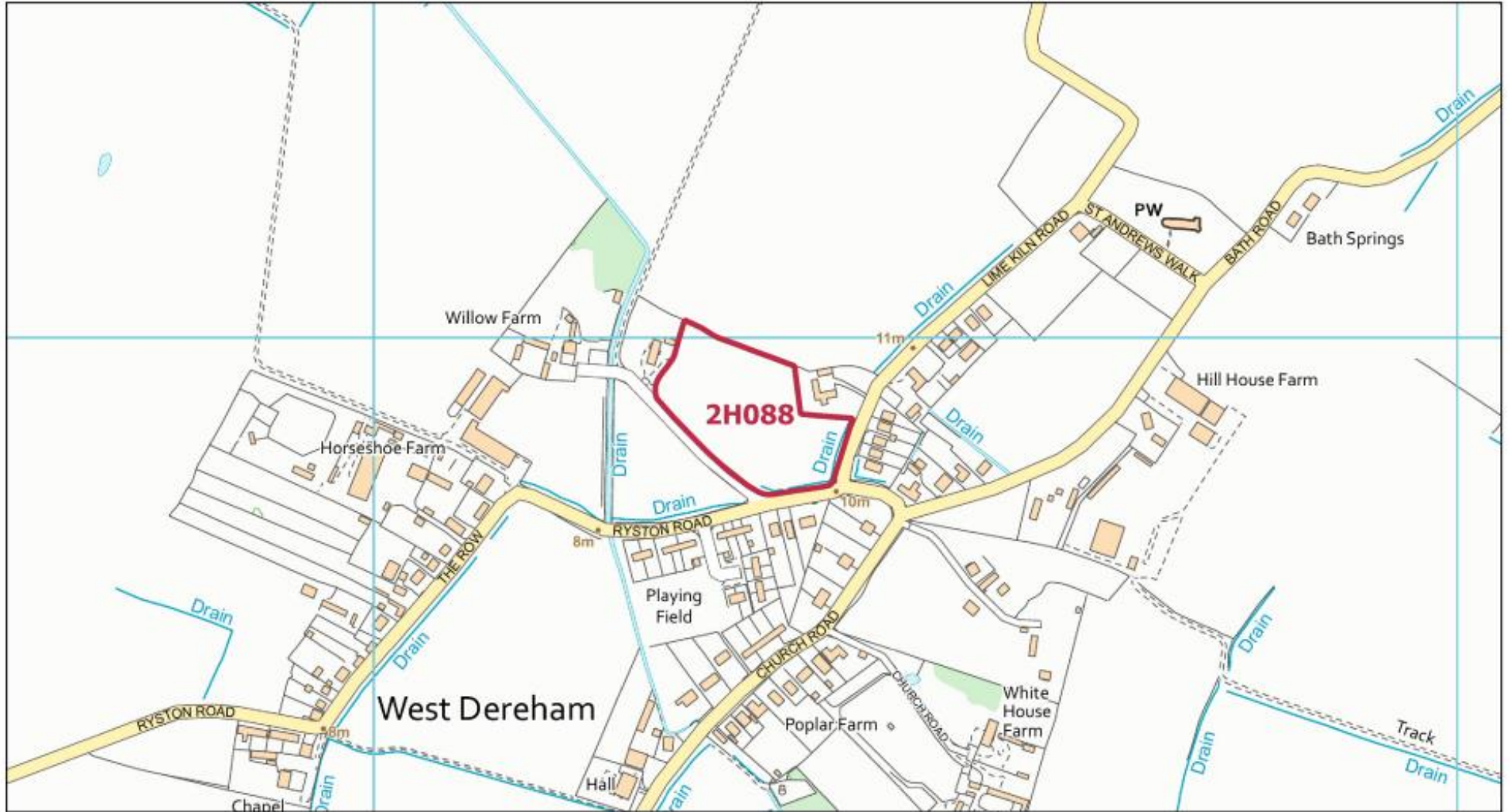
**Tel. 01553 616200
 Fax. 01553 691663**

**West Dereham
 HELAA Site: 2H087**



1:5,000

06/03/2020



Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

West Dereham
HELAA Site: 2H088



1:5,000

06/03/2020



Borough Council of
King's Lynn &
West Norfolk



Tel. 01553 616200
Fax. 01553 691663

© Crown copyright and database rights 2020
Ordnance Survey 100024314

West Dereham
HELAA Site: 2H089



1:5,000

06/03/2020



Borough Council of
King's Lynn & West Norfolk



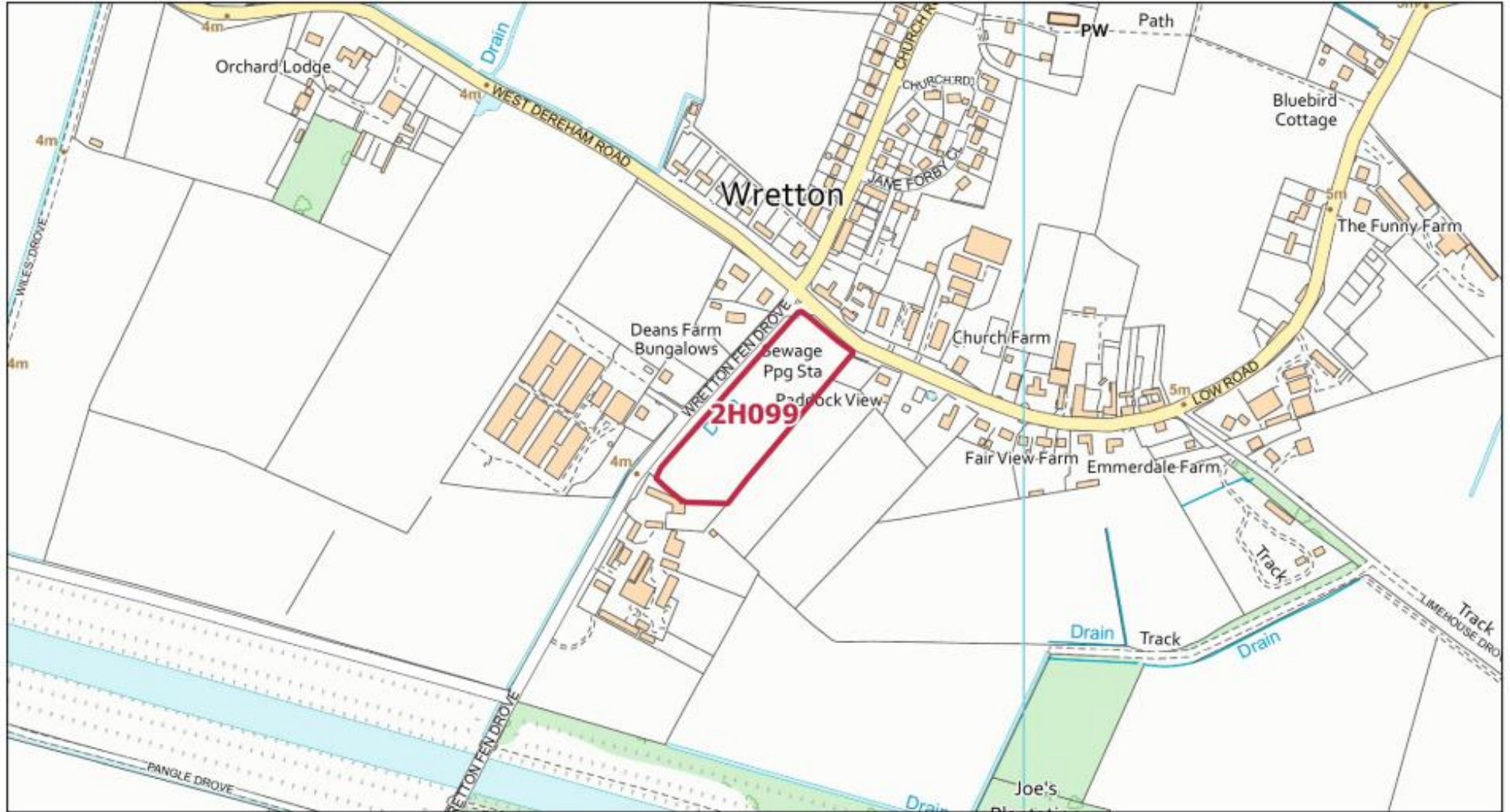
Tel. 01553 616200
Fax. 01553 691663

West Dereham
HELAA Site: 2H090



1:5,000





Borough Council of
King's Lynn & West Norfolk



Tel. 01553 616200
Fax. 01553 691663

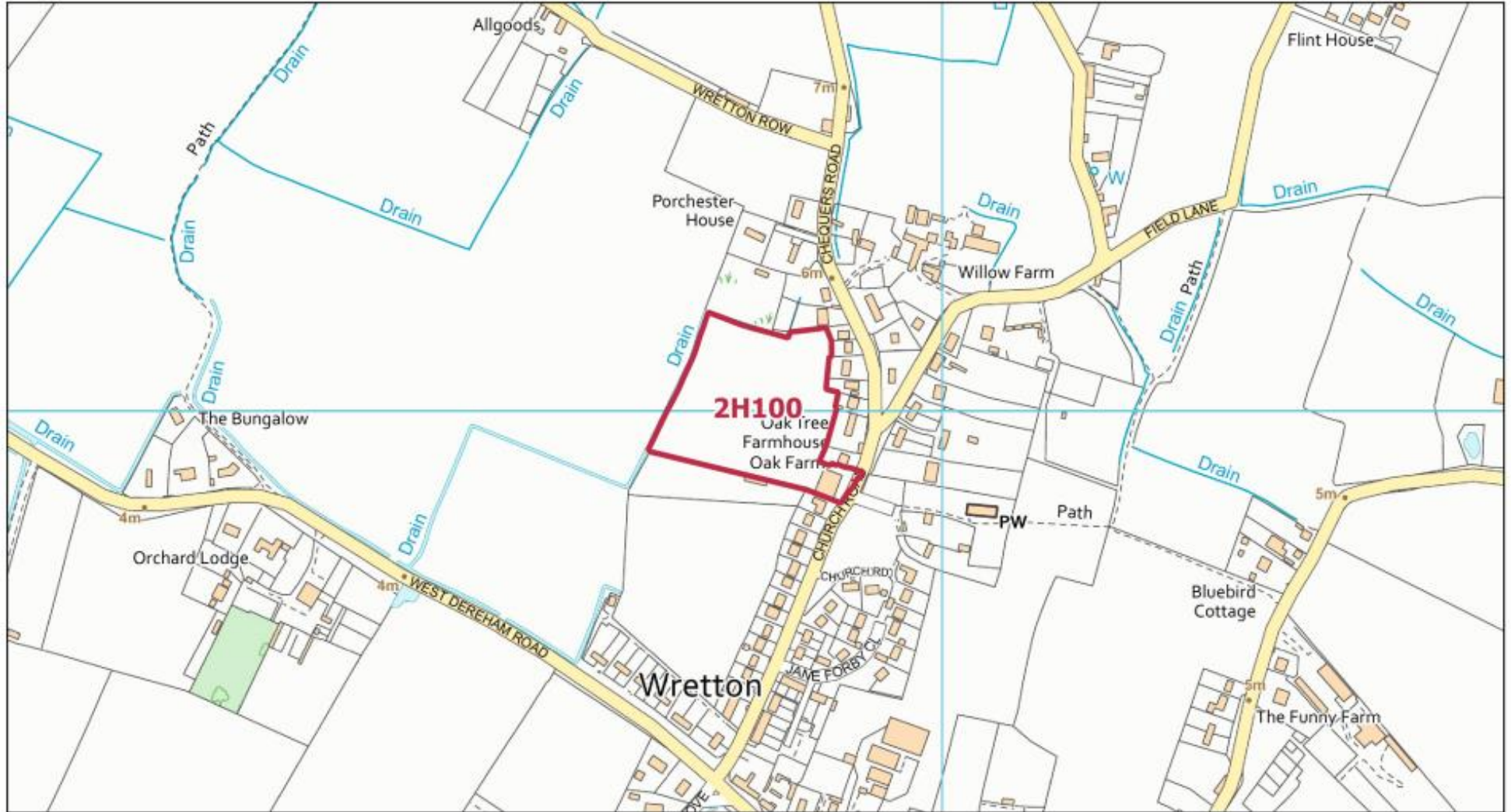
© Crown copyright and database rights 2020
 Ordnance Survey 100024314

Wretton
 HELAA Site: 2H099



1:5,000

06/03/2020



Borough Council of
King's Lynn & West Norfolk

 Tel. 01553 616200
 Fax. 01553 691663

Wretton
HELAA Site: 2H100

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

Housing and Economic Land Availability Assessment (HELAA)

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

HELAA Ref	Site Ref	Settlement	Address	Proposed Use	Size (Ha)	HELAA Constraints/ Impacts	Assessed as Housing	At Employment Growth Location	Already Allocated	Potentially Suitable for Employment Allocation	Notes
2H036	29-04-20192654	King's Lynn (West Lynn)	West Lynn MF Transmitting Station Clenchwarton Road	Employment Land	1.97	None identified for employment uses	No	Yes	No	Yes	Could be suitable for employment use
343 2H038	11-04-20191015	King's Lynn	Land off Estuary Road, North Lynn	The site has been proposed for B1, B2 and B8 employment uses, as an extension to Riverside Industrial Estate	2.8	None identified for employment uses	No	Yes	No	Yes	Already assessed as H525 25-11-20165672
2H039	26-04-20199830	King's Lynn (West Lynn)	The Oaks, Clenchwarton Road	Employment Land / Housing	1.58	None identified for employment uses	Yes – Not Suitable	Yes	No	Yes	Could be suitable for employment use but not housing