

NORTH NORFOLK
Housing and Economic Land
Availability Assessment (HELAA)

Part 2 - Assessment of Employment Land

Draft Report

February 2018

Contents

1.	Introduction	1
1.1	Purpose of the Housing and Economic Land Availability Assessment	1
1.2	Planning Policy Context	1
2.	Employment Land Baseline	2
2.2	East of England Forecasting Model 2016	2
2.3	Economic Growth Strategy and Action Plan	2
2.4	Business Growth and Investment Opportunities Study.....	3
3.	Methodology	4
3.2	Employment Land definition.....	4
3.3	Identification of sites and broad locations	4
3.4	Desktop review and Absolute Constraints	5
3.5	Site size thresholds.....	5
3.6	Publicly Owned land	6
3.7	Employment land capacity	6
3.8	Site Assessment	6
3.9	Former RAF sites.....	6
3.10	Windfall	7
4.	Limitations.....	7
5.	Results of the Assessment	8
5.2	Designated Employment Sites	8
5.3	Site Distribution	10
6.	Conclusion	11
6.1	Employment Land Total availability	11
6.2	Next stages	12
	Appendix 1: Full HELAA Site Assessment Tables.....	13
	Appendix 2: Excluded Sites (minimum available size not met).....	31
	Appendix 3: Sites with available Capacity	33
	Appendix 4: Full HELAA Site Assessment Mapping.....	37

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1. Introduction

1.1 Purpose of the Housing and Economic Land Availability Assessment

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

1.2 Planning Policy Context

- 1.2.1 The National Planning Policy Framework (NPPF) requires that Local planning authorities have a clear understanding of business needs within the economic markets operating in and across their area. As part of this, they must establish realistic assumptions about the supply of suitable and available deliverable economic land.
- 1.2.2 The most up to date guidance for the preparation of HELAA is provided in the national Planning Practice Guidance (PPG)¹. The guidance provides clarity on the methodology that should be followed and what factors should be considered including what assumptions and where windfall sites can be included in the supply. Windfall sites are sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed land that has unexpectedly become available². Should it be concluded that insufficient sites have been identified against objectively assessed needs the PPG advises plan makers to revisit the assessment on revised assumptions such as reduced size threshold. If, following this there is still insufficient sites then it will be necessary to investigate how this shortfall can be planned for and undertake discussions under the Duty to Cooperate to assess if there is sufficient capacity in neighbouring areas to accommodate additional growth.
- 1.2.3 To ensure a consistent methodology across the Housing Market Area³ of Central Norfolk a joint methodology was prepared by the Norfolk Authorities and informed by key stakeholders views following a consultation held between 21st March 2016 and 3rd May 2016. The methodology and assumptions used are summarised in Section 2 and can be found in full at www.north-norfolk.gov.uk/helaa

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

² DCLG (2012) National Planning Policy Framework Annex 2 ‘Windfall’ definition

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

2. Employment Land Baseline

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

2.2 East of England Forecasting Model 2016

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

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

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

2.3 Economic Growth Strategy and Action Plan

- 2.3.1 The Economic Growth Strategy and Action Plan⁵ is intended to be the framework for actions that the Council and its partners will take to deliver economic development in North Norfolk. This Strategy will work alongside planning policy documents to encourage the uptake of development opportunities and investment in premises. The strategy covers a range on areas including Promotion and Marketing; Business Support; Skills and Employment, and; Land, Premises & Infrastructure.

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

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

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

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

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

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

2.4 Business Growth and Investment Opportunities Study.

2.4.1 The Business Growth and Investment Opportunities Study⁶ was published in 2015 and was an attempt to define the position of employment in the District and the potential needs in the future. The study drew on a range of sources including the Annual Monitoring Reports (AMR). The report had the following to say on the position of available employment land:

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

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

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

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

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

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

⁶ Business and Opportunities Study. 2015. BE Group for NNDC.

3. Methodology

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

3.2 Employment Land definition

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

3.2.2 Employment uses include:

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

3.3 Identification of sites and broad locations

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

Table 2: Source of Sites

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

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

3.4 Desktop review and Absolute Constraints

- 3.4.1 Following the identification of sites, an initial desktop review was carried out to remove potential duplications put forward through different sources. The review also checked for absolute constraints. National Planning Policy Guidance (NPPG) makes it clear that a site's exclusion from the HELAA process during the desktop review will only occur where no feasible development potential can be demonstrated due to the presence of overwhelming constraints for the foreseeable future.
- 3.4.2 Sites have been automatically excluded from further capacity assessment in this HELAA where they are within:
- Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites (including potential SPAs, possible SACs, and proposed Ramsar sites) or within Sites of Special Scientific Interest, National Nature Reserves and Ancient Woodland.
 - European legislation and/or the National Planning Policy Framework prohibit development affecting these sites and development within the designation is likely to result in direct loss;
 - Flood Zone 3b⁷;
 - the area of Scheduled Ancient Monuments or Ancient woodlands; on Statutory Allotments, and/or
 - Locally Designated Green Spaces, including Designated Village Greens and Common Land;
 - the coastal erosion constraint area.

Table 3: Excluded Sites due to Absolute Constraint

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

3.5 Site size thresholds

- 3.5.1 In addition to the absolute constraint exclusions, sites (or the available parts of an existing employment site) that did not meet a minimum size threshold were also excluded. National Planning Policy Guidance⁸ states that:
- “Plan makers will need to assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate. The assessment should consider all sites and broad locations capable of delivering five or more dwellings or economic development on sites of 0.25ha (or 500m² of floor space) and above.”*
- 3.5.2 There were 37 sites that were excluded based on the minimum size threshold and are detailed in Appendix 3.

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

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

3.6 Publicly Owned land

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

3.7 Employment land capacity

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

3.8 Site Assessment

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

3.9 Former RAF sites

- 3.9.1 North Norfolk contains a number of redundant defence establishments which contain large areas of 'brownfield' land and in some cases significant levels of housing stock. 2 of these sites, former RAF Coltishall (Scottow) and former RAF North Creake (Egmere, Walsingham) are now designated Enterprise Zones⁹ and known respectively as Scottow Enterprise Park and Egmere Business Zone.

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

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

3.10 Windfall

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

4. Limitations

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

5. Results of the Assessment

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

Table 4: Overview of Assessment

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

5.2 Designated Employment Sites

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

Table 5: Designated Employment Sites

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

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

5.3 Site Distribution

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

Table 6: Employment Land Capacity by Town and Village

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

6. Conclusion

6.1 Employment Land Total availability

Table 7: District wide Employment Land Potential Overall Capacity

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

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

Table 8: Towns - Employment Land Potential Overall Capacity

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

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

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

6.2 Next stages

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

Appendix 1: Full HELAA Site Assessment Tables

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendix 3: Sites with available Capacity

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

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

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

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

Appendix 4: Full HELAA Site Assessment Mapping

**North Norfolk District Council
Planning Policy Team**

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Planning Policy,

North Norfolk District Council,

Holt Road, Cromer, NR27 9EN

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

