

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

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
H027	28-11-20164032	Burnham Overy Town	Leith House Barns, Wells Road	Tourism, Retail and cafe, holiday accommodation/ hotel	1.04	Not assessed as at a SVAH	No	No	No	No	Not at a location considered suitable for employment allocation via the Local Plan. See CS 10 for further detail
H051	24-11-20164326	Clenchwart on	Land Adjacent Kenfield Farm, Main Road	Market Housing, Affordable Housing, Business & Offices, General Industrial, Tourism, Starter Homes, Recreation and Leisure	4.87	Not assessed as at a distance from the development boundary	No	No	No	No	Not at a location considered suitable for employment allocation via the Local Plan. See CS 10 for further detail
H052	24-11-20169858	Clenchwart on	Land at Clockcase Road	Market Housing, Affordable Housing, Business & Offices, General Industrial, Storage and Distribution, Starter Homes, Port/Marina	15.3	Not assessed as at a distance from the development boundary	No	No	No	No	Not at a location considered suitable for employment allocation via the Local Plan. See CS 10 for further detail
H057	24-11-20163250	Clenchwart on	Kenfield Farm, Main Road	Market Housing, Affordable Housing, Business & Offices, General Industrial, Public Open Space	4.52	Not assessed as at a distance from the development boundary	No	No	No	No	Not at a location considered suitable for employment allocation via the Local Plan. See CS 10 for further detail
H088	25-11-20163017	Downham Market	Land East & West of St John's Way	General Industrial, Storage and Distribution	1.25	None identified	No	Yes	Part	Yes	The totals 5.2 ha. Part of the site is allocated as F1.2, the remainder could act as an extension (1.25 ha). See assessment form for further details

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H089	25-11-20168090	Downham Market	Land west of St John's Way and south of Station Road	Car Parking	0.8	Not assessed as already allocated	No	Yes	Yes	No	The site is already allocated for employment use with the Local Plan as F1.2
H090	25-11-20168990	Downham Market	Land east of St John's Way	Retail	1.5	Not assessed as already allocated	No	Yes	Yes	No	The site is already allocated for employment use with the Local Plan as F1.2
H091	23-11-20161870	Downham Market	Jaques Field, South of St Johns Business Park,	Business & Offices, General Industrial, Storage and Distribution	2	None identified	No	Yes	No	Yes	Site is adjacent an existing business park, could act as an extension. See assessment form for further details
H152	28-11-20168899	Gayton	Land to the front of Bridge House adjoining Winch Road	Market Housing, Business & Offices, Tourism	0.2	Not assessed as less than 0.25ha	No	No	No	No	Size of site and Location
H175	16-11-20163461	Heacham	Land off School Road	Mixed Use	4	Transport & Roads if the site comes forward on its own	Yes	No	No	No	See assessment form for further details
H183	28-11-20165560	Heacham	Land between School Road and the A149	Mixed Use (Inc. Housing)	11.65	Transport & Roads if the site comes forward on its own	Yes	No	No	No	See assessment form for further details
H283	24-11-20165342	Pott Row	Land along Cliffe-En-Howe Road	Market Housing, Affordable Housing, Business & Offices, General Industrial	1.82	Not assessed as at a distance from the development boundary	No	No	No	No	Not at a location considered suitable for employment allocation via the Local Plan. See CS 10

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H313	28-11-20162853	Setchey	Land south of Garage Lane	Market Housing, Affordable Housing, Business & Offices	7	Not assessed as at a SVAH	No	No	No	No	Not at a location considered suitable for employment allocation via the Local Plan. See CS 10 for further detail
H314	28-11-20167096	Setchey	Land off Main Road	Market Housing, Business & Offices, General Industrial, Storage and Distribution	3.2	Not assessed as at a SVAH	No	No	No	No	Not at a location considered suitable for employment allocation via the Local Plan. See CS 10 for further detail
H322	28-11-20169918	Snettisham	Land at Beach Road	Business & Offices, General Industrial, Storage and Distribution, Public Open Space	2.1	Transport & roads - for housing NCC HA consider the site to be remote from services	Yes	No	No	Yes	The emerging Snettisham Neighbourhood Plan suggests this broad location for future employment
H338	01-12-20162537	St Johns Highway	Middlegate Farm. Main Road	Market Housing, Affordable Housing, Business & Offices, General Industrial, Starter Homes	2.45	Not assessed as at a distance from the development boundary	No	No	No	No	Not at a location considered suitable for employment allocation via the Local Plan. See CS 10 for further detail
H368	28-11-20164888	Terrington St. Clement	The African Violet Centre	Market Housing, Business & Offices, General Industrial	0.55	Not assessed as at a distance from the development boundary	No	No	No	No	Not at a location considered suitable for employment allocation via the Local Plan. See CS 10 for further detail

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H404	26-10-20169444	Upwell	Dovecote Farm, off Dovecote Road	Market Housing, Affordable Housing, Tourism, Recreation and Leisure, Community Use, Public Open Space	13.77	Access, Transport & Roads	Yes	No	No	No	NCC HA considered that there is no possibly of creating a suitable access and that the local road network is considered unsuitable either in terms of junction capacity of lack of foot path provision. Not at a location considered suitable for employment allocation via the Local Plan. See CS 10 for further detail
H457	25-11-20164653	Walsoken	Grassgate Land / Lynn Road	Business & Offices, General Industrial, Storage and Distribution	1.04	Not assessed as at a distance from the development boundary	No	No	No	No	The site is subject to a planning proposal for a similar use as proposed in the HELAA
H463	26-11-20163039	Walton Highway	Land south of Lynn Road	Custom and/ or Self Build, Business & Offices, General Industrial, Storage and Distribution, Tourism, Mixed use development, Employment,	5	Not assessed as at a distance from the development boundary	No	No	No	No	Not at a location considered suitable for employment allocation via the Local Plan. See CS 10 for further detail
H497	28-11-20167809	West Walton	Land adjoining Floral Farm	Market Housing, Affordable Housing, Business & Offices, General Industrial, Storage and Distribution, Public Open Space	92	Not assessed as at a distance from the development boundary	No	No	No	No	Not at a location considered suitable for employment allocation via the Local Plan. See CS 10 for further detail

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H514	28-11-20166750	Wormegay	Land off Priory Chase	Housing, Business & Offices, Storage and Distribution	1.8	Not assessed as at a distance from the development boundary	No	No	No	No	Not at a location considered suitable for employment allocation via the Local Plan. See CS 10 for further detail
H525	25-11-20165672	King's Lynn	Land off Estuary Road, North Lynn	B1, B2 and B8 employment uses, as an extension to Riverside Industrial Estate	2.8	None identified	No	Yes	No	Yes	See assessment form for further details