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
Kei	28-11-	Burnham	Leith House Barns, Wells	Tourism, Retail and cafe, holiday accommodation/	(Ha)	Not assessed as at	Housing	Eccation	Anocated	Allocation	Not at a location considered suitable for employment allocation via the Local Plan. See CS 10
H027	20164032	Overy Town	Road	hotel	1.04	a SVAH	No	No	No	No	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	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

						HELAA	Assessed	At Employment		Potentially Suitable for	
HELAA					Size	Constraints/	as	Growth	Already	Employment	
Ref	Site Ref	Settlement	Address	Proposed Use	(Ha)	Impacts	Housing	Location	Allocated	Allocation	Notes
			Land west								
			of St John's								The star to always by
			Way and								The site is already
	25-11-	Downham	south of Station			Not assessed as					allocated for employment use with
H089	20168090	Market	Road	Car Parking	0.8	already allocated	No	Yes	Yes	No	the Local Plan as F1.2
11005	20100030	Warket	Roud	Carranking	0.0	an cady anocated	140	163	163	140	The site is already
			Land east of								allocated for
	25-11-	Downham	St John's			Not assessed as					employment use with
H090	20168990	Market	Way	Retail	1.5	already allocated	No	Yes	Yes	No	the Local Plan as F1.2
											Site is adjacent an
			Jaques								existing business
			Field, South	Business & Offices,							park, could act as an
			of St Johns	General Industrial,							extension. See
	23-11-	Downham	Business	Storage and							assessment form for
H091	20161870	Market	Park,	Distribution	2	None identified	No	Yes	No	Yes	further details
			Land to the front of								
			Bridge								
			House	Market Housing,							
	28-11-		adjoining	Business & Offices,		Not assessed as					Size of site and
H152	20168899	Gayton	Winch Road	Tourism	0.2	less than 0.25ha	No	No	No	No	Location
		,				Transport &					
						Roads if the site					
	16-11-		Land off			comes forward on					See assessment form
H175	20163461	Heacham	School Road	Mixed Use	4	its own	Yes	No	No	No	for further details
			Land								
			between			Transport &					
			School Road			Roads if the site					
114.00	28-11-		and the	Mixed Use (Inc.	11.05	comes forward on		NI-	NI-	N1 -	See assessment form
H183	20165560	Heacham	A149	Housing)	11.65	its own	Yes	No	No	No	for further details Not at a location
				Market Housing,		Not assessed as at					considered suitable
			Land along	Affordable Housing,		a distance from					for employment
	24-11-		Cliffe-En-	Business & Offices,		the development					allocation via the
H283	20165342	Pott Row	Howe Road	General Industrial	1.82	boundary	No	No	No	No	Local Plan. See CS 10

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											for further detail
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	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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Rei	Site itel	Settlement	Address	Troposed Osc	(IIIa)	Impacts	Housing	Location	Allocated	Allocation	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
				Market Housing,							foot path provision.
				Affordable Housing, Tourism, Recreation							Not at a location considered suitable
			Dovecote	and							for employment
			Farm, off	Leisure,Community							allocation via the
	26-10-		Dovecote	Use, Public Open		Access, Transport					Local Plan. See CS 10
H404	20169444	Upwell	Road	Space	13.77	& Roads	Yes	No	No	No	for further detail
				·							The site is subject to a
				Business & Offices,		Not assessed as at					planning proposal for
			Grassgate	General Industrial,		a distance from					a similar use as
	25-11-		Land / Lynn	Storage and		the development					proposed in the
H457	20164653	Walsoken	Road	Distribution	1.04	boundary	No	No	No	No	HELAA
				Custom and/ or Self							
				Build, Business &							
				Offices, General							Not at a location
				Industrial, Storage and Distribution,		Not assessed as at					considered suitable for employment
			Land south	Tourism, Mixed use		a distance from					allocation via the
	26-11-	Walton	of Lynn	development,		the development					Local Plan. See CS 10
H463	20163039	Highway	Road	Employment,	5	boundary	No	No	No	No	for further detail
		<u> </u>		Market Housing,		,				-	
				Affordable Housing,							Not at a location
				Business & Offices,							considered suitable
				General Industrial,		Not assessed as at					for employment
			Land	Storage and		a distance from					allocation via the
1	28-11-	West	adjoining	Distribution, Public		the development					Local Plan. See CS 10
H497	20167809	Walton	Floral Farm	Open Space	92	boundary	No	No	No	No	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