

**Site Allocations Development Plan Document:
Background Document for Site Selections**

January 2011

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Statement on the site selection process

Introduction

The purpose of this statement is to clearly set out the process used to select sites for inclusion in the Site Allocations Plan, and to show how individual sites have been assessed.

At the beginning of the plan preparation process, from February to April 2009, the council invited developers, agents, community groups and the public to suggest sites for possible development or change of use. The sites put forward, along with other sites identified through the Local Plan and background studies, were included in a draft document published for public consultation between November 2009 and February 2010.

The site assessment and selection process commenced after the consultation. In order to filter the initial long list of sites they were assessed against three main criteria: suitability, sustainability and availability.

Suitability Assessment

Suitability assessment has been undertaken by officers using a qualitative approach. The first stage of the assessment involved both desktop study and site visits. This stage included assessment of proposed sites against a set of criteria (e.g. transport, access, environment designations, contamination viability etc) with a scoring system. A full list of the criteria is displayed in Appendix 1. However, the individual scores for the sites were not added up for individual sites because the conclusion about individual sites' suitability involves consideration of a mix of factors. It also allows constraints and advantages to be identified in the summary.

The outcome of the suitability assessment is summarised in Appendix 2. Although the scores are not added up for each site, the constraints addressed through the assessment were considered based on officer's opinion and assigned into five categories followed by a brief commentary. The detailed explanation of the five categories are summarised below:

Suitable	Site is suitable for the proposed development
Suitable/ Mitigation	Site is generally suitable for the proposed development however will need some mitigation measures
Mitigation	Site is only suitable for the proposed development if mitigation measures are in place

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Mitigation/ Not suitable	Site is generally not suitable for the proposed development and it will only be suitable if significant mitigation measures are incorporated
Not suitable	Site is not suitable for the proposed development

The issues of viability were also considered alongside the suitability assessment. Viability considerations include a range of issues such as likely land value, site preparation cost and ransom strip issues. Any significant issues addressed in this process were highlighted in the commentary field in the assessment form. These issues have been taken into account in making an assumption of the likely developer contributions and facilities (e.g. footpath and crossing point) that could be provided in a development.

Land Availability

Although most of the initial set of sites were proposed by owners or developers, there were some for which we did not have ownership information. At a later stage in the site assessment process, sites without ownership information were subject to an ownership search through the Land Registry. Owners identified in the search were sent questionnaires regarding the availability of the potential sites and the likely timescale of delivery. Land availability issues identified at this stage were summarised to inform the possible list of preferred sites (see availability field in Appendix 2). The land availability outcome is summarised into five categories:

Available	Site ownership has been confirmed either through the site allocation process or through previous informal discussions
Mostly available	The site is in multiple ownership and most of the site is available for the proposed development
Mostly unavailable	The site is in multiple ownership and most of the site is not available for the proposed development
Unavailable	The site is not available for proposed development
Unknown	The council has not been able to identify ownership information for this site or landowner did not respond

Suitability and Availability Assessment Summary

Both the suitability and availability assessment are summarised in Appendix 2 on a site by site basis with a commentary attached where appropriate.

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If a site is found both **suitable** (or with limited mitigation) and **available**, it is regarded as a favoured site for proposed development and appears in the draft consultation document with detailed proposals attached.

However, some sites have been found to be **suitable** but **unavailable** during the plan period. In such occasions, depending on the nature of the sites, they are treated as follows:

- For those sites in single ownership and unavailable - they are not normally selected for the proposed site allocations plan;
- For larger sites in multiple ownership and partially available/ unavailable – either their boundary is amended to reflect the availability status or, it is assumed that they will be available at the point of development (e.g. land at Aylsham Road and land at Rose Lane/ Mountergate). Detailed recommendations are recorded in the commentary field.

Some sites have also been found to be **unsuitable** or with **significant mitigation** measures needed (under the category of: “unsuitable/mitigation”). They are treated in the ways below:

- **Unsuitable** – these sites will not be included in the draft site allocations plan;
- **Unsuitable/ Mitigation** – these sites may be shortlisted and listed in the draft site allocations plan depending on the nature of issues involved and benefits achieved if developed. (e.g. to find enough housing land for the 3,000 housing growth requirement)

A number of sites have not been included in the site assessment process due to three main reasons:

- the site is too small (the detailed criteria in terms of threshold is explained in the main document);
- the site proposal is significantly inconsistent with strategic policies;
- the site has planning permission thus assessment is not necessary. Such sites are included automatically in the shortlist unless specified otherwise in the commentary field.

Sustainability Appraisal

Sustainability assessment looks into the social, economic and environmental issues and is considered separately in the Sustainability Appraisal. This is undertaken independently by an external consultant, to allow sustainability issues to be critically examined. The Sustainability Appraisal will also be published for public consultation.

Summary of Sites Considered In the Site Selection Process

The outcome of the assessment exercise is set out in Appendix 2 which shows that more than 80 sites are proposed to be allocated, while about 40 sites are not proposed to be allocated. The rest of the sites are either covered by other plans or integrated into larger sites. The allocated sites include a range of uses, including housing, employment, mixed uses and other uses such as education and community uses. In total, the allocated sites will provide around additional 3,400 residential units within the plan period.

Appendix 1 Suitability assessment criteria

	Criteria	--	-	0	+	++	Score
1	Deliver and support emerging policies of the Local Development Framework, or the corporate policy framework	Significantly inconsistent, or would prejudice implementation of other plans and strategies	Likely to be inconsistent with emerging policies	Partially consistent with the emerging policies and partially inconsistent	Indirectly supported by emerging policies with no negative impacts	Consistent with emerging policies, and would significantly help to deliver other plans and strategies.	
2	Brownfield/Greenfield status	100% greenfield	Site predominantly greenfield (more than 75%)	Roughly 50/50 greenfield/ brownfield	Site predominantly brownfield (more than 75%)	100% brownfield site	
3	Nature designations	In or adjacent to an internationally or nationally significant designation - SSSI, outside the defined development boundaries of The Broads.	In or adjacent to regionally or locally significant designations – County wildlife sites, conservation areas, areas of open land which perform an important function as green spaces/wedges			No environmental or heritage constraints or designations	
4	Historic environment designations	Development would involve demolition or would have a detrimentally impact on the setting of a Listed Building, Scheduled Ancient Monument or registered park and garden	Development would involve harmful alterations or demolition, or have a detrimentally impact within a conservation area and/or locally listed building.	No impact on listed buildings, SAM, historic park and garden or conservation area.	No perceivable harm to listed building, SAM, historic park and garden, or conservation area	Development would be positive (eg replacement of negative building in conservation area or will enable the preservation of historic building at risk)	

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	Criteria	--	-	0	+	++	Score
5	Landscape Sensitivity	Highly sensitive landscape area representing a major constraint on development		Landscape sensitivity issues need to be addressed prior to development but need not constrain options for the site, subject to a consideration of layout		No known landscape constraints upon development	
6	Townscape Sensitivity	Irrevocably harm or seriously diminish the value of townscape character, features, and their settings. eg conflicting with the pattern of the townscape so as to be incapable of mitigation.	Does not logically complement the existing pattern of the townscape so as to constitute an unsympathetic outcome.	No discernable change to the existing townscape quality.	Would result in effects which would complement townscape quality character.	With potential to substantially improve the quality of townscape character, features, and their settings.	
7	Biodiversity	Negative impact on biodiversity unlikely to be mitigated		Negative impact (e.g. in a potential green/biodiversity corridor) but can be mitigated		Opportunity to enhance biodiversity or no biodiversity issues identified	
8	Contamination	Highly contaminated site in need of significant remediation	Contamination identified, significant remediation required	Contamination identified, some remediation required	Slight contamination identified, minor remediation required	No contamination identified / no constraints upon development arising from contamination	

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	Criteria	--	-	0	+	++	Score
9	Topography and ground conditions	Steeply sloping or irregular site, or potentially unstable ground representing a major constraint upon development with history of subsidence		Irregular topography or ground conditions will have implications upon development which can be overcome through design and engineering solutions		Generally level site and stable ground conditions with no constraints upon development arising from topography	
10	Flood Risk	Site in flood risk zone 3b	Site in flood risk zone 3a	Site in flood risk zone 2	Site partly in flood risk zone1 and part in zone2	Site in flood risk zone 1	
11	Highway Access and Safety	Site does not meet minimum safety standards with no reasonable expectation that matters can be resolved and risk of personal injury considered to be unacceptable AND with cumulative impact preventing or restricting development upon adjoining site	Site does not meet minimum safety standards with no reasonable expectation that matters can be resolved and risk of personal injury considered to be unacceptable	Subject to a need for some off-site works in order to meet minimum safety standards.	Neutral impact upon the highway	Improves the highway, eg. by removing an existing source of danger; Offers an improvement to safety; Reduction in congestion.	

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	Criteria	--	-	0	+	++	Score
12	Promoting sustainable access/transport	Not served by existing public transport, walking and cycling links and no potential to promote sustainable ways of travelling				Potential improvement of public transport, walking or cycling OR already served by existing such links Significant opportunity to encourage sustainable travel; Beneficial change in traffic type or patterns or movement	
13	Transport Infrastructure	Significant off-site infrastructure improvements needed. Uncertain funding or delivery.	Major works required to address impact to transport infrastructure but delivery mechanism likely to be available	Moderate works required to address impact to transport infrastructure but delivery mechanism readily identifiable	Minor works required to address impact to transport infrastructure	No or very limited works necessary to address impact to transport infrastructure.	
14	Utilities	Not serviced and no services available in the local area. Major capacity constraints / cost issues associated with the provision of utilities	Not serviced but with some services available in the local area. Known capacity issues	Partially serviced with moderate capacity / cost issues likely to be associated with development	Fully serviced but with some capacity issues to be addressed	Fully serviced and no capacity constraints associated with the proposed development	
15	Local facilities and social infrastructure* (Core services as set out in Policy SS4 in East of England Plan)	No facilities within 800 metres		Only one core service within 800 metres	Up to four core services within 800 metres	More than five core services within 800 metres	
16	Impact on/by surrounding uses	Negative impact not likely to be mitigated	Negative impact but likely to be mitigated	Neither positive nor negative	Generally positive with some aspects need improvement	Positive impact	

Appendix 2 Suitability assessment and availability summary

New ref (only shown if they are carried forward)	Criteria		Deliver/ support emerging policies ... Brownfield/ Greenfield status	Nature designations	Historic environment designations	Landscape Sensitivity	Townscape Sensitivity	Biodiversity	Contamination	Topography/ground conditions	Flood Risk	Highway Access and Safety	Promoting sustainable access/transport	Transport Infrastructure	Utilities	Local facilities and social infrastructure	Impact on/by surrounding uses	Suitability outcome	Availability	Comments	
	Old ref																				
M039	H001, H003, M039, NOR0042		++	++	++	++	o	o	++	o	++	++	o	++	o	++	++	+	Suitable	Mostly available	The smaller sites should be integrated as one large site to form a strategic site, with most of the site available for development
NOR0043	H002, NOR0043		+	++	++	++	o	+	++	++	++	++	++	+	++	++	++	+	Suitable	Mostly available	Boundary needs to be amended to reflect availability
-	H004		o	-	-	o	o	o	o	++	++	++	-	++	o	++	++	o	Mitigation/ Not suitable	Mostly available	Although most of the site is available for development, consultation showed that back gardens owned separately are not likely to become available
H005	H005		o	++	-	+	o	+	o	++	o	++	o	++	o	o	+	Suitable/ Mitigation	Available		

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	Old ref																			
H006	H006	+	++	++	+	o	+	++	++	++	-	+	++	+	++	++	+	Suitable/Mitigation	Available	
H007	H007	+	++	++	++	++	+	++	++	++	++	-	++	o	++	+	++	Suitable/Mitigation	Available	
-	H008	--	++	++	++	++	++	++	o	++	++	+	+	+	++	+	++	Not suitable	Available	Site is within an employment area and is therefore not suitable for housing development ; also retention of small employment units generally supported
H009	H009	+	++	++	++	++	+	++	++	++	++	+	++	+	++	++	++	Suitable	Available	
-	H010																			Site is too small - not to be carried forward
-	H011	-	--	-	o	--	o	--	++	o	++	o	++	+	++	++	o	Not suitable	Available	No identified vehicular access, development would lead to loss of green space and associated habitats
H013(M)	H013	+	++	++	++	++	++	++	++	++	++	++	++	+	++	++	+	Suitable	Available	
-	H025																			Development commenced - no need to be carried forward as allocation

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	Old ref																			
H027	H027	++	++	++	++	++	++	o	++	o	++	o	++	+	++	++	++	Suitable	Available	
H028	H028	++	++	++	++	++	++	++	-	++	++	++	++	+	++	+	+	Suitable/ Mitigation	Available	
H029 & H029a	H029	++	++	o	++	++	+	++	-	++	++	++	++	+	++	++	++	Suitable/ Mitigation	Mostly available	National Grid has confirmed that the gas holder will be decommissioned, however no details were given in terms of timing of land availability
H030	H030																			Site has planning permission, no assessment needed
H031	H031	++	++	++	++	++	++	++	-	++	++	o	++	o	++	+	++	Suitable/ Mitigation	Available	
H032	H032	++	++	++	++	++	++	++	++	++	o	++	++	+	++	++	++	Suitable	Available	Boundary is amended to cover larger area
H033	H033	o	++	-	o	++	o	o	-	+	++	+	++	+	++	+	-	Mitigation	Available	Boundary is amended to reflect land availability
H034 & H034a	H034, NOR0017, NOR0018																			Site has planning permission - no assessment needed

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	Old ref																			
H035	H035		+	++	++	o	++	++	+	o	++	++	++	o	++	++	o	Suitable	Unknown	Site is currently used as temporary surface car park; lack of information on availability will be investigated further
-	H036		+	++	++	++	++	o	++	++	++	++	++	+	++	+	+	Suitable	Unavailable	
H037	H037		+	++	++	o	++	++	+	o	++	o	+	+	++	+	-	Suitable/ Mitigation	Available	
H039	H039																			Site has planning permission - no assessment needed
H040	H040		o	++	++	o	++	++	o	++	++	++	++	+	++	o	+	Suitable	Available	
H041	H041		+	++	++	++	++	++	++	++	++	++	++	+	++	+	o	Suitable	Available	
H042	H042		+	++	-	+	++	+	++	++	o	++	++	+	++	++	+	Suitable/ Mitigation	Available	
H043	H043		+	++	-	o	++	+	++	++	o	++	++	+	++	+	+	Suitable/ Mitigation	Available	
M042	H044		o	o	-	o	o	o	+	o	++	+	++	+	++	++	--	Mitigation	Available	Negative effects could be mitigated through excluding the wooded ridge and by considering it jointly with M042

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	Old ref																				
-	H045																				Site is included in NCCAAP - not to be included in the site allocations
-	H046																				Site is too small - not to be carried forward
-	H047	o	o	++	+	o	++	++	++	++	++	+	++	+	++	o	+	Suitable/ Mitigation	Available		
H048	H048	+	++	++	++	++	+	++	o	++	++	+	++	+	++	+	+	Suitable	Available		
H049	H049	+	++	++	o	++	++	++	++	++	++	++	++	+	++	+	+	Suitable/ Mitigation	Available		
-	H050																				Site is too small - not to be carried forward
-	H051																				Site is too small - not to be carried forward
H052	H052	+	++	-	++	o	+	+	++	-	++	+	++	+	++	+	+	Suitable/ Mitigation	Available		
H053	H053	+	++	++	o	++	+	++	++	o	++	++	o	o	++	o	+	Suitable	Available		
H054(M)	H054	++	++	++	o	++	+	++	++	++	++	+	++	+	++	++	++	Suitable	Available		

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	Old ref																				
E001(O)	E001		o	o	++	++	++	+	++	-	++	++	+	--	+	++	n/a	-	Mitigation/ Not suitable	Available	Stand alone site which is not suitable for employment allocation; however, it would have some merit if it is to be considered as airport extension and subject to the Airport's masterplan.
-	E002		-																Not suitable	Available	Loss of city centre office floorspace is not favoured.
E003(H)	E003		-	++	-	o	o	+	o	++	++	o	--	++	-	++	+	-	Mitigation/ Not suitable	Available	Office development is not suitable; however housing development may present opportunities to enhance the Dolphin Path and enhancement/ provision of riverside walk
-	E004																				Site is part of bigger employment area which will be considered in the DM

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	Old ref																				
																					policies DPD
E005(H)	E005	+	++	-	+	++	o	++	++	++	-	-	++	-	++	o	+	Mitigation/ Not suitable	Available		Site is not suitable for a business park development due to significant constraints in terms of transport; housing development might be possible subject to flood risk mitigation and HSE consultation.
-	E006																				Sites are identified employment areas which will be considered in the DM policies DPD - no assessment needed.
-	E007																				
-	E008																				
-	E009																				
-	E010																				
-	E011																				
-	E012																				
-	E013																				
-	E014																				
-	E015																				
-	E016																				Site is part of bigger

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	Old ref																				
-	E017																				employment area which will be considered in the DM policies DPD
-	E018																				
-	E019																				Site does not involve change of use and will be considered in the DM policies DPD
-	E020, M025, M055																				Most of Site has planning permission and development has commenced - no allocation is necessary
-	E021																				These sites represent opportunities for improvement of the St Stephens Area, however will only be feasible if they are considered holistically within the area.
-	E022																				
E023	E023	+	++	++	++	++	++	++	++	++	++	+	++	+	++	++	++	++	Suitable	Available	

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	Old ref																				
-	E024		o	+	++	o	o	o	o	++	++	++	+	++	+	++	++	++	Mitigation	Mostly unavailable	This green open space is considered a valuable asset for the city centre.
	E025																				Sites are identified employment areas which will be considered in the DM policies DPD - no assessment needed.
-	E026																				
-	E027																				
-	E028																				
-	E029																				
E030-1/2																					Undeveloped employment land carried forward from the Local Plan - no assessment needed.
M019	R001, M019		+	++	++	++	++	++	++	o	++	++	++	++	+	++	++	++	Suitable	Available	
-	R002		--																		An appeal was refused for retail use on this site; significant inconsistencies with strategic policies. Site will be considered as part of employment area in DM policies

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	Old ref																				
																					DPD; no assessment needed
-	R003	--																			Proposal does not conform to higher level strategies; this area should not be allocated as Primary Retail Area; no assessment needed.
-	R004																				Retail warehouse park will be considered in the DM policies DPD
-	R005																				There is no need to allocate as it does not involve principle change of use - no assessment needed
-	R007																				
-	R008																				
-	M001	o	o	o	--	o	--	o	++	++	-	+	++	+	++	++	-	Not suitable	Available		
-	M002	o	-	o	--	--	--	o	++	++	--	+	++	+	++	++	-	Not suitable	Available		

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	Old ref																				
-	M003		o	+	o	--	o	--	-	++	++	--	+	++	+	++	++	+	Mitigation/ Not suitable	Available	
	M004		o	++	o	--	o	--	o	++	++	++	+	++	+	++	++	+	Mitigation/ Not suitable	Available	
-	M005		--																		An appeal was refused for such a proposal on this site; significant inconsistencies with strategic policies. Site will be considered as part of employment area in DM policies DPD; no assessment needed
M006	M006		++	++	-	++	o	++	o	-	++	-	o	++	--	+	o	++	Mitigation	Available	Although there are significant constraints, the site presents a significant opportunity to regenerate the wider area.
M007	M007		+	+	-	+	++	++	++	++	++	++	++	o	++	++	++	++	Suitable/ Mitigation	Available	

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	Old ref																				
-	M008	-																	Not suitable	Available	Loss of office floorspace in city centre location does not conform to higher level strategies; site should be considered in DM policies DPD
-	M009	-	-	-	o	o	o	o	++	o	++	++	++	+	++	+	+	Mitigation/ Not suitable	Available		
-	M010, M011, M016																				Majority of site has planning permission and development has commenced according to the masterplan. No assessment needed.
M012	M012	++	++	++	++	++	++	++	++	++	++	++	++	o	++	++	++	Suitable	Available		
M013	M013	++	++	++	++	++	++	++	++	++	++	++	++	+	++	++	++	Suitable	Available		
M014	M014	++	++	++	++	++	++	o	o	++	o	o	++	--	+	++	+	Mitigation	Available	Although there are significant constraints, the site presents a major opportunity to regenerate the wider area.	
M015	M015																				Site has planning permission - no

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	Old ref																				
																					assessment needed
M017	M017	++	++	++	++	++	++	++	+	++	+	++	++	+	++	++	+	Suitable/ Mitigation	Available		
M018	M018																				Site has planning permission - no assessment needed
M019	M019																				See R001 above
-	M020																				Site has planning permission - no assessment needed
-	M021																				Site has planning permission - no assessment needed
M022	M022, NOR0010, NOR0012	++	++	++	++	++	++	++	+	++	+	++	++	-	++	++	++	Suitable	Mostly available		
M023	M023	++	++	++	++	++	++	++	++	++	++	++	++	+	++	++	++	Suitable	Available		
M024	M024	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	Suitable	Available		
	M025																				See E20
M026	M026																				Site has planning permission - no assessment needed
-	M033	++	++	++	++	++	++	++	++	++	++	++	++	+	++	++	++	Suitable	Mostly unavailable		Site contains M023 and M033; rest of the site is not available

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New ref (only shown if they are carried forward)	Criteria		Deliver/ support emerging policies ... Brownfield/ Greenfield status	Nature designations	Historic environment designations	Landscape Sensitivity	Townscape Sensitivity	Biodiversity	Contamination	Topography/ground conditions	Flood Risk	Highway Access and Safety	Promoting sustainable access/transport	Transport Infrastructure	Utilities	Local facilities and social infrastructure	Impact on/by surrounding uses	Suitability outcome	Availability	Comments	
	Old ref																				
M034	M034		++	++	++	+	++	++	++	+	o	++	++	++	o	++	++	++	Suitable	Mostly unavailable	Amend site boundary to exclude Prospect House which is not available for development
M035	M035																				Planning permission recently granted - no assessment needed
M036	M036		++	++	++	++	++	++	++	++	+	++	++	o	++	++	++	Suitable	Available		
M037a(H)	M037, M037a		++	++	++	++	++	++	++	++	o	+	++	+	++	++	++	Suitable	Mostly unavailable	Most of the site is not available; however the land identified in M037a is redundant land temporarily used for parking	
M038	M038																				Site has planning permission - no assessment needed
M039	M039																				See H001
M041(H)	M041																				Site has planning permission - no assessment needed
M042	M042																				See H044
M044	M044		++	++	++	+	++	++	++	+	++	++	++	+	++	++	++	Suitable	Available		
-	M045																				Site is covered by NCCAAP

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	Old ref																				
M046(H)	M046		+	++	++	+	++	+	++	++	++	++	o	++	+	++	++	++	Suitable	Available	Assessment is based on housing development, retail is not suitable in this location
M047	M047		++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	Suitable	Available	
-	M048		o	++	++	-	++	-	++	++	++	++	+	++	++	++	o	o	Mitigation/ Not suitable	Available	
-	M049		-	++	-	++	o	+	o	-	+	+	o	++	o	++	++	+	Mitigation/ Not suitable	Available	
-	M050																				See NOR0045
-	M051		++	++	++	++	++	++	++	++	++	++	+	++	++	++	++	++	Suitable	Unknown	Suitable for converting into a range of uses; however allocation is not necessary
-	M052		-	++	++	-	++	o	++	++	o	++	++	++	++	++	++	o	Mitigation/ Not suitable	Available	This site may be suitable for development subject to incorporating some mitigation measures; however it is not likely to be viable to overcome constraints.

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New ref (only shown if they are carried forward)	Criteria		Deliver/ support emerging policies ... Brownfield/ Greenfield status	Nature designations	Historic environment designations	Landscape Sensitivity	Townscape Sensitivity	Biodiversity	Contamination	Topography/ground conditions	Flood Risk	Highway Access and Safety	Promoting sustainable access/transport	Transport Infrastructure	Utilities	Local facilities and social infrastructure	Impact on/by surrounding uses	Suitability outcome	Availability	Comments	
	Old ref																				
-	M054																			Site is too small - not to be carried forward	
	M055																			See E20	
-	M056	++	++	++	++	++	+	++	++	++	++	+	++	++	++	++	++	++	Suitable	Unknown	Although this site is suitable for development, it is unlikely that ownership issues can be resolved.
M057	M057	++	++	++	++	++	++	++	++	++	++	+	++	++	++	++	++	++	Suitable	Available	
	M058																				Site does not involve change of use and will be considered in the DM policies DPD
-	M059																				
M060	M060	++	++	++	-	++	++	++	++	++	++	+	++	+	++	++	++	Suitable/ Mitigation	Available		
-	OU001																				Proposal involves protection of townscape, which should be considered in the DM policies DPD
-	OU002																				Site does not involve change of use - no allocation is needed

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New ref (only shown if they are carried forward)	Criteria		Deliver/ support emerging policies ... Brownfield/ Greenfield status	Nature designations	Historic environment designations	Landscape Sensitivity	Townscape Sensitivity	Biodiversity	Contamination	Topography/ground conditions	Flood Risk	Highway Access and Safety	Promoting sustainable access/transport	Transport Infrastructure	Utilities	Local facilities and social infrastructure	Impact on/by surrounding uses	Suitability outcome	Availability	Comments
	Old ref																			
-	OU003-1 - OU003-15																			Infill development within the university campus boundary - no allocation is needed.
OU003-16	OU003-16																			Three sites proposed are beyond the existing university boundary; they should be considered on their own merit in conjunction with the masterplan produced by the university
OU003-17	OU003-17																			
OU003-18	OU003-18																			
-	OU004	--																		Proposal does not conform to higher level strategies.
-	OU005																			Sites should be considered in the DM policies DPD
-	OU006																			
-	OU007																			
-	OU008																			
-	OU009																			Site is covered by NCCAAP
-	OU011																			There is no need to allocate this site for cycle storage

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New ref (only shown if they are carried forward)	Criteria		Deliver/ support emerging policies ... Brownfield/ Greenfield status	Nature designations	Historic environment designations	Landscape Sensitivity	Townscape Sensitivity	Biodiversity	Contamination	Topography/ground conditions	Flood Risk	Highway Access and Safety	Promoting sustainable access/transport	Transport Infrastructure	Utilities	Local facilities and social infrastructure	Impact on/by surrounding uses	Suitability outcome	Availability	Comments	
	Old ref																				
-	OU012																			Site does not involve change of use - no allocation is needed	
OU013	OU013																			Site should be considered on its own merit; generally such scheme for community facilities are supported	
NOR004(H)	NOR0004	++	++	o	++	++	++	++	++	++	o	+	++	++	++	++	++	++	Suitable	Available	The site also appears have potential for other uses.
-	NOR0005	+	++	-	++	o	++	-	o	--	++	o	++	+	++	++	++	++	Not suitable	Available	Contamination and ground condition/topography constraints make the developable area of the site too small to allocate.
-	NOR0008																			Development commenced - no need to be carried forward as allocation	
-	NOR0015	o	++	++	++	++	++	++	++	++	o	++	++	+	++	++	++	++	Not Suitable	Unknown	Retain small business units
NOR0016(H)	NOR0016																			Site has planning permission - no	

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New ref (only shown if they are carried forward)	Criteria		Deliver/ support emerging policies ... Brownfield/ Greenfield status	Nature designations	Historic environment designations	Landscape Sensitivity	Townscape Sensitivity	Biodiversity	Contamination	Topography/ground conditions	Flood Risk	Highway Access and Safety	Promoting sustainable access/transport	Transport Infrastructure	Utilities	Local facilities and social infrastructure	Impact on/by surrounding uses	Suitability outcome	Availability	Comments		
	Old ref																					
																					assessment needed	
-	NOR0017																					See site H034 & H034a
-	NOR0018																					
-	NOR0025	+	++	++	++	++	++	++	+	++	++	++	++	o	++	++	++	++	Suitable	Unavailable		
NOR0026(H)	NOR0026	++	++	++	++	++	++	++	+	++	++	++	o	++	++	++	++	++	Suitable	Available		
NOR0031(H)	NOR0031	++	++	++	++	++	+	++	o	o	++	++	++	++	++	++	++	++	Suitable	Available		
	NOR0042																					See M039
NOR0043(M)	NOR0043																			Mostly available	Boundary needs to be amended to reflect availability, see H002	
NOR0045(H)	NOR0045	-	++	++	++	++	++	o	+	++	o	++	++	o	++	++	+	Suitable	Mostly available			
NOR0062(H)	NOR0062	o	++	++	++	++	++	++	+	++	++	++	++	o	++	++	++	Suitable	Mostly unavailable	Boundary needs to be amended to reflect availability		
NOR0065(H)	NOR0065	++	++	++	o	o	++	++	o	+	o	++	++	+	++	++	++	Suitable	Available			
NOR0067(M)	NOR0067																					Site has planning permission - no assessment needed
NOR0073(H)	NOR0073																					Site has planning permission - no assessment needed
NOR0078(H)	NOR0078																					Site has planning permission - no

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New ref (only shown if they are carried forward)	Criteria		Deliver/ support emerging policies ... Brownfield/ Greenfield status	Nature designations	Historic environment designations	Landscape Sensitivity	Townscape Sensitivity	Biodiversity	Contamination	Topography/ground conditions	Flood Risk	Highway Access and Safety	Promoting sustainable access/transport	Transport Infrastructure	Utilities	Local facilities and social infrastructure	Impact on/by surrounding uses	Suitability outcome	Availability	Comments	
	Old ref																				
																					assessment needed
NOR0082(H)	NOR0082	++	++	++	++	++	++	++	++	--	++	++	++	+	++	++	++	Suitable/ Mitigation	Mostly available	North part of the site is not suitable due to its shape; east corner of the site is reserved for a replacement chapel for Anglia Square development. Boundary needs to be amended to reflect availability and suitability.	
NOR0092(H)	NOR0092	+	++	++	+	++	++	++	++	++	+	++	++	++	++	++	++	Suitable	Available	Part of site has planning permission	
	NOR0093	++	++	++	++	++	++	++	o	o	++	++	o	+	++	o	+	Suitable/ Mitigation	Unavailable		
NOR0099(H)	NOR0099	+	++	++	++	o	o	++	-	o	++	++	++	+	++	++	++	Suitable/ Mitigation	Available		
-	NOR0106	o	+	++	++	++	+	++	o	++	++	++	++	+	++	o	++	Suitable	Unavailable		
-	NOR0108	+	++	-	++	++	+	o	o	++	++	++	++	++	++	o	+	Mitigation	Mostly unavailable		
-	NOR0110																				
-	NOR0112																				See M022

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New ref (only shown if they are carried forward)	Criteria		Deliver/ support emerging policies ... Brownfield/ Greenfield status	Nature designations	Historic environment designations	Landscape Sensitivity	Townscape Sensitivity	Biodiversity	Contamination	Topography/ground conditions	Flood Risk	Highway Access and Safety	Promoting sustainable access/transport	Transport Infrastructure	Utilities	Local facilities and social infrastructure	Impact on/by surrounding uses	Suitability outcome	Availability	Comments
	Old ref																			
-	NOR0115		++	++	++	++	++	++	++	++	++	++	++	+	++	++	++	Suitable	Mostly unavailable	Part of site has planning permission for shop units, take away and flats, rest of the site is not available
NOR0124(H)	NOR0124																			Site has planning permission - no assessment needed
NOR0125(H)	NOR0125																			Site has planning permission - no assessment needed
-	NOR0128																			Site has planning permission - no assessment needed
NOR0137(H)	NOR0137	o	++	++	++	++	++	++	++	++	++	++	++	+	++	o	o	Suitable	Available	
NOR0143(H)	NOR0143																			Site has planning permission - no assessment needed

Appendix 3 Sites suitability assessment background information

Site suitability is the main means of assessing whether a site should be allocated for development. This section records the scores for each proposed development site from the first round of consultation using the scoring criteria set out in appendix 1.

In the assessment, some of the scores are based on tangible factors, whilst some are more subjective, with explanations given as appropriate. The key issues raised from the site assessment process are also recorded along with relevant mitigation measures necessary to enable development.

This “suitability test” does not include an “availability test”, which is also a key part of site selection. A separate site availability test has been undertaken. The results of this are in the summary document in appendix 2.

Site reference	H001, H003, M039, NOR0042	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	++	Site located in an area in need of major regeneration. It presents a significant opportunity if developed as a comprehensive scheme.
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	
Landscape sensitivity	○	
Townscape sensitivity	○	An opportunity to reinstate the character of the area depending on design
Biodiversity	++	Opportunity to incorporate green infrastructure on site
Contamination	○	Due to current industrial use, there is possible contamination
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	○	
Promoting sustainable access/ transport	++	Site on existing bus route with frequent bus services
Transport infrastructure	○	Need to rationalise access points onto site to improve highway operation and safety
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	+	
Additional comment		Small sites are integrated into the bigger site and assessed jointly. This site is suitable for mixed use development predominantly for housing.

Site reference	H002, NOR0043	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	+	Development provides opportunity to regenerate Aylsham Road area
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	
Landscape sensitivity	O	Site adjacent to public accessible open space
Townscape sensitivity	+	Development will help reinstate historic frontage to road
Biodiversity	++	No biodiversity issues identified on these sites, although development should have regard to the setting of Pointer's Field.
Contamination	++	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	++	Development will help reduce access points to main road
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	+	Careful design needed to make sure it is compatible with surrounding uses
Additional comment		Although multiple ownership issue have been identified, the sites are suitable for development and should be developed jointly.

Site reference	H004	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	○	The proposed development does not specifically support or contravene the emerging JCS
Brownfield/ Greenfield status	-	Garden land has been is no longer defined as brownfield land in national planning policy
Nature designations	-	
Historic environment designations	○	Late Victorian houses to the north may be included in a future College Road Conservation Area.
Landscape sensitivity	○	Adjacent to open space.
Townscape sensitivity	○	Setting issues regarding scale and height would have possible impact on surrounding area.
Biodiversity	○	This site has some biodiversity value
Contamination	++	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	-	Width of access via Earlham Road is not adequate
Promoting sustainable access/ transport	++	
Transport infrastructure	○	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	○	The eastern part of the site, presently occupied by garages, would be more appropriately developed as part of any comprehensive scheme for Earlham Shopping Centre

Additional comment		This site has significant ownership and access constraints which make it unsuitable for allocation
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Site reference	H005	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	○	Proposed care home development with community facilities is generally supported although it will lead to loss of day care centre
Brownfield/ Greenfield status	++	
Nature designations	-	Site adjacent to local nature reserve
Historic environment designations	+	
Landscape sensitivity	○	Potential impact on setting of river valley, mitigation measures needed
Townscape sensitivity	+	Existing building is in poor condition
Biodiversity	○	Whilst there is possible impact on biodiversity, there is also opportunities to improve it by careful design
Contamination	++	
Topography/ ground conditions	○	Location adjacent to former chalk pit will require an investigation of ground conditions
Flood risk	++	
Highway access and safety	○	Access onto major road needs appropriate design
Promoting sustainable access/ transport	++	
Transport infrastructure	○	
Utilities	++	
Local facilities and social infrastructure	○	
Impact on/by surrounding uses	+	
Additional comment		Site is generally suitable with some mitigation measures needed.

Site reference	H006	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	+	Development will help regeneration of King Street area and provide access to the river
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	+	Demolition of existing building requires Conservation Area Consent, however generally beneficial
Landscape sensitivity	O	Site adjacent to river
Townscape sensitivity	+	Development will reinstate street frontage of conservation area
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	-	
Highway access and safety	+	Possible access conflict with opposite site should be avoided
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	+	
Additional comment		Site is suitable for development with some mitigation measures needed.

Site reference	H007	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	+	Development will bring redundant site back into use.
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	
Landscape sensitivity	++	
Townscape sensitivity	○	Development would either complement or impact on existing townscape depending on design.
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	-	Vehicular access to Aylsham Road should be avoided. There may be land ownership issues.
Promoting sustainable access/ transport	++	
Transport infrastructure	○	
Utilities	++	
Local facilities and social infrastructure	+	
Impact on/by surrounding uses	++	
Additional comment		Site is suitable for development providing appropriate mitigation measures are in place. The additional garage site could be included within the site boundary to allow access from Penn Grove.

Site reference	H008	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	--	Proposed development is within a larger designated employment area. Retention of premises primarily used for small businesses and of employment land in general is promoted in the emerging Joint Core Strategy.
Brownfield/ Greenfield status		
Nature designations		
Historic environment designations		
Landscape sensitivity		
Townscape sensitivity		
Biodiversity		
Contamination		
Topography/ ground conditions		
Flood risk		
Highway access and safety		
Promoting sustainable access/ transport		
Transport infrastructure		
Utilities		
Local facilities and social infrastructure		
Impact on/by surrounding uses		
Additional comment		Site is not suitable for housing development as it is within a larger designated employment area and is therefore best retained for employment uses.

Site reference	H009	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	+	Housing development on a brownfield site
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	
Landscape sensitivity	++	
Townscape sensitivity	+	St Marks Church is not listed, but would be considered an undesignated heritage asset. However, the development has potential to reinstate the character of the area in general.
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	+	Access points need to be considered in relation to junctions opposite
Promoting sustainable access/ transport	++	Provides opportunity for new cycle/pedestrian link between Hall Road and City Road
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is suitable for housing development.

Site reference	H011	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	-	Development would lead to loss of urban green space and is contrary to higher level strategy to retain and enhance green infrastructure
Brownfield/ Greenfield status	--	
Nature designations	-	Adjacent to County Wildlife Site
Historic environment designations	O	
Landscape sensitivity	--	Impact on the existing green open space and woodland forming green wedge from river valley into city
Townscape sensitivity	O	Loss of green space which complements townscape
Biodiversity	--	Urban greenspace and woodland has important biodiversity value
Contamination	++	
Topography/ ground conditions	O	Possible ground condition issues
Flood risk	++	
Highway access and safety	O	No identified vehicular access – related land ownership issue to provide access would be difficult to overcome
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	o	
Additional comment		Site is not suitable for housing development.

Site reference	H013	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	+	Development will help regenerate Ber Street area
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	City centre conservation area, however presents opportunity for improvement
Landscape sensitivity	++	
Townscape sensitivity	++	Current building is identified as negative building in City Centre Conservation Area Appraisal; development will help reinstating historical street frontage.
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	++	Access from Horns Lane
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	+	
Additional comment		Site is suitable for housing development

Site reference	H027	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	++	Development will help bring vacant land to use.
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	
Landscape sensitivity	++	
Townscape sensitivity	++	Development will reinstate street frontage
Biodiversity	O	
Contamination	++	
Topography/ ground conditions	O	This site is a former chalk pit; site rises significantly to north.
Flood risk	++	
Highway access and safety	O	Access should be restricted to south east corner of site
Promoting sustainable access/ transport	++	
Transport infrastructure	+	Requires on-street waiting restrictions and pedestrian crossing facilities
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is generally suitable for housing development with some mitigation measures needed.

Site reference	H028	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	++	Site is a part of Local Plan allocation for housing development
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	
Landscape sensitivity	++	
Townscape sensitivity	++	Will help reinstate street frontage.
Biodiversity	++	
Contamination	-	Currently used as a car breakers business
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	++	
Promoting sustainable access/ transport	++	Site is in close proximity to strategic cycle routes and public transport
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	+	
Impact on/by surrounding uses	+	
Additional comment		Site is generally suitable for housing development.

Site reference	H029	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	++	The site is allocated in the Local Plan for housing development
Brownfield/ Greenfield status	++	
Nature designations	O	Less than 150 metres from SSSI site at Mousehold
Historic environment designations	++	
Landscape sensitivity	++	
Townscape sensitivity	+	The scale should take account of long views to the Cathedral, however development presents opportunity to reinstate the character of the area
Biodiversity	++	
Contamination	-	Development of the site will depend on the de-commissioning of the gas holder
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	++	Access already formed and crossing point provided
Promoting sustainable access/ transport	++	
Transport infrastructure	+	Site should use recently constructed access point
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is generally suitable with some mitigation measures needed, depending on land ownership issues and timing of decommissioning of the gas holder. A reduced site boundary might be needed to reflect these issues.

Site reference	H031	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	++	Site allocated for housing development in the existing Local Plan.
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	
Landscape sensitivity	++	
Townscape sensitivity	++	Development will bring vacant site back into use and complement townscape
Biodiversity	++	
Contamination	-	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	O	Access onto major route needs appropriate design; crossing points required
Promoting sustainable access/ transport	++	
Transport infrastructure	O	Pedestrian link to Templemere desirable. Existing rights of way should be taken account of in highway design.
Utilities	++	
Local facilities and social infrastructure	+	Site located on outer ring road; however, facilities are available at a reasonable distance.
Impact on/by surrounding uses	++	
Additional comment		Site is generally suitable for housing development with some mitigation measures in place.

Site reference	H032	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	++	Regeneration benefits
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	
Landscape sensitivity	++	
Townscape sensitivity	++	Development will bring positive effects to this area through housing renewal
Biodiversity	++	
Contamination	++	Possible contamination
Topography/ ground conditions	++	
Flood risk	0	
Highway access and safety	++	
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is suitable for development. Former uses on site have been demolished in anticipation of development.

Site reference	H033	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	○	Development will lead to loss of community facility; however, part of this site is allocated in the Local Plan for housing development.
Brownfield/ Greenfield status	++	
Nature designations	-	Adjacent to County Wildlife Site.
Historic environment designations	○	
Landscape sensitivity	++	
Townscape sensitivity	○	Site does not affect townscape setting of the area
Biodiversity	○	
Contamination	-	Former hospital uses may require decontamination measures
Topography/ ground conditions	○	Neighbouring former chalk pit, therefore potential subsidence issues requiring ground conditions assessment, though these issues more likely to affect land to east of the site.
Flood risk	++	
Highway access and safety	+	Access needs to be from Bowthorpe Road
Promoting sustainable access/ transport	++	
Transport infrastructure	+	Pedestrian/cycle link to park with Bowthorpe Road
Utilities	++	
Local facilities and social infrastructure	+	
Impact on/by surrounding uses	-	Compatibility of the development with the existing hospital need to be considered
Additional comment		Site is generally suitable for housing development with mitigation measures needed. The boundary of the site has been amended in comparison with the Local Plan allocation to reflect the business plan of the hospital.

Site reference	H035	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	+	Development on brownfield site will benefit regeneration of the area.
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	O	Site is not in conservation area, however should respect the setting of the nearby conservation area due to its visibility.
Landscape sensitivity	++	
Townscape sensitivity	++	Development will reinstate street frontage
Biodiversity	++	
Contamination	+	
Topography/ ground conditions	O	Steep slop on southern boundary
Flood risk	++	
Highway access and safety	++	Avoid access conflict with site opposite
Promoting sustainable access/ transport	++	
Transport infrastructure	O	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	O	Noise from railway
Additional comment		Site is generally suitable with some mitigation measures needed.

Site reference	H036	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	+	Previously allocated in the Local Plan for housing development
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	
Landscape sensitivity	++	
Townscape sensitivity	++	Would bring vacant land back to use and would improve townscape as a result
Biodiversity	O	Adjacent to/ part of green open space
Contamination	++	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	++	Access already in place
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	+	
Impact on/by surrounding uses	+	
Additional comment		Site is generally suitable however, the site is not available for development in the foreseeable future.

Site reference	H037	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	+	The site is allocated for housing in the Local Plan; it is currently used for car sales and garages.
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	O	No impact on conservation areas or listed buildings
Landscape sensitivity	++	
Townscape sensitivity	++	Development would reinstate the street frontage and enhance townscape
Biodiversity	++	
Contamination	+	Possible contamination due to current uses
Topography/ ground conditions	O	Site rises significantly to the north.
Flood risk	++	
Highway access and safety	O	Access could conflict with accesses opposite on Drayton Road. Garage site is included as part of the site to allow access from Junction Road
Promoting sustainable access/ transport	+	Pedestrian crossing on Drayton Road may be required
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	+	
Impact on/by surrounding uses	-	Amenity of new housing on the road frontage may be affected by the main road and the uses opposite – mitigation measures might be needed.
Additional comment		Site is generally suitable with mitigation measures in place. One of the mitigation measures is to include adjacent garage site to allow access from Junction Road.

Site reference	H040	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	O	The site is allocated for housing development in the Local Plan. Development will bring vacant land/buildings back to use.
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	O	No impact on conservation areas or listed buildings.
Landscape sensitivity	++	
Townscape sensitivity	++	Development has potential to reinstate street frontage
Biodiversity	++	
Contamination	O	Part of site is being used as car break yard.
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	++	
Promoting sustainable access/ transport	++	
Transport infrastructure	+	Pedestrian cycle link between Armes Street and Bramfield Close should be provided
Utilities	++	
Local facilities and social infrastructure	O	
Impact on/by surrounding uses	+	
Additional comment		Site is suitable for housing development with some mitigation measures needed.

Site reference	H041	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	+	Site is allocated in the Local Plan for housing development.
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	
Landscape sensitivity	++	
Townscape sensitivity	++	Development has potential to contribute to townscape positively by reinstating part of the street frontage.
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	++	Potential to reduce access onto Heigham Street; access via adjacent site from Nelson St is preferred.
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	+	
Impact on/by surrounding uses	0	
Additional comment		Site is suitable for development with minor mitigation needed.

Site reference	H042	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	+	Development will lead to loss of city centre car park
Brownfield/ Greenfield status	++	
Nature designations	-	Site is part of river valley
Historic environment designations	+	Line of city wall, with other archaeological potential in relation to river
Landscape sensitivity	++	
Townscape sensitivity	+	Important site on edge of city centre conservation area; building height and scale would have to take into account views of churches from Barn Road roundabout
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	O	
Highway access and safety	++	Likely reduction in traffic levels locally
Promoting sustainable access/ transport	++	Opportunities to enhance riverside walk and other pedestrian routes
Transport infrastructure	+	Access from Westwick Street; riverside enhancement
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	+	
Additional comment		Site is suitable for development however should regard to city wall and riverside walk.

Site reference	H043	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	+	Development supports the Northern City Centre Area Action Plan aims to regenerate Oak Street area and reinstate residential frontage.
Brownfield/ Greenfield status	++	
Nature designations	-	
Historic environment designations	O	City centre conservation area; archaeology
Landscape sensitivity	++	
Townscape sensitivity	+	Potential to form part of comprehensive solution with other sites to reinstate historical character of Oak Street
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	O	
Flood risk	++	
Highway access and safety	+	Would be preferable to redevelop in association with adjacent site; combined access with neighbouring onto Oak Street preferable.
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	+	
Impact on/by surrounding uses	+	
Additional comment		Site is generally suitable with some mitigation measures needed.

Site reference	H044 (merged with M042)	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	○	Mixed use regeneration of the area is promoted by the Joint Core Strategy, though .
Brownfield/ Greenfield status	○	Current site includes part of wooded ridge
Nature designations	-	Existing proposed boundaries include wooded ridge
Historic environment designations	○	City centre conservation area
Landscape sensitivity	○	Includes wooded ridge
Townscape sensitivity	○	Potential to create active street frontage to Rouen Road
Biodiversity	○	Development must take account of biodiversity value of wooded ridge
Contamination	+	
Topography/ ground conditions	○	There is steep level drop from wooded ridge
Flood risk	++	Although the site is not subject to fluvial flood risk, consideration should be given to surface water flooding risk from neighbouring ridge.
Highway access and safety	+	
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	+	
Additional comment		The site is generally suitable for development providing that the wooded ridge is excluded from the site boundary and development protects and enhances the ridge. The site should be considered jointly with the adjacent Rouen car park site.

Site reference	H047	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	○	Although development would lead to the loss of a corner of green space, it would enable a new pedestrian and cycle link from Pointers Field to Sleaford Green; also development of underused garages in poor condition would help to meet increasing demand for affordable housing across the city.
Brownfield/ Greenfield status	○	
Nature designations	++	
Historic environment designations	+	
Landscape sensitivity	○	A small portion of green space would be developed, though good design could improve the setting of the open space
Townscape sensitivity	++	Development would replace negative buildings and provide surveillance of Pointers Field
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	+	
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	○	
Impact on/by surrounding uses	+	
Additional comment		Site suitability assessment is based on the extended boundary to include the adjacent open space at the corner of Pointers Field. The site is suitable for development.

Site reference	H048	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	+	Development of underused garages in poor condition will help to meet increasing demand for affordable housing across the city.
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	Site does not affect conservation area or listed buildings
Landscape sensitivity	++	
Townscape sensitivity	+	Generally positive by replacing negative buildings
Biodiversity	++	
Contamination	O	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	+	
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	+	
Impact on/by surrounding uses	+	Compatibility with adjoining Mile Cross depot
Additional comment		Site is suitable for housing development.

Site reference	H049	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	+	Development of underused garages in poor condition will help to meet increasing demand for affordable housing across the city.
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	O	Setting of Mile Cross Conservation Area
Landscape sensitivity	++	
Townscape sensitivity	++	Development will replace negative buildings
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	++	
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	+	Bus link is adjacent to the site.
Impact on/by surrounding uses	+	
Additional comment		Site is suitable for housing development.

Site reference	H052	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	+	Development will replace houses with structural problems
Brownfield/ Greenfield status	++	
Nature designations	-	Development is adjacent to the wooded ridge
Historic environment designations	++	
Landscape sensitivity	O	Site is adjacent to green open space, woodland and green link
Townscape sensitivity	+	Site located in City Centre Conservation Area, however will replace existing housing
Biodiversity	+	
Contamination	++	
Topography/ ground conditions	-	Ground condition issues key to the redevelopment of this site: appropriate measures are needed to enable new development to go ahead
Flood risk	++	
Highway access and safety	+	
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	+	
Impact on/by surrounding uses	+	
Additional comment		Site is generally suitable, however the ground condition constraints must be addressed to enable development.

Site reference	H054	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	++	Mixed use development would bring wider regeneration benefit to this area
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	O	Development would be visible across the valley, i.e. from the City Centre Conservation Area. Listed building opposite the site
Landscape sensitivity	++	
Townscape sensitivity	+	Generally beneficial to townscape, however mass and scale should have regard to the City Centre Conservation Area.
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	+	Access from Lower Clarence Road. Ensure pedestrian/ cycle permeability to Thorpe Road
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	Mixed use development will have positive impact on surrounding uses.
Additional comment		Site is suitable for mixed use development.

Site reference	E001	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	○	Proposed employment use does not take into account the context of the airport
Brownfield/ Greenfield status	○	Although the site is not identified as green space in the Local Plan, it is not previously developed land.
Nature designations	++	
Historic environment designations	++	
Landscape sensitivity	++	
Townscape sensitivity	+	Site is not located in a sensitive area.
Biodiversity	++	
Contamination	-	Possible contamination due to previous use and the adjacent fuel tank.
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	+	No access from Holt Road. Access via airport only.
Promoting sustainable access/ transport	--	Site is not linked by bus link and cycle link
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	n/a	Employment development does not relate to this criterion
Impact on/by surrounding uses	-	Compatibility of the stand alone development may constrain further airport related development.
Additional comment		Site is not likely to be suitable for stand alone employment allocation. This site should be reserved for airport related uses.

Site reference	E002 (assessment based on the mixed use scheme submitted at a later stage)	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	--	The site is outside the Primary Retail Area as defined in the Joint Core Strategy, therefore not suitable for retail led mixed use development.
Brownfield/ Greenfield status		
Nature designations		
Historic environment designations		
Landscape sensitivity		
Townscape sensitivity		
Biodiversity		
Contamination		
Topography/ ground conditions		
Flood risk		
Highway access and safety		
Promoting sustainable access/ transport		
Transport infrastructure		
Utilities		
Local facilities and social infrastructure		
Impact on/by surrounding uses		
Additional comment		Although the site is in close proximity to Primary Retail area, it is separated by the busy ring road therefore is not a suitable location for retail led mixed use development unless this constraint can be overcome. The Employment study suggested that there is a need of good quality city centre office floorspace, therefore any loss of such significant office floorspace in city centre area is not desirable.

Site reference	E003	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	-	Development will lead to loss of some employment land.
Brownfield/ Greenfield status	++	
Nature designations	-	Site is adjacent to the river valley
Historic environment designations	O	Site is adjacent to Grade II listed building – Dolphin Inn
Landscape sensitivity	O	Site is adjacent to the river valley
Townscape sensitivity	+	Setting and scale of the development should respect the neighbouring listed building
Biodiversity	O	River valley and the adjacent green link have biodiversity value
Contamination	++	
Topography/ ground conditions	++	
Flood risk	O	
Highway access and safety	--	Existing access inadequate width, and located adjacent to a light controlled junction.
Promoting sustainable access/ transport	++	Development would enable significant improvements to be made to the strategic Dolphin Path link and the riverside walk.
Transport infrastructure	-	Further work needed to provide the necessary transport infrastructure, e.g. junction improvement
Utilities	++	
Local facilities and social infrastructure	+	
Impact on/by surrounding uses	-	Surrounding industrial area might have impact on the housing development.
Additional comment		The site is suggested either for office or housing development. As this location is not close to a centre, it is not suitable for office development, so the assessment is based on housing development. The loss of employment land for housing would only be suitable if significant improvements were made to the pedestrian routes as a result of the development.

Site reference	E005	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	+	
Brownfield/ Greenfield status	++	
Nature designations	-	Site is adjacent to river valley
Historic environment designations	+	
Landscape sensitivity	++	River valley setting
Townscape sensitivity	O	Site contains listed buildings
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	-	
Highway access and safety	-	Existing access is poor and Waterworks Road is a secondary route, with a school. Any significant increase in traffic is undesirable.
Promoting sustainable access/ transport	++	
Transport infrastructure	-	
Utilities	++	
Local facilities and social infrastructure	O	Some distance from public transport routes and limited local catchment due to severance from river.
Impact on/by surrounding uses	+	
Additional comment		The site is not suitable for business park development; however limited housing development might be possible subject to the area at risk of flood risk being used as publicly accessible green space with access to the river.

Site reference	E023	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	+	Office development in city centre location
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	City Centre Conservation Area
Landscape sensitivity	++	
Townscape sensitivity	++	Potential improvement of conservation area streetscape with high quality office premises
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	+	No vehicular access from frontage currently available. Would require adjustment to pavement line, and changes to Traffic Regulation Order.
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is suitable for office development.

Site reference	E024	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	○	Development would lead to loss of urban green space.
Brownfield/ Greenfield status	+	
Nature designations	++	
Historic environment designations	○	Site within City Centre Conservation Area and adjacent to listed building
Landscape sensitivity	○	
Townscape sensitivity	○	The relationship between the listed building and current green space would need careful attention
Biodiversity	○	The green space has value of urban biodiversity
Contamination	++	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	+	
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site not suitable for development primarily due to need to retain city centre green open space. The remainder of the site is too small to be allocated.

Site reference	R001, M019	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	+	Although the site was previously allocated for housing development, the Council accepts the inclusion of a retail element on this site to strengthen the local centre.
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	
Landscape sensitivity	++	
Townscape sensitivity	++	Development will help bring a vacant site back to use and reinstate the street frontage
Biodiversity	++	
Contamination	O	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	++	
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is suitable for mixed use development to include retailing and housing.

Site reference	R002	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	--	A planning application for retail uses on this employment site was refused, as was the subsequent appeal. Retail development in employment areas does not conform to national policies or the emerging Joint Core Strategy. No further assessment needed
Brownfield/ Greenfield status		
Nature designations		
Historic environment designations		
Landscape sensitivity		
Townscape sensitivity		
Biodiversity		
Contamination		
Topography/ ground conditions		
Flood risk		
Highway access and safety		
Promoting sustainable access/ transport		
Transport infrastructure		
Utilities		
Local facilities and social infrastructure		
Impact on/by surrounding uses		
Additional comment		The site is not suitable for retail development.

Site reference	R003	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	--	The site is excluded from the defined Primary Retail Area in the emerging Joint Core Strategy and is allocated as a Large District Centre. No further assessment needed.
Brownfield/ Greenfield status		
Nature designations		
Historic environment designations		
Landscape sensitivity		
Townscape sensitivity		
Biodiversity		
Contamination		
Topography/ ground conditions		
Flood risk		
Highway access and safety		
Promoting sustainable access/ transport		
Transport infrastructure		
Utilities		
Local facilities and social infrastructure		
Impact on/by surrounding uses		
Additional comment		The proposal does not conform to the emerging policies.

Site reference	M001	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	O	Although the site would provide housing in a relatively accessible city centre location, the proposal would be counter to JCS aims to protect heritage and green infrastructure assets
Brownfield/ Greenfield status	O	
Nature designations	O	
Historic environment designations	--	Cathedral Precinct
Landscape sensitivity	O	Development would replace existing open space
Townscape sensitivity	--	Highly sensitive location and close to highly graded listed buildings; development would have irreversible impact on views to the Cathedral
Biodiversity	O	Urban green space and trees have biodiversity value
Contamination	++	
Topography/ ground conditions	++	
Flood risk	-	
Highway access and safety	+	
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	-	Development would have negative impact on the historic built environment
Additional comment		Site is not suitable for development.

Site reference	M002	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	O	Although the site would provide housing in a relatively accessible city centre location, the proposal would be counter to JCS aims to protect heritage and green infrastructure assets
Brownfield/ Greenfield status	-	
Nature designations	O	
Historic environment designations	--	Cathedral Precinct, City Centre Conservation area
Landscape sensitivity	--	The garden land is critical to the transition between The Close and the adjoining open land.
Townscape sensitivity	--	Highly sensitive location and adjoins highly graded listed buildings; the site is integral to the townscape and the setting of the listed buildings.
Biodiversity	O	Urban green space and mature trees have biodiversity value
Contamination	++	
Topography/ ground conditions	++	
Flood risk	--	
Highway access and safety	+	
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	-	Development would have negative impact on the historic built environment
Additional comment		Site is not suitable for development

Site reference	M003	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	O	Although the site would provide housing in a relatively accessible city centre location, the proposal would be counter to JCS aims to protect heritage assets
Brownfield/ Greenfield status	+	
Nature designations	O	
Historic environment designations	--	The site is within the conservation area and could affect the Cathedral and a number of other important buildings
Landscape sensitivity	O	If the car park were developed it would have to respect the existing form of development
Townscape sensitivity	--	The development would have impact on other listed buildings on Ferry Lane
Biodiversity	-	Mature trees on site
Contamination	++	
Topography/ ground conditions	++	
Flood risk	-	
Highway access and safety	+	
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	-	Development would have a negative impact on the historic built environment
Additional comment		This site is not suitable for development.

Site reference	M004	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	O	Although the site would provide housing in a relatively accessible city centre location, the proposal would be counter to JCS aims to protect heritage assets
Brownfield/ Greenfield status	++	
Nature designations	O	
Historic environment designations	--	Access to this site could be problematic as it is unlikely that the buildings could front St Faith Lane and be accessed from that direction due to the graded II* listed precinct wall which would need to be retained.
Landscape sensitivity	O	
Townscape sensitivity	--	Development would have impact on wider range of buildings, including the Cathedral.
Biodiversity	O	Mature trees and historic gardens have biodiversity value.
Contamination	++	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	+	
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	+	Development would have a negative impact on the historic built environment

Additional comment		The site is not suitable for development.
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Site reference	M005	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	--	Hotel development in a designated employment area is contrary to higher level policies. A planning application and subsequent appeal have been refused for a hotel on this site. No further assessment is necessary.
Brownfield/ Greenfield status		
Nature designations		
Historic environment designations		
Landscape sensitivity		
Townscape sensitivity		
Biodiversity		
Contamination		
Topography/ ground conditions		
Flood risk		
Highway access and safety		
Promoting sustainable access/ transport		
Transport infrastructure		
Utilities		
Local facilities and social infrastructure		
Impact on/by surrounding uses		
Additional comment		The site is not suitable for hotel development.

Site reference	M006	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	++	The Deal Ground is identified in the Joint Core Strategy for major regeneration
Brownfield/ Greenfield status	++	
Nature designations	-	Part of site is a County Wildlife Site
Historic environment designations	++	
Landscape sensitivity	○	Site is adjacent to river and the Broads, however there is an opportunity to enhance the landscape quality of the area
Townscape sensitivity	++	
Biodiversity	○	Parts of site have biodiversity value, however development presents opportunities to enhance biodiversity.
Contamination	-	Contamination remediation required
Topography/ ground conditions	++	
Flood risk	-	Parts of site are in flood zones 2, 3a and 3b
Highway access and safety	○	There is limited vehicular access to the site. However, development presents opportunities to provide river transport and foot/cycle path.
Promoting sustainable access/ transport	++	Development would provide key strategic pedestrian/cycle link, including river crossing, between city centre and Whitlingham Country Park, part of National Cycle route 1
Transport infrastructure	--	Off site sustainable transport links will be required.
Utilities	+	
Local facilities and social infrastructure	○	New local facilities should be provided to support major housing development
Impact on/by surrounding uses	++	Appropriate development of this site would enable development of Utilities Site across river to the north

Additional comment	Although the site has constraints, development would have significant regeneration benefits for the east Norwich area. The Council has done considerable work on delivery of the scheme, particularly in relation to flood risk, contamination and access. Developable area should exclude Count Wildlife Site and functional flood plain (zone 3b), with development located way from flood zones as far as possible and designed to mitigate flood elsewhere. Further information on the site can be found in the East Norwich Pre Application Advice note at www.norwich.gov.uk
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Site reference	M007	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	+	Development will bring a disused site back into use with provision of some replacement leisure facilities enabled by the housing element of the development.
Brownfield/ Greenfield status	+	The school playing field is excluded from the site boundary.
Nature designations	-	Site is adjacent to a County Wildlife Site
Historic environment designations	+	
Landscape sensitivity	++	
Townscape sensitivity	++	Site is not in a conservation area with a sensitive townscape
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	++	
Promoting sustainable access/ transport	++	Proposals should restore pedestrian/cycle access between Cricket Ground Road and County Hall
Transport infrastructure	0	Access only available through adjacent residential streets.
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	Development generally compatible with surrounding areas
Additional comment		Site is generally suitable for development with some mitigation measures required.

Site reference	M008	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	--	Loss of office floorspace is contrary to the emerging Joint Core Strategy. No further assessment is needed.
Brownfield/ Greenfield status		
Nature designations		
Historic environment designations		
Landscape sensitivity		
Townscape sensitivity		
Biodiversity		
Contamination		
Topography/ ground conditions		
Flood risk		
Highway access and safety		
Promoting sustainable access/ transport		
Transport infrastructure		
Utilities		
Local facilities and social infrastructure		
Impact on/by surrounding uses		
Additional comment		Site is not suitable for development.

Site reference	M009	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	-	Loss of urban greenspace is not consistent with emerging Joint Core Strategy to retain and enhance green infrastructure
Brownfield/ Greenfield status	-	Significant proportion of land is greenfield
Nature designations	-	Site is adjacent to River Yare, within its valley
Historic environment designations	O	
Landscape sensitivity	O	The site needs to remain as open as possible to maintain the character of the river valley.
Townscape sensitivity	O	
Biodiversity	O	Site within river valley and has significant biodiversity value
Contamination	++	
Topography/ ground conditions	O	Level towards the river
Flood risk	++	Proposed site excludes flood risk areas
Highway access and safety	++	
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	+	
Impact on/by surrounding uses	+	
Additional comment		Development of the site would have an adverse impact on the Yare Valley. Housing development is not required to meet Joint Core Strategy housing requirements for Norwich on this partially greenfield site which is subject to significant constraints.

Site reference	M012	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	++	Development is in a key city centre location and is suitable for a range of town centre uses.
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	
Landscape sensitivity	++	
Townscape sensitivity	++	Opportunities to replace low quality buildings in City Centre Conservation Area
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	++	Access to any public car parking should remain from the Inner Ring Road
Promoting sustainable access/ transport	++	
Transport infrastructure	O	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is suitable for development and presents a significant opportunity to regenerate this area.

Site reference	M013	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	++	Development is in a key city centre location and is suitable for a range of town centre uses.
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	
Landscape sensitivity	++	
Townscape sensitivity	++	Development should involve refurbishment and renovation of buildings
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	++	
Promoting sustainable access/ transport	++	Development would benefit from proposed Westlegate pedestrianisation
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Building is suitable for a range of uses, whilst ground floor shop fronts should be retained.

Site reference	M014	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	++	Site is identified in the Joint Core Strategy for major regeneration
Brownfield/ Greenfield status	++	
Nature designations	++	Site adjacent to County Wildlife Site
Historic environment designations	++	
Landscape sensitivity	++	Site is adjacent to river and the Broads, however there is opportunity to enhance the landscape quality of the area
Townscape sensitivity	++	
Biodiversity	○	Site with biodiversity value, however development presents opportunities to enhance biodiversity.
Contamination	○	Possible contamination
Topography/ ground conditions	++	
Flood risk	○	
Highway access and safety	○	Significant access issues; need to restrain traffic generation of site. Existing accesses very constrained, and via existing residential areas.
Promoting sustainable access/ transport	++	
Transport infrastructure	--	Off site sustainable transport links will be required.
Utilities	+	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	+	
Additional comment		Site has constraints, however it will have significant regeneration benefits for the east Norwich area. The Council has done considerable work on delivery of the scheme.

Site reference	M017	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	++	Development will help King Street area regeneration.
Brownfield/ Greenfield status	++	
Nature designations	++	Adjacent to river
Historic environment designations	++	Possible archaeology
Landscape sensitivity	++	River forms part of the important landscape
Townscape sensitivity	++	Potential opportunity to improve King Street frontage
Biodiversity	++	
Contamination	+	
Topography/ ground conditions	++	
Flood risk	+	
Highway access and safety	++	
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	+	Generally positive
Additional comment		Site is suitable for housing development.

Site reference	M022, NOR0010, NOR0012	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	++	Office led comprehensive development of this site will help regenerate this area.
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	City centre conservation area, but development presents opportunities for major improvement. Fish market would be undesignated heritage asset and should be recorded if demolished.
Landscape sensitivity	++	
Townscape sensitivity	++	Although in conservation area, development would present a major opportunity to reinstate character of the area
Biodiversity	++	
Contamination	+	
Topography/ ground conditions	++	
Flood risk	+	
Highway access and safety	++	Vehicular access from Mountergate preferred.
Promoting sustainable access/ transport	++	
Transport infrastructure	-	Any access to Rose Lane potentially difficult to achieve.
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is suitable for comprehensive office led development with housing. Planning Brief required.

Site reference	M023	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	++	Development would bring vacant building back to use; city centre site presents major opportunity for regeneration.
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	City Centre Conservation area but presents opportunity for improvement
Landscape sensitivity	++	
Townscape sensitivity	++	Development has potential to reinstate heritage character.
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	++	
Promoting sustainable access/ transport	++	Site would benefit from potential pedestrianisation of Westlegate
Transport infrastructure	++	
Utilities	+	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is suitable for redevelopment.

Site reference	M024	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	++	Development of site would provide opportunity to strengthen Primary Retail Area
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	Settings of St Stephens Church Grade II*
Landscape sensitivity	++	
Townscape sensitivity	++	Opportunities to reinstate frontage of Theatre Street
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	++	Development removes small central car park thus reducing city centre traffic
Promoting sustainable access/ transport	++	
Transport infrastructure	++	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is suitable for mixed use development particularly retail and leisure uses.

Site reference	M033	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	++	Site includes M013 and M023 which were put forward separately. Development presents opportunities for regeneration. Assessment needs to refer to M013 and M023.
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	
Landscape sensitivity	++	
Townscape sensitivity	++	City Centre Conservation Area but presents opportunity for improvement
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	++	
Promoting sustainable access/ transport	++	Site would benefit from potential pedestrianisation of Westlegate
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site generally suitable for development. Site might need to be allocated separately, excluding sites M023 and M033, as parts of these sites are in active use.

Site reference	M034	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	++	Site is identified in the Retail and Town Centre Study as one of the most suitable and viable locations for retail and leisure development.
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	+	City Centre Conservation Area, listed buildings
Landscape sensitivity	++	
Townscape sensitivity	++	Development presents major opportunity to reinstate character of the area
Biodiversity	++	
Contamination	+	
Topography/ ground conditions	O	Difference in levels across site
Flood risk	++	
Highway access and safety	++	Opportunities for reduction in commuter parking in city centre.
Promoting sustainable access/ transport	++	
Transport infrastructure	O	Local Transport Plan proposes changes in traffic circulation in the area
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is suitable for development however allocation will depend on the availability of the whole site.

Site reference	M036	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	++	
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	City Centre Conservation Area, development presents opportunity for improvement.
Landscape sensitivity	++	
Townscape sensitivity	++	Important gateway site, development presents opportunity for improvement
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	+	
Highway access and safety	++	
Promoting sustainable access/ transport	++	
Transport infrastructure	O	Development should include replacement car park.
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is suitable for mixed use development.

Site reference	M037, M037a	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	++	Site identified as one of the potential sites for mixed use development in Retail and Town Centre Study (2007).
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	
Landscape sensitivity	++	Development close to ring road should continue with a “buffer” of landscaping like Grapes Hill.
Townscape sensitivity	++	Development presents opportunity to reinstate character of the area, however should reflect Industrial Heritage City character
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	O	
Highway access and safety	+	No vehicular access to Barn Road; site should be considered as City Centre
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is suitable for mixed use development depending on availability.

Site reference	M044	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	++	
Brownfield/ Greenfield status	++	Small strip of green space and trees should be retained.
Nature designations	++	
Historic environment designations	+	City Centre Conservation Area; adjacent to City Hall and Fire Station which are listed
Landscape sensitivity	++	
Townscape sensitivity	++	Development presents opportunity to reinstate character of St Giles
Biodiversity	++	
Contamination	+	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	++	Possible through routes to provide access and permit pedestrianisation of St Peters Street
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is suitable for City Centre high density mixed use development.

Site reference	M046	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	+	
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	+	Building is not locally listed, but would be considered an undesignated heritage asset. it is the former offices of the Stewart and Patterson brewery
Landscape sensitivity	++	
Townscape sensitivity	+	Part of the development should be conversion to conserve the historical townscape.
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	○	Direct access to inner ring road is not ideal, need to restrain movement in and out of site if no alternative available.
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is not suitable for retail development, however should be suitable for housing and office development

Site reference	M047	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	++	
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	Nearby Grade II* Friends Meeting House
Landscape sensitivity	++	
Townscape sensitivity	++	Development would help to reinstate continuous street frontage
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	++	Opportunity for car free development
Promoting sustainable access/ transport	++	
Transport infrastructure	++	Removal of through traffic from pedestrian priority street is major advantage
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is suitable for mixed use development with housing and commercial uses.

Site reference	M048	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	O	Development would lead to loss of functional workshop units
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	-	Building is listed
Landscape sensitivity	++	
Townscape sensitivity	-	Historical building part of integrated townscape
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	+	
Promoting sustainable access/ transport	++	
Transport infrastructure	++	
Utilities	++	
Local facilities and social infrastructure	O	
Impact on/by surrounding uses	O	
Additional comment		The site is generally suitable for development however constraints of listed building on site means limited units could be delivered thus makes development not suitable for allocation

Site reference	M049	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	-	Development would lead to loss of employment land
Brownfield/ Greenfield status	++	
Nature designations	-	Site adjacent to river valley
Historic environment designations	++	
Landscape sensitivity	O	Site adjacent to river valley
Townscape sensitivity	+	
Biodiversity	O	
Contamination	-	Possible contamination due to current use
Topography/ ground conditions	+	
Flood risk	+	
Highway access and safety	O	
Promoting sustainable access/ transport	++	
Transport infrastructure	O	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	-	The site is adjacent to the recycling centre
Additional comment		Site is not suitable for housing or office development. It should be kept for employment uses.

Site reference	M051	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	++	
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	
Landscape sensitivity	++	
Townscape sensitivity	++	
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	+	
Promoting sustainable access/ transport	++	
Transport infrastructure	++	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is suitable for a range of uses. Development will help bring this vacant building back into use. It is likely that a variety of uses could be supported.

Site reference	M052	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	-	Consultation has shown that local businesses and community facilities in Magdalen Street rely on this car park.
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	-	Archaeology
Landscape sensitivity	++	
Townscape sensitivity	○	Site undeveloped historically. Current open nature has value to complement existing townscape
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	○	Shape of the site means it is difficult to accommodate considerable housing due to existing right of way to the back of the shops
Flood risk	++	
Highway access and safety	++	
Promoting sustainable access/ transport	++	
Transport infrastructure	++	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	○	
Additional comment		Site might be suitable for housing development, however the constraints and disadvantages outweigh the benefits.

Site reference	M056	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	++	Site proposed for development through St Stephens Masterplan
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	
Landscape sensitivity	++	
Townscape sensitivity	+	
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	+	
Promoting sustainable access/ transport	++	
Transport infrastructure	++	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is suitable for development, however subsequent site visits revealed that site is in active use and ownership issues mean that development is unlikely

Site reference	M057	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	++	Development would help regenerate St Stephens Area
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	Line of city wall to south
Landscape sensitivity	++	
Townscape sensitivity	++	Development would improve frontage to Queens Road
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	+	
Promoting sustainable access/ transport	++	
Transport infrastructure	++	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is suitable for mixed use development.

Site reference	M060	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	++	Development would help regenerate St Stephens area, strengthen Primary Retail Area and bring vacant building back to use.
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	-	City Centre Conservation Area; archaeological area
Landscape sensitivity	++	
Townscape sensitivity	++	
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	+	Only vehicular access available via pedestrian priority street; should be car free development
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is suitable for mixed use development.

Site reference	OU004	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	--	The suggested development would be better located in the core of the city centre rather than in the newly defined Riverside large district centre. The JCS promotes development of offices at Riverside as well as retailing.
Brownfield/ Greenfield status		
Nature designations		
Historic environment designations		
Landscape sensitivity		
Townscape sensitivity		
Biodiversity		
Contamination		
Topography/ ground conditions		
Flood risk		
Highway access and safety		
Promoting sustainable access/ transport		
Transport infrastructure		
Utilities		
Local facilities and social infrastructure		
Impact on/by surrounding uses		
Additional comment		The proposed theatre use is not suitable in this location.

Site reference	NOR0004	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	++	Development would help King Street area regeneration
Brownfield/ Greenfield status	++	
Nature designations	O	Site next to river
Historic environment designations	++	
Landscape sensitivity	++	
Townscape sensitivity	++	Tall building is acceptable here due to the character of neighbouring development
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	O	
Highway access and safety	+	Idea sitel for high density development. Should be car free/low parking
Promoting sustainable access/ transport	++	
Transport infrastructure	++	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is suitable for a range of uses, including housing and other commercial uses.

Site reference	NOR0005	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	+	
Brownfield/ Greenfield status	++	
Nature designations	-	Site is part of river valley
Historic environment designations	++	
Landscape sensitivity	O	River valley; adjacent to green open space
Townscape sensitivity	++	
Biodiversity	-	Adjacent woodland and open space has biodiversity value
Contamination	O	Possible contamination due to previous use
Topography/ ground conditions	--	Significant level drop on west part of the site which makes development less viable
Flood risk	++	
Highway access and safety	O	Access onto major route network undesirable, but unavoidable.
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Due to its limited capacity, the site is not likely to be suitable to allocate for housing development.

Site reference	NOR0015	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	○	Development would help regenerate of King Street area however this may lead to loss of employment in the historic industrial boat yard.
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	Adjacent to river; historic boat yard.
Landscape sensitivity	++	
Townscape sensitivity	++	City Centre Conservation Area however development presents opportunity for improvement
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	○	
Highway access and safety	++	
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is suitable for development. However, there is a need to keep some small employment opportunities in this area.

Site reference	NOR0025	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	+	
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	
Landscape sensitivity	++	
Townscape sensitivity	++	Opportunity to reinstate the character of the area.
Biodiversity	++	
Contamination	+	Possible contamination due to current use
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	++	Site suitable for high density housing development
Promoting sustainable access/ transport	++	
Transport infrastructure	O	Removal of commuter car park close to city centre
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is suitable for housing development.

Site reference	NOR0026	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	++	
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	
Landscape sensitivity	++	
Townscape sensitivity	++	Opportunity to reinstate the character of the area.
Biodiversity	++	
Contamination	+	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	++	Site suitable for high density housing development
Promoting sustainable access/ transport	++	
Transport infrastructure	++	Removal of commuter car park close to city centre would reduce congestion and promote public transport use
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is suitable for housing development.

Site reference	NOR0031	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	++	
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	
Landscape sensitivity	++	
Townscape sensitivity	+	Opportunity to reinstate character of the area, site is visible from conservation area across the valley
Biodiversity	++	
Contamination	O	Possible contamination due to current use as a garage
Topography/ ground conditions	O	Site level drops towards south
Flood risk	++	
Highway access and safety	++	All vehicular access should be from Lower Clarence Road
Promoting sustainable access/ transport	++	
Transport infrastructure	++	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is suitable for housing development.

Site reference	NOR0045	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	-	Development would lead to loss of some land allocated for employment use
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	
Landscape sensitivity	++	
Townscape sensitivity	++	
Biodiversity	O	Adjacent to River Valley
Contamination	+	Possible contamination due to current use
Topography/ ground conditions	++	
Flood risk	O	
Highway access and safety	++	
Promoting sustainable access/ transport	++	Site adjacent to strategic cycle route, opportunity to improve
Transport infrastructure	O	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	+	Existing housing area to the west, employment are on the east
Additional comment		Site is generally suitable for housing development, loss of employment allocation need to be further justified.

Site reference	NOR0062	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	O	Development would lead to some employment land currently used by a garage and a printing business
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	Possible archaeology
Landscape sensitivity	++	
Townscape sensitivity	++	Potential to reinstate the street frontage and improve the character of the area
Biodiversity	++	
Contamination	+	Possible contamination due to current use on part of site
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	++	
Promoting sustainable access/ transport	++	
Transport infrastructure	O	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is suitable for housing development. Although site is under different ownership, comprehensive development on the whole site would be preferable.

Site reference	NOR0065	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	++	Supported by Northern City Centre Area Action Plan to reinstate residential frontage along Oak Street
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	O	City Centre Conservation Area; possible archaeology
Landscape sensitivity	O	
Townscape sensitivity	++	Redevelopment would replace negative buildings
Biodiversity	++	
Contamination	O	Possible contamination due to current use, further investigation needed
Topography/ ground conditions	+	
Flood risk	O	
Highway access and safety	++	Access from Sussex Street
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is suitable for housing development.

Site reference	NOR0082	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	++	Site is part of Northern City Centre Area under major regeneration
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	
Landscape sensitivity	++	
Townscape sensitivity	++	Development would enhance the townscape by recreating street frontage
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	--	The existing car park on north part of the site is a long strip which is unlikely to be suitable for housing development.
Flood risk	++	
Highway access and safety	++	Vehicular access from Beckham Place
Promoting sustainable access/ transport	++	
Transport infrastructure	+	Removal of commuter car parking in city centre location
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is suitable for development, however it has significant constraints due to the elongated form of the northern part of the site.

Site reference	NOR0092	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	+	Site partially has planning permission
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	+	
Landscape sensitivity	++	
Townscape sensitivity	++	Development would help to bring disused building back to use
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	+	
Highway access and safety	++	
Promoting sustainable access/ transport	++	
Transport infrastructure	++	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is suitable for housing development.

Site reference	NOR0093	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	++	
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	
Landscape sensitivity	++	Green open space to the south
Townscape sensitivity	++	Development would enhance character of the area
Biodiversity	++	
Contamination	○	
Topography/ ground conditions	○	Site with slight change in level towards the west
Flood risk	++	
Highway access and safety	++	
Promoting sustainable access/ transport	○	Public footpath to the south
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	○	
Impact on/by surrounding uses	+	
Additional comment		Site is suitable for housing development.

Site reference	NOR0099	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	+	Vacant site awaiting development
Brownfield/ Greenfield status	++	
Nature designations	++	Development provides opportunity to create links to wooded ridge to the east,
Historic environment designations	++	
Landscape sensitivity	O	Wooded ridge; setting of the area
Townscape sensitivity	O	Site visible from City Centre Conservation Area, careful design needed
Biodiversity	++	
Contamination	-	Possible contamination due to previous use
Topography/ ground conditions	O	Steep slopes to east of site, former chalk pit
Flood risk	++	
Highway access and safety	++	
Promoting sustainable access/ transport	++	Walking distance to the City Centre
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Site is suitable for housing development.

Site reference	NOR0106	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	○	
Brownfield/ Greenfield status	+	
Nature designations	++	
Historic environment designations	++	
Landscape sensitivity	++	
Townscape sensitivity	+	
Biodiversity	++	
Contamination	○	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	++	
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	○	
Impact on/by surrounding uses	++	
Additional comment		Site is generally suitable, however it is not available.

Site reference	NOR0108	
Criteria	Score	Key issues for the scoring
Deliver/ support emerging policies	+	Development would lead to loss of some businesses
Brownfield/ Greenfield status	++	
Nature designations	-	Adjacent to Mousehold Heath
Historic environment designations	++	
Landscape sensitivity	++	Setting of Mousehold Heath
Townscape sensitivity	+	Development would generally improve the character of the area
Biodiversity	O	Site borders Mousehold Heath which has significant biodiversity value
Contamination	O	Possible contamination due to current use
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	++	Access form Ring Road undesirable but unavoidable.
Promoting sustainable access/ transport	++	
Transport infrastructure	++	
Utilities	++	
Local facilities and social infrastructure	O	City fringe site with limited facilities available
Impact on/by surrounding uses	+	
Additional comment		Site is generally suitable for housing development. However, the existing businesses are all in active operation and the site is unlikely to become available for development.

Site reference	NOR0115	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	++	
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	
Landscape sensitivity	++	
Townscape sensitivity	++	
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	++	
Promoting sustainable access/ transport	++	
Transport infrastructure	+	
Utilities	++	
Local facilities and social infrastructure	++	
Impact on/by surrounding uses	++	
Additional comment		Part of the site has planning permission, the remainder is unavailable for development.

Site reference	NOR0137	
<i>Criteria</i>	<i>Score</i>	<i>Key issues for the scoring</i>
Deliver/ support emerging policies	O	Development would lead to loss of some small businesses
Brownfield/ Greenfield status	++	
Nature designations	++	
Historic environment designations	++	
Landscape sensitivity	++	
Townscape sensitivity	++	
Biodiversity	++	
Contamination	++	
Topography/ ground conditions	++	
Flood risk	++	
Highway access and safety	++	
Promoting sustainable access/ transport	++	
Transport infrastructure	+	Opportunity to reduce number of accesses onto Hall Road
Utilities	++	
Local facilities and social infrastructure	O	Currently with limited facilities, however a new district centre is proposed with planning permission granted on Hall Road.
Impact on/by surrounding uses	O	
Additional comment		Site is generally suitable for housing development.

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