

# Site Allocations Development Plan Document:

## 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:

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

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

<b>Available</b>	Site ownership has been confirmed either through the site allocation process or through previous informal discussions
<b>Mostly available</b>	The site is in multiple ownership and most of the site is available for the proposed development
<b>Mostly unavailable</b>	The site is in multiple ownership and most of the site is not available for the proposed development
<b>Unavailable</b>	The site is not available for proposed development
<b>Unknown</b>	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 83 sites are proposed to be allocated, while 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 3,500 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  Old ref	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
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	
H006	H006	+	++	++	+	o	+	++	++	++	-	+	++	+	++	++	+	Suitable/ Mitigation	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																			
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
H027	H027	++	++	++	++	++	++	o	++	o	++	o	++	+	++	++	++	Suitable	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																			
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	++	++	++	0	++	++	++	++	+	++	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	+	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																			
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

## Appendix 4

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

## Appendix 4

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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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	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	Site does not involve change of use and will be considered in the DM policies DPD
	M058																			
-	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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	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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	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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	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

## Appendix 4

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## Appendix 4

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	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