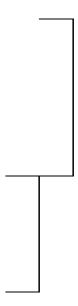
			Basic s	ite information		within								itability	Stage 1	н	listoric								Impact	Env	iron					l lr	Loss of commu walking nity cycling	/	Stage 2 Public Los	s of
Site Ref	Parish	Town/Villag	ge CS02 Designa tion	Current or last known land use	Site Description	25m of SF settleme Flu nt Zor	RA SFF vial Fluv ne 2 Zon	RA SFF vial Tida le 3 Zor	RA SFRA al Tidal ne 2 Zone 3	SFRA Hazard Zone	NNTR Ra	amsar SPAC	C SPRA	SSSI		Ancient P nonum a	arks nd	summary of constraints	Can constraints be overcome	Acce pt/rej ect	Scale of develop ment Brownfi eld/Gre enfield	Safegua rded areas	Height/ er Shape m	listoric o nviron l nent s	on highway Ma s util	or desi ties ions	ntal gnat TPO	Biodi [,] sity	ver pe/tow scape	a n HSE Hazard	Pollutio n/conta mination	f / Amenity s	facilities access	Access	Right of emp Way/Bri mer dleway land	olov Aaricult
																		lo identified severe																		
	Downham I1 Market	Downham Market		none stated	Land at the A10 North Downham Market	+	+	+	+ +	+	+	+ +	+	+	÷	+		constraints. Portion of site within 25m of settlement.	N/A	1		-	+	+	-/+	+	+ +	-/+	-/+	+	+	+	+ +	+	-	+ -
	Downham	Downham			Land west of												0	No identified servere																		
1	09 Market	Market	MT	none stated	Wimbotsham Road	+	+	+	+ +	+	+	+ +	+	+	+	+	+ w	vithin 25m of settlement.	N/A		+ -	-	+	+	-/+	+ ·	+ +		-/+	+	-/+	+	+ +	+	-	+ -
1	Downham 13 Market	Downham Market	MT	none stated	Land west of Wimbotsham Road	+	+	+		+	÷	+ +	+	+	÷	+	c o	No identified severe constraints. Very small portion if site within 25m of ettlement.	N/A		+ -		+	÷	-/+	•		-1-	/+	+	-/+	÷		+	-/+	
2	Downham 33 Market	Downham Market	мт	none stated	118A Bexwell Road	+	+	•	+ +	_	+		•	_	+	+	0	No identified severe constraints. Portion of site within 25m of settlement.	N/A		+ -	_		+	-/+		. .			_	+					+ -/+
	Downham 79 Market	Downham Market		none stated	Land off Cock Drove				+ +	+		+ +		+	+	+	s	Site constrained due to	Additional information provided by the Landowner (via Agent) in the Site Specific Allocations & Policies DPD 'Issues & Options." However the site is too far from the defined settlement to be a sustainable location for development. Constraint cannot be overcome.																	
	Downham 39 Market	Downham Market		none stated	Land North of Downham Market			+	+ +		•	+ +	•		+	+	N	No identified severe constraints. Portion of site within 25m of settlement.	N/A				+	+	-/+	+	+ +	-1-1	/+	+	+	+	<u>+</u> +	+		+ -

				A	vailability		Achie	vability				Deliv	verable/De	velopable			
			Acco.							Net							
Site Ref	Summary of constraints	Can constraints be overcome	Acce pt/rej ect	Proposed use (owner/agent)	Availability	Accept/ reject	Market assessment	Cost	Gross area	developable area	Density	Site capacity	0-5 1/02/5	6-10 years	11-15 years	Notos	Total
	ourmary or constraints	a preferred option at the Preferred Options stage. However the	001	r ropocod doo (omnon/dgom)	/ trandomty	10,000	decodention	decoontern	0.000 0.00	diod	Donoky	oupdoity	o o youro	o to youro	11 lo youro	10100	- Otdi
		site wasn't taken forward as other options were able to accommodate the growth numbers in Downham Market															
		without the need for this allocation. The site was also considered to impinge to a degree on the setting of															
		Wimbotsham, its conservation area and listed buildings, and															
		wasn't as favourable with the local population as other options. As a result the site is considered less advantageous than other															
		site available at the time, and as F1.3 & F1.4 are capable of accommodating the whole of the required growth for the plan															
		period, the site is not allocated at this point time. They could come forward for consideration as potential housing sites in															
		the future, after the current plan period, 2026. May be suitable if sensitively designed and safe access can be achieved. If															
	Site 11 is a large greenfield site outside the built environment boundaries, completely within the Marham airfield	allocation is required the constraints could be overcome and this site may be suitable for some small-scale infilling along															
	safeguarding zone. There are rights of way present on two of the boundaries and across the site, the land is grade 3	Lynn Road or affordable housing. Would seek to avoid merging Wimbotsham with Downham Market. Prior to			Site proposed for consideration by												
	agricultural. Allocation would result in a reduction in the gap between Downham Market and Wimbotsham. There appears	development an ecology survey may be required. Subject to a safe access the Highway Authority would not reject the			the landowner (see ref 289) and through an Agent therefore											Figure already counted on site	
1	to be suitable habitat for biodiversity.	allocation. Whilst situated at the edge of the current built extent of the	1	none stated	considered available.	1	М	L	22.8	14.4	36	i				ref 289.	0
		settlement, access to services within the town centre, local															
		schools and the railway station is possible, this is reflected by, although this would result in further increased traffic utilising															
		Wimbotsham Road, which has limited capacity. As with the all of sites put forward as growth options for Downham Market,															
		development would result in the loss of Grade 3 agricultural land. Located to the east of Wimbotsham Road and its														The site sits outside of the	
		associated road network, access could be gained from this, but this would depend upon implementation. Part of the site														development boundary so	
		falls within a cordon sanitaire for an Anglian Water Sewage facility. The site could be considered for allocation in a future														could come forward as a	
		plan. At this moment in time Sites F1.3 and F1.4 are considered more appropriate as they conform to the strategic														potential housing site after the	
		direction of growth for Downham Market identified within the														current plan	
		adopted Core Strategy The section within the AW cordon sanitare may not be suitable. The remainder yes if sensitively														period 2026, This site is capable of	
	Site 109 is a large greenfield site outside built environment boundaries and completely within the Marham airfield	designed and if safe access can be achieved. Site area may need to be reduced. Requirement to consult DEFRA regarding														accommodating a higher number of	
	safeguarding zone. There are rights of way present across the site, the land is grade 3 agricultural. Site appears to be	agricultural land classification. This site could achieve an access onto Wimbotsham Rd. Subject to a safe access the			Site proposed for consideration by landowner, multiple agents and a											dwellings than stated but not	
10	partially within a cordon sanitare for Anglian Water sewage facility. There appears to be suitable habitat for biodiversity.	Highway Authority would not reject the allocation. Prior to development an ecology survey may be required.	1	none stated	developer therefore considered available.	1	м	L	20.9	14.4	36	350	,		105	within the 15 year time period.	105
								1									
		Whilst situated at the edge of the current built extent of the settlement, access to services within the town centre, local															
		schools and the railway station is possible, this is reflected by, although this would result in further increased traffic utilising															
		Wimbotsham Road, which has limited capacity. As with the all															
		of sites put forward as growth options for Downham Market, development would result in the loss of Grade 3 agricultural															
		land. Located to the east of Wimbotsham Road and its associated road network, access could be gained from this,															
		but this would depend upon implementation. Part of the site falls within a cordon sanitaire for an Anglian Water Sewage															
		facility. The site could be considered for allocation in a future plan. At this moment in time Sites F1.3 and F1.4 are															
		considered more appropriate as they conform to the strategic direction of growth for Downham Market identified within the															
		adopted Core Strategy The section within the AW cordon															
	Site 143 is a large greenfield site outside built environment	sanitare may not be suitable. The remainder yes if sensitively designed and if safe access can be achieved. Site area may															
	boundaries and completely within the Marham airfield safeguarding zone. There are rights of way present across the				Site proposed for consideration by												
	site, the land is grade 3 agricultural. Site appears to be partially within a cordon sanitare for Anglian Water sewage	access onto Wimbotsham Rd. Subject to a safe access the Highway Authority would not reject the allocation. Prior to			landowner, multiple agents and a developer therefore considered											Figure already counted on site	
143	3 facility. Site 233 is a greenfield residential garden which is a mix	development an ecology survey may be required.	1	none stated	available.	1	М	L	10.6	111	36	1111		m	m	ref 109.	0
	grade 3 agricultural land and urban designation partially outside built environment boundaries. The site is	Additional information provided by the Landowner (via Agent) in the Site Specific Allocations & Policies DPD "Issues &			Site proposed for consideration by				///		///	////					
22	inappropriately shaped for development but could form an access for other larger sites (437, 480 & 521) to the south.	Options". However development of the site would result in an unacceptable impact upon the form and character of the area.	0	Residential (60 homes)	developer therefore considered available.	0	м		111	////	///	(///	111	1///	1///	Site not suitable	
23.			Ľ/	///////////////////////////////////////	///////////////////////////////////////	11	V///	1///	111	111	111	1//	1//	1///	111	Lite not suitable	0
	V/////////////////////////////////////			///////////////////////////////////////	X/////////////////////////////////////	11	1//	1///	111		////	///	////	////	1111		
	(//////////////////////////////////////		1		X/////////////////////////////////////	11		(///	///	///	111	1///	111		////		
	<i>\////////////////////////////////////</i>	(//////////////////////////////////////		///////////////////////////////////////	X/////////////////////////////////////	11	1//	1///	1//	///	///			///	///		
	X/////////////////////////////////////		1		X////////	11	111	(///	///	///	111	1///	1///		////		
27	<i>\////////////////////////////////////</i>		1	///////////////////////////////////////	X/////////////////////////////////////	11	111	1///	111	///	///			///	1111	Site not suitable	0
		This site formed part of a collection of sites that formed DW1 a preferred option at the Preferred Options stage. However the					([5
		site wasn't taken forward as other options were able to accommodate the growth numbers in Downham Market															
		without the need for this allocation. The site was also															
		considered to impinge to a degree on the setting of Wimbotsham, its conservation area and listed buildings, and														The site sits	
		wasn't as favourable with the local population as other options. As a result the site is considered less advantageous than other														outside of the development	
		site available at the time, and as F1.3 & F1.4 are capable of accommodating the whole of the required growth for the plan														boundary so could come	
		period, the site is not allocated at this point time. They could come forward for consideration as potential housing sites in														forward as a potential housing	
		the future, after the current plan period, 2026. May be suitable if sensitively designed and safe access can be achieved. If														site after the current plan	
	Site 390 is a large groepfield site anti-ide built anti-	allocation is required the constraints could be overcome and														period 2026, This	
	Site 289 is a large greenfield site outside built environment boundaries and completely within the Marham airfield	this site may be suitable for some small-scale infilling along Lynn Road or affordable housing. Would seek to avoid														site is capable of accommodating a	
	safeguarding zone. There are rights of way present on two of the boundaries and across the site, the land is grade 3	merging Wimbotsham with Downham Market. Prior to development an ecology survey may be required.			Site proposed for consideration by											higher number of dwellings than	
	agricultural. It bridges the gap between Wimbotsham and Downham Market. There appears to be suitable habitat for	Requirement to consult DEFRA regarding agricultural land classification. This site could achieve an access. Subject to a			the landowner an through an agent (see ref 11) therefore considered											stated but not within the 15 year	
28	9 biodiversity.	safe access the Highway Authority would not reject the site.	1	none stated	available.	1	М	L	24.4	14.4	36	350			105	time period.	105

			Basic si	ite information										Si	itability	Stage 1																				Suitability	Stage 2	
						within												Historic								Impact		Environ						nity	nu walking	P	ublic Lo	ss of
Site Ref	Parish	Town/Village	CS02 Designa tion	Current or last known land use	Site Description	25m of settleme nt	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA S Tidal I Zone 3	SFRA Hazard Zone N	INTR R	amsar SP	AC SPRA	SSSI	Stone Curlew	Ancient monum ent	Parks and gardens	summary of constraints	Can constraints be overcome	Acce pt/rej ect	Scale of develop ment	Brownfi eld/Gre enfield	Safegua ded Heigl areas Shap	Historic nt/ environ e ment	on highway / s u	Vajor utilities	mental designat ions T	IPO si	Biodiver p sity si	andsca pe/town H scape H	ISE n/c lazard mi	ollutio conta ination An	facilit /open nenity space	ties access to e service	Access R to open W s space d	ight of err /ay/Bri me eway lar	ploy Agricult ent ural d land
F1	Downham Market	Downham Market	мт		Land north of southern bypass in vicinity of Nightingale Lane	• _	.	+	+	+	+		+			₊	+		No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	+			+	+		+	-/+	+	+	+	+	+ +	+		+	+ -
112	Market	Market	IVI I		Nightingale Lane		, ,	Ŧ	Ŧ	Ŧ	-	•	•	<u>, , ,</u>	Ť	, ,	Ŧ	Ŧ	within 25th of settlement.			Ť	-			Ť	-	-	-/+	-	-	-	•	· · ·			•	, ,
																			No identified severe																			
43	Downham Market	Downham Market	MT	none stated	Land at South East of Downham Market	+	+	+	+	+	+	+	+	+ +	+	+	+		constraints. Portion of site within 25m of settlement.	N/A	1	-/+		- +	+	+	+	+	-/+	-		+	+	+ +	+	+	-	+ -
	Downham	Downham			Land south east of														No identified severe constraints. Portion of site																			
48	Market Downham	Market Downham		none stated	Downham Market Land east of Lynn Roa	+ Id	+	+	+	+	+	+	+	+ +	+	+	+		within 25m of settlement. No identified severe constraints. Portion of site	N/A	1	-/+	•	- +	+	+	+	+	-/+	-	•	+	+	+ +	+	+	-	+ -
F1.3	Market	Market	MT		Land east of Lynn Roa in vicinity of Bridle Lan	ne +	+	+	+	÷	+	+	+	+ +	+	+	+	+	within 25m of settlement.	N/A	1	+	-	- +	+	+	+	+	+	+	+	+	+	+ +	+	+	-/+	+ -
	Downham	Downham			Land to the rear of 192	2													No identified severe constraints. Portion of site																			
48	Market	Market	MT	none stated	Lynn Road, Broomhill,		+	+	+	+	+	+	+	+ +	+	+	+	÷	within 25m of settlement.	N/A	1	+		- +	+	-/+	+	+	+	-	+	+	+	+ +	+	+	+	+ -
	Downham	Downham																	No identified severe constraints. Portion of site																			
49:	Market	Market	MT	none stated	Land at Bridle Lane,	+	+	+	+	+	+	+	+	+ +	+	+	+		within 25m of settlement.	N/A	1	+		- +	+	-/+	+	+	+		+	+	+	+ +	+	+	+	+ -
51	Downham Market	Downham Market	MT	none stated	Land East of Howdale Rise,	+	+	+	+	+	+	+	+	+ +	+	+	+		No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	+		- +	+	-/+	÷	+	+	-		+	+	+ +	+	+	+	+ -
											T	T	T								[T	T	T	T						
52	Downham Market	Downham Market	мт	none stated	Land off Bridle Lane,	.	+	+	+	+	+	+	+	. .	+	+	+		No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	+		- -	+	-/+		+	+	-	+	+	+	+ +	+	+	+	+ -
-				•	•																· · · ·		• •															

				A	vailability		Achie	vability				Deli	verable/Dev	velopable			
Site Ref	Summary of constraints	Can constraints be overcome	Acce pt/rej ect	Proposed use (owner/agent)	Availability	Accept/ reject	Market assessment	Cost assessment	Gross area	Net developable area	Density	Site capacity	0-5 years	6-10 years	11-15 years	Notes	Total
F1.	4		1			1	м	L					60	80		SAD allocation for 140 dwellings	140
43	Site 437 is a large greenfield site outside built environment boundaries and completely within the Marham airfield safeguarding zone. There are rights of way and protected trees present, the land is a mix of grade 2 & 3 agricultural and urban. There may be access issues which could be resolved in the site forms part of a comprehensive scheme with other sites put forward. The edge of settlement nature of the site would impact upon the local landscape. The site is not particularly well related to the town centre. There appears to the suitable habitat for biodiversity.	The site scores well overall in terms of sustainability. The site is located well in terms of access to local services including schools. The impact on landscape and amenity will depend on how the scheme is designed as potentially negative impacts could be mitigated. There are some general infrastructure issues relating to the development overlying a groundwater yulnerability zone which applies to all options for growth. Part of the site is used to form F1.4. The remaining portion could accommodate all of the required growth number for Downham Market, however it is thought that to minimise the impact upon the character of the locality and to help ensure timely delivery it is appropriate to allocate a smaller housing number here and to allocate in a number of locations.	1	none stated	Site proposed for consideration by landowner through multiple agents therefore considered available.	1	м	L	47.3	14.4	36	350				Part of the site is allocated within the SAD as F1.4. Another portion of the site could come forward as a further housing site after the current plan period, 2026, this could potential accommodate more dwellings than shown, however not within the 15 year time period.	105
48		The site scores well overall in terms of sustainability. The site is located well in terms of access to local services including schools. The impact on landscape and amenity will depend on how the scheme is designed as potentially negative impacts could be mitigated. There are some general infrastructure issues relating to the development overlying a groundwater yulnerability zone which applies to all options for growth. Part of the site is used to form F1.4. The remaining portion could accommodate all of the required growth number for Downham Market, however it is thought that to minimise the impact upon the character of the locality and to help ensure timely delivery it is appropriate to allocate a smaller housing number here and to allocate in a number of locations.	1	none stated	Site proposed for consideration by landowner through multiple agents therefore considered available.	1	м	L	24.8	14.4	36					Part of the site is allocated within the SAD as F1.4, another portion of the site could come forward after the current plan period and this counted as 437	0
								Le.	2110							SAD allocation	Ĵ
F1.:	Site 487 is greenfield site (agricultural grade 3), partially outside built environment boundaries and completely within	This site scores well overall in terms of sustainability. Particularly in relation to the indicators 'highways and transport' and 'access to services' as the site has direct access to the Town Centre. The impact landscape and amenity depends on how the scheme is designed as a public bridleway runs along the eastern edge of the site and another runs east- west, therefore potentially negative impacts could be mitigated. There are some general infrastructure issues relating to the development overlying a groundwater vulnerability zone which applies to all options for growth. Subject to a safe access the Highway Authority would not reject the allocation.	1	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.	1	M	L	1.6	14	ac		105	145		Site allocated within the SAD as F1.3	250
	Site 493 is a greenfield site (scrub) is outside built environment boundaries and completely within the Marham airfield safeguarding zone. The land is grade 3 agricultural. There are mature hedges on the boundary of the site and 3 obvious signs of wildlife.	This site scores well overall in terms of sustainability. Particularly in relation to the indicators 'highways and transport'and 'access to services' as the site has direct access to the Town Centre. The impact landscape and amenity depends on how the scheme is designed as a public bridleway runs along the eastern edge of the site and another runs east- west, therefore potentially negative impacts could be mitigated. There are some general infrastructure issues relating to the development overlying a groundwater vulnerability zone which applies to all options for growth. Subject to a safe access the Highway Authority would not reject the allocation.	1	none stated	Site proposed for consideration by landowner through two agents therefore considered available.		м	L	0.7	0.6	36					Site allocated within the SAD as F1.3	0
51	Site 515 is a greenfield site outside built environment boundaries but well located for services. The land is a mix of grade 3 agricultural and urban designation and is completely within the Marham arifield safeguarding zone. There appears to be suitable habitat for biodiversity.	Located to the east of Howdale Rise, the site is close to the town centre, the high school, leisure centre, doctors and a number of other facilities. The impacts associated with highways & transport and landscape & amenity will depend upon implementation. However the scale of potential development of this site would not itself provide a substantial development of this site would not itself provide a substantial development of this site would not itself provide a substantial development of the overall housing required for Downham Market, and would be better provided as part of the larger areas of F1.3 and F1.4 to provide the necessary volume required to help deliver the associated benefits and necessary infrastructure. Signs of wildlife (ecology report required before allocation). Subject to safe access the Norfolk CC highways Officer would not object.	1	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.	1	м	L	1.2	1.1	36	39	,		20	The site sits outside of the development boundary so could come forward as a potential housing site after the current plan period 2026	20
52	Site 520 is a greenfield site outside built environment boundaries and completely within the Marham airfield safeguarding zone. The land is a grade 3 agricultural, with signs of informal public access. It would be appropriate to gain access via Rosemary Way and could form part of a comprehensive scheme including sites 487,520 & 823. There appears to be suitable habitat for biodiversity.	This site scores well overall in terms of sustainability. Particularly in relation to the indicators 'highways and transport' and 'access to services' as the site has direct access to the Town Centre. The impact landscape and amenity depends on how the scheme is designed as a public bridleway runs along the eastern edge of the site and another runs east- west, therefore potentially negative impacts could be mitigated. There are some general infrastructure issues relating to the development overlying a groundwater vulnerability zone which applies to all options for growth. Subject to a safe access the Highway Authority would not reject the allocation.		none stated	Site proposed for consideration by landowner through an Agent therefore considered available.	1	м	L	4.5	3.4	36					Site allocated within the SAD as F1.3	0



			Basic si	ite information		within								S	uitability	/ Stage 1		Historia								Impos		Equiron			[Loss of commu	walking/		Stage 2	n of
Site Ref	Parish	Town/Villag	CS02 Designa tion	Current or last known land use		25m of settleme nt	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	Tidal	SFRA Hazard Zone	NNTR F	Ramsar SPA	C SPRA	SSSI	Stone Curlew	Ancient monum ent	and	summary of constraints	Can constraints be overcome	pt/rej	Scale of E develop e ment e	Brownfi S eld/Gre ro enfield an	afegua led Heig reas Sha		ric on on highw s	ay Major utilities	Environ mental designat ions	TPO		Landsca pe/town scape	HSE n	ollutio /conta nination Amenit	nity facilities /open ty space	cycling access to services	Access	Public Los Right of emp Way/Bri men dleway land	ploy Agricu
																			No identified severe	The majority of the site is removed from the existing defined settlement. Most of																		
	Downham Market	Downham Market	МТ	none stated	Land South of Rouse Lane,	+	+	+	+	+	+	+	+ +	+	+	+	+	+	constraints. Corner of site within 25m of settlement.	the area is unlikely to be suitable. The majority of the site is	1	÷	-	-	+ +	-/+	+	+	-/+	-	-	+	+ +	+	+	+	-	+ -
535	Downham Market	Downham Market	MT	Agricultural	Land at Bridle Lane,	+	+	+	+	+	÷	+	+ +	+	+	+	+	+	No identified severe constraints. Corner of site within 25m of settlement.	removed from the existing defined settlement. Most of the area is unlikely to be suitable.	1	÷	+		+ +	-/+	+	+	+	-	+	÷		+	+	+	+	+ -
	Downham Market	Downham Market	МТ	none stated	Land off Wimbotshar Road	m +	+	+	+	÷	÷	+	+ +	+	+	+	+		No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	÷	_	_		-/+		+	÷	-	-	÷	-/+ +	+	+	+	-	+ -
	Downham Market	Downham Market	МТ	none stated	Land at Bridge Road	+	+	+	_	_	_	+				+			Site wholly constrained by tid flooding. Site is wholly within the flood hazard zone.	Additional information provided by the Landowner (via Agent) in the Site Specific Allocations & Policies DPD "Issues & Options. However site fails the principles of the sequential test and therefore al housing development should be avoided. Constraints cannot be overcome.																		
	Downham Market	Downham Market		Agriculture	Land South of Bridle		+	+	+	÷	+	+	<u>+</u> +			+	+		No identified severe constraints. Portion of site within 25m of settlement.	The status of Downham Market as a Main Town warrants further consideration of the site. However, it is only likely to be suitable if proposed sites to the west of this site were also developed forming an extension to the settlement boundary.	1	+				-/+		+	+	-	+	+	+ +		+	÷	+	+ -
		Wimbotshai & Downham		Agricultural	The Wimbotsham Estate, Land around Upper Farm, New RC		+	+	+	+	+	+				+			No identified stage 1 constraints. However site bridges the gap between two settlements so would not be appropriate to allocate whole the site allocation could be restricted to the north and south of the site only.		1	-/+	-/+	-/+	+ -/-	+ -/+	•	+	+	-/+	-/+	+			-/+	+	-/+	
	Downham Market	Downham Market		none stated	Adjacent Brickfields	+	+	+	-/+	+	÷	÷	+ +	+	+	+	+	+	2/3 of site constrained by tid flood zone 2. Site within settlement boundary but adjacent to employment.	Consider site is generally unsuitable for housing uses, due to flood risk and adjacent uses. Site more al suited to employment uses which will be considered in the Site Specific Allocations and Policies DPD.	0																	
	Downham Market	Downham Market		none stated	Prince Henry Place	+	+	+	+	÷	+	÷	+ +	+	+	+	+	÷	No identified stage 1 constrai	nts N/A.	1	÷	-	-	+ +	+	+	+	+	-	÷	÷	+ +	+	+	÷	+	+ +
1127	Downham Market	Downham Market		none stated	Land off Bridle Lane, Downham Market	, +	+	+	+	÷	÷	÷	+ +	+	+	+	+		No identified severe constraints. Portion of site within 25m of settlement.	N/A	_ 1	÷	-	-	+ +	-/+	+	÷	÷	-	÷	÷	+ +	+	+	÷	÷	+ -
	Downham	Downham																	No identified stage 1 constraints. Portion of site within 25m of settlement																			
1190	Market Downham Market	Market Downham Market	мт	Amenity Land	Site at Bexwell Road		+	+	+	+	+	+	+ +	+	+	+	+	+	Site is not within 25m of settlement boundary and is wholly within a hazard zone.	NA	1					İİ	١İ	$\dot{/}$	$\dot{/}$	1	į/	\dot{I}		1	İ.	$\dot{//}$	İ///	

				A	vailability		Achie	vability			1	Deliv	verable/De	velopable			
			A							Not							
Site Ref	Summary of constraints	Can constraints be overcome	pt/rej	Proposed use (owner/agent)	Availability	Accept/ reject	Market assessment	Cost	Gross area	developable area	Density	Site capacity	0-5 years	6-10 years	11-15 years	Notes	Total
			COL	r roposcu use (owner/agent)	realizability	TOJOOL	assessment	assessment	01033 0100	area	Density	capacity	o o years	o to years	11 10 years	Notes	Total
	Site 521 forms a part of sites 437 & 480 and is a greenfield																
	site outside built environment boundaries and completely within the Marham airfield safeguarding zone. There are	The site is close to the town centre, the high school, leisure															
	grade 2 & 3 agricultural and urban. There may be access	centre, doctors and a number of other facilities. The local highways authority consider the site a suitable location. The														Could come	
	issues which could be resolved if the site forms part of a comprehensive scheme using site 233 for access. The edge	impacts associated with landscape & amenity and the natural environment will depend upon implementation. However the														forward after the current plan	
504	of settlement nature of the site would impact upon the local landscape. The site is not particularly well related to the town	scale of development is better provided by splitting the number across two sites F1.3 & F1.4, rather than having one			Site proposed for consideration by landowner through multiple agents											period, figure already counted as 437	
52	centre. Site 535 is a greenfield site outside built environment boundaries and completely within the Marham airfield	large allocation. Site requires comparative assessment in the Site Specific Allocations and Policies DPD. May be suitable if developed as	1	none stated	therefore considered available.	1	м	L	3.3	2.5	30					as 437	0
	safeguarding zone. The land is a grade 3 agricultural. The proposed site access is from Bridle Lane, it would be more	part of a larger scheme and if safe access can be achieved. Requirement to consult DEFRA regarding agricultural land															
	appropriate to gain access via Rosemary Way if a comprehensive scheme was to come forward with sites	classification. Signs of wildlife (ecology report required before allocation). Subject to a safe access the Highway Authority		Housing, up to approx. 20	Site proposed for consideration by landowner therefore considered											Site allocated within the SAD as	
535	487,520 & 823. There are signs of wildlife on site.	Site requires comparative assessment in the Site Specific	1	conventional / affordable	available.	1	м	L	1	0.9	36	;				F1.3	0
	Site 602 is a large greenfield site outside built environment boundaries and completely within the Marham airfield	Allocations and Policies DPD. The section within the AW cordon sanitare may not be suitable. The remainder may be															
	safeguarding zone. There are rights of way present across the site, the land is grade 3 agricultural. Site appears to be	suitable if sensitively designed. Site area may need to be reduced. Requirement to consult DEFRA regarding agricultural			Site proposed for consideration by landowner, multiple agents and a											Figure already	
602	partially within a cordon sanitare for Anglian Water sewage facility. There appears to be suitable habitat for biodiversity.	land classification. Subject to safe access the Norfolk CC highways Officer would not object.	1	Residential	developer therefore considered available.	1	м	L	8.7	6.1	36					counted on site ref 109.	0
						1											
							///										
																Could be considered for	
622				Residential						////	////					considered for employment land	0
		Particularly in relation to the indicators 'highways and transport' and 'access to services' as the site has direct access															
		to the Town Centre. The impact landscape and amenity depends on how the scheme is designed as a public bridleway															
	Site 823 is a greenfield site outside built environment boundaries and completely within the Marham airfield	runs along the eastern edge of the site and another runs east- west, therefore potentially negative impacts could be															
	safeguarding zone. The land is a grade 3 agricultural, with signs of informal public access. It would appropriate to gain	mitigated. There are some general infrastructure issues relating to the development overlying a groundwater															
	access via Rosemary Way and could form part of a comprehensive scheme including sites 487.520 & 535. There	vulnerability zone which applies to all options for growth. Subject to a safe access the Highway Authority would not			Site proposed for consideration by landowner through two agents											Site allocated within the SAD as	
823	are signs of wildlife on site.	reject the allocation. This site scores well overall in terms of sustainability. The site	1	Housing, up to 150 dwellings	therefore considered available.	1	м	L	4.3	3.2	36					F1.3	0
		has direct access to the Town Centre. The impact on landscape and amenity depends on how the scheme is															
	the north as it abuts Wimbotsham. The southern boundary meets Downham Market, and abuts the existing built	designed as a public bridleway runs along the eastern edge of the site and another runs east- west, therefore potentially															
		negative impacts could be mitigated. There are some general infrastructure issues relating to the development overlying a															
	of way present. It is completely within the Marham Airfield	groundwater vulnerability zone which applies to all options for growth. Part of this site has been allocated within F1.3. The	i.														
	safeguarding zone and partially constrained in north/west by minerals consultation area and is grade 3 agricultural land.	entire site has not been allocated as the northern section abuts Wimbotsham and thus would reduce the gap between the two		Housing, 350 dwellings with further 600 dwellings for further	Site proposed for consideration by											Part of the site is	
1075	There are mature hedges on the boundary of the site. There appears to be suitable habitat for biodiversity.	settlements and the scale would be inappropriately large for such a rural village.	1	development. Employment 23ha of readily available land.	therefore considered available.	1	м	L	49.2	14.4	36	;				allocated within the SAD as F1.3	0
					Site already allocated in the local plan policy 6/7 "Adjacent												
1111	Site 1111 by virtue of planning applications 06/02632/OM consent has been granted for this site.		L	Residential	Brickfields" and outline consent granted but not yet built out.											See Site DOS 02	0
	Site 1113 is a greenfield garden site in a built up area. Access from Prince Henry Place would be acceptable whereas	Yes if sensitively designed to complement the locality. This			Site allocated in the local plan but											Already Counted	
1113	access from Royston End would be less suitable. The site is adjacent to sports fields.	site is well located to the settlement. Subject to a safe access the Highway Authority would not reject the allocation.	1	none stated	not yet built out. No evidence of owners intention to develop.	0	м	L	0.8	0.7	36	25.2				as 1998 allocation	0
		This site scores well overall in terms of sustainability. Particularly in relation to the indicators 'highways and transport' and 'access to consider' to site her direct occess															
		transport' and 'access to services' as the site has direct access to the Town Centre. The impact landscape and amenity depends on how the scheme is designed as a public bridleway															
		depends on now the scheme is designed as a public bridleway runs along the eastern edge of the site and another runs east- west, therefore potentially negative impacts could be															
	Site 1127 is a greenfield site (scrub) outside built environment boundaries and completely within the Marham airfield	mitigated. There are some general infrastructure issues relating to the development overlying a groundwater															
	safeguarding zone. The land is grade 3 agricultural. There are	vulnerability zone which applies to all options for growth. Subject to a safe access the Highway Authority would not			Site proposed for consideration by landowner through two agents											Figure already counted on site	
1127	of wildlife.	reject the allocation. This site scores positively with regard to the factors 'access to	1	Residential	therefore considered available.	1	м	L	0.4	0.4	36	in	m			ref 493.	0
		services' and 'highways and transport' as the site is situated adjacent to the A10 and one of the main roads into the town,							///	///		////	////	////	////		
		Bexwell Road. There is a neutral impact for the factor 'economy A business' but a negative is recorded for 'economy							////		////	111	////	111	////		
		B food production' as Grade 3 agricultural land will lost to development. The site is at low flood risk (flood zone 1).							////	///	111	1///			////		
	Site 1190 is a green field site wholly within Marham Airfield -	Development at this location potentially would have a greater impact on the character of Downham Market than other growth outputs are its would be in a down long method is not the AGO.			Cite and the second second				////	111	111	////			////		
140	Plan B safeguarding zone. Development would also result in the loss of grade 3 agricultural land. There are a number of mature trees along the parthern and eastern boundaries.	options as it would bring development adjacent to the A10, and so a negative score is recorded for the factor 'landscape & amonit'.	_	Posidential	Site proposed for consideration by landowner through an agent therefore considered available.				////	///	///	111	///	////	////		~
1190	mature trees along the northern and eastern boundaries.	amenity'.	U	Residential	meretore considered available.		W	L	////	111	111	III	th		H		0
1191	l			l		l		I	////	////	////	////	////		////		0

		_	Basic sit	e information											Suitab	oility Sta	nge 1	_			_											-			ssof	Suitability	Stage 2	2
te ef	Parish	Town/Village	CS02 Designa tion	Current or last known land use	Site Description	settleme	SFRA Fluvial Zone 2	Fluvial	Tidal	Tidal	SFRA Hazard Zone N	INTR F	Ramsar S	SPAC S	PRA SS	SSI CI	Ancien tone monun urlew ent	n and	summary of constraints	Can constraints be overcome	Acce pt/rej e ect	Scale of develop ment	Brownfi eld/Gre enfield	Safegua rded areas	Height/ e Shape r	listoric on environ high nent s	act Iway Majo utiliti	Enviro mental design es ions	at	Biodiver sity	Landsca pe/town scape	HSE	Pollutio n/conta mination A	ni fa	bos on mmu walking, ty cycling acilities access pen to bace services	Access F	Right of e	Loss of employ ment land
05.44	Downham	Downham																	No identified severe																			
<u>E 11</u>	Market	Market	MT		Lynn Road	+	+	+	+	+	+	+	+	+	+	+	+ +	+	constraints.	NA	1	+	+	-	+	+ -	/+ +	+	+	+	+	+	+	+	+ +	÷	+	-
ON)	Downham Market	Downham Market	МТ		Land north of Brothersross Way	+	+	+	+	÷	÷	÷	+	÷	+	÷	+ +		No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	+	-	-	÷	+ -	/+ +	+	+	-	-	+	+	+	+ +	+	-	+
	Downham Market	Downham Market	мт		Sovereign Way	+	+	+	-/+	÷	+	+	+	+	+	+	+ +		2/3 of site constrained by tide flood zone 2. Site within settlement boundary but adjacent to employment.	Consider site is generally unsuitable for housing uses, due to flood risk and adjacent uses. Site more il suited to employment uses which will be considered in the Site Specific Allocations and Policies DPD.	c																	
	Downham Market	Downham Market	мт		Downham Road	+	+	+	+	+	+	+		+		+	+ +		No identified severe constraints.	N/A		Ļ	+	+				<u> </u>			+		+	+				
	Downham	Downham																	No identified severe								<u> </u>											
	Market Downham	Market Downham		occupied houses		+	+	+	+	+	+	+	+	+	+	+	+ +	+	constraints. No identified severe	N/A		+	+	+	+		+ +	+	+	+	+	+	+	+	+ +	+	+	_+
	Market Downham Market	Market Downham Market	мт		Rear of Railway Road	+	+	+	+	+	+	+	+	+		+	+ +		constraints. No identified severe constraints.	N/A	1	+	+	+	+		<u>+ +</u>			+	+	+	+	+	+ +	+	+	+
	Downham	Downham	IVII				Ŧ	Ŧ	Ŧ	Ŧ		Ŧ		-	•		· ·		No identified severe	NA	<u> </u>	Ť	Ŧ	Ŧ	Ŧ	-	<u> </u>	+		-	Ŧ	-		+	+ +		-	+
	Market	Market	MT	house and gardens	Bexwell Road	+	+	+	+	+	+	+	+	+	+	+	+ +	+	constraints.	N/A	1	+	+	-	+	-	+ +	+	-/+	+	+	+	+	+	+ +	+	+	+
	Downham Market	Downham Market	МТ		Rouse's Lane	+	+	÷	+	÷	÷	÷	÷	÷	+	÷	+ +	+	No identified severe constraints.	N/A	1	+	+	-/+	+	+	+ +	+	+	+	+	+	+	+	+ +	+	+	-
Ū	Downham Market	Downham Market	МТ		Bridge Road	+	+	-	_	_	-	_							Site wholly constrained by tid flooding. Site is wholly within the flood hazard zone.	Additional information provided by the Landowner (via Agent) in the Site Specific Allocations & Policies DPD "Issues & Options. However site fails the principles of the sequential test and therefore al housing development should be avoided. Constraints cannot be overcome.																		

				Δ	vailability		Achie	vabilitv				Deli	verable/De	velonable			
							Actilie										
			Acce							Net							
Site Ref	Summary of constraints	Can constraints be overcome	pt/rej ect	Proposed use (owner/agent)	Availability	Accept/ reject	Market assessment	Cost	Gross area	developable area	Density	Site capacity	0-5 years	6-10 years	11-15 years	Notes	Total
				· · · · · · · · · · · · · · · · · · ·		,)			
		The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10. This															
	Site DOE 11 is a brownfield site in a built up area with a	site is potentially suitable for residential use long term depending upon this issue. Landowner would also need to															
	public right of way through the site, completely within the Marham airfield safeguarding zone. There is currently an	demonstrate access on to Lynn Road can be achieved. This site is well located to the settlement. Subject to a safe access		Housing/mixed use - 8 min - 10	Site proposed for consideration by landowner therefore considered											Site within the Development	
DOE 11	employment use on the site.	the Highway Authority would not reject the allocation.	1	max	available.	1	м	L	0.2	0.2	2 36	i 7.2	2	7	,	Boundary	7
		Whilst situated at the edge of the current built extent of the settlement, access to services within the town centre, local															
		schools and the railway station is possible, this is reflected by,															
		although this would result in further increased traffic utilising Wimbotsham Road, which has limited capacity. As with the all															
		of sites put forward as growth options for Downham Market, development would result in the loss of Grade 3 agricultural															
		land. Located to the east of Wimbotsham Road and its															
		associated road network, access could be gained from this, but this would depend upon implementation. The site could be															1
		considered for allocation in a future plan. At this moment in time Sites F1.3 and F1.4 are considered more appropriate as															'
		they conform to the strategic direction of growth for Downham Market identified within the adopted Core Strategy. If															'
	Site DON 09 is a large greenfield site outside built	sensitively designed and if safe access can be achieved. Site															
	environment boundaries and completely within the Marham airfield safeguarding zone. There are rights of way present	area may need to be reduced. This site could achieve an access onto Wimbotsham Rd. Subject to a safe access the			Site proposed for consideration by landowner, multiple agents and a											Figure already	
DON 09	across the site, the land is grade 3 agricultural. There appears to be suitable habitat for biodiversity.	Highway Authority would not reject the allocation. Prior to development an ecology survey may be required.	1	Housing - 135	developer therefore considered available.	1	м		8.3	83	36					counted on site ref 109.	C
	///////////////////////////////////////		L .				111	111	111	111				111	111		Ŭ
											///						
		1					111		///	///	111	1///	///				
]			Site already allocated in the local plan policy 6/7 "Adjacent											Figure already counted see sites	
DOS 02		Site DOS 02 by virtue of planning application ref: 06/02632/OM has consent for residential development.		Housing - 50	Brickfields" and outline consent granted but not yet built out.		///		111	///	1///	////				within the planning process.	
003 02		This allocation is well located to the settlement. Subject to a	<u> </u>	Housing - 50	Site proposed for consideration by		· · · ·	////		////	111		111				0
DOS 14		safe access the Highway Authority would not reject the allocation.	1	Housing - min 31 - max 39	landowner therefore considered available.	1	м	L	0.6	0.6	36 36	ò	////			Developmnet already built	0
					Site is a part within land already								///			Figure already	
	Site DOT 05 is a brownfield site in a built up area and partially	Vac if sensitively designed to complement the conservation			allocated in the local plan policy 6/7 "Maltings Lane West," but not								///			counted see sites within the	
DOT 05	within the conservation area.	area.	1	Housing	yet built out.	0	м	L					111			planning process.	0
													///			Figure already	
	Site DOT 06 by virtue of planning applications 06/02632/OM				Site proposed for consideration by landowner therefore considered								////			counted see sites within the	
DOT 06	& 09/00194/RMM consent has been granted for this site.		0	Housing/mixed use - 202	available.	1	м	L	4.4	4.4	44	L	111	1///	1///	planning process. Stite not able to	0
	Site DOT 15 is a brownfield site in a built up area. This site is				Site proposed for consideration by											accommodate a	1
DOT 15	well located to the settlement. Subject to a safe access the Highway Authority would not reject the allocation.	No constraints	1	Housing - 1 min 2 max	landowner through an Agent therefore considered available.	1	L	L	0.1	0.1	36	ò				min of 5 dwellings	0
	DOT 29 is a brownfield garden site completely within the	Yes if sensitively designed to complement the conservation area and to avoid loss/damage of trees. This allocation is well			Site proposed for consideration by												
DOT 20	Marham safeguarding area, and conservation area. There are a number of TPO's on the site.		1	Housing	landowner therefore considered available.	1	м		0.5	0.5	. ~		18			Site accepted	18
001 29		The Council is seeking to retain employment land unless the	1	nousing	a validule.	1	IVI	<u>-</u>	0.5	0.5	30	,	18			one accepted	18
		loss satisfies the parameters set out in CS policy CS10. This site is potentially suitable for residential use long term															'
	Site DOT 32 is a brownfield industrial site in a built up area,	depending upon this issue. This allocation is well located to the settlement. Subject to a safe access the Highway Authority			Site proposed for consideration by landowner therefore considered												'
DOT 32	completely within the Marham safeguarding area.	would not reject the allocation.		Housing - min 9-max 12	available.	1	м	м	0.3	0.3	3 36	ò	11			Site accepted	11
																	1
																	1
																	1
																	1
																	1
DOU				Housing 0-5 years min 15 - max													1
01				25. 11-18 years min 30 - max 45													0
I													194	232	335		761

		Basic	site information									Suitability	y Stage	1															Suitability	/ Stage 2	
					within									LI.	storio							Impost	Environ					Loss of commu wal nity cvc	king/	Public Loss of	
Site		CS0	2		25m of	SFRA SFR	A SFRA	SFRA SFRA						Ancient Pa	irks		Acce	Scale of	Brownfi	Safegua	Historic	on	mental		Landso		Pollutio	facilities acc	ess Access	Right of employ	Agricult
Site Ref Par	arish T	Town/Village tion	ha Current or last known land use	Site Description	settleme nt	Zone 2 Zone	al Tidal 3 Zone 2	Tidal Hazaro Zone 3 Zone	NNTR	Ramsar SP	AC SPF	RA SSSI	Stone Curlew		d rdens summary of constraints	Can constraints be overcor	ne ect	j develop ment	eld/Gre enfield	rded F areas S	Height/ environ Shape ment	s Maj	or designat ties ions	TPO sity	odiver pe/tow y scape	h HSE Hazard	n/conta mination Amenity	/open to y space serv	vices space	Way/Bri ment dleway land	land

				A	vailability		Achie	vability			Deli	verable/De	velopable			
Site Ref	Summary of constraints	Can constraints be overcome	Acce pt/rej ect	Proposed use (owner/agent)	Availability	Accept/ reject	Market assessment	Cost assessment	Net developable area	Density	Site capacity	0-5 years	6-10 years	11-15 years	Notes	Total
			•		·	•										

		Basic	site information									Suitability	y Stage	1															Suitability	/ Stage 2	
					within									LI.	storio							Impost	Environ					Loss of commu wal nity cvc	king/	Public Loss of	
Site		CS0	2		25m of	SFRA SFR	A SFRA	SFRA SFRA						Ancient Pa	irks		Acce	Scale of	Brownfi	Safegua	Historic	on	mental		Landso		Pollutio	facilities acc	ess Access	Right of employ	Agricult
Site Ref Par	arish T	Town/Village tion	ha Current or last known land use	Site Description	settleme nt	Zone 2 Zone	al Tidal 3 Zone 2	Tidal Hazaro Zone 3 Zone	NNTR	Ramsar SP	AC SPF	RA SSSI	Stone Curlew		d rdens summary of constraints	Can constraints be overcor	ne ect	i develop ment	eld/Gre enfield	rded F areas S	Height/ environ Shape ment	s Maj	or designat ties ions	TPO sity	odiver pe/tow y scape	h HSE Hazard	n/conta mination Amenity	/open to y space serv	vices space	Way/Bri ment dleway land	land

				A	vailability		Achie	vability			Deli	verable/De	velopable			
Site Ref	Summary of constraints	Can constraints be overcome	Acce pt/rej ect	Proposed use (owner/agent)	Availability	Accept/ reject	Market assessment	Cost assessment	Net developable area	Density	Site capacity	0-5 years	6-10 years	11-15 years	Notes	Total
			•		·	•										

		Basic site information	Suitability Stage 1	Suitability Stage 2			
	Γ		vithin kithin ss of commu walking/ nity cycling Public Loss of				
			15m of SFRA SFRA SFRA SFRA SFRA SFRA SFRA SFRA	facilities access Access Right of employ Agricult			
Site		Designa Current or last	ettleme Fluvial Fluvial Tidal Tidal Hazard Stone monum and Sto	/open to to open Way/Bri ment ural			
Ref	Par	rish Town/Village tion known land use Site Description r	it Zone 2 Zone 3 Zone 2 Zone 3 Zone 2 Zone 3 Zone NNTR Ramsar SPAC SPRA SSSI Curlew ent gardens summary of constraints Can constraints be overcome ect ment enfield areas Shape ment s utilities ions TPO sity scape Hazard mination Amenity	space services space dleway land land			

			A	A - In the second states			
Site Ref	Summary of constraints	Can constraints be overcome	Acce pl/rej ect Proposed use (owner/agent)	Availability Availability	Accept/ Market Cost de assessment Gross area ar	et Consisty Site Consisty Constant of Cons	Total
	1						