

Site Ref	Basic site information					Suitability Stage 1													Suitability Stage 2																										
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Historic environment	Impact on highways	Major utilities	Environmental designations	TPO	Biodiversity	Landscapes/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of community facilities/open space	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land			
11	Downham Market	Downham Market	MT	none stated	Land at the A10 North Downham Market	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	-	-	-	+	+	-/+	+	+	+	+	-/+	-/+	+	+	+	+	+	+	-	+	-		
109	Downham Market	Downham Market	MT	none stated	Land west of Wimbotsham Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	+	-	-	+	+	-/+	+	+	+	+	-/+	-/+	+	-/+	+	+	+	+	+	-	+	-	
143	Downham Market	Downham Market	MT	none stated	Land west of Wimbotsham Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Very small portion of site within 25m of settlement.	N/A	1	+	-	-	+	+	-/+	+	+	+	+	-/+	-/+	+	-/+	+	+	+	+	+	-/+	+	+	
233	Downham Market	Downham Market	MT	none stated	118A Bexwell Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	+	-	-	-	+	-/+	+	+	+	+	+	-	+	+	+	+	+	+	+	+	+	-/+	
279	Downham Market	Downham Market	MT	none stated	Land off Cock Drove	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	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.	0																							
289	Downham Market	Downham Market	MT	none stated	Land North of Downham Market	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	-	-	-	+	+	-/+	+	+	+	+	-/+	-/+	+	+	+	+	+	+	+	+	-	+	-

Site Ref	Summary of constraints	Can constraints be overcome	Accept/reject	Availability		Achievability		Deliverable/Developable							Total				
				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		
11	Site 11 is a large greenfield site outside the built environment boundaries, completely within the Marham airfield safeguarding zone. There are rights of way present on two of the boundaries and across the site, the land is grade 3 agricultural. Allocation would result in a reduction in the gap between Downham Market and Wimbotsham. There appears to be suitable habitat for biodiversity.	This site formed part of a collection of sites that formed DW1 a preferred option at the Preferred Options stage. However the 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 allocation is required the constraints could be overcome and this site may be suitable for some small-scale infilling along Lynn Road or affordable housing. Would seek to avoid merging Wimbotsham with Downham Market. Prior to development an ecology survey may be required. Subject to a safe access the Highway Authority would not reject the allocation.	1	none stated		Site proposed for consideration by the landowner (see ref 289) and through an Agent therefore considered available.	1	M	L	22.8	14.4	36					Figure already counted on site ref 289.	0	
109	Site 109 is a large greenfield site outside built environment boundaries and completely within the Marham airfield safeguarding zone. There are rights of way present across the site, the land is grade 3 agricultural. Site appears to be partially within a cordon sanitaire for Anglian Water sewage facility. There appears to be suitable habitat for biodiversity.	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 sanitaire may not be suitable. The remainder yes if sensitively designed and if safe access can be achieved. Site area may need to be reduced. Requirement to consult DEFRA regarding agricultural land classification. This site could achieve an access onto Wimbotsham Rd. Subject to a safe access the Highway Authority would not reject the allocation. Prior to development an ecology survey may be required.	1	none stated		Site proposed for consideration by landowner, multiple agents and a developer therefore considered available.	1	M	L	20.9	14.4	36	350				105	The site sits outside of the development boundary so could come forward as a potential housing site after the current plan period 2026. This site is capable of accommodating a higher number of dwellings than stated but not within the 15 year time period.	105
143	Site 143 is a large greenfield site outside built environment boundaries and completely within the Marham airfield safeguarding zone. There are rights of way present across the site, the land is grade 3 agricultural. Site appears to be partially within a cordon sanitaire for Anglian Water sewage facility.	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 sanitaire may not be suitable. The remainder yes if sensitively designed and if safe access can be achieved. Site area may need to be reduced. Requirement to consult DEFRA regarding agricultural land classification. This site could achieve an access onto Wimbotsham Rd. Subject to a safe access the Highway Authority would not reject the allocation. Prior to development an ecology survey may be required.	1	none stated		Site proposed for consideration by landowner, multiple agents and a developer therefore considered available.	1	M	L	10.6	8	36						Figure already counted on site ref 109.	0
233	Site 233 is a greenfield residential garden which is a mix grade 3 agricultural land and urban designation partially outside built environment boundaries. The site is inappropriately shaped for development but could form an access for other larger sites (437, 480 & 521) to the south.	Additional information provided by the Landowner (via Agent) in the Site Specific Allocations & Policies DPD 'Issues & Options'. However development of the site would result in an unacceptable impact upon the form and character of the area.	0	Residential (60 homes)		Site proposed for consideration by developer therefore considered available.	0	M	L									Site not suitable	0
279																		Site not suitable	0
289	Site 289 is a large greenfield site outside built environment boundaries and completely within the Marham airfield safeguarding zone. There are rights of way present on two of the boundaries and across the site, the land is grade 3 agricultural. It bridges the gap between Wimbotsham and Downham Market. There appears to be suitable habitat for biodiversity.	This site formed part of a collection of sites that formed DW1 a preferred option at the Preferred Options stage. However the 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 allocation is required the constraints could be overcome and this site may be suitable for some small-scale infilling along Lynn Road or affordable housing. Would seek to avoid merging Wimbotsham with Downham Market. Prior to development an ecology survey may be required. Requirement to consult DEFRA regarding agricultural land classification. This site could achieve an access. Subject to a safe access the Highway Authority would not reject the site.	1	none stated		Site proposed for consideration by the landowner through an agent (see ref 11) therefore considered available.	1	M	L	24.4	14.4	36	350				105	The site sits outside of the development boundary so could come forward as a potential housing site after the current plan period 2026. This site is capable of accommodating a higher number of dwellings than stated but not within the 15 year time period.	105

Site Ref	Basic site information					Suitability Stage 1														Suitability Stage 2																							
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Historic environment	Impact on highways	Major utilities	Environmental designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of community facilities/open space	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	
F1.4	Downham Market	Downham Market	MT		Land north of southern bypass in vicinity of Nightingale Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	+	-	-	+	+	+	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	-
437	Downham Market	Downham Market	MT	none stated	Land at South East of Downham Market	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	-/+	-	-	+	+	+	+	+	+	-/+	-	-	+	+	+	+	+	+	-	+	-	
480	Downham Market	Downham Market	MT	none stated	Land south east of Downham Market	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	-/+	-	-	+	+	+	+	+	+	-/+	-	-	+	+	+	+	+	+	-	+	-	
F1.3	Downham Market	Downham Market	MT		Land east of Lynn Road in vicinity of Bridle Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	+	-	-	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-/+	+	-	
487	Downham Market	Downham Market	MT	none stated	Land to the rear of 192 Lynn Road, Broomhill,	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	+	-	-	+	+	+	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	-
493	Downham Market	Downham Market	MT	none stated	Land at Bridle Lane,	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	+	-	-	+	+	+	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	-
515	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	+	-	-	+	+	+	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	-
520	Downham Market	Downham Market	MT	none stated	Land off Bridle Lane,	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	+	-	-	+	+	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	-

Site Ref	Availability		Achievability		Deliverable/Developable												
	Summary of constraints	Can constraints be overcome	Accept/reject	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	M	L					60	80		SAD allocation for 140 dwellings	140
437	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 if 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 be 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 vulnerability 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	M	L	47.3	14.4	36	350			105	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
480	Site 480 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 if 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 be 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 vulnerability 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	M	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
F1.3			1			1	M	L				105	145		SAD allocation for 250 dwellings	250	
487	Site 487 is greenfield site (agricultural grade 3), partially outside built environment boundaries and completely within the Marham airfield safeguarding zone. There may be access issues which could be resolved if the site forms part of a comprehensive scheme with other sites put forward. There are a large number of mature trees on the site and 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 an Agent therefore considered available.	1	M	L	1.6	1.4	36					Site allocated within the SAD as F1.3	0
493	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 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.	1	M	L	0.7	0.6	36					Site allocated within the SAD as F1.3	0
515	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 airfield 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 contribution to 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	M	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
520	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.	1	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.	1	M	L	4.5	3.4	36					Site allocated within the SAD as F1.3	0

Site Ref	Basic site information					Suitability Stage 1														Suitability Stage 2																								
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Historic environment	Impact on highways	Major utilities	Environmental designations	TPO	Biodiversity	Landscapes/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of community facilities/open space	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land		
521	Downham Market	Downham Market	MT	none stated	Land South of Rouses Lane,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Corner of site within 25m of settlement.	The majority of the site is removed from the existing defined settlement. Most of the area is unlikely to be suitable.	1	+	-	-	+	+	-/+	+	+	-/+	-	-	+	+	+	+	+	+	+	-	+	-	
535	Downham Market	Downham Market	MT	Agricultural	Land at Bridle Lane,	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Corner of site within 25m of settlement.	The majority of the site is removed from the existing defined settlement. Most of the area is unlikely to be suitable.	1	+	+	-	+	+	-/+	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	-
602	Downham Market	Downham Market	MT	none stated	Land off Wimbotsham Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	+	-	-	+	+	-/+	+	+	+	-	-	+	-/+	+	+	+	+	+	-	+	-	
622	Downham Market	Downham Market	MT	none stated	Land at Bridge Road	+	+	+	-	-	-	+	+	+	+	+	+	+	+	Site wholly constrained by tidal 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 housing development should be avoided. Constraints cannot be overcome.	0																						
823	Downham Market	Downham Market	MT	Agriculture	Land South of Bridle Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	+	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	+	-	-	+	+	-/+	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	-
1075	Wimbotsham & Downham	Wimbotsham & Downham	MT/RV	Agricultural	The Wimbotsham Estate, Land around Upper Farm, New Road	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. However site bridges the gap between two settlements so would not be appropriate to allocate whole of the site allocation could be restricted to the north and south of the site only.		1	-/+	-/+	-/+	+	-/+	-/+	+	+	+	+	-/+	-/+	+	+	+	+	+	-/+	+	-/+	+	+
1111	Downham Market	Downham Market		none stated	Adjacent Brickfields	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	2/3 of site constrained by tidal 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 suited to employment uses which will be considered in the Site Specific Allocations and Policies DPD.	0																						
1113	Downham Market	Downham Market		none stated	Prince Henry Place	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints	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	+	-	-	+	+	-/+	+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	-
1190	Downham Market	Downham Market	MT	Amenity Land	Site at Bexwell Road.	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints. Portion of site within 25m of settlement boundary.	N/A	1	+	+	-	+	+	-	+	+	+	-	+	+	+	+	+	+	+	+	+	+	-	
1191	Downham Market	Downham Market	MT	Agricultural	Land adjacent to A1122	-	+	+	+	+	-	+	+	+	+	+	+	+	+	Site is not within 25m of settlement boundary and is wholly within a hazard zone.	No	0																						

Site Ref	Summary of constraints	Can constraints be overcome	Accept/reject	Availability		Achievability		Deliverable/Developable								Notes	Total	
				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			
521	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 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 if the site forms part of a comprehensive scheme using site 233 for access. 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.	The site is close to the town centre, the high school, leisure centre, doctors and a number of other facilities. The local highways authority consider the site a suitable location. The impacts associated with landscape & amenity and the natural environment will depend upon implementation. However the scale of development is better provided by splitting the number across two sites F1.3 & F1.4, rather than having one large allocation.	1	none stated	Site proposed for consideration by landowner through multiple agents therefore considered available.	1	M	L	3.3	2.5	36						Could come forward after the current plan period, figure already counted as 437	0
535	Site 535 is a greenfield site outside built environment boundaries and completely within the Marham airfield safeguarding zone. The land is a grade 3 agricultural. The proposed site access is from Bridle Lane, it would be more appropriate to gain access via Rosemary Way if a comprehensive scheme was to come forward with sites 487,520 & 823. There are signs of wildlife on site.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. May be suitable if developed as part of a larger scheme and if safe access can be achieved. Requirement to consult DEFRA regarding agricultural land classification. Signs of wildlife (ecology report required before allocation). Subject to a safe access the Highway Authority would not reject the site.	1	Housing, up to approx. 20 conventional / affordable	Site proposed for consideration by landowner therefore considered available.	1	M	L	1	0.9	36						Site allocated within the SAD as F1.3	0
602	Site 602 is a large greenfield site outside built environment boundaries and completely within the Marham airfield safeguarding zone. There are rights of way present across the site, the land is grade 3 agricultural. Site appears to be partially within a cordon sanitaire for Anglian Water sewage facility. There appears to be suitable habitat for biodiversity.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The section within the AW cordon sanitaire may not be suitable. The remainder may be suitable if sensitively designed. Site area may need to be reduced. Requirement to consult DEFRA regarding agricultural land classification. Subject to safe access the Norfolk CC highways Officer would not object.	1	Residential	Site proposed for consideration by landowner, multiple agents and a developer therefore considered available.	1	M	L	8.7	6.1	36						Figure already counted on site ref 109.	0
622				Residential													Could be considered for employment land	0
823	Site 823 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 & 535. There are signs of wildlife on site.	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	Housing, up to 150 dwellings	Site proposed for consideration by landowner through two agents therefore considered available.	1	M	L	4.3	3.2	36						Site allocated within the SAD as F1.3	0
1075	Site 1075 is inappropriately large in scale for a rural village in the north as it abuts Wimbotsham. The southern boundary meets Downham Market, and abuts the existing built environment with links available, large scale of development may be appropriate in this area. The site is majority greenfield outside built environment boundaries with a number of rights of way present. It is completely within the Marham Airfield safeguarding zone and partially constrained in north/west by minerals consultation area and is grade 3 agricultural land. There are mature hedges on the boundary of the site. There appears to be suitable habitat for biodiversity.	This site scores well overall in terms of sustainability. The site has direct access to the Town Centre. The impact on 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. Part of this site has been allocated within F1.3. The entire site has not been allocated as the northern section abuts Wimbotsham and thus would reduce the gap between the two settlements and the scale would be inappropriately large for such a rural village.	1	Housing, 350 dwellings with further 600 dwellings for further development. Employment 23ha of readily available land.	Site proposed for consideration by landowner through an Agent therefore considered available.	1	M	L	49.2	14.4	36						Part of the site is allocated within the SAD as F1.3	0
1111	Site 1111 by virtue of planning applications 06/02632/OM consent has been granted for this site.			Residential	Site already allocated in the local plan policy 6/7 'Adjacent Brickfields' and outline consent granted but not yet built out.												See Site DOS 02	0
1113	Site 1113 is a greenfield garden site in a built up area. Access from Prince Henry Place would be acceptable whereas access from Royston End would be less suitable. The site is adjacent to sports fields.	Yes if sensitively designed to complement the locality. This site is well located to the settlement. Subject to a safe access the Highway Authority would not reject the allocation.	1	none stated	Site allocated in the local plan but not yet built out. No evidence of owners intention to develop.	0	M	L	0.8	0.7	36	25.2					Already Counted as 1998 allocation	0
1127	Site 1127 is a greenfield site (scrub) 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 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	Residential	Site proposed for consideration by landowner through two agents therefore considered available.	1	M	L	0.4	0.4	36						Figure already counted on site ref 493.	0
1190	Site 1190 is a green field site wholly within Marham Airfield - 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 northern and eastern boundaries.	This site scores positively with regard to the factors 'access to 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 B business' but a negative is recorded for 'economy B food production' as Grade 3 agricultural land will be lost to development. The site is at low flood risk (flood zone 1). Development at this location potentially would have a greater impact on the character of Downham Market than other growth options as it would bring development adjacent to the A10, and so a negative score is recorded for the factor 'landscape & amenity'.	0	Residential	Site proposed for consideration by landowner through an agent therefore considered available.	1	M	L										0
1191																		0

Site Ref	Basic site information					Suitability Stage 1														Suitability Stage 2																							
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Historic environment	Impact on highways	Major utilities	Environmental designations	TPO	Biodiversity	Landscapes/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of community facilities/open space	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land	Agricultural land	
DOE 11	Downham Market	Downham Market	MT		Lynn Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1	+	+	-	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	-	+	
DON 09	Downham Market	Downham Market	MT		Land north of Brothersross Way	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1	+	-	-	+	+	-/+	+	+	+	-	-	+	+	+	+	+	+	-	+	-	
DOS 02	Downham Market	Downham Market	MT		Sovereign Way	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	2/3 of site constrained by tidal 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 suited to employment uses which will be considered in the Site Specific Allocations and Policies DPD.	0																					
DOS 14	Downham Market	Downham Market	MT		Downham Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
DOT 05	Downham Market	Downham Market	MT	occupied houses	Railway Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1	+	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
DOT 06	Downham Market	Downham Market	MT		Rear of Railway Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1	+	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
DOT 15	Downham Market	Downham Market	MT		Snape Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
DOT 29	Downham Market	Downham Market	MT	house and gardens	Bexwell Road	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1	+	+	-	+	-	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	
DOT 32	Downham Market	Downham Market	MT		Rouse's Lane	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	+
DOU 01	Downham Market	Downham Market	MT		Bridge Road	+	+	+	-	-	-	+	+	+	+	+	+	+	+	Site wholly constrained by tidal 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 housing development should be avoided. Constraints cannot be overcome.	0																					

Site Ref	Summary of constraints	Can constraints be overcome	Accept/reject	Availability		Achievability		Deliverable/Developable							Notes	Total	
				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
DOE 11	Site DOE 11 is a brownfield site in a built up area with a public right of way through the site, completely within the Marham airfield safeguarding zone. There is currently an employment use on the site.	The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10. This site is potentially suitable for residential use long term depending upon this issue. Landowner would also need to demonstrate access on to Lynn Road can be achieved. This site is well located to the settlement. Subject to a safe access the Highway Authority would not reject the allocation.	1	Housing/mixed use - 8 min - 10 max	Site proposed for consideration by landowner therefore considered available.	1	M	L	0.2	0.2	36	7.2			7	Site within the Development Boundary	7
DON 09	Site DON 09 is a large greenfield site outside built environment boundaries and completely within the Marham airfield safeguarding zone. There are rights of way present across the site, the land is grade 3 agricultural. There appears to be suitable habitat for biodiversity.	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 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 sensitively designed and if safe access can be achieved. Site area may need to be reduced. This site could achieve an access onto Wimbotsham Rd. Subject to a safe access the Highway Authority would not reject the allocation. Prior to development an ecology survey may be required.	1	Housing - 135	Site proposed for consideration by landowner, multiple agents and a developer therefore considered available.	1	M	L	8.3	8.3	36					Figure already counted on site ref 109.	0
DOS 02		Site DOS 02 by virtue of planning application ref: 06/02632/OM has consent for residential development.	1	Housing - 50	Site already allocated in the local plan policy 6/7 "Adjacent Brickfields" and outline consent granted but not yet built out.											Figure already counted see sites within the planning process.	0
DOS 14	Site DOS 14 is a brownfield former industrial site in a built up area.	This allocation is well located to the settlement. Subject to a safe access the Highway Authority would not reject the allocation.	1	Housing - min 31 - max 39	Site proposed for consideration by landowner therefore considered available.	1	M	L	0.6	0.6	36					Development already built	0
DOT 05	Site DOT 05 is a brownfield site in a built up area and partially within the conservation area.	Yes if sensitively designed to complement the conservation area.	1	Housing	Site is a part within land already allocated in the local plan policy 6/7 "Maltings Lane West," but not yet built out.	0	M	L								Figure already counted see sites within the planning process.	0
DOT 06	Site DOT 06 by virtue of planning applications 06/02632/OM & 09/00194/RMM consent has been granted for this site.		0	Housing/mixed use - 202	Site proposed for consideration by landowner therefore considered available.	1	M	L	4.4	4.4	44					Figure already counted see sites within the planning process.	0
DOT 15	Site DOT 15 is a brownfield site in a built up area. This site is 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	Site proposed for consideration by landowner through an Agent therefore considered available.	1	L	L	0.1	0.1	36					Site not able to accommodate a min of 5 dwellings	0
DOT 29	DOT 29 is a brownfield garden site completely within the Marham safeguarding area, and conservation area. There are a number of TPO's on the site.	Yes if sensitively designed to complement the conservation area and to avoid loss/damage of trees. This allocation is well located to the settlement. Subject to a safe access the Highway Authority would not reject the allocation.	1	Housing	Site proposed for consideration by landowner therefore considered available.	1	M	L	0.5	0.5	36		18			Site accepted	18
DOT 32	Site DOT 32 is a brownfield industrial site in a built up area, completely within the Marham safeguarding area.	The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10. This site is potentially suitable for residential use long term depending upon this issue. This allocation is well located to the settlement. Subject to a safe access the Highway Authority would not reject the allocation.	1	Housing - min 9-max 12	Site proposed for consideration by landowner therefore considered available.	1	M	M	0.3	0.3	36		11			Site accepted	11
DOU 01				Housing 0-5 years min 15 - max 25. 11-18 years min 30 - max 45													0
												194	232	335	761		

Site Ref	Basic site information					Suitability Stage 1													Suitability Stage 2																						
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Historic environment	Impact on highways	Major utilities	Environmental designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of community facilities/open space	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land

Site Ref			Availability			Achievability		Deliverable/Developable									
	Summary of constraints	Can constraints be overcome	Accept/reject	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

Site Ref	Basic site information					Suitability Stage 1														Suitability Stage 2																					
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Historic environment	Impact on highways	Major utilities	Environmental designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of community facilities/open space	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land

Site Ref			Availability			Achievability		Deliverable/Developable									
	Summary of constraints	Can constraints be overcome	Accept/reject	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

Site Ref	Basic site information					Suitability Stage 1														Suitability Stage 2																					
	Parish	Town/Village	CS02 Designation	Current or last known land use	Site Description	within 25m of settlement	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	SFRA Tidal Zone 2	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monument	Historic Parks and gardens	summary of constraints	Can constraints be overcome	Accept/reject	Scale of development	Brownfield/Greenfield	Safeguarded areas	Height/Shape	Historic environment	Impact on highways	Major utilities	Environmental designations	TPO	Biodiversity	Landscape/townscape	HSE Hazard	Pollution/contamination	Amenity	Loss of community facilities/open space	walking/cycling access to services	Access to open space	Public Right of Way/Bridleway	Loss of employment land

Site Ref			Availability			Achievability		Deliverable/Developable									
	Summary of constraints	Can constraints be overcome	Accept/reject	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