

Site Ref	Basic site information								Suitability Stage 1																
	Former R/Ref	Parish	Town/Village	CS02 Designation	Current or last known land use	Brownfield/Greenfield	Site Description	Site Submitted By:	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
11		Downham Market	Downham Market	MT	none stated	G	Land at the A10 North Downham Market	Clients of PPS Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
109	R/ 134	Downham Market	Downham Market	MT	none stated	G	Land west of Wimbotsham Road	Clients of Barry L Hawkins	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
143	R/ 161	Downham Market	Downham Market	MT	none stated	G	Land west of Wimbotsham Road	P & J Duffield	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Very small portion of site within 25m of settlement.	N/A	1
233	R/ 623	Downham Market	Downham Market	MT	none stated	G	118A Bexwell Road	Grosvenor Homes	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
279	R/ 732	Downham Market	Downham Market	MT	none stated		Land off Cook Drove	Clients of Grounds & Co	-	+	+	+	+	+	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement.	Site is too far from the defined settlement to be sustainable location for development. Constraint cannot be overcome.	0
289	R/ 949	Downham Market	Downham Market	MT	none stated	G	Land North of Downham Market	The Wimbotsham Estate	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
437	R/ 959	Downham Market	Downham Market	MT	none stated	G	Land at South East Sector of Downham Market	Clients of Richard Brown MSc	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1

Site Ref	Suitability Stage 2																				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	
11	-	-	-	+	+	-/+	+	+	+	-/+	-/+	+	+	+	+	+	+	-	+	-	1
109	+	-	-	+	+	-/+	+	+	+	-/+	-/+	+	-/+	+	+	+	+	-	+	-	1
143	+	-	-	+	+	-/+	+	+	+	-/+	-/+	+	-/+	+	+	+	+	-/+	+	+	1
233	+	-	-	-	+	-/+	+	+	+	+	-	+	+	+	+	+	+	+	+	-/+	0
279																					
289	-	-	-	+	+	-/+	+	+	+	-/+	-/+	+	+	+	+	+	+	-	+	-	1
437	-/+	-	-	+	+	+	+	+	-/+	-	-	+	+	+	+	+	+	-	+	-	1

Site Ref	Availability			Achievability		Deliverable/Developable							
	Proposed use (owner/agent)	Availability	Accept/r eject	Market assessment	Cost assessment	Gross area	Net developable area	Density	0-5 years	6-10 years	11-15 years	Notes	Total
11	none stated	Site proposed for consideration by the landowner (see ref 289) and through an Agent therefore considered available.	1	M	L	22.8	13	36				Figure already counted on site ref 289.	0
109	none stated	Site proposed for consideration by landowner, multiple agents and a developer therefore considered available.	1	M	L	20.9	13	36		165	185	Site partially accepted	350
143	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	Residential (60 homes)	Site proposed for consideration by developer therefore considered available.	0	M	L	1	1	36				Site not suitable	0
279													0
289	none stated	Site proposed for consideration by the landowner an through an agent (see ref 11) therefore considered available.	1	M	L	24.4	13	36		165	185	Site partially accepted	350
437	none stated	Site proposed for consideration by landowner through multiple agents therefore considered available.	1	M	L	47.3	13	36		165	185	Site partially accepted	350

Site Ref	Basic site information								Suitability Stage 1																
	Former R/Ref	Parish	Town/Village	CS02 Designation	Current or last known land use	Brownfield/Greenfield	Site Description	Site Submitted By:	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
480	R/1: 166	Downham Market	Downham Market	MT	none stated	G	Land south east of Downham Market	Clients of Ian H Bix & Associates	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
487	R/1: 544	Downham Market	Downham Market	MT	none stated	B	Land to the rear of 192 Lynn Road, Broomhill,	Clients of Ian J M Cable	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
492	R/1: 811	Downham Market	Downham Market	MT	Bexwell Airbase	M	Bexwell New Village adj A10	Clients of Ian J M Cable	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
493	R/1: 522	Downham Market	Downham Market	MT	none stated	G	Land at Bridle Lane,	Clients of Ian J M Cable	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
515	R/1: 929	Downham Market	Downham Market	MT	none stated	G	Land East of Howdale Rise,	Clients of Ian J M Cable	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
520	R/1: 927	Downham Market	Downham Market	MT	none stated	G	Land off Bridle Lane,	Clients of Ian J M Cable	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
521	R/1: 928	Downham Market	Downham Market	MT	none stated	G	Land South of Rouses Lane,	Clients of Ian J M Cable	+	+	+	+	+	+	+	+	+	+	+	+	+	+	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
522	R/1: 945	Downham Market	Downham Market	MT	none stated		Land East of Howdale Rise,	Clients of Ian J M Cable	+	+	+	-	-	-	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding. Site is wholly within the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0

	Suitability Stage 2																						
Site Ref	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	Summary of constraints	Can constraints be overcome	Accept/reject
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.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. May be suitable if the access arrangements can be agreed and if sensitively designed. Site area may need to be reduced. Requirement to consult DEFRA regarding agricultural land classification. Signs of wildlife (ecology report required before allocation). The Highway Authority states that "it seems sensible for this allocation to come forward with 437 and 521 as a comprehensive development to ensure the most suitable access and walking and cycling links should be provided."	1
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.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Constraints may be overcome if there is a proven need for development. Any development would need to be sensitive to airfield safeguarding, rights of way and minerals designation and the mature trees on site. Signs of wildlife (ecology report required before allocation). Requirement to consult DEFRA regarding agricultural land classification. Subject to a safe access the Highway Authority would not reject the allocation.	1
492	+	-/+	-	+	+	-	+	+	+	-/+	-	+	+	+	+	-	+	+	+	-/+	Site 492 is partial within the built environment boundaries and comprises land used for employment and agricultural land to the North and East of the site. The site is large in scale and is considered too far from the services to be sustainable for residential development. Site is within Marham airfield safeguarding area.	Site more suited to employment uses. The Highway Authority states that "the site is remote from the settlement. However, depending on the proposed land use it may be an appropriate site. More detail is needed before the Highway Authority can express an opinion on this site."	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.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Requirement to consult DEFRA regarding agricultural land classification. Signs of wildlife (ecology report required before allocation). Subject to safe access the Norfolk CC highways Officer would not object.	1
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.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Requirement to consult DEFRA regarding agricultural land classification. Signs of wildlife (ecology report required before allocation). Subject to safe access the Norfolk CC highways Officer would not object.	1
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.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. May be suitable if developed as part of a larger scheme. Requirement to consult DEFRA regarding agricultural land classification. Signs of wildlife (ecology report required before allocation). Subject to safe access the Norfolk CC highways Officer would not object.	1
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.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The Highway Authority states that "it seems sensible for this allocation to come forward with 437 and 480 as a comprehensive development to ensure the most suitable access and walking and cycling links should be provided." May be suitable if the access arrangements can be agreed and if sensitively designed. Site area may need to be reduced. Requirement to consult DEFRA regarding agricultural land classification. Signs of wildlife (ecology report required before allocation).	1
522																							

Site Ref	Availability			Achievability		Deliverable/Developable							Total
	Proposed use (owner/agent)	Availability	Accept/r eject	Market assessment	Cost assessment	Gross area	Net developable area	Density	0-5 years	6-10 years	11-15 years	Notes	
480	none stated	Site proposed for consideration by landowner through multiple agents therefore considered available.	1	M	L	24.8	13	36				Figure already counted on site ref 437.	0
487	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.	1	M	L	1.6	1.4	36		52		Site partially accepted	52
492	Residential	Site proposed for consideration by landowner through an Agent therefore considered available.	0	M	L	42.6	13	36				Site not suitable	0
493	none stated	Site proposed for consideration by landowner through two agents therefore considered available.	1	M	L	0.7	0.6	36		22		Site partially accepted	22
515	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.	1	M	L	1.2	1.1	36		39		Site partially accepted	39
520	none stated	Site proposed for consideration by landowner through an Agent therefore considered available.	1	M	L	4.5	3.4	36		122		Site partially accepted	122
521	none stated	Site proposed for consideration by landowner through multiple agents therefore considered available.	1	M	L	3.3	2.5	36				Figure already counted on site ref 437.	0
522	none stated												0

Site Ref	Basic site information								Suitability Stage 1																
	Former R/Ref	Parish	Town/Village	CS02 Designation	Current or last known land use	Brownfield/Greenfield	Site Description	Site Submitted By:	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
535	Rt: 712	Downham Market	Downham Market	MT	Agricultural	G	Land at Bridle Lane,	Clients of Brown & Co	+	+	+	+	+	+	+	+	+	+	+	+	+	+	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	Rt: 784	Downham Market	Downham Market	MT	none stated	G	Land off Wimbotsham Road	Clients of Gerald Eve	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
622	Rt: 741	Downham Market	Downham Market	MT	none stated		Land at Bridge Road	Clients of Cheffins Planning & Development	+	+	+	-	-	-	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding. Site is wholly within the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
771		Downham Market	Downham Market	MT	none stated		Land West of Meadowcroft, Lady Drove	M Farrow	-	+	+	-	-	-	+	+	+	+	+	+	+	+	Site constrained due to proximity to settlement. Site wholly constrained by tidal flooding.	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	G	Land South of Bridle Lane	Client 1 of Bidwells	+	+	+	+	+	+	+	+	+	+	+	+	+	+	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
861		Downham Market	Downham Market	MT	Agriculture	G	Land to the South of St John's Business Estate	Client of Cruso & Wilkin	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
1074		Downham Market	Downham Market	MT	Agricultural	M	The Wimbotsham Estate, North of Downham Road	Client of Entec	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.		1
1075		Wimbotsham & Downham	Wimbotsham & Downham	MT/RV	Agricultural	M	The Wimbotsham Estate, Land around Upper Farm, New Road	Client of Entec	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	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

Site Ref	Suitability Stage 2																				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	
535	+	+	-	+	+	-/+	+	+	+	-	+	+	+	+	+	+	+	+	+	-	1
602	+	-	-	+	+	-/+	+	+	+	-	-	+	-/+	+	+	+	+	-	+	-	1
622																					
771																					
823	+	-	-	+	+	-/+	+	+	+	-	+	+	+	+	+	+	+	+	+	-	1
861																					
1074	-/+	-/+	-/+	+	-/+	-/+	+	+	+	-/+	-/+	+	+	+	+	-	+	-/+	+	+	0
1075	-/+	-/+	-/+	+	-/+	-/+	+	+	+	-/+	-/+	+	+	+	+	-/+	+	-/+	+	+	1

Site Ref	Availability			Achievability		Deliverable/Developable							Total
	Proposed use (owner/agent)	Availability	Accept/r eject	Market assessment	Cost assessment	Gross area	Net developable area	Density	0-5 years	6-10 years	11-15 years	Notes	
535	Housing, up to approx 20 conventional / affordable	Site proposed for consideration by landowner therefore considered available.	1	M	L	1	0.9	36		32		Site partially accepted	32
602	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												0
771	Residential												0
823	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				Figure already counted on site ref 520.	0
861	Employment, B1, B2 & B8												0
1074	Housing, 350 dwellings with further 600 dwellings for further development. Employment 23ha of readily available land.												0
1075	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	13	36		165	185	Site partially accepted	350

Site Ref	Basic site information							Suitability Stage 1																	Accept/reject
	Former R/Ref	Parish	Town/Village	CS02 Designation	Current or last known land use	Brownfield/Greenfield	Site Description	Site Submitted By:	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	
1103		Downham Market	Downham Market	MT	Derelict		Land between the Relief Channel & A1122 Road	F.H. Gilman & Co.	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
1111		Downham Market	Downham Market		none stated		Adjacent Brickfields	B.C.K.L.W.N	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	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	G	Prince Henry Place	B.C.K.L.W.N	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 constraints.	N/A.	1
1122		Downham Market	Downham Market		none stated		Bartons Drove South	B.C.K.L.W.N	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
1127		Downham Market	Downham Market		none stated	G	Land off Bridle Lane, Downham Market	G&J Seddon Limited	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
DOE 10		Downham Market	Downham Market	MT	House and garden	G	Civray Avenue	S & Lorraine Collins	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1
DOE 11		Downham Market	Downham Market	MT		B	Lynn Road	Kevin and Julie Bee, Bees Motors	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1
DON 09		Downham Market	Downham Market	MT		G	Land north of Brotherscross Way	Bennett PLC	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
DOS 01b		Downham Market	Downham Market	MT			A1122	Anthony Jowett, F.H. Gilman & Co	+	+	+	-	-	+	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0
DOS 02		Downham Market	Downham Market	MT			Sovereign Way	Richard Brown on behalf of Sunshine Property Investment Company	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	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

Site Ref	Suitability Stage 2																				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				
1103																								
1111																						Site 1111 by virtue of planning applications 06/02632/OM consent has been granted for this site.		
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 sportsfields.	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
1122																						Site is within a current allocation for employment in the Local Plan policy 6/8 "Barton's Drove South"		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.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Requirement to consult DEFRA regarding agricultural land classification. Signs of wildlife (ecology report required before allocation). Subject to safe access the Norfolk CC highways Officer would not object.	1
DOE 10	+	-	-	+	+	-/+	+	+	-	+	+	+	+	+	+	+	+	+	+	+		Site DOE 10 is a greenfield garden site, with a number of TPO trees present, its difficult to see how development would not have a negative impact upon the character of the locality.	No. Development of the site would lead to an unacceptable impact upon the character of the area.	0
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
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. 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
DOS 01b																						Site is within a current allocation for employment in the Local Plan policy 6/8 "Barton's Drove North"		0
DOS 02																						Site DOS 02 by virtue of planning application ref: 06/02632/OM has consent for residential development.		1

Site Ref	Availability			Achievability		Deliverable/Developable							Total
	Proposed use (owner/agent)	Availability	Accept/r eject	Market assessment	Cost assessment	Gross area	Net developable area	Density	0-5 years	6-10 years	11-15 years	Notes	
1103	Housing, up to 130 units												0
1111	Residential	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
1113	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					Figure already counted see sites within the planning process.	0
1122													0
1127	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
DOE 10	Housing	Site proposed for consideration by landowner therefore considered available.	1	M	L	0.1	0.1	36				Site not suitable	0
DOE 11	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			Site accepted	7
DON 09	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 01b	Housing/mixed use												0
DOS 02	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

Site Ref	Basic site information								Suitability Stage 1																
	Former R/rel	Parish	Town/Village	CS02 Designation	Current or last known land use	Brownfield/Greenfield	Site Description	Site Submitted By:	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
DOS 14		Downham Market	Downham Market	MT		B	Downham Road	Mr Stuart Gibbs	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1
DOT 02		Downham Market	Downham Market	MT		B	Bennet Street	Mr M Williams	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1
DOT 05		Downham Market	Downham Market	MT	occupied houses	B	Railway Road	4 separate owners	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1
DOT 06		Downham Market	Downham Market	MT		B	Rear of Railway Road	Andrew Willmore	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1
DOT 11		Downham Market	Downham Market	MT		B	Bridge Street	The Salvation Army	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1
DOT 15		Downham Market	Downham Market	MT		B	Snape Lane	Clients of NPS Property Consultants	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1
DOT 29		Downham Market	Downham Market	MT	house and gardens	B	Bexwell Road	Ms S Hooper	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1
DOT 32		Downham Market	Downham Market	MT		B	Rouse's Lane	Masson Seeley Co Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1
DOU 01		Downham Market	Downham Market	MT		B	Bridge Road	Paul Sutton, Cheffins (Planning and Development) Clifton House	+	+	+	-	-	-	+	+	+	+	+	+	+	+	Site wholly constrained by tidal flooding. Site is wholly within the flood hazard zone.	Site fails the principles of the sequential test and therefore housing development should be avoided. Constraints cannot be overcome.	0

Site Ref	Suitability Stage 2																				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	
DOS 14	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	1
DOT 02	+	+	+	-	+	+	+	+	+	+	+	+	+	-	+	+	+	+	+	+	0
DOT 05	+	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	1
DOT 06	+	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	0
DOT 11	+	+	+	+	-	-	+	+	+	-/+	-	+	+	-	-	+	+	+	+	+	0
DOT 15	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	1
DOT 29	+	+	-	+	-	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	1
DOT 32	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	+	1
DOU 01																					

Site Ref	Availability			Achievability		Deliverable/Developable							
	Proposed use (owner/agent)	Availability	Accept/r eject	Market assessment	Cost assessment	Gross area	Net developable area	Density	0-5 years	6-10 years	11-15 years	Notes	Total
DOS 14	Housing - min 31 - max 39	Site proposed for consideration by landowner therefore considered available.	1	M	L	0.6	0.6	36	22			Site accepted	22
DOT 02	Housing	Site proposed for consideration by landowner therefore considered available.	1	M	L	0.03	0.03	36				Site not suitable	0
DOT 05	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	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. Consent already granted for mixed use including 195 units.	0
DOT 11	Housing	Site proposed for consideration by landowner therefore considered available.	1	M	L	0.2	0.2	36				Site not suitable	0
DOT 15	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	4			Site accepted	4
DOT 29	Housing	Site proposed for consideration by landowner therefore considered available.	1	M	L	0.5	0.5	36	18			Site accepted	18
DOT 32	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