					Basic site infor	mation												Suit	ability	Stage 1					
Site Re	Former f Riref	Parish	Town/Village	CS02 Designat ion	Current or last known land use		Site Description	Site Submitted By:	settleme	SFRA Fluvial Zone 2	Fluvial	Tidal	Tidal	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monume nt	and	summary of constraints	Can constraints be overcome	Accep t/rejec t
1	1	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
10	9 RI: 134	Downham Market	Downham Market	МТ	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
14	3 RI: 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
23	3 RI: 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
27	9 RI: 732	Downham Market	Downham Market	MT	none stated			Clients of Grounds &	_	+	+	+	+	+	+	+	+	+	+	+	+	+	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
28	9 RI: 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
43	7 RI: 959	Downham Market	Downham Market	MT	none stated	G		Clients of Richard Brown MSc	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. Portion of site within 25m of settlement.	N/A	1

																s	uitabi <u>l</u> it	y Stage	2				
Site Re		Brownfie ld/Green field		Height/S hape	Historic environ ment	Impact on highway s	Major utilities	Environ mental designati ons	TPO	Biodiver sity	Landsca pe/towns cape	HSE Hazard	Pollution /contami nation	Amenity	Loss of commun ity facilities/ open space	walking/ cycling access to sevices			Loss of employ ment land	Agricultu	Summary of constraints	Can constraints be overcome	Acce pt/rej ect
1	1 -			+	+	-/+	+	+	+	-/+	-/+	+	+	+	+	+	+	_	+	_	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	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. There would be a requirement to consult DEFRA regarding agricultural land classification prior to allocation. 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
10	9 +	•	,	+	+	-/+	+	+	+	-/+	-/+	+	-/+	+	+	+	+	-	+	-	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 comdon sanitare 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 sanitare 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
14	3 +	1	-	+	+	-/+	+	+	+	-/+	-/+	+	-/+	+		+	+	-/+	+	+	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 conrdon sanitare for Anglian Water sewage facility. Site 233 is a greenfield residential garden which is a mix grade	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. The section within the AW cordon sanitare may not be suitable. The remainder yes if sensitively designed. 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 site.	1
23	3 +	-	_	-	+	-/+	+	+	+	+	_	+	+	+	+	+	+	+	+	-/+	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.	Development of the site would result in an unacceptable impact upon the form and character of the area. The site may be considered in the future to allow access to sites further south.	0
27	9																						
28	9 -		-	+	+	-/+	+	+	+	-/+	-/+	+	+	+	+	+	+	_	+	-	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.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. May be suitable if sensitively designed and safe access can be acheived. 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
43	7 -/+	-	-	+	+	+	+	+	-/+	_	-	+	+	+	+	+	+	-	+	-	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 particularily well	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 521 and 521 as a comprehensive development to ensure the most suitable access and walking and cycling links should be provided."	1

A	vailability		Achiev	/ability				Deliverab	le/Develop	able		
Site Ref Proposed use (owner/agent)	Availability	Accept/r		Cost assessment	Gross area	Net developable area	Density	0-5 years	6-10 years	11-15 years	Notes	Total
	Site proposed for consideration by the landowner (see ref 289) and										Figure already	
11 none stated	through an Agent therefore considered available.	1	М	L	22.8	13	36				counted on site ref 289.	0
	Site proposed for consideration by landowner, multiple agents and a developer therefore considered										Site partially	
109 none stated	available.	1	М	L	20.9	13	36		165	185	accepted	350
143 none stated	Site proposed for consideration by landowner, multiple agents and a developer therefore considered available.	1	м	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	м	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	м	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	М	L	47.3	13	36		165	185	Site partially accepted	350

					Basic site infor	rmation												Suit	ability S	Stage 1					
Site Ref	Former Rlref	Parish	Town/Village	CS02 Designat ion	Current or last known land use	Brownfield/ Greenfield	Site Description	Site Submitted By:	within 25m of settleme nt	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	Tidal	Tidal	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA		Stone Curlew	Ancient monume nt	and	summary of constraints	Can constraints be overcome	Accep t/rejec t
480	RI: 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
	'RI: 544	Downham	Downham Market	MT	none stated	В	Land to the rear of 192 Lynn Road, Broomhill,	Clients of Ian J M	+	+	+	+	+	+	+	+	+	+	+	+	+		No identified severe constraints. Portion of site within 25m of settlement.		1
	RI: 811	Downham	Downham Market		Bexwell Airbase	м	Bexwell New Village adj		+	+	+	+	+	+	+	+	+	+	+	+	+		No identified severe constraints. Portion of site within 25m of settlement.		
493	RI: 522	Downham Market	Downham Market	MT	none stated	G	Land at Bridle Lane,	Clients of lan J M Cable	+	+	+	+	+	+	+	+	+	+	+	+	+		No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
515	RI: 929	Downham Market	Downham Market	MT	none stated	G	Land East of Howdale Rise,	Clients of lan J M Cable	+	+	+	+	+	+	+	+	+	+	+	+	+		No identified severe constraints. Portion of site within 25m of settlement.	N/A	1
520	RI: 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	RI: 928	Downham Market	Downham Market	MT	none stated	G	Land South of Rouses Lane,	Clients of lan J M Cable	+	+	+	+	+	+	+	+	+	+	+	+	+		No identified severe contraints. 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	RI: 945	Downham Market	Downham Market	MT	none stated		Land East of Howdale Rise,	Clients of lan 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

																s	uitabilit	v Stage	2				
Site Re		Brownfie ld/Green field		Height/S hape	Historic environ ment	Impact on highway s	Major utilities	Environ mental designati ons	TPO	Biodiver sity	Landsca pe/towns cape	HSE Hazard	Pollution /contami nation	Amenity	Loss of commun ity facilities/ open space	walking/ cycling access to sevices	Access	Public Right of Way/Bri dleway	Loss of employ ment land	Agricultu ral land	Summary of constraints Site 480 is a large greenfield site outside built environment	Can constraints be overcome Site requires comparative assessment in the Site Specific	Acce pt/rej ect
48	0 -/+	-	-	+	+	+	+	+	-/+	-	,	+	+	+		+	+	-	+	-	safeguarding zone. There are rights of way and protected trees present, the land is a mix of grade 2 8 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 particularily well related to the town centre. There appears to be suitable habitat	(ecology report required before allocation). The Highway	1
48	7 +	+	_	+	+	-/+	+	+	+	_	+	+	+	+		+	+	+	+	_	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		1
49	2 +	-/+	-	+	+	_	+	+	+	-/+	-	+	+	+	+	_	+	+	+	-/+	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	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
49	3 +	-	-	+	+	-/+	+	+	+	-	+	+	+	+	+	+	+	+	+	-	safeguarding zone. The land is grade 3 agricultural. There are mature hedges on the boundary of the site and obvious signs of	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
51	5 +	-	-	+	+	-/+	+	+	+	-	-	+	+	+	+	+	+	+	+	-	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
52	0 +	_	_		+	-/+	+	+		_	+	+	+	+	+		+		+	_	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	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
52	1 +	-	-	+	+	-/+	+	+	-/+	-		+	+	+	+	+	+	-	+		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	suitable access and walking and cycling links should be	1
52	2																						

	A	vailability		Achiev	ability				Deliverab	le/Develop	able		
Site Ref	Proposed use (owner/agent)	Availability	Accept/r	Market assessment	Cost assessment	Gross area	Net developable area	Density	0-5 years	6-10 years	11-15 years	Notes	Total
		Site proposed for consideration by landowner through multiple agents										Figure already counted on site ref	
	none stated	therefore considered available. Site proposed for consideration by landowner through an Agent	1	М	L	24.8	13	36				437. Site partially	0
	none stated	therefore considered available. Site proposed for consideration by landowner through an Agent therefore considered available.	0	M M	L	1.6	1.4	36		52		accepted Site not suitable	52
	none stated	Site proposed for consideration by landowner through two agents therefore considered available.		М	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	М	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	М	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	м	<u>L</u>	3.3	2.5	36				Figure already counted on site ref 437.	0
522	none stated												0

					Basic site infor	mation												Suit	ability	Stage 1					
Site Ref	Former Riref	Parish	Town/Village	CS02 Designat ion	t Current or last known land use	Brownfield/ Greenfield		Site Submitted By:	within 25m of settleme nt	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	Tidal	Tidal	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monume nt	and	summary of constraints	Can constraints be overcome	Accep t/rejec t
535	RI: 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	RI: 784	Downham Market	Downham Market	МТ	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	RI: 741	Downham Market	Downham Market	МТ	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.		0
771		Downham Market	Downham Market	МТ	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	мт	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	МТ	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	МТ	Agricultural	М	The Wimbotsham Estate, North of Downham Road	Client of Entec	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified stage 1 contraints.		1
1075		Wimbotsham & Downham	Wimbotsham & Downham	MT/RV	Agricultural	М	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

																s	uitabilit	y Stage	2				
Site Re		Brownfie Id/Green field			Historic environ ment	Impact on highway s	Major utilities	Environ mental designati ons	TPO	Biodiver sity	Landsca pe/towns cape	HSE Hazard	Pollution /contami nation	Amenity	Loss of community facilities/ open space	walking/ cycling access to sevices		Public Right of Way/Bri dleway	Loss of employ ment land	Agricultu ral land	Summary of constraints	Can constraints be overcome	Acce pt/rej ect
53	5 +	+	-	+	+	-/+	+	+	+	_	+	+	+	+	+	+	+	+	+	-	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 acheived. 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
60	2 +	_	_	+	+	-/+	+	+	+	_	_	+	-/+	+	+	+	+	_	+	<u>-</u>	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 sanitare 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 cordor sanitare 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 Norlolk CC highways Officer would not object.	1
62	22																						
77	1																						
82	3 +	_	_			-/+			+	_	+	+	+	+	+	+	+		+	_	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 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.	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 Nordiok CC highways Officer would not object.	1
86	1																						
107	4 -/+	-/+	-/+	+	-/+	-/+	+	+	+	-/+	-/+	+	+	+	+	-	+	-/+	+	+	Site 1074 is a very large site which is majority greenfield outside built environment boundaries with a right of way present. The site is large in scale and is considered too far from the services to be sustainable for residential development. 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.	Site more suited to employment uses.	0
107		-/+	-/+	+	-/+	-/+	+	+	+	-/+	-/+	+	+	+	+	-/+	+	-/+	+	+	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.	Site requires comparative assessment in the Site Specific Allocations and Policies DPD. Constraints may be overcome in there is a proven need for development. A reduction in the size of site may be suitable or a north south split in the site to develop areas which adjoin settlements to retain a buffe between Wimbotsham and Downham Market. Any developmen would need to be sensitive to airfield safeguarding, rights of was and minerals designation. Requirement to consult DEFR/regarding agricultural land classification. Signs of wildliff (ecology report required before allocation). Subject to safe access the Norfolk CC highways Officer would not object.	iff e o r r tt y y A

	Av	vailability		Achiev	/ability				Deliverab	le/Develop	able		
Site Ref F	Proposed use (owner/agent)	Availability	Accept/r	Market assessment	Cost assessment	Gross area	Net developable area	Density	0-5 years	6-10 years	11-15 years	Notes	Total
F 535 c	Housing, up to approx 20 onventional / affordable	Site proposed for consideration by landowner therefore considered available.	1	м	L	1	0.9	36		32		Site partially accepted	32
602 F	Residential	Site proposed for consideration by landowner, multiple agents and a developer therefore considered available.	1	м	L	8.7	6.1	36				Figure already counted on site ref 109.	0
622 F	Residential												0
771 F	Residential												0
		Site proposed for consideration by landowner through two agents										Figure already counted on site ref	
	Housing, up to 150 dwellings	therefore considered available.	1	М	L	4.3	3.2	36				520.	0
H 6	Housing, 350 dwellings with further 00 dwellings for further levelopment. Employment 23ha of eadily available land.												0
6	Housing, 350 dwellings with further 100 dwellings for further levelopment. Employment 23ha of eadily available land.	Site proposed for consideration by landowner through an Agent therefore considered available.										Site partially accepted	

					Basic site info	mation												Suit	ability	Stage 1					
Site Ref	Former Rlref	Parish	Town/Village	CS02 Designat ion	Current or last known land use	Brownfield/ Greenfield	Site Description	Site Submitted By:	within 25m of settleme nt	SFRA Fluvial Zone 2	SFRA Fluvial Zone 3	Tidal	SFRA Tidal Zone 3	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monume nt	and	summary of constraints	Can constraints be overcome	Accep t/rejec
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	s. 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	МТ		В	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 Brothersross Way	Bennett PLC	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints Portion of site within 25m of settlement.	N/A	1
DOS 01b		Downham Market	Downham Market	МТ			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	МТ			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

																9	uitabilit	v Stage	2			
Site Re	Scale of develop ment	Brownfie ld/Green field		Height/S hape	Historic environ ment	Impact on highway s	Major utilities	Environ mental designati ons	TPO	Biodiver sity	Landsca pe/towns cape	HSE Hazard	Pollution /contami nation	Amenity	ity facilities/ open	walking/ cycling	Access to open space	Public	Loss of employ	Agricultu	Summary of constraints Can constraints be overcome	Acce pt/rej ect
110	3																					
111																					Site 1111 by virtue of planning applications 06/02632/OM consent has been granted for this site.	
111	3 +	-	-	+	+	+	+	+	+	-	+	+	+	+	+	+	+	+	+	+	Site 1113 is a greenfield garden site in a built up area. Access from Prince Henry Place would be acceptable whereas access from Prince Henry Place 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
112	2																				Site is within a current allocation for employment in the Local Plan policy 6//8 "Barton's Drove South"	0
112	7 +	-	-	+	+	-/+	+	+	+	-	+	+	+	+	+	+	+	+	+	_	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. Support required before allocation. Support of wildlife access the Norfolk CC highways Officer would not object.	1
DOE 1	+	-	-	+	+	-/+	+	+	-	+	+	+	+	+	+	+	+	+	+	+	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 1		+	_	+		-/+		+	+	+	+	+			+		+		_	+	The Council is seeking to retain employment land unless the loss satisfies the parameters set out in CS policy CS10. This site is set 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 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 access on to Lynn Road can be achieved. This site is well access on to Lynn Road can be achieved. Authority would not reject the allocation.	
DON 0	+	_	_	+	+	-/+	+	+	+	_	_	+	-/+	+	+	+	+	_	+	_	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 sanitare for Anglian Water sewage facility. There appears to be suitable habitat for biodiversity.	1
DOS 01b																					Site is within a current allocation for employment in the Local Plan policy 6//8 "Barton's Drove North"	0
DOS 0																					Site DOS 02 by virtue of planning application ref: 06/02632/OM has consent for residential development.	1

	Av	vailability		Achiev	/ability				<u>Deliver</u> ab	le/Develop	able		
Cita Dat	Proposed use (ourse/seest)	Availability	Accept/r		Cost	Gross avac	Net developable	Density	0.5.000	6 10 years	11 15	Notes	Total
Site Rei	Proposed use (owner/agent)	Availability	eject	assessment	assessment	Gross area	area	Density	0-5 years	6-10 years	11-15 years	Notes	Total
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	М	L	0.8	0.7					Figure already counted see sites within the planning process.	0
1122													0
	Residential	Site proposed for consideration by landowner through two agents therefore considered available.				0.4	0.4	000				Figure already counted on site ref	
DOE 10		Site proposed for consideration by landowner therefore considered available.	1	M M	L	0.4	0.4	36				Site not suitable	0
DOE 111	Housing/mixed use - 8 min - 10 max	Site proposed for consideration by landowner therefore considered	1				0.2	36	7			Site accepted	7
	Housing - 135	Site proposed for consideration by landowner, multiple agents and a developer therefore considered available.		M	L	0.2			,			Figure already counted on site ref	
DOS 01b	Housing/mixed use	urtunauri.	1	IVI	L	8.3	8.3	36					0
DOS 02	Housing - 50	Site already allocated in the local plan policy 67" Adjacent Brickfields" and outline consent granted but not yet built out.										Figure already counted see sites within the planning process.	

	Basic site information									Suitability Stage 1															
Site Ref	Former Rlref	Parish	Town/Village	CS02 Designat ion	t Current or last known land use	Brownfield/ Greenfield	Site Description	Site Submitted By:	within 25m of settlement	Fluvial	Fluvial	SFRA Tidal Zone 2	Tidal	SFRA Hazard Zone	NNTR	Ramsar	SPAC	SPRA	SSSI	Stone Curlew	Ancient monume nt	and	summary of constraints	Can constraints be overcome	Accep t/rejec
DOS 14		Downham Market	Downham Market	MT		В	Downham Road	Mr Stuart Gibbs	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1
DOT 02		Downham Market	Downham Market	MT		В	Bennet Street	Mr M Williams	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1
DOT 05		Downham Market	Downham Market	MT	occupied houses	В	Railway Road	4 separate owners	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1
		Downham	Downham																						
DOT 06		Market Downham Market	Market Downham Market	MT		В	Rear of Railway Road Bridge Street	The Salvation Army	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints. No identified severe constraints.		
DOT 15		Downham Market	Downham Market	MT		В	Snape Lane	Clients of NPS Property Consultants		+	+	+	+	+	+	+	+	+	+	+	+		No identified severe constraints.		1
DOT 29		Downham Market	Downham Market	MT	house and gardens	В	Bexwell Road	Ms S Hooper	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1
DOT 32		Downham Market	Downham Market	MT		В	Rouse's Lane	Masson Seeley Co Ltd	+	+	+	+	+	+	+	+	+	+	+	+	+	+	No identified severe constraints.	N/A	1
DOU 01		Downham Market	Downham Market	MT		В	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.	

																s	uitabilit	ty Stage	2				
Site Ref	Scale of develop ment	ld/Green			Historic environ ment	Impact on highway s	Major utilities	Environ mental designati ons	TPO	Biodiver sity	Landsca pe/towns cape	HSE Hazard	Pollution /contami nation	Amenity	ity facilities/ open	walking/ cycling access to	Access		Loss of employ ment	Agricultu ral land	Summary of constraints C:	Can constraints be overcome	Acce pt/rej ect
DOS 14	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site DOS 14 is a brownfield former industrial site in a built up area.	his allocation is well located to the settlement. Subject to a afe access the Highway Authority would not reject the llocation.	1
DOT 02	+	+	+	-	+	+	+	+	+	+	+	+	+	-	+	+	+	+	+	+	Site DOT 02 is garden land in a built up area. Site in isolation is not of a suitable size or shape. This site is well located to the settlement. Subject to a safe access the Highway Authority would not reject the allocation.	Io. Not considered in isolation.	0
DOT 05	+	+	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+		'es if sensitively designed to complement the conservation rea.	1
DOT 06	+	+	+	+	- /+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Site DOT 06 by virtue of planning applications 06/02632/OM & 09/00194/RMM consent has been granted for this site.		0
DOT 11	+	+	+	+	_	_	+	+	+	-/+	_	+	+	_	_	+	+	+	+		Site DOT 11 is a brownfield site completely within the conservation area. The site currently has open access to the public as a garden of contemplation, there is a small number of ly graves present, mature trees.	lo it would be inappropriate for residential development in this cation.	0
DOT 15	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+		lo constraints	1
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.	authority would not reject the allocation.	
DOT 32	+	+	-/+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	-	+	lo: is Ur, Site DOT 32 is a brownfield industrial site in a built up area, Site DOT 32 is a brownfield industrial site in a built up area, Site DOT 32 is a brownfield industrial site in a built up area.	he Council is seeking to retain employment land unless the ses satisfies the parameters set out in CS policy CS10. This site potentially suitable for residential use long term depending pon this issue. This allocation is well located to the settlement. subject to a safe access the Highway Authority would not reject be allocation.	1
DOU 01																							

	Av	Achie	vability		able								
Sito Pof	Proposed use (owner/agent)	Availability	Accept/r		Cost assessment	Groce area	Net developable area	Density	0-5 years	6-10 years	11-15 years	Notes	Total
	Housing - min 31 - max 39	Site proposed for consideration by landowner therefore considered available.	1		assessment						11-15 years	Site accepted	
DOT 02		Site proposed for consideration by landowner therefore considered available.	1	M	L	0.6			22			Site not suitable	22
DOT 05		Site is a part within land already allocated in the local plan policy 6/7 "Maltings Lane West," but not yet built out.	·	м	L	0.03	0.03	30				Figure already counted see sites within the planning process.	
DOT 06	Housing/mixed use - 202	Site proposed for consideration by landowner therefore considered available.	1	м	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		Site proposed for consideration by landowner therefore considered available.	1	М	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	м	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	М	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