

Draft Policy – F1.4 - Downham Market South-East: Land north of southern bypass in vicinity of Nightingale Lane Policy

Link to draft policy and comments in full received from the draft consultation stage:

<https://west-norfolk.objective.co.uk/portal/lpr2019/lpr2019?pointId=s1544801069674#section-s1544801069674>

Consideration of Issues / Conclusion: (Appendix 1 provides a summary of comments, suggested modifications and an officer response/ proposed action)

- Support for the policy from Historic England
- NCC suggest amended wording in relation to the policy item on minerals
- Support for the allocation and a suggestion to allocate further land in the vicinity

Having considered all of the points raised, it is proposed to keep the policy as is.

Policy Recommendation:

- **Leave the Policy as is**

Sustainability Appraisal:

Site Ref	Site Sustainability Factor										
	Access to Services	Community & Social	Economy A Business	Economy B Food Production	Flood Risk	Heritage	Highways & Transport	Landscape & Amenity	Natural Environment	Infrastructure, Pollution & Waste	Climate Change
LPr F1.4	++	+	O	x	+	O	+	#	O	#	+/#
SADMP E1.4	++	+	O	x	+	O	+	#	O	#	N/A

The policy is suggested to remain the same. Therefore it is little surprise that scores remain broadly the same. With regards to the new indicator ‘Climate Change’ Downham Market offers many services and facilities for day to day life of future residents and offers the a good opportunity for public transport via Bus services and the Train Station, the site itself is reasonable well located in terms of distance to the town centre. A ‘+/#’ is awarded as the design of the development and individual dwellings will impact upon this. However it is acknowledged that policy requires an ecological study, improved bus linkages as well as cycling and walking routes to the town centre, landscaping including biodiversity, protection of the existing tree band, allotments and SuDs.

Summary of Comments & Suggested Response:

Consultee	Nature of Response	Summary	Consultee Suggested Modification	Officer Response / Proposed Action
Debbie Mack Historic England	Support	Support - We welcome the requirement for an archaeological assessment of this site		Noted & Agreed
NCC	Support & Info	The allocation Policy F1.4 contains a requirement at point a.e. for 'an assessment of the potential for extracting, either in advance of development or in the course of its development, any viable reserve of carstone or silica sand on the site.' A mineral assessment was submitted to the Mineral Planning Authority as part of the 16/01322/OM application. The intrusive site investigations that took place across the site were able to prove to the satisfaction of the Mineral Planning Authority that viable mineral did not occur on site, and that 'needless sterilisation' would not occur. It may be useful for the Borough Council to include this within the supporting text for the allocation, and remove point a.e.	See box to the left	Noted
Mr John Maxey Maxey Grounds & Co	Support & Suggests	Support the carrying forward of the existing allocation which is progressing, has consent for 300 and is in legals with a developer. The justification in para 10.2.4.5 for not allocating previously the additional land in the same ownership to the north was that the Council wished to split the allocation between 2 sites to aid delivery. Now that an additional 320 dwellings are to be allocated for the town, and this site is coming forward for delivery, the additional land to the north of the current allocation makes a logical extension of the current allocation, utilising some of the proposed additional growth. Wording of the policy should be amended to permit further phases of development north of the existing allocation	Extend the allocation to encompass the remainder of land within the same ownership as an further phase anticipated in 2022 - 2025	Support Acknowledged and further points Noted. We will review the housing numbers required in the relevant section of the Local Plan review. It will be up to Downham Market Town Council and the local community through their Neighbourhood Plan to decide how/where housing growth should be accommodated