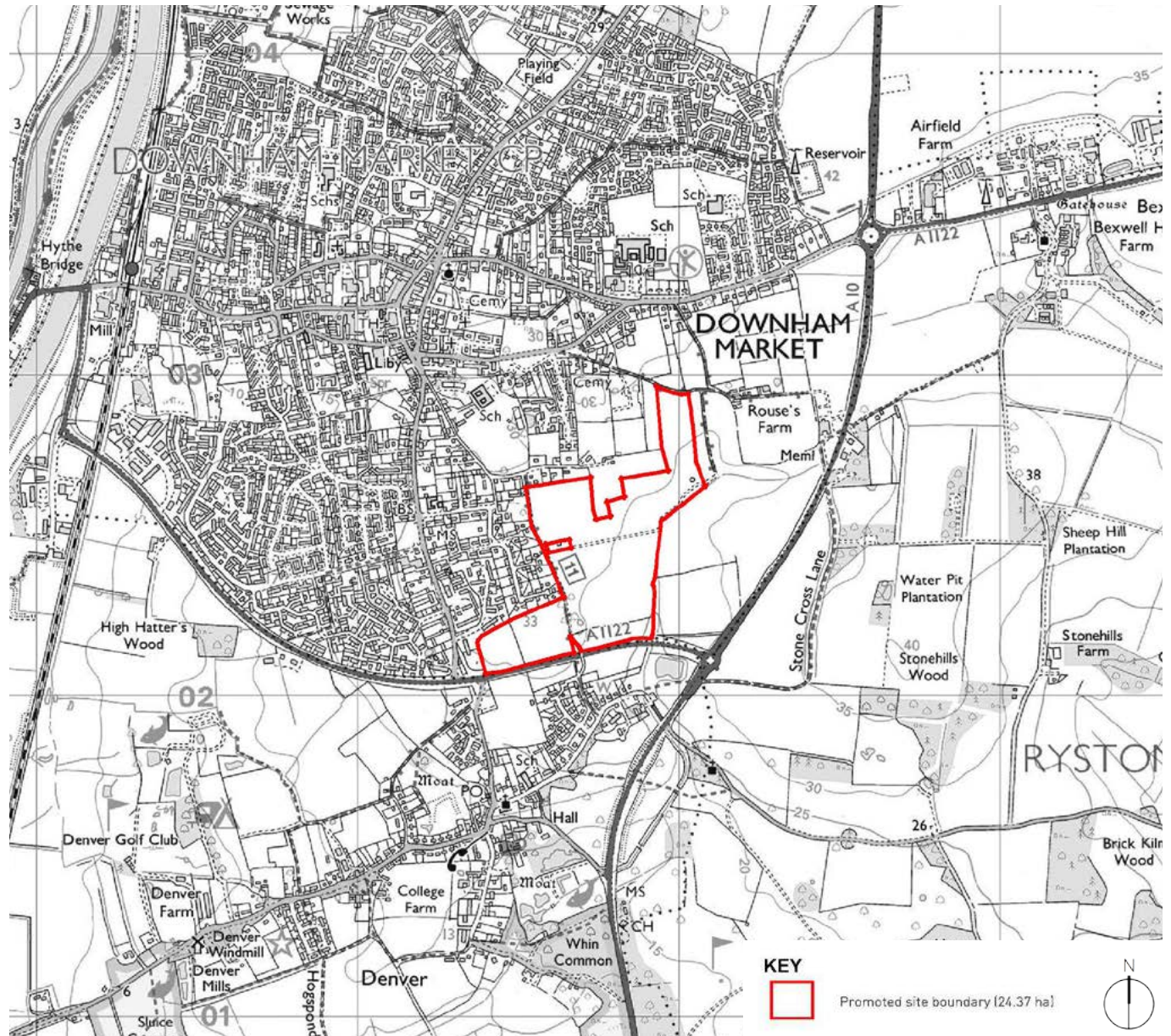


02 ASSESSMENT

SITE DESCRIPTION AND CONTEXT

- 2.1 Downham Market lies on the edge of the Fens between the Great Ouse river, the adjacent relief channel and the A10, approximately 17 km south of King's Lynn. The settlement of Downham Market has developed in a nucleated pattern around a north-south, east-west road network, (the King's Lynn to London Road and the Wisbech to Swaffham Road) forming four quadrants now encircled to the south by the A1122 which forms a southern bypass linking to the A10. The site lies at the edge of the south east quadrant of the settlement and is irregular in shape and approximately 24.37 hectares (60.22 acres) in size.
- 2.2 The site currently comprises agricultural land divided into several fields. The southern site boundary runs adjacent to the A1122, the western boundary and in part the northern boundary run adjacent to existing residential properties. The remainder of the northern boundary and the eastern boundary are formed by existing field boundaries. A property comprising three dwellings known as Crow Hall Farm Cottage is located adjacent to the western boundary but is excluded from the red line application boundary.
- 2.3 A restricted byway, Nightingale Lane runs along the western edge of the site providing access to a pedestrian footbridge over the A1122 to the village of Denver to the south. A further restricted byway Rouse's Lane runs along part of the northern boundary.



SITE LOCATION PLAN