

Draft Policy – F1.2 - Downham Market Land off St. John’s Way 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=s1544800633247#section-s1544800633247>

Summary of Comments & Suggested Response:

Consultee	Nature of Response	Summary	Consultee Suggested Modification	Officer Response / Proposed Action
Debbie Mack Historic England	Object	Object - Whilst there are no designated heritage assets within this site, the Downham Market Conservation Area lies to the north east of the site and includes a number of grade II listed buildings at the western end of the conservation area, . Any development of this site has the potential to affect the setting of the conservation area. To that end, we suggest the inclusion of a criterion in the policy to conserve and where appropriate enhance heritage assets and their settings.	Include additional criterion Development should conserve and where appropriate enhance heritage assets and their settings including the Downham Market Conservation Area and listed buildings	Noted & Agreed
Elizabeth Mugova Environment Agency	Suggests	10.2.2.4 states that the proposed development type (less vulnerable) is compatible with the flood risk classification	Whilst this is correct, an FRA is still required for the development and this should be specified here	Noted & Agreed

Suggested Policy:

Policy F1.2 - Land off St. John's Way, Downham Market

Land in the vicinity of St. John's Way, as shown on the Policies Map, is allocated for employment uses (classes B1, B2 and B8).

1. Notwithstanding the existence of agricultural accesses to various parcels of the allocated employment land there will be a presumption against access directly off the A1122 to protect the strategic function of the Downham Market Bypass.
2. Access to the land west of the A1122 should be taken off the southern roundabout and the land east of the A1122 should be accessed from Station Road.
3. For access to be considered off the A1122 a ghost island right hand turn lane will have to be provided to mitigate the impacts of additional turning traffic on the A1122.
4. Development should conserve and where appropriate enhance heritage assets and their settings including the Downham Market Conservation Area and listed buildings.
5. A Site Specific Flood Risk Assessment may be required for certain development in line with Policy LP22 - Sites in Areas of Flood Risk.

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 F1.2	O	+	++	O	x	#	+	O	O	+	#
SADMP F1.2	O	+	++	O	x	O	+	O	O	+	N/A

The overall thrust of the policy remains the same. The suggested amendments simply provide a degree of clarity and detail. The score for heritage is now ‘#’ and this score is also awarded to ‘Climate Change’. As clearly this will depend upon the nature of the planning proposal and the detail of what type of business/economic use is prospered.