

Settlement Name:	Marsham
Settlement Hierarchy:	<p>Marsham forms a village cluster in its own right in the emerging Greater Norwich Local Plan as it has an accessible primary school. The Towards a Strategy document identifies that 2,000 dwellings in total should be provided between all village clusters. In terms of services and facilities there is a primary school, village hall and pub.</p> <p>The current capacity of Marsham Primary School is rated as green which means the settlement has potential capacity for 50-60 new dwellings. However, it is important to know that the High Street which leads to the school is only partly paved in some sections.</p> <p>At the base date of the plan there are no carried forward residential allocations but there is a total of 20 additional dwellings with planning permission on small sites.</p>

STAGE 1 – COMPLETE LIST OF SITES PROMOTED IN THE SETTLEMENT

LIST OF SITES TO BE CONSIDERED FOR RESIDENTIAL/MIXED USE ALLOCATION (0.5 HECTARES OR LARGER)

Address	Site Reference	Area (ha)	Proposal
Marsham			
Land to rear of 40-46 High Street	GNLP0171	1.71	Residential (unspecified number) including open space, landscaping & associated infrastructure.
Former Piggeries, Fengate Farm	GNLP0219	1.78	Approx. 25 dwellings
Land North, East, West and South of Marsham	GNLP0229	63.42	Approx. 1,000 dwellings, public open space, community facilities, retail, commercial development and land for school extension if required
Fengate Farm	GNLP0572	0.70	10-12 dwellings
South of Le Neve Road	GNLP2143	1.97	30 dwellings plus extension to cemetery (site part of GNLP0229)
Fengate Farm, Fengate	GNLP3035	3.06	35 dwellings
Total area of land		72.64	

LIST OF SITES TO BE CONSIDERED AS SETTLEMENT BOUNDARY EXTENSIONS (SETTLEMENT BOUNDARY PROPOSALS AND SITES LESS THAN 0.5 HECTARES)

Address	Site Reference	Area (ha)	Proposal
None			

(Sites of less than 0.5ha are not considered suitable for allocation and therefore have not been assessed in this booklet. These sites will be considered as part of a reappraisal of settlement boundaries to be published with the Regulation 19 Submission version of the Plan).

LIST OF SITES SUBMITTED FOR OTHER USES

Address	Site Reference	Area (ha)	Proposal
None			

(Sites submitted for other uses are considered in separate 'Non-Residential' Site Assessment booklets and therefore have not been assessed in this booklet).

STAGE 2 – HELAA COMPARISON TABLE

RESIDENTIAL/MIXED USE

	Categories													
	Site access	Access to services	Utilities Capacity	Utilities Infrastructure	Contamination/ ground stability	Flood Risk	Market attractiveness	Significant landscapes	Sensitive townscapes	Biodiversity & Geodiversity	Historic environment	Open Space and GI	Transport & Roads	Compatibility with neighbouring uses
Site Reference														
Marsham														
GNLP0171	Amber	Amber	Amber	Green	Green	Green	Amber	Green	Green	Amber	Amber	Green	Amber	Green
GNLP0219	Amber	Amber	Amber	Green	Amber	Green	Amber	Green	Green	Amber	Amber	Green	Amber	Green
GNLP0229	Green	Amber	Amber	Green	Amber	Amber	Amber	Green	Green	Amber	Amber	Amber	Amber	Amber
GNLP0572	Amber	Amber	Amber	Green	Amber	Green	Amber	Green	Green	Amber	Amber	Green	Amber	Green
GNLP2143	Green	Amber	Amber	Green	Green	Green	Amber	Green	Amber	Amber	Green	Green	Green	Green
GNLP3035	Green	Amber	Amber	Amber	Amber	Green	Amber	Green	Green	Amber	Amber	Green	Green	Amber

STAGE 3 – SUMMARY OF CONSULTATION COMMENTS

Site Reference	Comments
Marsham	
GNLP0171	No comments submitted
GNLP0219	No comments submitted
GNLP0229	No comments submitted
GNLP0572	No comments submitted
GNLP2143	<p>General comments Objections raised concerning loss of a greenfield site with more favourable brownfield sites available. Concerns regarding loss of heritage and ecological impacts, foot paths, loss of agricultural land and sewerage infrastructure capacity.</p> <p>Marsham Parish Council comments The council are opposing the plans and would like to obtain existing settlement limits and not to have infill.</p>
GNLP3035	No comments as site submitted during stage B consultation.

STAGE 4 – DISCUSSION OF SUBMITTED SITES

In this section sites are assessed in order to establish whether they are suitable for allocation. For the purposes of Sustainability Appraisal, suitable sites are those which are considered to be Reasonable Alternatives. Sites not considered suitable for allocation are not realistic options and therefore are not considered to be reasonable alternatives. The discussion below outlines the reasons why a site has been deemed suitable or unsuitable for allocation. By association this is also the outline of the reasons why a site was deemed to be a reasonable or unreasonable alternative.

A range of factors have been taken into account to establish whether a site should, or should not, be considered suitable for allocation. These factors include: impact on heritage and landscape; impact on the form and character of the settlement; relationship to services and facilities; environmental concerns, including flood risk; and, in particular, a safe walking route to a primary school. Sites which do not have a safe walking route to school, or where a safe walking route cannot be created will not be considered suitable for allocation.

Conclusions in regard to a sites performance against the relevant factors have also been informed by the outcomes of the HELAA, as set out under stage 2, consultation responses received, as summarised in stage 3, and other relevant evidence

The main point of access into the village is off the A140 on to the High Street. The primary school is located reasonably centrally in the village, but there are some gaps in the footpaths near to the school due to the width of the roadway. Elsewhere in the village footpath provision is relatively good.

In total six sites are promoted, including a large 63 ha site (GNLP0229) that wraps around the western and northern sides of the settlement. Three of the sites (GNLP0171, 0219 and 0572) are located to the north of the village and are not considered to be reasonable alternatives due to their poorer access along Fengate and/or Crane's Lane. As well as no footpath provision to the school Fengate and Crane's Lane are in character a single track country lane. GNLP0171 backs onto a permitted scheme for 8 dwellings off the High Street (ref: 20161232), but no vehicular access is available through the proposed development, and so GNLP0171 still relies on access via Fengate and/or Crane's Lane.

The remaining three sites are considered to be reasonable alternatives for further assessment (GNLP0229, 2143, and 3035). The former piggeries site, GNLP3035, benefits from a couple of access points, one of which is from Old Norwich Road. Redevelopment of previously used land is a further factor in the consideration of GNLP3035. GNLP3035 is shortlisted for further consideration but the density of development and extent of developable area will need particular attention. To the south of the village GN2143 has access to Le Neve Road and from here existing footpaths lead back to the High Street and School. GNLP2143 could provide 30 plus dwellings, as well as land for extending the cemetery, and is considered suitable for

further assessment. The 63 ha site GNLP0229 merits further consideration if smaller sections could be brought forward appropriate to the strategic requirement of 50-60 homes. The frontage sections of GNLP0229 on the northern and southern sides of the High Street appear to have the most potential. Access appears possible next to no. 26 The High Street, as well as on the southern and northern sides of the High Street adjacent to Crane's Lane.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE SITES FOR FURTHER ASSESSMENT

Based on the assessment undertaken at stage 4 above the following sites are considered to be reasonable alternatives.

Address	Site Reference	Area (ha)	Proposal
Marsham			
Land North, East, West and South of Marsham	GNLP0229	63.42	Approx. 1,000 dwellings, public open space, community facilities, retail, commercial development and land for school extension if required.
South of Le Neve Road	GNLP2143	1.97	30 dwellings plus extension to cemetery (site part of GNLP0229)
Fengate Farm, Fengate	GNLP3035	3.06	35 dwellings
Total area of land		68.45	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP0229
Address:	Land North East, West and South of Marsham High Street, NR10 5AE
Proposal:	Strategic growth of Marsham to include approx. 1,000 new homes, public open space, community facilities, retail, commercial development and land for school extension if required.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Mostly farm land with several redundant farmyards that are semi-derelict/unused/vacant.	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Accessibility to services, Utilities Capacity, Contamination & Ground Stability, Flood Risk, Market Attractiveness, Biodiversity and Geodiversity, Historic Environment, Open Space & GI, Transport & Roads and Compatibility with Neighbouring Uses.</p>
<p>HELAA Conclusion The site is a single submission comprising four extensive parcels of land surrounding Marsham, incorporating sites GNLP0171, GNLP0219 and GNLP0572. Parts of the sites have some accessibility to core services and facilities but the proposal would need to enhance provision to support the level of growth envisaged. There are no known constraints from utilities infrastructure on any site. Areas of the sites incorporate former farm buildings (on the north) and filled ground (on the east) resulting in the potential need for decontamination and site remediation. Relatively small areas of the site are at risk of surface water flooding with parts in flood zones 2 and 3, principally on the eastern parcel. Off-site mains reinforcement, enhanced waste water treatment capacity and sewerage infrastructure upgrades would be required to serve growth in this location and local waste water treatment capacity is known to be very limited. There are no nationally or locally protected landscapes in the immediate vicinity, but some biodiversity interest is indicated with a county wildlife site and ecological corridor adjoining the eastern parcel and protected species in various locations. There are two SSSIs within 3km which would need specific mitigation from this scale of growth. Development would affect locally protected public open space (allotments) to the west of Marsham but would not lead to the loss of high quality agricultural land. There could be significant harmful impact on heritage assets from development and a severely detrimental impact on townscape character from the very</p>

significant scale of growth proposed. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the local road network is unsuitable and that the remoteness of the site to the east of the village would lead to increased car dependency. A number of constraints are identified but subject to being able to overcome these the site is considered suitable for the land availability assessment. A small area of the site (approx. 1%) is subject to an existing planning permission for housing but this would not have any significant impact on the contribution of the site to development capacity.

FURTHER COMMENTS

Highways

No. Development of this scale not appropriate to this location, Aylsham would be better suited. 1000 dwellings with employment & land for school. Would require roundabout junction at A140/High Street junction. Other substantial highway improvements should be expected for a development of this scale. Re-routing of Allison Street may be required to a new junction north of existing at the A140.

Development Management

Reduced site to the south of High Street is potentially acceptable subject to discussions over its size and precise boundaries.

Minerals & Waste

No comments

Lead Local Flood Authority

Few or no Constraints. Standard information required at a planning stage. This allocation comprises 4 separate sites around the village. For ease it is recommended that this allocation is split into separate sites going forward. They are discussed in turn. Southernmost site, RoSFW mapping indicates that the site is not at risk of flooding. There is no mapped connection to a watercourse, sewerage connections may be available from nearby residential area, if not drainage will be reliant on infiltration. Westernmost site RoSFW mapping indicates that the site is not at risk of flooding. There are watercourses within 50m of the site but there are no mapped connections to them, sewerage connections are unlikely, so drainage may be reliant on infiltration. The LLFA have previously been consulted on a planning application for this site, but made no comment. Central Site RoSFW mapping indicates that the site is not at risk of flooding. There is no mapped connection to a watercourse, sewerage connections may be available from nearby residential area, if not drainage will be reliant on infiltration. Minor planning applications have been submitted for part of this site. The LLFA have not commented on them. Easternmost Site Unlike the other parcels, the northern part of this site is at risk from surface water flooding, with a flow path shown on mapping in the 0.1% event and flooding associated with the watercourse on the northern boundary in all return periods. Any planning application should be supported by appropriate fluvial flood modelling to understand the risk posed by ordinary watercourse within the eastern site so that development can take place without increasing risk on or off site. Groundwater flooding should be envisaged due to several wells being located on the OS map. Surface water runoff for the

development, if going to infiltration must take account of any private water supplies.

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

Site Reference:	GNLP2143
Address:	South of Le Neve Road
Proposal:	Residential development (30 dwellings proposed) and extension to cemetery

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA:
<p>HELAA Conclusion</p> <p>The site lies to the south of Marsham village, south of Croft Lane, it overlays a previously promoted site and is proposed for residential development and extension to the adjacent cemetery. Initial evidence suggests the Highways Authority support the site, and it has access to bus services and Marsham Primary School but is also close to listed buildings including the church. Sewerage infrastructure upgrades would be required to serve growth in this location and local waste water treatment capacity is known to be very limited. There is a SAC and two SSSIs within 3km which may require mitigation. Development would not result in the loss of any locally protected public open space or high quality agricultural land, and there is no known constraint from utilities infrastructure, contamination or flood risk. Subject to the above constraints being mitigated, in principle the site is considered suitable for the land availability assessment. However, as it overlaps site GNLP0229, it will not be counted to avoid duplication and will therefore be marked as unsuitable.</p>

FURTHER COMMENTS
<p>Highways Yes. Subject to access via Le Neve Road.</p> <p>Development Management Likely ok from landscape perspective. Need Heritage Officer view on impact of setting of church.</p> <p>Minerals & Waste No comments</p> <p>Lead Local Flood Authority No comments</p>

PLANNING HISTORY:
No known history

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BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
No additional documents submitted to support this proposal.

Site Reference:	GNLP3035
Address:	Fengate Farm, Fengate
Proposal:	35 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Vacant poultry units.	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access to services, Utilities Capacity, Utilities Infrastructure, contamination / ground stability, Market attractiveness, biodiversity & geodiversity, historic environment and compatibility with neighbouring uses.</p>
<p>HELAA Conclusion This is a 3 ha site previously used as a poultry unit. That use ceased in 2011 and it's now vacant but a number of disused buildings from the former business remain on the site. The proposal is for residential development and it is located adjacent to the settlement limit. Initial Highways comments indicate that no access could be achieved off Fengate. However, access off old Norwich Road subject to highway improvements could be an option. In addition, the site is within walking distance to Marsham Primary School, although the High Street is not paved throughout, also bus stop, village hall and local PH nearby. There are no insurmountable topographical issues affecting the site and the land is grade 3 agricultural land. Aylsham STW has no spare capacity and the local sewerage network is almost at capacity. There are no surface water sewers in Marsham. It will require enhancement to the WRC treatment capacity. In terms of Biodiversity, the Norfolk Valley Fens SAC/Buxton Heath SSSI and Cawston and Marsham Heaths SSSI are within 3km, a CWS approx. 350m to the east. Bolwick Hall and its garden house and stable block, approx. 270 m to the north east. In conclusion, the site is considered suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No. Not acceptable. 35 dwellings. Fengate Lane is not of a sufficient standard to accommodate development traffic – narrow with no footway. Junction with A140 has a safety concern. Access achievable via Norwich Road but footway connection to school not continuous, not possible to improve appropriately within the constraints of the highway.</p>
<p>Development Management Site has recent history of refusals for similar scale of development in part in principle but also due to issues of access, visual impact, residential amenity due to contours of site and unsuitable location for scale of development (unsustainable). For these reasons the proposal is not considered suitable for further consideration.</p>
<p>Minerals & Waste</p>

No comments

Lead Local Flood Authority

Few or no Constraints. Standard information required at a planning stage.

PLANNING HISTORY:

20131533

(36 dwellings) refused and dismissed at appeal. 20150802 (20 dwellings) refused.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

STAGE 7 – SETTLEMENT BASED APPRAISAL OF REASONABLE ALTERNATIVE SITES AND IDENTIFICATION OF PREFERRED SITE/S (WHERE APPROPRIATE).

Three reasonable alternative sites have been identified in the Marsham cluster at stage five. These sites were considered to be worthy of further investigation to look at their potential for allocation as the initial assessment did not flag up any major constraints that would preclude allocation. These sites have been subject to further discussion with Development Management, Highways, Flood Authority and Children’s Services in order to identify preferred sites for allocation and their comments are recorded under stage six above. As part of this further discussion it was agreed that site GNLP2143 was the most appropriate one for allocation, (including extension to the cemetery if appropriate) as it is the only site with adequate vehicular access. However, it is only considered suitable for 25-35 dwellings due to the need to respect the setting of the adjacent Grade I listed church, so will not wholly met the capacity identified for the cluster. Sites GNLP0229 and GNLP3035 were not favoured for allocation, primarily on highway grounds.

In conclusion, one site is identified as a preferred option, providing for between 25-35 new homes in the cluster. There are no carried forward residential allocations but there is a total of 20 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of between 45-55 homes between 2018 – 2038.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Marsham				
South of Le Neve Road	GNLP2143	1.97	25 - 35 dwellings (and extension to cemetery)	This is the only site considered suitable for allocation in Marsham. It is allocated subject to vehicular access via Le Neve Road. Development will need to respect the setting of the adjacent Grade I listed church and provide an extension to the cemetery if required.

Reasonable Alternative Sites:

Address	Site Reference	Area (ha)	Promoted for	Comments
Marsham				
NO REASONABLE ALTERNATIVE SITES				

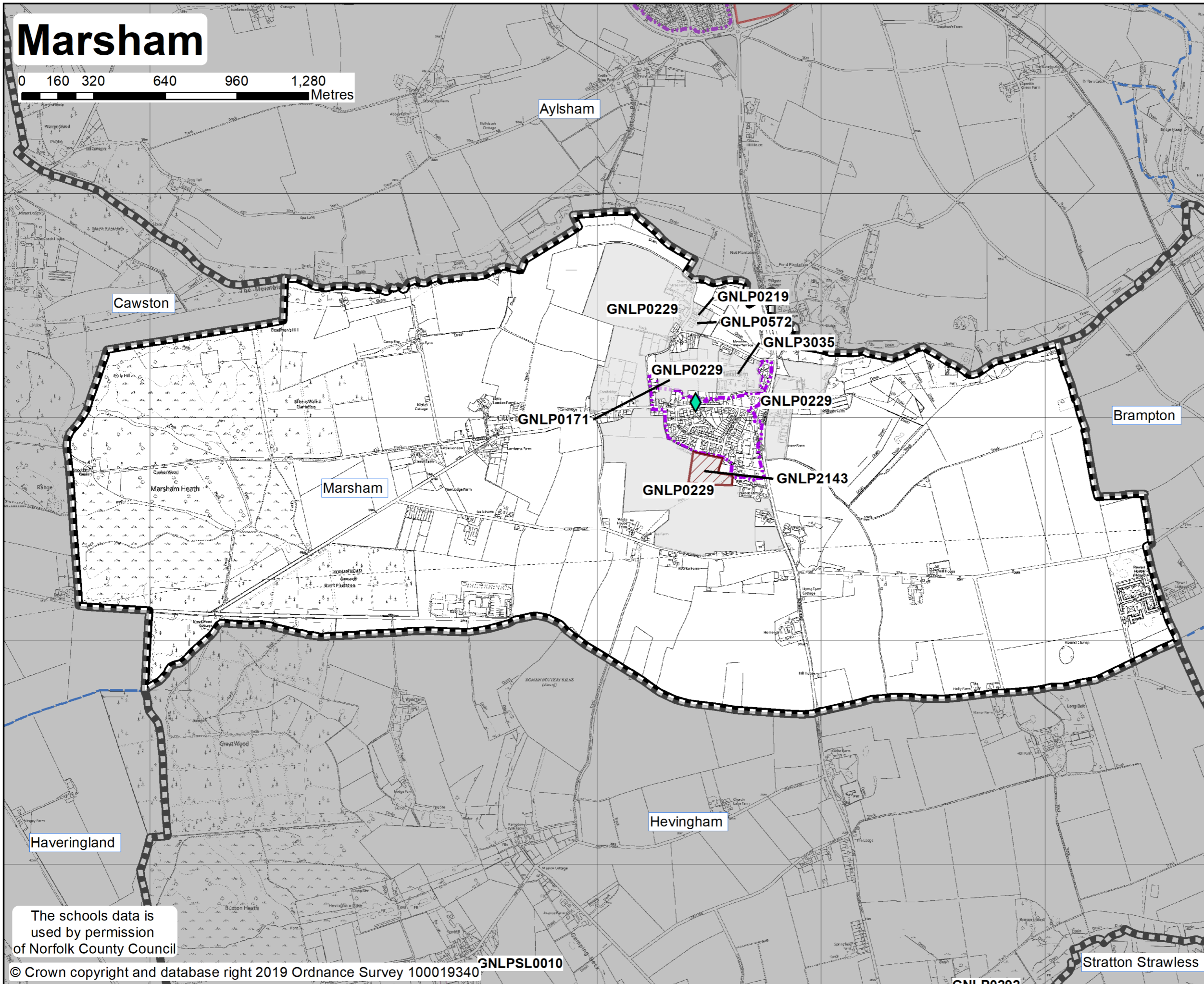
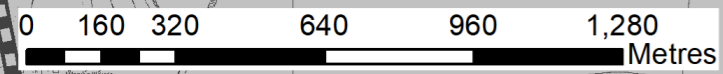
Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Marsham				
Land to rear of 40-46 High Street	GNLP0171	1.71	Residential (unspecified number) including open space, landscaping & associated infrastructure	This site is located to the north of the village, with poor access along Fengate and/or Cranes Lane, which are single track country lanes with no footway provision to Marsham Primary School 250m. The site does back onto a permitted scheme for 8 dwellings off the High Street but there is no vehicular access available through this scheme.
Former Piggeries, Fengate Farm	GNLP0219	1.78	Approx. 25 dwellings	This site is located to the north of the village, with poor access along Fengate and/or Cranes Lane, which are single track country lanes with no footway provision to Marsham Primary School.
Land North, East, West and South of Marsham	GNLP0229	63.42	Approx. 1000 dwellings, public open space, community facilities, retail, commercial development land for school extension if required	This is a very large development proposal which if developed in its entirety would be out of keeping with the form and character of Marsham and would total far more dwellings than is sought in the village cluster. Consideration has been given to whether smaller sections of the larger site could be brought forward and the frontage sections on the north and south side of the High Street would seem to have the most potential.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				After careful consideration none of the site is thought to be reasonable for allocation due to highway constraints on The Street and the fact that all traffic from the development would have to travel via The Street to access the A140.
Fengate Farm	GNLP0572	0.70	10-12 dwellings	This site is located to the north of the village, with poor access along Fengate and/or Cranes Lane, which are single track country lanes with no footpath provision to Marsham Primary School.
Fengate Farm, Fengate	GNLP3035	3.06	35 dwellings	This former piggeries site is well located in relation to the form and character of the settlement and was considered to be worthy of further investigation due to the benefits of redeveloping previously used land rather than a greenfield site. However, after careful consideration it is considered unreasonable for allocation as there has been a history of planning refusals in terms of access, visual impact and residential amenity. The site is not acceptable in highway terms as Fengate Lane is not of a sufficient standard to









Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				<p>accommodate development traffic and the junction with the A140 poses a safety concern. The footway connection to Marsham Primary School is not continuous and it is not possible to improve this within the constraints of the highway.</p>

Marsham



Greater Norwich Local Plan

Promoted Sites

-  Primary School
-  Primary School Catchment
-  Preferred Mixed Use Allocation
-  Reasonable Alternative Site
-  Unreasonable Site
-  Small Site
-  Existing Settlement Boundary
-  Parish Boundary

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