

MARSHAM

Marsham is not clustered with other settlements as the school catchment does not extend to adjoining villages. The school currently has spare capacity. Alongside the primary school, Marsham has a village hall and pub.

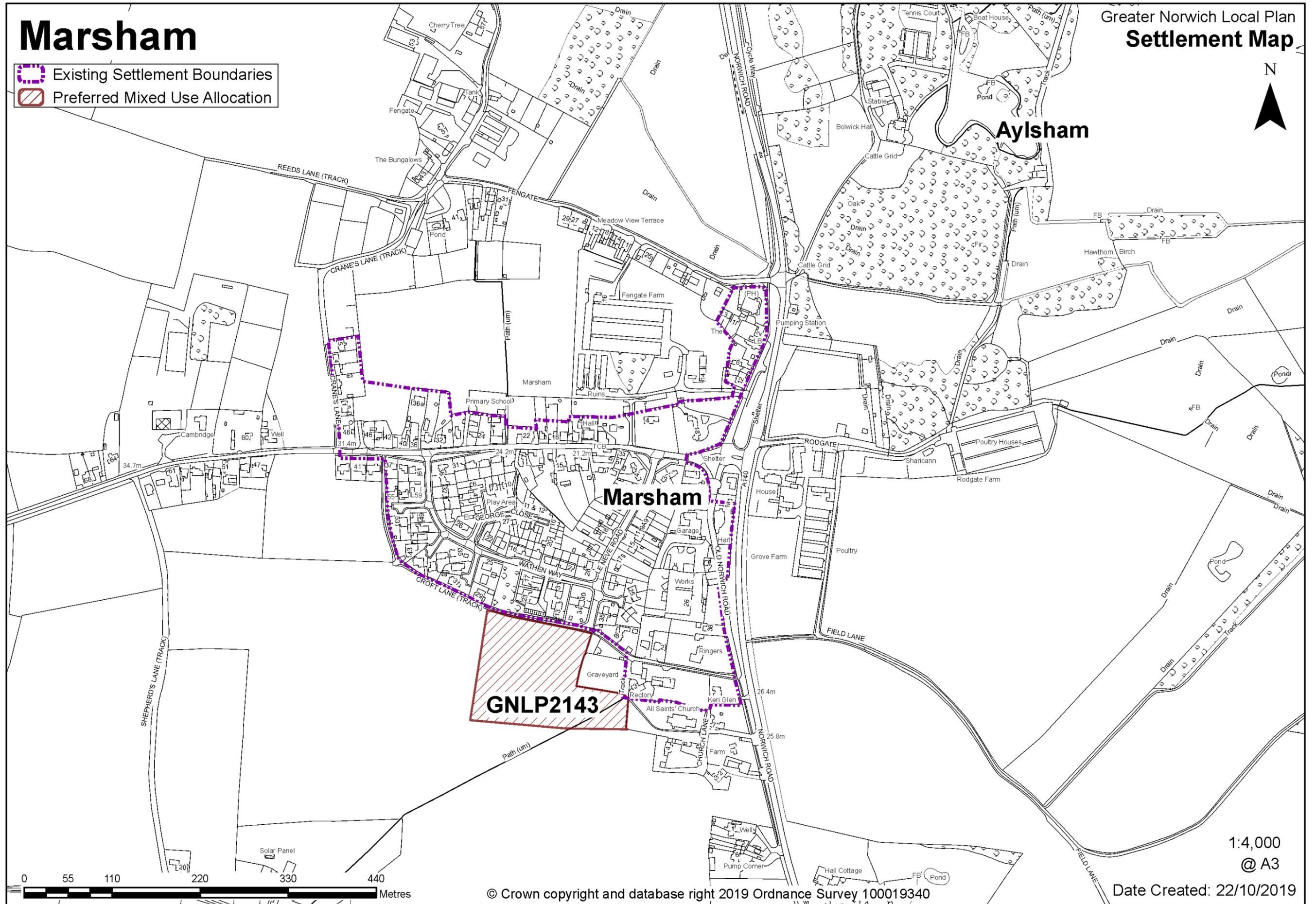
It is considered that as well as existing allocations, approximately 50-60 new homes are appropriate for the settlement. The new proposed allocation does not amount to this figure; however, further development is not ruled out. Windfall development policy 7.4 allows an amount of growth in each village cluster that reflects primary school capacity.

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.

All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

Marsham

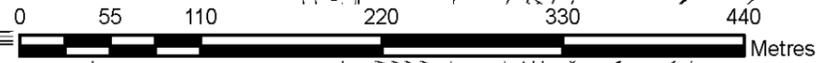
-  Existing Settlement Boundaries
-  Preferred Mixed Use Allocation



GNLP2143

Marsham

Aylsham



1:4,000
@ A3

New allocation proposed:

GNLP2143 - Land south of Le Neve Road, Marsham (approx. 1.97 ha) is allocated for residential development and extension to cemetery at All Saint Church. The site is likely to accommodate 25-35 homes, 33% of which will be affordable.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

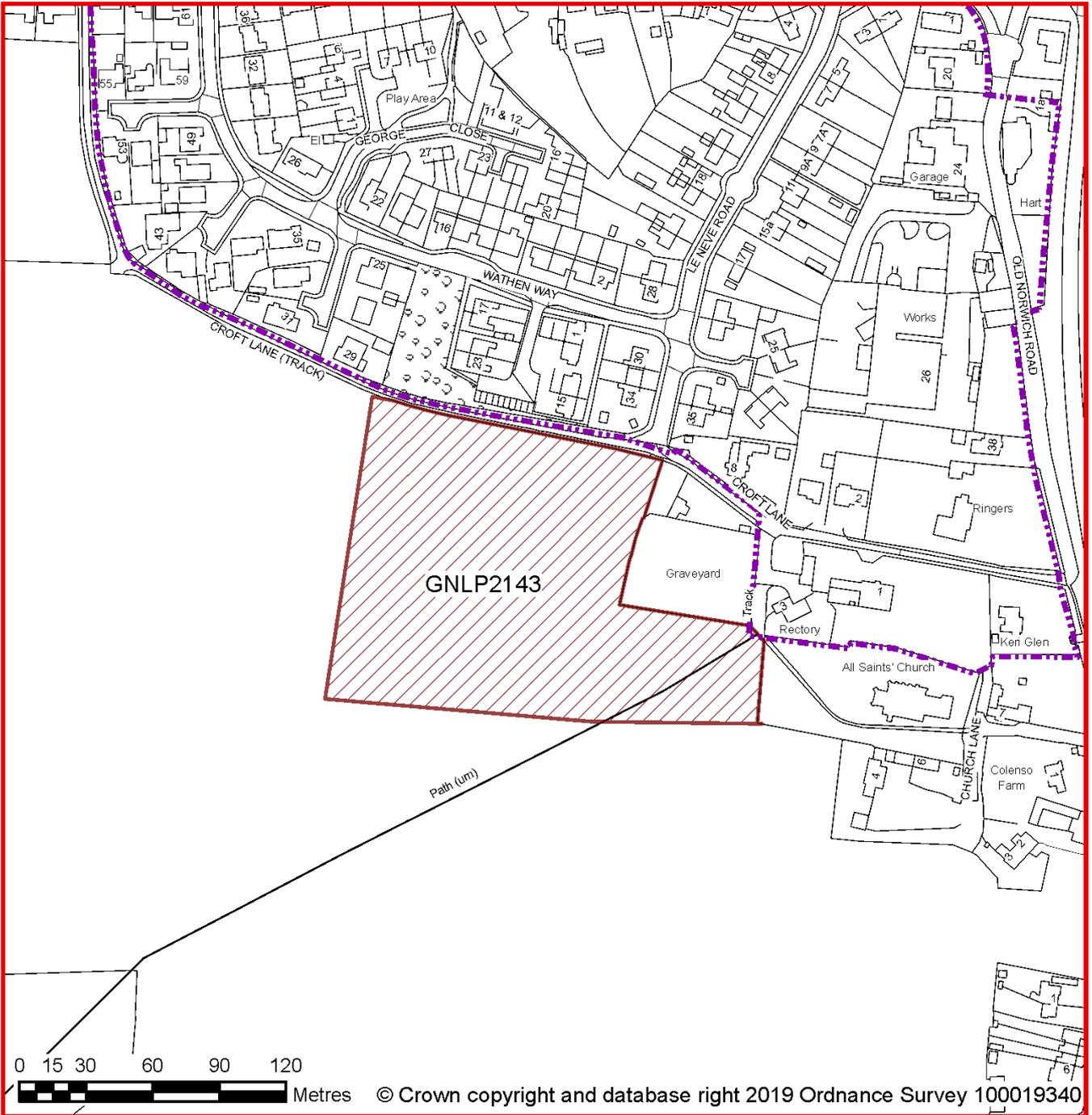
- Access (vehicular and pedestrian) to be from Le Neve Road.
- Land to be made available for 0.27ha extension to existing cemetery.
- Adequate landscaping to minimise the visual impact on the setting of the church to the east.
- Safeguard existing public right of way in the south east corner.

Notes GNLP2143: 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.

MARSHAM

Site Reference GNL2143
Location South of Le Neve Road
Allocation Mixed Use Development (25-35 dwellings plus extension to cemetery)
Area 1.97 ha

N
1:2,500
@ A4
Date Created: 24/10/2019



-  Preferred Mixed Use Allocation
-  Existing Settlement Boundaries

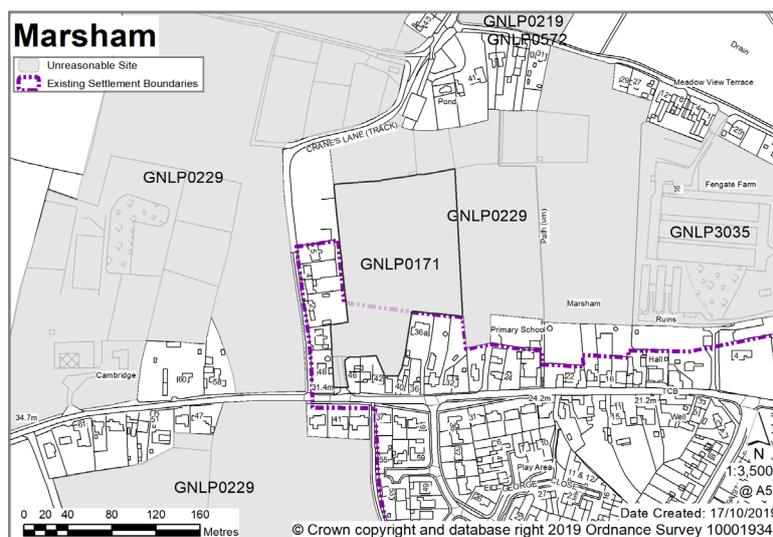
No existing allocations to be carried forward

Reasonable Alternatives

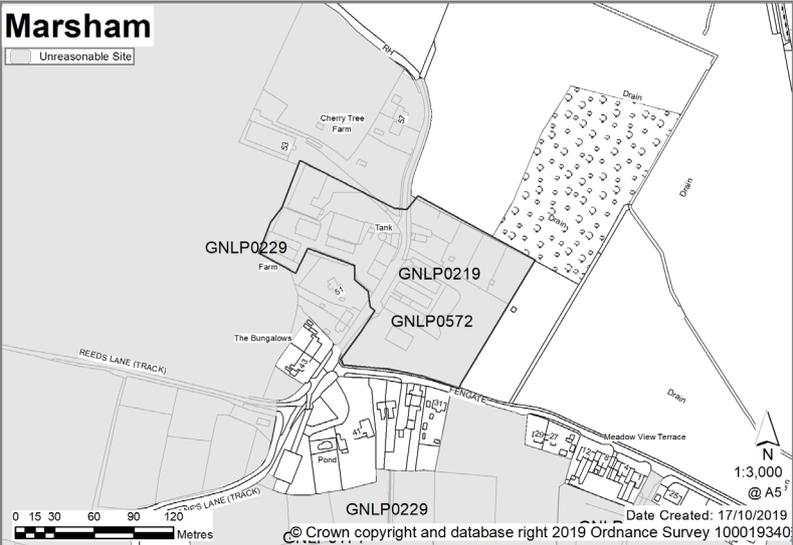
Address	Site Reference	Area (ha)	Promoted for	Comments
Marsham				
NO REASONABLE ALTERNATIVE SITES				

Unreasonable Sites - Residential

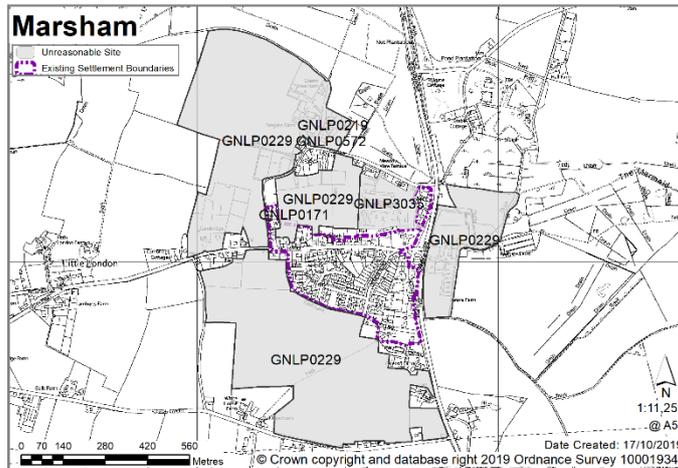
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Marsham				
Land to rear of 40-46 High Street	GNLP0171	1.71	Residential (unspecified number) including open space, landscaping & associated infrastructure	This site is located to the north of the village, with poor access 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.



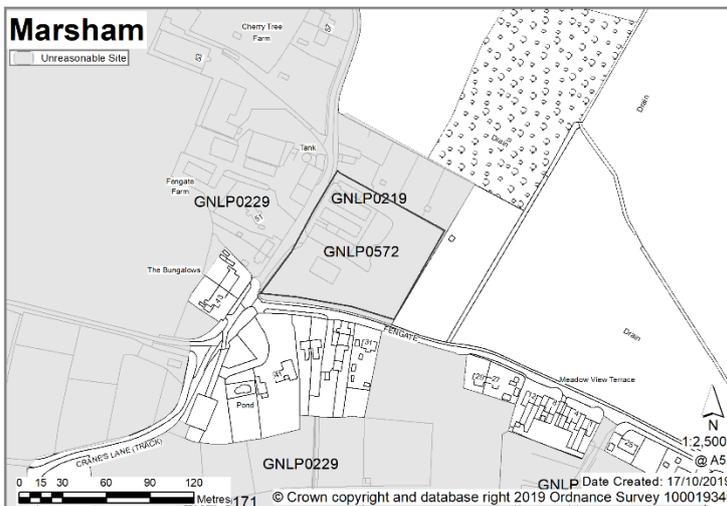
Former Piggeries, Fengate Farm	GNLP0219	1.78	Approx. 25 dwellings	This site is located to the north of the village, with
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				poor access along Fengate and/or Cranes 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. 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

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				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.
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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,
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				<p>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 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>

