

Draft Policies - Marham

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

GKRSC: <https://west-norfolk.objective.co.uk/portal/lpr2019/lpr2019?pointId=s1542882759463#section-s1542882759463>

Marham: <https://west-norfolk.objective.co.uk/portal/lpr2019/lpr2019?pointId=s1542882759464#section-s1542882759464>

G56.1- Marham Land at The Street: <https://west-norfolk.objective.co.uk/portal/lpr2019/lpr2019?pointId=s1545131745343#section-s1545131745343>

MAR1-Marham Land off School Lane: <https://west-norfolk.objective.co.uk/portal/lpr2019/lpr2019?pointId=s1545131881851#section-s1545131881851>

Recommendation(s):

- Carry forward the allocation made by the SADMP (2016)
- Having considered all of the points raised, and in particular those of Norfolk County Council as the Local Highway Authority who would object to site being included in the Plan, it is proposed not to carry forward the draft allocation to the submission version of the Local review Plan (MAR1 / Site H219).
- The housing numbers may suggest that there is no absolute requirement to allocate a site at Marham. However, given the that Marham is classed as Growth Key Rural Service Centre (GKRSC) it is recommended that Site 2H041 be proposed for the allocation of at least 35 dwellings as part of the Local Plan review
- Amendments to supporting text in line with the above and to correct inaccurate information with regards to the description of Marham as highlighted by consultees

Summary of Comments: (Please see Appendix 1 for comments and responses)

- Marham not located close to the A10 – so not in accordance with growth strategy
- Some consider there is no need for a further housing allocation at Marham beyond that contained within the SADMP
- Objections to proposed new draft housing allocation: Highways issues in terms of either access or local highway network or footpaths raised by Norfolk County Council, Marham Parish Council and members of the local community
- Other issues raised with regard to the site: flood risk, amenity, broadband capacity, wildlife
- The Local Plan review states that services/facilities on the base are available for all to use, they are not
- Concern raised with regard to Norfolk County Councils emerging Waste and Minerals Plan
- ‘At least’
- Concern raised over the consultation process

Additionally

- Two further sites have been submitted for consideration, one passed the HELAA assessment and is assessed further in the Sustainability Appraisal. The other did not pass the HELAA assessment due to access being identified by Norfolk County Council as the local highway authority as a constraint.
- An indicative layout of Site 2H041, which passed the HELAA, is assessed in the SA and is recommended for allocation in the Local Plan review submission version is contained as Appendix 2.

Conclusions

Whilst Marham isn't located directly along the A10 / main rail line, it is a relatively short distance to the A10, Downham Market and associated train station. The RAF Base is one the largest direct and indirect employers within the Borough and it is mainly for this reason the area of Marham comprising the village and the RAF Base is considered a Growth Key Rural Service Centre.

The draft Local Plan review Consultation process was carried out in accordance with the regulations. In fact, it was extended for an additional 2 weeks to an 8-week period allowing for a greater and more detailed response from those who wished to take part. A press event was hosted and reported in local papers, drop-in sessions were held at the three main towns, and all documents were available online.

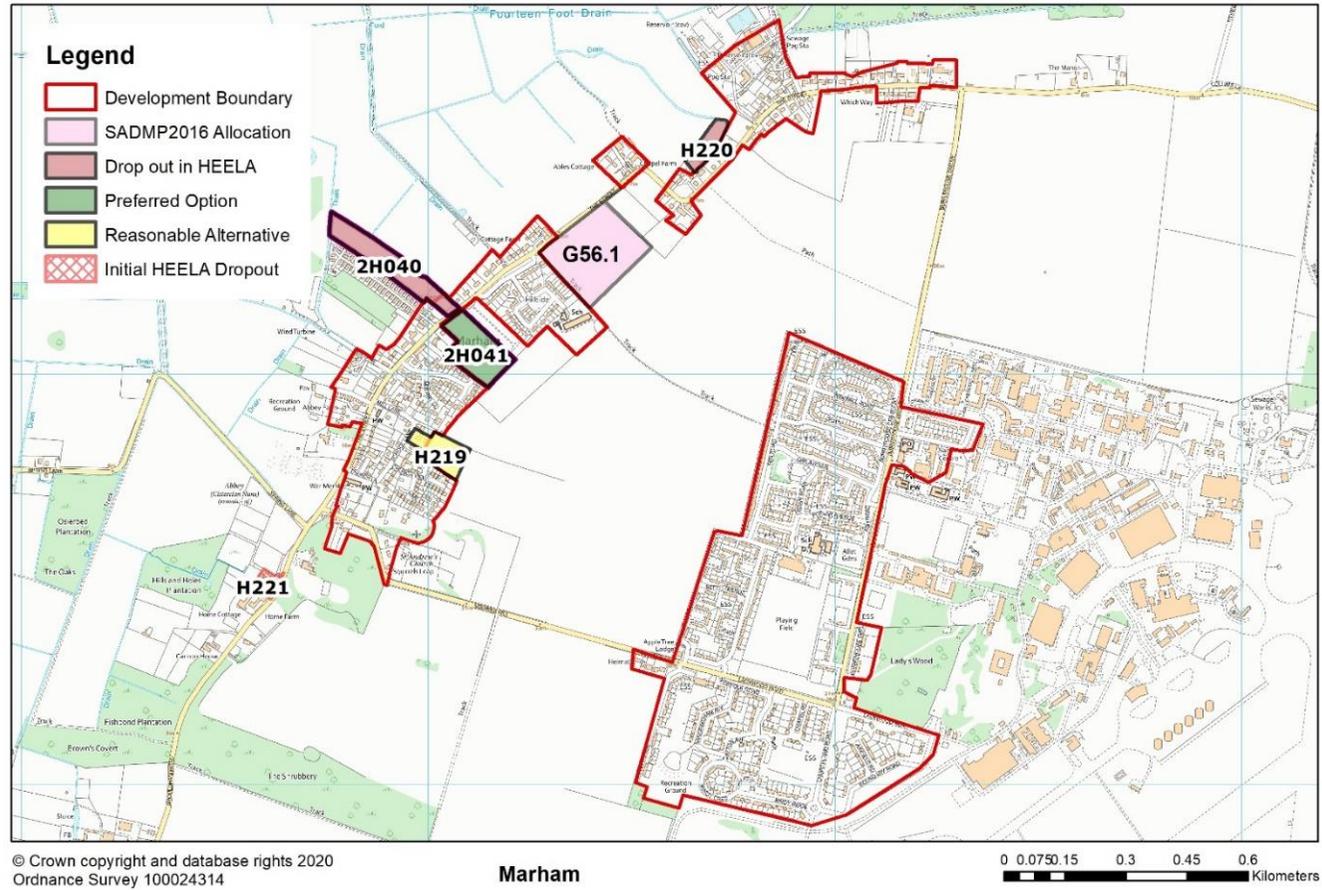
At the time of the Local Plan review consultation with regards to the emerging Norfolk County Council Minerals and Waste Plan, it is suggested that commenters join in with that process. However, it should be noted that the NCC M&WP once adopted will form part of the Local Development Plan.

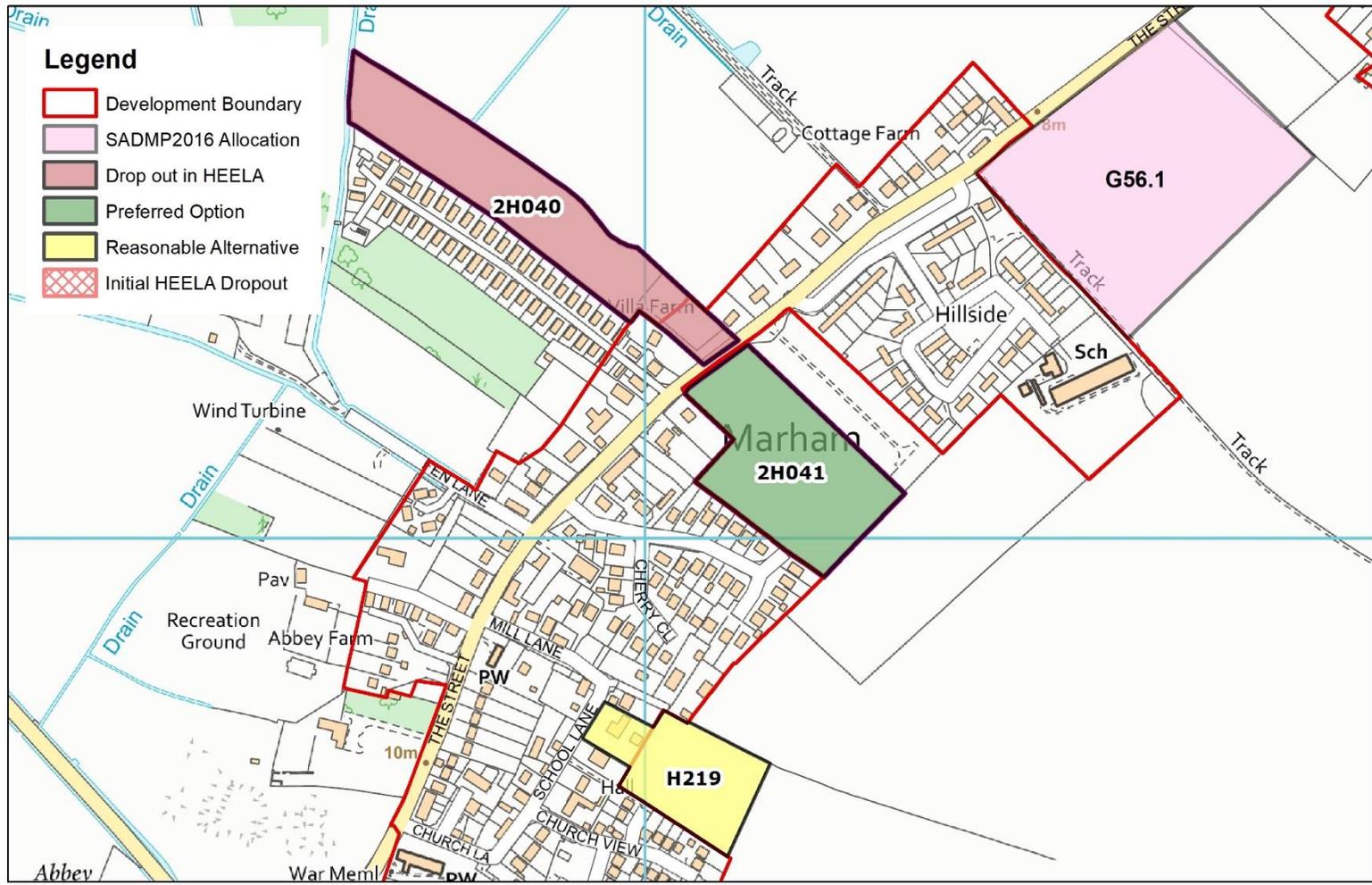
'At Least' forms part of the policy. The SADMP inspector felt this was needed and this was put forward as a main modification to the Plan in order for it meet the tests of soundness. It is required to ensure that the Borough Council has the best opportunity for meeting its local housing need. This added flexibility also guards against other sites potentially not coming forward as envisaged at the time of the SADMP adoption for reasons unknown at the time. The SADMP pre-submission consultation, examination including proposed modification consultation and subsequent adoption of the Plan was all carried out in a comprehensive and transparent way. Please see Inspector's Report: https://www.west-norfolk.gov.uk/info/20220/site_allocations_and_development_management_policies_plan/367/examination

With specific reference to the proposed site, the comments from NCC would make it more difficult for the site to come forward as envisaged by the draft plan. The issues raised by NCC have been shared early on with the site owner for their consideration. They have not been in contact since. Based upon this it is proposed to no longer carry forward the site as an allocation as part of the Local Plan review.

However, given Marham's status within the Plan as a GKRSC, other sites which have been proposed through the consultation, should and have been assessed and following this it is recommend that Site 2H041 is proposed for allocation.

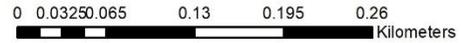
Marham-Sustainability Appraisal – Site Map





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Marham



Marham – Sustainability Appraisal – Site Scoring Matrix

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 G56.1	+	++	o	x	+	o	++	+	o	+/x	#
SADMP G56.1	+	++	o	x	+	o	++	+	o	+/x	n/a
H219	+	#	+	xx	+	o	x	o	o	#	#
2H041	+	+	+	x	+	#	+/#	o	o	#	#

KEY: ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain

Marham- Sustainability Appraisal – Site Commentary

H219 (11-11-20166123) – This site scores positively for the factor ‘access to services’ as the site is located within a reasonable distance to a number of local facilities including the village hall, church, and primary school. The site is located within Flood Zone 1 (low risk), the LLFA consider that standard information would be required at the planning stage and that there are little to no constraints, hence there is a positive score for ‘flood risk’. There is also a positive score for ‘economy A business’ as not only would there be an economic benefit from the construction and associated industries, an increase in the local population could support local services and facilities, and with RAF Marham close by could provide off-base housing for those directly or indirectly employed by one the Borough’s largest employers. It could also provide affordable housing close to RAF Marham. However, this has been balanced by several of the local community objecting to the site’s inclusion within the Local Plan review as part of the draft consultation. Hence the ‘#’ score for ‘community and social’.

There would be a neutral impact upon ‘heritage’, ‘landscape & amenity’ and ‘natural environment’. The site is located to east of the village, to north, south and west of the site is existing residential housing in an estate style layout, to the east and north east is countryside, however development of the site

would be seen in the context of the existing built environment from either short distance views from the adjacent road/foot path network or limited longer distance views that may be possible from the road network and local footpaths.

There is a negative recorded for the factor 'economy B food production' as the site is located in area classed as Grade 2 / Grade 3 Agricultural Land, however this is a constraint upon the settlement. It is noted that the current owners state that site is currently used as a horse paddock. The score for 'infrastructure, pollution & waste' is dependent upon implementation.

Through the draft Local Plan review consultation Norfolk County Council as the local highway authority raised an objection to the site. They consider that Mill Lane, School Lane and Church road are all sub-standard. As Highways are looking at this review as a new plan, they would not like to see the site come forward and are now placing significant emphasis on the ability to achieve safe pedestrian access to the school which this site cannot. Therefore, it is considered that roads are narrow with no footways and a safe access, particularly pedestrian access, cannot be provided between the site and The Street. They consider this is not a preferred site. The score for 'climate change' is mixed as although the location is considered sustainable a lot would depend upon the nature of the housing brought forward.

2H041 (29-04-20195110) – This site scores positively for the factor 'access to services' as the site is located within a reasonable distance to a number of local facilities including the village hall, church, and in particular the primary school. The site has been the subject of a pre-application and as a part of this Norfolk County Council as the local highway authority raised no objection in principle to the site, the same position was echoed as part of the 2019/20 HELAA consultation.

The site is located within Flood Zone 1 (low risk). There is also a positive score for 'economy A business' as not only would there be an economic benefit from the construction and associated industries, an increase in the local population could support local services and facilities, and with RAF Marham close by could provide off-base housing for those directly or indirectly employed by one the Borough's largest employers. It could also provide affordable housing close to RAF Marham. Hence the '+' score for 'community and social'.

The site is located relatively central within the village. The site is bordered by a combination of existing residential housing in an estate style layout/ ribbon development, a mobile home park, a cemetery and open countryside, however development of the site would be seen in the context of the existing built environment from either short distance views from the adjacent road/foot path network or limited longer distance views that may be possible from the road network and local footpaths. Consideration will need to be given to this context in any design scheme.

The score for 'Heritage' is '#' as through the pre-application process Norfolk Historic Environment Services (HES) stated that the site lies between the 12th century parish Church of the Holy Trinity and Cistercian nunnery to the southwest and the cropmarks of a medieval moated site (perhaps a manorial centre) to the northwest. In addition, Prehistoric, Roman, Anglo-Saxon and medieval finds have been recovered from the surrounding fields including an Early Saxon brooch (perhaps indicating burials) to the east. Consequently, there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be adversely affected by the proposed development. If planning permission is granted, HES therefore ask that this be subject to a programme of archaeological mitigatory work in accordance with *National Planning Policy Framework* para. 199.

There is a negative recorded for the factor 'economy B food production' as the site is located in area classed as Grade 3 Agricultural Land, however this is a constraint upon the settlement. The score for 'infrastructure, pollution & waste' is dependent upon implementation. The score for 'climate change' is mixed as although the location is considered sustainable a lot would depend upon the nature of the housing scheme brought forward.

SADMP Allocation

G56.1 – This site having been through the Local Plan process already, is allocated by the SADMP for a residential development of at least 50 dwellings. The site has since come forward with a phased planning proposal. The first phase being frontage development for 8 new homes (18/01896/F). This site scores highly positive in the sustainability factor 'highways & transport' as development of the site as indicated by the agents would provide a new access road and drop-off facility to the school, a new bus layby, and new and improved footpaths in the vicinity. The site also scored highly positive in the factor 'community & social' as not only would it provide the facilities already mentioned it would provide affordable housing and was supported by Marham Parish Council and the public. Positive scores are made with regard to 'access to services' being in close proximity to the junior school and the shops located on the RAF base, 'flood risk' being located in a low flood risk zone and 'landscape and amenity' as the agents of the land owner have illustrated that a significant portion of the site is to be given over to open space including a substantial margin of landscape planting. As with all of the growth options proposed for Marham there would be neutral impacts upon 'Economy A business', 'heritage' and 'natural environment', negative impact upon 'economy B food production' and both positives and negatives associated with the factor 'infrastructure, pollution & waste'. The key difference between the SADMP and LPr assessment is the consideration of the new indicator 'climate change'. The score here is judged to be '#' as Marham has been identified as a sustainable location, however the design of the development overall and the individual homes will have an impact and this isn't 100% known at this point.

Marham - Sustainability Appraisal – Site Discussion

- Overall, the sustainability appraisal indicates that Site 2H041 would be potentially suitable for allocation given that it scores positively overall, it is relatively constraint free, and it is currently the only site which could potentially come forward and be developed at Marham.
- Site H219 was previously been considered for allocation as part of the SADMP process, and was considered to be a preferred option at the Preferred Option Stage, however at that time an additional site came forward which was considered more sustainable and therefore G56.1 was allocated by the SADMP. It was also a preferred option at the draft Local Plan review consultation stage (2019) however, Norfolk County Council as the local highway authority would object to the site being proposed for allocation.
- The Local Plan review’s growth strategy seeks to support Marham and its role in the local and national economy as it play’s home to RAF Marham. Accordingly, new homes are sought for allocation and Marham is classed as a Growth Key Rural Service Centre.
- The HELAA indicates that Site 2H041 could accommodate in the region of 35 dwellings, and the site has been proposed for 35 dwellings as part of the pre-application service offered by the Borough Council.

Marham – Sustainability Appraisal – Site Conclusion

- The SADMP made a residential site allocation of G56.1 for at least 50 new homes. This site has come forward with a proposal to develop the site in phased approach. Given that this is a review of the plan, the Local Plan review seeks to carry forward this allocation as part of it.
- After careful consideration and on balance given that Site 2H041 scores positively overall, it would assist in achieving the Local Plan review’s growth strategy in supporting Marham and RAF Marham, and that is currently the only realistic site option, it is considered appropriate to propose the allocation of Site 2H2041 for at least 35 dwellings.

Policy Recommendations:

Amend the support text as follows:

Description

11.1.1 Marham is situated to the southeast of King's Lynn, and is almost equidistant between King's Lynn, Downham Market (to the southwest) and Swaffham (to the east). The settlement of Marham is spread over a large area, comprising both Marham village and RAF Marham. ~~A proportion of the village services and facilities are located on the RAF base but available for all residents to use, these include a school, GP surgery, bus routes, retail and employment uses.~~ A proportion of the village services and facilities are associated with the RAF BASE and some of these are available for residents to use. Services/ facilities include a school, GP surgery, bus routes, retail and employment uses. The Parish of Marham has a population of 3,531 (Census Data 2011).

RAF Marham is currently the largest operational front-line base of the RAF. It is has been designated the sole operating base for the Lightning II aircraft. It is the largest single-site employer in the Borough by a considerable margin, representing the equivalent of around 1 in 12 of employed jobs in the Borough. With dependants the RAF Marham 'community' is over 8,000 people; some living on the base itself and others in local towns and settlements. This figure is expected to rise, if the major role of the base is maintained, towards 10,000. Overall, the base is estimated to contribute in excess of £130 million per annum into the local economy through salaries and payments to local businesses. In turn the base community is a significant user of local services.

The old village of Marham has a linear form of development along 'The Street'. The village is distinct from the RAF base and with landmarks including The Church of the Holy Trinity and the Cistercian Abbey Ruins. The village-scape consists of mainly modern development, and there are views across from landscape from the edges of the village.

The combination of RAF Marham and the Village of Marham together ensure that the settlement is classed a Growth Key Rural Service Centre. Please see Policy LP09 for details of support for the RAF Marham.

The SADMP (2016) made an allocation for at least 50 dwellings (G56.1). The Local Plan review carries this forward. In addition, given the above, it makes a further allocation for at least another 35 dwellings.

MAR1 – Marham, Land south of The Street

Site Allocation

Policy MAR1 – Marham, Land south of The Street

Land of around 1.6 hectares to the south of The Street, as shown on the Policies Map, is allocated for residential development of at least 35 dwellings

Development will be subject to compliance with the following:

1. Subject to safe access being achieved to the satisfaction of Norfolk County Council as the local highway authority;
2. Submission of details showing sustainable drainage measures will integrate with the design of the development and the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for future management and maintenance of the SUDS should be included with submission;
3. Development will be subject to a programme of archaeological mitigatory work in accordance with National Planning Policy Framework para. 199
4. Provision of affordable housing in line with the current standards.

Site Description and Justification

The allocated site (Site Ref. 2H041) is situated relatively centrally to Marham village. The site is close to a number of the village services, including the school and could be said to represent a modest extension to the existing built environment of the village. The Marham development boundary immediately abuts the site's northern and western boundaries. The immediate surroundings include estate type housing developments, ribbon style housing development along the street, a mobile home park, a cemetery and open countryside.

The Borough Council considers that the allocation of this site (SA/ HELAA Ref. 2H041/ Submission Ref. 29-04-20195110) through the Local Plan review would support Marham as Growth Key Rural Service Centre. The site is appropriately located close to the centre of the settlement, and in particular the local primary school. It is capable of providing 35 dwellings.

Access is envisaged to be gained from The Street, to the north, and the policy contains clause ensuring that this achieved to the satisfaction of Norfolk County Council as the local highway authority. They did not raise an objection to the site through the Housing and Economic Land Availability Assessment (HELAA) consultation.

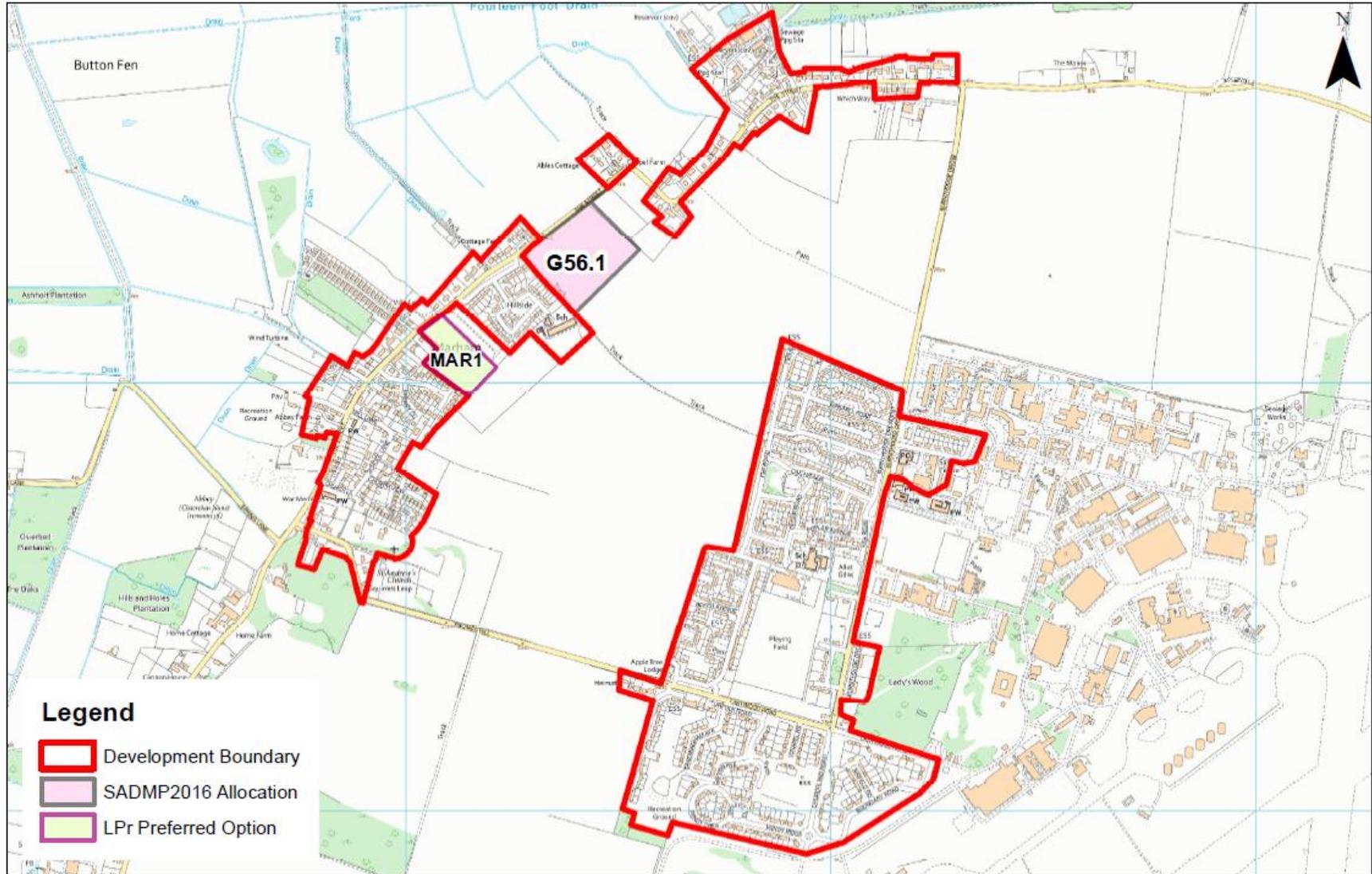
Norfolk Historic Environment Services (HES) state that the site lies between the 12th century parish Church of the Holy Trinity and Cistercian nunnery to the southwest and the cropmarks of a medieval moated site (perhaps a manorial centre) to the northwest. In addition, Prehistoric, Roman, Anglo-Saxon and medieval finds have been recovered from the surrounding fields including an Early Saxon brooch (perhaps indicating burials) to the east. Consequently, there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be adversely affected by the proposed development. Therefore, in accordance with HES's advice item 3 appears in the policy above.

The site is classified as grade 3 agricultural land although this is a constraint upon the whole settlement which is either Grade 3 or 2. The site is at low risk from flooding, being located within Flood Zone 1.

The site is bordered by a combination of existing residential housing in an estate style layout/ ribbon development, a mobile home park, a cemetery and open countryside, however development of the site would be seen in the context of the existing built environment from either short distance views from the adjacent road/foot path network or limited longer distance views that may be possible from the road network and local footpaths. Consideration will need to be given to this context in any design scheme.

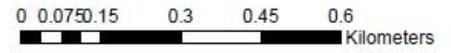
Development of this site could be said to represent a modest extension to the existing built environment of the village. The Marham development boundary immediately abuts the site's northern and western boundaries

Development of this site would be well screened and as discussed would relate well to the village. The majority of views of the site are limited to the near distance from adjacent roads, properties and public rights of way. Medium and long-distance views from the wider landscape are possible from the north and east. However, in these views the site is seen in the context of the existing settlement.



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Marham



Appendix 1: Summary of Comments & Suggested Response:

Consultee	Nature of Response	Summary	Consultee Suggested Modification	Officer Response / Proposed Action
Debbie Mack Historic England		See updated comments at: 978		No Action. Having read through the full comments, it isn't clear what these comments relate to.
Mr Michael Rayner CPRE	Object	Marham - unnecessary allocations due to existence of existing allocated sites and brownfield sites.	Remove site allocation	Noted. The housing numbers have been recalculated given changes to the NPPF and associated documents and the BC latest housing trajectory. This suggests a change in approach. It should be noted that sites on the BC's brownfield register predominantly have permission or are allocated so in essence the site owners could crack on.
J J Gallagher	Object	Please take this as my comment on the BCKL&WN Local Plan Review 2019. The BCKL&WN Local Plan Review 2019 Vision and Strategic Objectives highlights Marham as a Growth Key Rural Service Centre and the vision is, "Supporting growth at Marham, with the continued presence of a key employer in RAF Marham". It is also noted in Sect 3, Vision, "People want to be part of the success story that is West Norfolk, drawn here to live, work, invest and visit", and "West Norfolk enjoys an unparalleled balance between quality of life and quality of opportunity with people drawn to the area to take advantage of this." Also, at LP01 under		Noted. Consider Possible Implications. The comments mainly relate to the emerging Norfolk County Council Minerals and Waste Plan. It is suggested that the commenter joins in with that process. However, it should be noted that the

Consultee	Nature of Response	Summary	Consultee Suggested Modification	Officer Response / Proposed Action
		<p>Sustainable Development Locations, para 3 "In accommodating these priorities our approach will use the settlement hierarchy (set out in policy LP02) to ensure that: c. Locally appropriate levels of growth take place in selected Growth Key Rural Service Centres", and LP02 states "Growth Key Rural Services Centres - The two Growth Key Rural Service Centres have been identified as they are closely related to overall Growth Strategy in close proximity to A10 / Main rail line Growth Corridor which has been identified. They not only provide a range of services and facilities for the local population and wider rural areas, but have been identified as being capable of accommodating a higher level of growth than previously. In Watlington this is mainly due to the services and facilities present, which includes the railway station on the main line from King's Lynn to Cambridge / London King's Cross. At Marham the Borough Council wants to support RAF Marham, as one of the largest employers in the area, by providing further housing options for potential employees. These are all laudable visions and strategies ; however, they fail to address the Norfolk County Council (NCC) proposal to allow the development of the biggest silica sand quarry in the UK, SIL 02 (1000 acres), directly opposite the largest of the housing development sites in Marham. The proposed housing site, G56.1 The Street, is for at least 50 mixed dwellings on an uphill site and approximately 450m from the southern edge of the proposed site SIL 02. The landscape between the housing development and the proposed NCC quarry is open arable land. Taking the BCKL&WN Local Plan Review Vision and the policies LP 01 and 02, highlighted in the first para above, how can the Borough Council's plan possibly succeed if a 1000 acre quarry is allowed to be developed for 30+ years within 450 m of any planned dwelling development? Who would want to come and</p>		<p>NCC M&WP once adopted will form part of the Local Development Plan.</p>

Consultee	Nature of Response	Summary	Consultee Suggested Modification	Officer Response / Proposed Action
		<p>live there? Why would any family settle their children next to a silica quarry? Why would anyone based at RAF Marham want to buy a property that they could neither sell nor rent out if they were posted away to another base? How does any of this point towards GROWTH STRATEGY? In summary, my comment is that the BCKL&WN Local Plan is following the National Planning Policy Guidance and the National Planning Policy Framework documents but is diametrically opposed to the NCC Mineral and Waste Local Plan (M&WLP) with respect to the proposed quarry SIL 02 at Marham. Therefore, what are the BCKL&WN doing/intending to do to oppose SIL 02 in the NCC M&WLP in order to support the Borough Council's own Visions and Strategies to promote growth in the identified Growth Key Rural Service Centre at Marham and support the Borough's largest employer by far?</p>		
Mrs Inga-Lucy Barrett	Suggests amendment	<p>This statement is factually incorrect. Facilities/amenities on the RAF base are not all available to local residents. Those that are, are not within easy walking distance of either of the proposed sites. Village amenities include a Monday -Saturday daytime bus service to Kings Lynn, a junior school, satellite GP surgery (already working at full capacity) and two fast food outlets. There is no shop nor Post Office in the village. There is no bus service to Narborough or Swaffham. At present there is very low demand for housing in this village with a large number of unsold properties already on the market. The possibility of a large area of adjoining farmland being quarried for silica sand in the future does not attract interested buyers.</p>	See box to the left	<p>Amend supporting text accordingly. Consider Possible Implications. Some comments mainly relate to the emerging Norfolk County Council Minerals and Waste Plan. It is suggested that the commenter joins in with that process. However, it should be noted that the NCC M&WP once adopted will form part of the Local Development Plan.</p>
Mrs Sara Porter Marham Parish	Suggests amendment	<p>The statement in 11.1.1. regarding village services and amenities is factually incorrect. The RAF facilities located on the Base are not</p>	See box to the left	<p>Amend supporting text accordingly.</p>

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Council	nt	available for all residents to use. The outlets located outside the camp gate (Post Office store, library, cafe and hairdresser) are the only RAF amenities available to civilians. This statement must therefore be removed from the Local Plan or amended accordingly.		
Ms Svetlana Ignatieva	Object	The Local Plan is entirely inconsistent with the Norfolk County Council plans and Local Plan objectives are undeliverable given the contradicting objectives of NCC. Issues identified in the Sustainability Appraisal should be addressed prior to proceeding with more unsustainable development in the borough.		Noted. Consider potential Implications. Comments with regard to Marham mainly relate to the emerging Norfolk County Council Minerals and Waste Plan. It is suggested that the commenter joins in with that process. However, it should be noted that the NCC M&WP once adopted will form part of the Local Development Plan.
Mrs Sara Porter Marham Parish Council	Object	CPRE Pledge	Remove site allocations	Noted. See response the CPRE comments earlier
June Gwenneth Matthews	Support	Marham has been identified as a Growth Key Rural Service Centre due to its location, range of services and facilities and as it is capable of accommodating a higher level of growth, together with the expected increase of employment at RAF Marham. Section 11.1 clearly identifies the importance of the base to the economy of the Borough, and the UK as a whole. It is therefore evident that where there is such economic activity, housing needs to be provided for people working at the base, as well as in businesses whose services are utilised by the base. The number of units proposed for allocation in Marham is very small for a	Make further allocations at Marham considering the base is one of the Borough's largest sources of employment.	Noted. The plan has sought to provide housing at Marham which has been identified as GKRSC, for reasons mentioned by the consultee.

Consultee	Nature of Response	Summary	Consultee Suggested Modification	Officer Response / Proposed Action
		<p>settlement that has been targeted for growth. Looking at the table in Section D of the Local Plan Review, which relates to the distribution of housing between settlements in the Rural Area, it is surprising to see that Marham is only being allocated 25 units in comparison to the 115 units proposed for allocation in the other Growth Key Rural Service Centre, Watlington. It is also noted that the settlements of Burnham Market and Terrington St. Clement, which are only Key Rural Service Centres, are proposed for more housing growth than Marham. The Local Plan Review as it stands does not therefore provide consistency between its vision and strategy, with the actual allocations proposed.</p> <p>The vision sets out support for the growth of the economy in a sustainable manner, ensuring growth of the Borough in a sustainable manner and focusing growth in sustainable settlements. The vision and objectives are therefore clearly directing housing growth towards sustainable settlements where there are employment opportunities. By providing further housing in Marham the economy will continue to grow in a sustainable manner, by providing people with homes close to the Borough's biggest single site employer, RAF Marham, reducing reliance on the car.</p>		
Judy Patricia Matthews Nana	Support	<p>Marham has been identified as a Growth Key Rural Service Centre due to its location, range of services and facilities and as it is capable of accommodating a higher level of growth, together with the expected increase of employment at RAF Marham. Section 11.1 clearly identifies the importance of the base to the economy of the Borough, and the UK as a whole. It is therefore evident that where there is such economic activity, housing needs to be provided for people working at the base, as well as in businesses whose services are utilised by the base.</p> <p>The number of units proposed for allocation in Marham is very small for a settlement that has been targeted for growth. Looking at the table in Section D of the Local Plan Review, which relates to the distribution of housing between settlements in the Rural Area, it is surprising to see that Marham is only being allocated 25 units in comparison to the 115 units proposed for allocation in the other Growth Key Rural Service Centre, Watlington. It is also noted that the settlements of Burnham Market and Terrington St. Clement, which are only Key Rural Service Centres, are proposed for more housing growth than Marham. The Local Plan Review as it stands does not therefore provide consistency between its vision and strategy, with the actual allocations proposed.</p> <p>The vision sets out support for the growth of the economy in a sustainable manner, ensuring growth of the Borough in a sustainable manner and</p>	Make further allocations at Marham considering the base is one of the Borough's largest sources of employment.	Noted. The plan has sought to provide housing at Marham which has been identified as GKRSC, for reasons mentioned by the consultee.

Consultee	Nature of Response	Summary	Consultee Suggested Modification	Officer Response / Proposed Action
		<p>focusing growth in sustainable settlements. The vision and objectives are therefore clearly directing housing growth towards sustainable settlements where there are employment opportunities. By providing further housing in Marham the economy will continue to grow in a sustainable manner, by providing people with homes close to the Borough's biggest single site employer, RAF Marham, reducing reliance on the car.</p>		
Mrs Dawn Flatt	Object	<p>Marham is a rural village with very few amenities of its own. The majority of amenities are on the nearby RAF Base and residents are allowed to access the shop and this is by an agreement. It has been muted that as this base is a significant UK base and now houses some very expensive new planes that the base should be secured therefore the residents of Marham will not be able to access these local amenities further if this does happen in the future. The GP surgery already has long waits for appointments. This rural community is already under threat from the Norfolk Minerals and waste local plan in particular proposed site SIL02 whereby Norfolk County Council are considering a huge 57 hectare quarry. Since the announcement of this in July 2018 the village which on average has approximately 5 homes for sale at any given time now has 17 houses for sale on right move. The housing market here is now stagnant and therefore any developer will struggle to sell homes. The quarry poses a health threat to local residents and this is widely known although seemingly overlooked by the council.</p> <p>Aside from the fact that the proposed homes will have an elevated position affording them a view of the proposed quarry they will also be in direct line for the sand that will be blown from this quarry therefore exposing the residents to complicated health issues.</p> <p>This site is on a hill and there is also an issue with flooding for the properties that will be directly opposite on the street. should these houses be built that will mean covering a large field with concrete, asphalt etc and thereby increasing flood risk to the properties already present. Amend the Local Plan Review to take into account the fact that in a rural community with next to none housing association properties, the residents of that community have purchased homes and chosen a rural way of life. Should they wish to live in a town, then as homeowners they are afforded with choice and they would be able to move to one.</p> <p>Look for alternative sites where the new residents will not be potentially exposed to health risks, current residents will not be at increased flood risk and local amenities more plentiful.</p>	Remove draft housing allocation at Marham	<p>Noted. Consider Possible Implications. Amend Plan accordingly. The comments mainly relate to the emerging Norfolk County Council Minerals and Waste Plan. It is suggested that the commenter joins in with that process. However, it should be noted that the NCC M&WP once adopted will form part of the Local Development Plan.</p>

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Mrs Sara Porter Marham Parish Council		The Parish Council does not object to 50 dwellings on this site, providing only that this is the maximum permitted. If the number were to be higher, the Parish Council would strongly oppose this. The document refers to the number of dwellings as being, 'at least', and therefore gives no prediction of the actual number of dwellings that could be developed on this site. There is an expectation that Local Councils are expected to be as transparent and open as possible; transparency and openness are fundamental principles behind everything Local Councils do. The words, 'at least', completely contradict this ideology and the statement is therefore ambiguous. The words 'at least' must be removed completely or replaced with the actual maximum number of dwellings that could be built on this site		Noted. No change. 'At Least' forms part of the policy. The SADMP inspector felt this was need and put this forward as a modification to the Plan in order for it meet the tests of soundness. It is required to ensure that the Borough Council has the best opportunity for meeting its local housing need. This added flexibility also guards against other sites potentially not come forward as envisaged at the time of the SADMP adoption for reasons unknown at the time. The SADMP pre-submission consultation, examination Inc. proposed modification consultation and subsequent adoption of the Plan was all carried out in a transept way. Please see Inspector's Report: https://www.west-norfolk.gov.uk/info/20220/site_allocations_and_devel

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				opment management policies plan/367/examination
Ms Loreto Gallagher		<p>The following comments are in response to G56.1 in Borough of King's Lynn and West Norfolk, (BCKL&WN) Local Plan Review regarding proposed housing in Marham village. National Planning Policy Framework (NPPF) Pg 5 Sect 2 paras 7-10 achieving sustainable development including the social, economic and environmental objectives are planned for with BCKL&WN's local plan in relation to G56.1 and further; Dept for Housing Communities and Local Government (HCLG) and Chancellor Hammond's autumn statement identifies that there is a national need for good quality, affordable housing and has made monetary provision to do so. At least 50 of these homes mentioned above are planned in Marham village, however, Norfolk County Council's (NCCs) mineral and waste plan is juxtaposed to this national requirement for housing. The proposed quarry of 1000 acres, SIL02 at Marham is directly opposite the proposed site for the housing development in question (these homes will be on an elevated position looking directly down onto SIL 02). NCCs plan cannot fulfil para 8 b) to support a healthy community, with open spaces, social and cultural well being. It cannot support objective para 8 c) environmental, making effective use of the land, prudently. Nor can it fulfil NPPF, Sect 5 Pg 21 para 78 maintain vitality and for villages to thrive and grow; neither can it support the rural economy Sect 6 Pg 23 para 83 c). It does not take into account Sect 8 Pg 27 paras 91. a) - c), 92. a) or b) promoting healthy and safe communities; nor does it fulfil paras 96 and 98, open space and recreation. Again, NCCs plan is at odds with housing to meet the needs of the nation as the area of SIL02 is a flood risk 3 high risk area, which NPPF Sect 14 Pg 45 para 155 states development should be avoided in areas with flood risk; these nationally needed houses will be directly across from this proposed quarry with flood risk being high. The housing development put forward is also in response to the expansion of RAF Marham, strategically important for National Security for F35 aircraft, and is within BCKL&WN plan to cater for exactly those families who do or will work at RAF Marham. Why would any young person or family in the armed forces want to buy into an area that has the potential for the largest quarry in England? Not only from a health or environmental aspect but for economic reasons; if they needed to sell on posting, the resale value of a home near to a quarry would be severely damaged. They will not come, they will not</p>		<p>Noted. Consider Possible Implications. The comments mainly relate to the emerging Norfolk County Council Minerals and Waste Plan. It is suggested that the commenter joins in with that process. However, it should be noted that the NCC M&WP once adopted will form part of the Local Development Plan.</p>

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		stay, the village will not sustain nor thrive. In summary, surely National Security, the National need for housing and the wellbeing of the community of Marham village and that of our service personnel trump any reason given to quarry SIL 02.		
Norfolk County Council	Object	MAR1 - Marham - Land off School Lane Mill Lane, School Lane and Church road are all sub-standard. As Highways are looking at a new plan we would not like to see the site come forward and we are now placing significant emphasis on the ability to achieve safe pedestrian access to school which this site cannot. Therefore, it is considered that roads are narrow with no footways and a safe access, particularly pedestrian access, cannot be provided between the site and The Street. This is not a preferred site.	Remove the site from the plan going forward	Agree, Action: remove Site from Local Plan review moving forward. With specific reference to the proposed site, the comment from NCC would make it more difficult for the site to come forward as envisaged by the draft plan. The issues raised by NCC have been shared with the site owner for their consideration.
Brian Ferguson	Object	Raises highway safety concerns with access to the site and local highway network	Remove the proposed site from the Plan	Noted. See response to NCC above.
Brian Ferguson	Object	No employment/ amenity opportunities locally. Concerned that Marham doesn't fit with the overall growth strategy proposed. Concerned that the consultation took place mainly online		Noted. No Action. Marham It is a relatively short distance to the A10 and Downham Market. The RAF Base is one the largest direct and indirect employers within the Borough (and beyond). It is mainly for this reason the area of Marham

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				comprising the village and the RAF Base is considered a Growth Key Rural Service Centre. Consultation was carried out in accordance with the regulations. Press event was hosted and reported in local papers, drop in session were held at the three main towns, all documents available online.
Mrs Inga-Lucy Barrett	Object	The wording of 'at least 25 dwellings' does not show transparency in this consultation. This site was put forward in 2013 and dismissed from the plan. Since then there has been no change or improvement to road access or surface water drainage. Access via Church Lane or Mill Lane to School Lane is narrow and unlit. Of necessity, residents on these roads park on the roadside which further narrows the highway. There are no pavements on Mill Lane or School Lane and a only limited stretch of pavement on Church Lane. Parts of School Lane are often flooded with surface water after heavy rain. In the event that access to this proposed site is via Church View, all of these factors would still pose a problem. 'At least' 25 dwellings would generate at least a further 50 cars using these narrow approach roads. Church View itself is a 'dead end' small residential area where parking is already problematic. Off road parking is limited to 1 or at best 2 spaces per dwelling and many residents have to park at the roadside - often half on and half off pavements to ensure adequate access for other residents. This already poses problems for emergency vehicles needing to access dwellings on the estate. There is no mains drainage in Marham and thus any new dwellings would require septic tank or similar drainage. This site should be removed from the Local Plan Review on the grounds of poor/unsafe access, poor land drainage and overcrowding of a small plot which would adversely affect all residents of School Lane, Church Lane, Mill Lane, Church View and Lime Close	Remove the proposed site from the Plan	Noted. See response to NCC above.
Mrs Tina Hawkins		The statement in 11.1.1. regarding village services and amenities is	Remove the proposed	Noted & Amend. With

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		<p>factually incorrect. The RAF facilities located on the Base are not available for all residents to use. The outlets located outside the camp gate (Post Office store, library, cafe and hairdresser) are the only RAF amenities available to civilians. This statement must therefore be removed from the Local Plan or amended accordingly. The Road infrastructure is not suitable to accommodate more houses, School lane and mill lane do not have footpaths and this makes it very dangerous when walking along these roads, if more houses are built in this area this will mean even more cars and someone could get hurt or worse. The houses would be built on a hill and would cause flooding to the houses on School Lane.</p>	<p>site from the Plan & amend supporting text</p>	<p>specific reference to the proposed site, these comments echo those from NCC, and would make it more difficult for the site to come forward as envisaged by the draft plan. The issues raised by NCC have been shared with the site owner for their consideration. Amend supporting text with regard to services/facilities.</p>
Mr Alan Flatt	Object	<p>This proposed site is a small piece of land within an already populated area. There is limited access for 25 homes and associated vehicles. Access could only be gained in School Lane which is a narrow lane that constantly has cars parked along one side. I believe this would limit access for building traffic and certainly our current and new residents causing congestion and may well prove hazardous. The other option for access seems to be gained via Church View which would suffer in the same way as above. church view is situated in a small housing estate with narrow roads. During commuting times of the day the junction with School lane is extremely busy. There have already been collisions due to the layout and 'blind corners' on this estate I'm certain this will worsen.</p> <p>This small rural community is already under threat from the Norfolk Minerals and waste local plan. In particular the proposed site SIL02 whereby Norfolk County Council are considering a huge 57 hectare quarry. Since the announcement of this proposed mine in July 2018 the village (which on average has approximately 5 homes for sale at any given time) now has 17 houses for sale on right move. The housing market in Marham is now stagnant and therefore any developer will struggle to sell these proposed homes. The quarry poses a health threat to local residents and this is widely known although seemingly overlooked by the council.</p> <p>In addition and should be taken into account as relevant Marham is a small rural village with very few amenities of its own. The majority of amenities</p>	<p>Should this proposal go ahead I feel access should be gained by purchasing a strip of land to enable residents to gain access via squires hill.</p>	<p>Noted, Consider & Amend. Plan to be amended in terms of services/facilities at Marham. Access and Highway issues have been raised by NCC the landowner is aware it will be them to consider possible solutions. Potential implications from the NCC Waste mineral Plan will need to be considered.</p>

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		are on the nearby RAF Base and residents are allowed to access the shop and this is by an agreement. It has been noted that as this base is a significant UK base and now houses some very expensive new planes that the base should be secured therefore the residents of Marham will not be able to access these local amenities further if this proceed.		
MISS BETHANY PALFREY	Object	I believe the plans for the development for at least 25 dwellings should be disregarded AGAIN because the reasons for this plan being rejected and dismissed before have still not been rectified in order for this to go forward. The roads still flood, there are still not footpaths and there is no street lighting. Since this plan was previously rejected, the congestion and parking has increased and worsened. The Access for both School Lane and Church View is limited STILL as this has not changed since it was rejected before. There is no mains drainage in this area which will cause disruption for installing access to what we do have for this development This was a ridiculous plan before and that has not changed.	Remove the proposed site from the Plan	Noted & Amend. With specific reference to the proposed site, these comments echo those from NCC, and would make it more difficult for the site to come forward as envisaged by the draft plan. The issues raised by NCC have been shared with the site owner for their consideration
MR Leigh Markwell	Object	We oppose the MAR1 development on the ground that vehicle access is poor with congestion and parked cars in church lane, church view and school lane before adding atleast 25 dwellings. School lane regularly floods and has no footpaths or street lighting and adding additional vehicles in this area would increase the likelihood of an accident. I believe this development should be rejected AGAIN.	Remove the proposed site from the Plan	Noted & Amend. With specific reference to the proposed site, these comments echo those from NCC, and would make it more difficult for the site to come forward as envisaged by the draft plan. The issues raised by NCC have been shared with the site owner for their consideration
Mrs Sara Porter	Object	1. During the last consultation review, the Parish Council opposed 25 dwellings on this site and remains opposed, particularly when the number	Remove the proposed site from the Plan	Noted. Amend Plan accordingly. This suggests

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		<p>could now be potentially higher. The document refers to the number of dwellings as being, 'at least', and therefore gives no prediction of the actual number of dwellings that could be developed on this site. There is an expectation that Local Councils are expected to be as transparent and open as possible; transparency and openness are fundamental principles behind everything Local Councils do. The words, 'at least', completely contradict this ideology and the statement is therefore ambiguous. The words 'at least' must be removed completely or replaced with the actual maximum number of dwellings that could be built on this site.</p> <p>2. During the last consultation, this site was discarded from the Local Plan due to drainage and access issues, so the Council is astonished to see that it is now being considered again.</p> <p>3. It is considered that 25 dwellings would create a cramped form of development and represent an over-intensive use of the site and would be unsympathetic to, and out of character with, the existing adjacent developments.</p> <p>4. The proposal still does not provide safe vehicular access to or from the surrounding public highway network. The highway infrastructure on Church View, School Lane, Mill Lane and Church Lane is very poor with no footpaths for pedestrians who walk along these roads.</p> <p>5. Under the National Planning Policy Framework all developments should be undertaken in a sustainable manner and under the National Standards for Sustainable Drainage Systems (December 2011). Marham is not connected to a mains drainage system so a further large development in this area could potentially lead to flooding and/or other associated problems for neighbouring properties, in particular for those located in School Lane.</p> <p>6. The proposed development would create an adverse impact upon the residential amenities of neighbouring properties by virtue of the physical relationship between buildings and is considered to be contrary to advice contained within the National Planning Policy Framework for Delivering Sustainable Development.</p>		<p>a change in approach. More growth may be considered in future plans. With specific reference to the proposed site, these comments echo those from NCC, and would make it more difficult for the site to come forward as envisaged by the draft plan. The issues raised by NCC have been shared with the site owner for their consideration 'At Least' forms part of the policy. The SADMP inspector felt this was need and put this forward as a modification to the Plan in order for it meet the tests of soundness. It is required to ensure that the Borough Council has the best opportunity for meeting its local housing need. This added flexibility also guards against other sites potentially not come forward as envisaged at the time of the SADMP</p>

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				<p>adoption for reasons unknown at the time. The SADMP pre-submission consultation, examination Inc. proposed modification consultation and subsequent adoption of the Plan was all carried out in a transept way. Please see Inspector's Report: https://www.west-norfolk.gov.uk/info/20220/site_allocations_and_development_management_policies_plan/367/examination</p>
Mrs Dawn Flatt	Object	<p>This proposed site is a small pocket of land within an already populated area. Currently access can only be gained by either School Lane which is a narrow and has cars parked along one side constantly therefore access for building traffic let alone current and new residents would in my opinion be hazardous. The other option for access via Church View would suffer in the same way as above. This is a small but busy housing estate and during commuting times of the day and there have already been collisions due to the layout and 'blind corners' surely this can only increase?</p> <p>I am attaching a document showing the obvious points of access and there unsuitability. Marham is a rural village with very few amenities of its own and in either of the proposed site there does not appear to be provisions made for amenities. The majority of available amenities are on the nearby RAF Base and residents are allowed to access the shop and this is by an unwritten agreement. It has been muted that as this base is a significant UK base and now houses some very expensive new planes that the base should be secured therefore the residents of Marham Village will not be able to access these local amenities further should this happen in the future. This community is already under threat from the Norfolk Minerals and waste local plan in particular proposed site SIL02 whereby Norfolk</p>	Remove the proposed site from the Plan	Noted & Amend. Please see conclusion

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		<p>County Council are considering a huge 57 hectare quarry. Since the announcement of this in July 2018 the village which on average has approximately 5 homes for sale at any given time now has 17 houses for sale on Right Move. The housing market here is now stagnant and therefore any developer will struggle to sell homes. The quarry also poses a health threat to local residents and this is widely known although seemingly overlooked by the council also adding to the unsalability of the proposed dwellings.</p> <ol style="list-style-type: none"> 1. This site has been proposed and rejected previously. 2. With regard to changes to the plan: I'm not sure whether purchasing neighbouring farm land and building an access road out to Squires Hill (a main road more able to accommodate the building traffic and resident traffic) has been considered as with regard to access this would surely be a preferable solution for access should this proposal go ahead? 3. There is a stagnant housing market in this area therefore these houses will join an already flooded market. 4. This proposal has not taken into account a grace and favour arrangement with regard to amenities nor a health risk from the proposed quarry and doesn't appear to benefit anyone except the developers and council who wish to comply with a national directive. 		
Mr David Bignell	object	<p>The existing estate (Lime Close and Church view) was established circa 30 years ago, and School lane many decades earlier, with off road parking and road structure deemed suitable for the household / car ratio at that time. Department of Transport states an increase of 16.9% from 1997 to 2016, and forecast traffic demand and congestion in England set to increase by between 11% and 48% up to the year 2050. This increase in cars per household in the area local to the planned site has already outgrown the supporting infrastructure and this is clearly evidenced by the lack of off road parking where families are forced to park along existing roads. The planned access and egress for the additional 25 properties is through either School Lane or Church View where the roads and parking already do not support the current level of parking and traffic, and where the UK Gov is forecasting further significant increases. I have personally witnessed 3 vehicle accidents very recently.</p> <p>Safe movement of cars and people in the direct area of the planned site must be a prime consideration for responsible planning, and the current structure and access routes do not support the existing vehicles, and certainly do not support the inevitable overload inherent with the additional 25 properties.</p>	Plan responsibly for an alternative site, designed to cater for the existing and forecast number of vehicles.	Noted & Amend. Please see conclusion

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		<p>The access road through Church view has already poor parking facilities where the home owners park on the intended access road, not through choice, but because they have no alternative.</p> <p>In addition the road structure does not support safe access and egress as the angles for turning are very limited with poor visibility, exacerbated by vehicles parked along the roadsides. This would be simply planning traffic accidents and compromising the safety of he local road users and pedestrians, where responsible planning has an opportunity to build infrastructure aligned with current vehicle numbers while catering for future increase in a more appropriate site.</p> <p>I have attached photographs to evidence the above, and existing strain on safe parking and vehicle movement in the area directly adjacent to the planned site.</p>		
Miss Rachel Bignell	Objects	<p>I believe access alone is enough to disregard this proposal. Access of both Church View and School Lane is not amenable, both roads currently struggle with existing residents both in passing and with vehicles being parked. The proposed access off Church View passes past residential properties causing possible obstruction to property access and is also almost a blind junction to drive from, having been near collisions here before. Not to mention the new properties encroaching on current residents privacy, rear windows and gardens etc. There is also the increase in non absorbent surface area, School Lane all the way down to the street often floods as it is! Let alone if this paddock was to be laid to roadways making it easier for rain fall to make it's way down flooding peoples properties! This isn't the first time this proposal has been made, previously being turned down. The property market within Marham village is very stagnant, as anyone can see from looking on the market properties are not selling or letting, this is something else to be taken into account. You can build a property but it doesn't mean someone will buy it, then there will just be a field of empty houses and angry residents surrounding it. Doesn't sound ideal does it?</p>	I want it totally disregarded and rejected.	Noted & Amend. Please see conclusion
Mr Dave Hawkins	Objects	<p>The statement in 11.1.1. regarding village services and amenities is factually incorrect. The RAF facilities located on the Base are not available for all residents to use. The outlets located outside the camp gate (Post Office store, library, cafe and hairdresser) are the only RAF amenities available to civilians. All other amenities are for serving persons and families only. This statement must therefore be removed from the Local Plan or amended accordingly. The Road infrastructure is not suitable to accommodate more houses, School lane and mill lane do not have</p>	Mar1 is not a suitable area for more houses due to the 2 estates already built in this area, as stated above no footpaths and will cause	Noted & Amend. Please see conclusion

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		<p>footpaths and this makes it very dangerous when walking along these roads. The houses would be built on a hill and would cause flooding to the houses on School Lane. Some of the houses on School Lane and the street already suffer from flooding and building more houses in the area would make it worse. There is also a flood risk to Mill Lane/School Lane and the properties</p>	<p>flooding. G56.1 just a much more suitable area, there is more space, the entrance/exit will be onto the main Street, parking for the School has been offered this would be a huge help to the School as parking is a huge problem and it would be safer for the school children</p>	
Mrs Jane Bradley	Objects	<p>I have grave concerns about the proposed building of 25+ houses on the above site. My reasons are as follows:</p> <p>1) Marham village has a history reaching back many hundreds of years. It is a linear settlement, the proposed site being situated close to the oldest part of the village where the church is located and also the ruins of an ancient abbey. We have, in recent years, had a development of 14 houses on the site of our last village pub, opposite the church. A development of the size proposed would make this end of the village far too congested and completely out of character with a village of this nature ie. it would not "relate well to the village".</p> <p>2) The proposed development would only be able to be accessed via Mill Lane or Church View leading into School Lane and Church Lane. The clue here is in the word 'lane' – "a narrow passage or road". The majority of these thoroughfares are extremely narrow and are without footpaths; most are single lane due to the fact that the majority of houses/bungalows have no garages, so vehicles are parked on the roadside. There is already a considerable amount of traffic with two right-angled bends to negotiate, so a further 25-50 vehicles would be completely unviable.</p> <p>3) Sadly, wildlife is diminishing in so many areas. It has been very noticeable since moving here 29 years ago, how the bird population in particular has decreased dramatically. The open spaces around here also support many mammals, insects etc and to lose yet another green area for</p>	Remove the proposed site from the Plan	Noted & Amend. Please see conclusion

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		<p>these creatures would be devastating to their numbers.</p> <p>4) At present, there are a considerable number of houses for sale in the village, many of which have been on the market for many months. Properties are not selling and one can presume that this is due to the proposed silica sand quarry, which, if it goes ahead, would be the largest in the whole of the UK. Who would invest in a property near to such a monstrosity causing a risk to health, clouds of dust, incessant noise and endless HGV on our local roads?</p> <p>5) At present, there are very few facilities in the village, no shop, no pub, little transport and, importantly, a doctor's surgery where it is becoming increasingly difficult to get an appointment due to an increased village population. Few of the facilities at RAF Marham are available to the villagers. Adding a further 25+ houses, plus the proposed 50 houses on site G56 to the equation will only severely add to the problem.</p> <p>6) The bungalows opposite the end of Mill Lane already experience drainage problems with water cascading down the lane due to insufficient drainage. A further development of 25+ houses would add significantly to this problem.</p>		
mrs Suzanne Bignel	Objects	<p>I object to the proposed development of 25 houses on the existing paddock off School Lane. Access to be gained via Church View or School Lane is not viable.</p> <p>Church View has at present a small dead end road which would be used to enter the area. Currently it is used as valuable parking as the whole estate next to the proposed site already has a big issue with the lack of parking. Church View and Lime Close is already squeezed to capacity with vehicles and parking and visibility on these roads is already a problem. The proposed access road is very narrow with houses either side and could only be made wider if the pavements were removed thus leaving the pedestrian lane down to School Lane inaccessible. School Lane access would also be an issue as a number of properties only have off road parking making it single lane traffic only. Also there are no pavements in School Lane and the increase of traffic would be a real concern to local children walking to the village school or down to catch the bus for the high school. Frequent events held at the village hall add to the parking problem as this often overflows into School Lane and Church view as do funerals, weddings etc held in the church as it has no designated parking. The paddock proposed for these 25 houses is just too inaccessible to cope with the infrastructure needed to build these homes, and the increase and</p>	Remove the proposed site from the Plan	Noted & Amend. Please see conclusion

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		<p>volume of traffic would be detrimental to all living in the area. What amenities are intended to be put in place to deal with the influx of people ? We have no village shop, the nearest shop is in Upper Marham and quite a trek if you are elderly or unable to walk any great distance which means using a car. The bus service is ok if you only want to go to Kings Lynn and the doctors surgery is struggling now, getting an appointment is difficult and with an extra 50+ dwellings proposed on land off The Street this village is at bursting point.</p>		
Mr Nathan Yates	Objects	<p>I have considerable concerns and objections over this proposed development site.</p> <p>Firstly is the access road network to the site. The current road network that would link it to the main street is not adequate enough to handle the current flow of vehicles in and out the existing estates. School lane does not have any public footpath at all and very little street lighting. Church view is a quiet cul-de-sac where children can safely play without fear of their well-being from through traffic to the new proposed estate.</p> <p>Next is the current drainage system for the existing estate is owned by the current residents who employ First Port Property Services to manage on their behalf collectively, and without seeking our permissions to further expand this network I don't see how you can achieve adequate additional drainage without either building a second waste site or breaching into the main sewers on Marham's main street.</p> <p>In reference to paragraph 11.1.2.4, If 25 extra dwellings were to be constructed at this site I would argue that this would create a greatly more overcrowded development to which this site could not possibly handle, as from the supporting map, the outlined area set aside is far smaller than that of the existing estate which is of around 30 properties. As currently the existing properties that back onto the marked development plot, there is no way further properties could be built without overlooking those already there without breaching their privacy.</p> <p>It also states that the area for development is close to the centre of the village to which I disagree with completely, as it is at the extreme end of the village and is not located near any amenities such as shops, garage or post office as they are approximately 1 Km away located at RAF Marham.</p> <p>With regards to creating biodiversity I can not see how by urbanising the land that this would be possible. This land is home to many wildlife species as it is, including birds, small mammals, insects, and at least two families of deer are living within this site area and have been for as long as I have lived on this estate (photographic evidence of this can be supplied), and by</p>	Remove the proposed site from the Plan	Noted & Amend. Please see conclusion

Consultee	Nature of Response	Summary	Consultee Suggested Modification	Officer Response / Proposed Action
		<p>developing this land this would remove the wildlife completely. For years now the parish council have lobbied better broadband for Norfolk to create a fit for purpose communications network for Marham village. This is something that is only now starting to happen, and will still only provide a very limited number of improvements to the already stretched communication exchange. Any extra demand in this area would put most properties at this end of the village (furthest point away from the exchange located in nearby Narborough, and majority of the exchange capacity taken up by the RAF Airbase) back to square one with regards to the broadband internet speeds expected for a property of this day and age.</p>		
Mr Paul Sawyer	Object	<p>I wish to make the following comments about the proposed development on this site.</p> <ol style="list-style-type: none"> 1. The site is considered to be close to the centre of the settlement, but in reality it would be making this end of the village even more heavily developed compared to the rest. 2. The planned development will have an impact on local people over a long period of time and building on this agricultural land will affect views of the countryside. 3. The building of such a large number of dwellings is going to have an impact on utilities; Church view and Lime Close, are on a communal sewage system and what effect will extra housing have on our drinking water supply, has this been factored in to the plan? 4. As a former telephone engineer I am aware that there is no spare capacity to cater for further development. 5. The plan is selling the idea that it would help support local amenities, but with RAF Marham close by, I do not consider this to be a valid reason. 6. RAF Marham is not short of accommodation for its' staff as there are a large number of empty Families Married Quarters. 7. Neither School Lane or Church View are suitable to carry the extra traffic that will come as a result of further development. School lane is in a very poor state of repair with no pedestrian walkway or street lighting to speak of. 8. The short dead end road off Church view is only serving two houses and currently used as a parking area for the two dwelling,s with parking at a premium in Church View, this will only increase the amount of pavement parking. 9. The visibility of Church View from the above mentioned road, is restricted by the corner properties and I have come close to being knocked off my push bike and motorcycle on several occasions. This is with it 	Remove the proposed site from the Plan	Noted & Amend. Please see conclusion

Consultee	Nature of Response	Summary	Consultee Suggested Modification	Officer Response / Proposed Action
		<p>serving just two properties a further twenty five will increase this risk considerably.</p> <p>10. Developing this site will have an impact on rain water run off and could affect properties at the bottom of the hill.</p>		
Ms Janet Qualters	Objects	<p>I have some serious concerns relating to the announcement details of the Borough Councils local Plan Review with regards to 50 new homes in Marham near the Chinese Restaurant, but more importantly the 25 new homes at the top of Mill Lane on the existing paddock off School Lane. I already have an enormous problem with excess water coming off the highways (which as you know is illegal) and coming down Mill Lane like a river and into my driveway. The water can reach at least 18 inches against my front door and can be at least six feet in width across the whole of my property.</p> <p>Regarding this situation in the Local Plan Review, with 25 homes further reducing the surface area for water drainage thus potentially resulting in more surface water finding its way onto the highway, and ultimately onto your driveway. We already have huge drainage problems, and this further development would exacerbate the problem even further.</p> <p>The current situation with the drainage in the area of my bungalow and around that area needs to be rectified before any further houses can be built.</p> <p>This is an ongoing problem which the Flood Department are fully aware of and are looking into, but more houses to make matters worse is not a situation which can be acceptable.</p>	Remove the proposed site from the Plan	Noted & Amend. Please see conclusion
Mr and Mrs John Sadler	Objects	<p>Both the Wife and I wish to object to the proposal to build 25 New Houses on the Paddocks for the following reasons :-</p> <ol style="list-style-type: none"> 1. At the last consultation this site was discarded due to drainage and access issues. 2. 25 dwellings or more would create a cramped development and represent an over intensive use of the site and would be unsympathetic to , and out of character with the existing adjacent developments. 3. The proposal still does not provide safe vehicle access to or from the surroundings public highway network. The highway infrastructure on Church View, School Lane, Mill Lane and Church Lane is very poor with no footpaths for pedestrians to walk along these roads. 4. Marham is not connected to a mains drainage system so a further large development in this area could potentially lead to flooding and/or other associated problems for neighbouring properties, in particular for those located in School Lane. 	Remove the proposed site from the Plan	Noted & Amend. Please see conclusion

Consultee	Nature of Response	Summary	Consultee Suggested Modification	Officer Response / Proposed Action
		<p>5. The proposed development would create an adverse impact upon the residential amenities of neighbouring properties by virtue of the physical relationship between buildings and is contrary to advice contained within the National Planning Policy Framework for Delivering Sustainable Development.</p> <p>6. There is already plenty of house for sale in the village.</p>		

Appendix 2: Indicative Layout Site 2H041

