

1b. I am... - Planning Consultant

1c. Client / Landowner Details (if different from your login account)

Title Mr

First Name Graham

Last Name Payne

Address

Post Code

2. Site Details

Site location / address and post code.

(at the end of this form you will be able to plot the site on a map as part of your submission)

Land south of Le Neve Road, Marsham

Site area (hectares) 1.39 ha housing and 0.27ha cemetery extension

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process. [304532-IW-XX-XX-DR-A-1001-P1 - Indicative Site Layout.pdf](#)
[South of Le Neve Road Marsham- GNL Regulation 18 Representation](#)
[FINAL V.pdf](#)

3. Site Ownership

3a. I (or my client)... Is the sole owner of the site

3b. Please provide the name, address and contact details of the site's landowner(s)

Mr Graham Payne

4. Current and Historic Land Uses

4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)

agriculture

4b. Has the site been previously developed? No

4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)

N/A

5. Proposed Future Uses

5a. Please provide a short description of the development or land use you proposed (if you are proposing a site to be designated as local green space please go directly to question 6)

The proposal can accommodate around 30 dwellings at a density 21.5 dph. The residential element of the site is 1.39 hectares;; however, this level of development is appropriate given the grain of the existing residential development to the north. It is proposed to gift 0.27ha to All Saints Church which would allow for the provision of graves well beyond the plan period of 2036.

5b. Which of the following use or uses are you proposing?

- Market Housing

- Other (please specify)

Other

extension to the existing cemetery serving All Saints Church, Marsham

5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.

see attached details

5d. Please describe any benefits to the Local Area that the development of the site could provide.

Enabling development . It is proposed that a proportion of the land is gifted to All Saints Church, which is a Grade 1 listed building, to extend the churchyard . Enabling development in the context of the historic environment is development that would be unacceptable in planning terms (the proposed housing site lies outside but adjoining the current development boundary for Marsham) but for the fact that it would bring heritage benefits sufficient to justify it being carried out, and which could not otherwise be achieved.

Sustainable development under the NPPF can have positive impact on historic assets including giving a historic asset further life such as the case here. (Source: 2017 Update of Planning Guidance Note, Historic England paragraph 11). All Saints Church Marsham is also listed on the Heritage at Risk Register. The tower is cracking and the roof to the south porch is rotting. Heritage Lottery Grants for Places of Worship was granted in November 2015 and the repair project is underway. Clearly, the fabric of the Church is a top priority as a Grade I heritage asset. However, the graveyard is near capacity and additional space is required. Gifting the land for an extension to the churchyard would therefore be a benefit at no cost and help enhance a core function of the church.

6. Local Green Space

If you are proposing a site to be designated as Local Green Space please complete the following questions. These questions do not need to be completed if you are not proposing a site as Local Green Space. Please consult the guidance notes for an explanation of Local Green Space Designations.

6a. Which community would the site serve and how would the designation of the site benefit that community.

N/A

6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.

n/a

7. Site Features and Constraints

Are there any features of the site or limitations that may constrain development on this site (please give details)?

7a. Site Access: Is there a current means of access to the site from the public highway, does this access need to be improved before development can take place and are there any public rights of way that cross or adjoin the site?

A PROW crosses the land proposed to be gifted to All Saints Church to extend the cemetery. Other PROW's border the boundary of the proposed residential development but do not cross it - see attached Plan for details

7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?

No

7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?

Yes, no

7d. Flood Risk: Is the site liable to river, ground water or surface water flooding and if so what is the nature, source and frequency of the flooding?

No - the land is in Flood Risk Zone 1 so is available for all uses.

7e. Legal Issues: Is there land in third party ownership, or access rights, which must be acquired to develop the site, do any restrictive covenants exist, are there any existing tenancies?

Not that I am aware of

7f. Environmental Issues: Is the site located next to a watercourse or mature woodland, are there any significant trees or hedgerows crossing or bordering the site are there any known features of ecological or geological importance on or adjacent to the site?

No

7g. Heritage Issues: Are there any listed buildings, Conservation Areas, Historic Parklands or Schedules Monuments on the site or nearby? If so, how might the site's development affect them?

Yes - the proposal is an enabling development to help the use into the future of a Grade 1 listed church. The housing use also proposed can accommodate design and vistas to maintain the setting of the listed building - see accompanying representation which is attached for more detail

7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?

Residential use to the north , cemetery use to the east - see submitted plan and representation for details

7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.

No

7j. Other: (please specify):

other detailed information is submitted as part of the more detailed attached representation and plan

8. Utilities

8a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.

Mains water supply Yes

Mains sewerage Yes

Electricity supply Yes

Gas supply Unsure

Public highway Yes

Broadband internet Unsure

9. Availability

9a. Please indicate when the site could be made available for the land use or development proposed. 1 to 5 years (by April 2021)

9b. Please give reasons for the answer given above.

see submitted representation that is attached for details.

10. Market Interest

10. Please choose the most appropriate category below to indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section. Enquiries received

11. Delivery

11a. Please indicate when you anticipate the proposed development could be begun. Up to 5 years (by April 2021)

11b. Once started, how many years do you think it would take to complete the proposed development (if known)? 1 year to 18 months

12. Viability

This is the description of your section break.

12a. You acknowledge that there are likely to be policy requirements and Community Infrastructure Levy (CIL) costs to be met which will be in addition to the other development costs of the site (depending on the type and scale of land use proposed). These requirements are likely to include but are not limited to: Affordable Housing; Sports Pitches & Children's Play Space and Community Infrastructure Levy - I agree

12b. Do you know if there are there any abnormal costs that could affect the viability of the site e.g. infrastructure, demolition or ground conditions? Yes

12c. If there are abnormal costs associated with the site please provide details:

There is no indication of abnormal costs associated with the site development at this stage

12d. Do you consider that the site is currently viable for its proposed use taking into account any and all current planning policy and CIL considerations and other abnormal development costs associated with the site? Yes

13. Other Relevant Information

13. Please use the space below to for additional information or further explanations on any of the topics covered in this form

representation has been attached to this submission

14. Declaration

I understand that:

Data Protection and Freedom of Information

The Data Controller of this information under the Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk District Council. The purposes of collecting this data are:

- to assist in the preparation of the Greater Norwich Local Plan
- to contact you, if necessary, regarding the answers given in your form
- to evaluate the development potential of the submitted site for the uses proposed within the form

Disclaimer

The Site Submission response forms received as part of the Greater Norwich Local Plan Regulation 18 Consultation will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by Norfolk County Council, and the details being published for consultation purposes. Any information you consider to be confidential is clearly marked in the submitted response form and you have confirmed with the Council(s) in advance that such information can be kept confidential as instructed in the Greater Norwich Local Plan: Regulation 18 "Growth Options" Consultation - Site Submission Guidance Notes.

I agree that the details within this form can be held by Norfolk County Council and that those details can be shared with Broadland District Council, Norwich City Council and South Norfolk District Council for the purposes specified in this declaration.

Name Sally Ann Minns BSc (Hons) Dip TP MRTPI

Date Mar 22, 2018



Existing Footpath

Existing Brideway

Proposed Residential Development
1.39ha
20 dwellings at 21.5 d/ha

Proposed Cemetery Extension
0.27ha

WATHEN WAY

LE NEVE ROAD

ROTT LANE

Ingleton Wood LLP shall have no liability to the Employer arising out of any unauthorized modification or amendment to, or any transmission, copy or use of the material, or any proprietary work contained therein, by the Employer, Other Project Team Member, or any other third party. All dimensions are to be checked and verified on-site by the Main Contractor prior to commencement; any discrepancies are to be reported to the Contract Administrator.
This drawing is to be read in conjunction with all other relevant drawings and specifications
Do Not Scale

Rev	Description	Date	Chk	Apr
P1	First Issue	22/03/18	ALH	NP
Project No: 304532		Scale @ A3:	1:750	
Drawn By: ALH				

Project:
Development at Le Neve Road
Marsham
Norfolk

Client:
Mr G Payne

Title: Indicative Site Layout	Revision: P1
Drawing Number: 304532 - IW - XX - XX - DR - A - 1001	Status: S2
Purpose of Issue: Information	

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Vision, form and function	