

Carter Jonas

GNLPA HELAA Addendum I (2018) and Addendum II (2020) Marsham Housing Site Assessment Matrix, March 2020

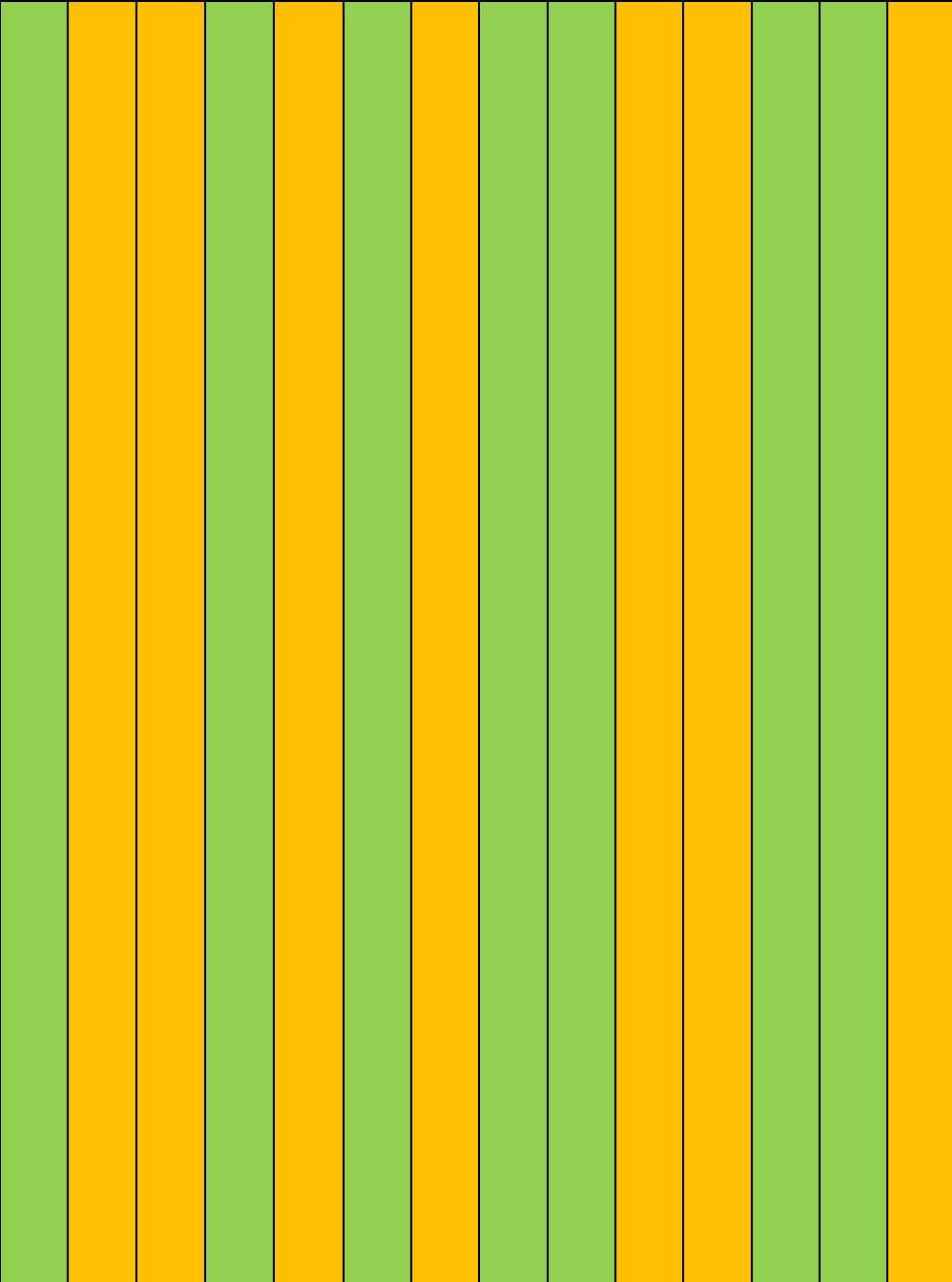
The following table sets out the assessments of two sites on the edge of the village of Marsham as set out in the Housing and Economic Availability Assessment (HELAA) report prepared by the Greater Norwich Local Plan team. The two sites include a site (reference GNLPA2143) on the southern site of the village, which has been chosen as a 'reasonable alternative' in the Local Plan process and a site at the Noble Foods former poultry unit on the northern side of the village (reference GNLPA3035). The two sites are listed in the table in turn, firstly a row indicating the Council's assessments and ranking against the sustainability criteria. Secondly, where we would suggest amendments to the site suitability ranking, a second row has been added below each site a second row labelled 'Suggested Ranking', which indicates how we would suggest that the sites should be ranked.

Our Comments	
Overall HELAA Conclusion	
LPA Availability and Achievability Conclusions	
LPA Suitability Conclusions	
Compatibility Neighbouring Uses	
Transport and Roads	
Open Space and GI	
Historic Environment	
Biodiversity and Geodiversity	
Townscapes	
Significant Landscapes	
Market Attractiveness	
Flood Risk	
Contamination	
Utilities Infrastructure	
Utilities Capacity	
Accessibility	
Access	
Address	
Site No.	

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GNLP3035 (HELAA Addendum II)	Fengate Farm													<p>The site is located adjacent to the settlement limit. Access from old Norwich Road subject to highway improvements could be an option. In walking distance to local services although no pavement access to the school. The land is Grade 3 agricultural land. Sewage upgrades required to support development. Sites of ecological interest within 3km (but none of which are very close to the site). Bolwick Hall and its garden house and stable block are located approx. 270 metres to the north east of the site. Suitable for the land availability assessment.</p>	<p>Available within 1-5 years, developable within 1-5 years. Assumed to be viable.</p>	Appropriate	<p>For 'accessibility' the amber ranking is appropriate, although the site only just falls short of a 'green' ranking as it is just about within 2km of additional schools and facilities in Aylesham. This is linked by a continuous cycle/pedestrian path alongside the A140; therefore, it is possible for residents to access these further services by foot / bicycle and applying CIHT guidance, 2km is considered an acceptable walking distance for school access and employment.</p> <p>Regarding 'contamination', a phase I contamination assessment supporting application reference 20131533 (Thomas Consulting, October 2013) identified no pollutant linkages which would preclude development of the site without appropriate remedial works being undertaken. 'Amber' seems appropriate given further intrusive investigation would be recommended; although the report provides evidence that there are no substantial contamination risks that would preclude development.</p> <p>Regarding 'market attractiveness' Rightmove sales data (obtained 06/03/2020) confirms that the average house price in Marsham considerably exceeds the average at £321,750. This is more expensive than</p>
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nearby Aylsham (£286,360), Hevingham (£261,625) and Buxton Heath (£266,684). Overall sold prices in Marsham over the last year were 38% up on the previous year and similar to the 2016 level of £318,804. Given a strong local market, the site should be considered attractive to the market and could be ranked as 'green' for this criterion.

Regarding 'biodiversity and geodiversity', this should be ranked as 'green'. The site is not located adjacent or very close to a designated wildlife site. The nearest SSSI is located 2km away and the nearest CWS, 350m away. An Ecological Appraisal (Envirotech, October 2013) was commissioned to support application reference 20131533. The evidence suggested no unacceptable adverse impacts.

For 'Historic Environment', there are three grade II listed buildings beyond the southern boundary, although the site has no relationship with the setting of these heritage assets. The redevelopment of the site which currently hosts unattractive fire damaged poultry sheds with a high-quality designed housing scheme has the potential to enhance the historic environment. Previous appeals / planning decisions have not raised

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																		<p>heritage as an issue. This criterion should therefore be ranked as 'green'.</p> <p>Land uses around the site are residential and therefore a proposed residential development would be compatible with the existing and adjoining uses. 'Compatibility with neighbouring / adjoining uses' should therefore be ranked as 'green'.</p>
GNLP3035 Suggested Ranking																		

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GNLP2143 (HELAA Addendum I)	South of Le Neve Road															<p>The site is proposed for residential development and the extension to the cemetery. The site is accessible but it located close to listed buildings. Sewage and waste water capacity upgrades would be required. A SAC and two SSSIs are located within 3km. Development would not result in the loss of open space or high quality agricultural land. There are no known constraints in terms of utilities, contamination or flood risk. In principle the site is suitable for the land availability assessment. However, as it overlaps site GNLP0229, it will not be counted to avoid duplication and will therefore be marked as unsuitable.</p>	<p>Available within 1-5 years, developable within 1-5 years. Assumed to be viable.</p>	<p>Unsuitable (as it overlaps site GNLP0229)</p>	<p>Significant Landscapes should be ranked as 'amber'. Applying the HELAA methodology, development is likely to result in some degree of harm to the landscape and is unlikely to have a 'neutral or positive impact' on the landscape setting. The Broadland DC Landscape Character Assessment SPD states in reference to LCA E2 within which the site falls that the landscape setting of villages should be preserved. The LCA is sensitive to development of prominent skyline locations and which 'may reduce the vertical significance of historical features'. The site sits on an elevated position on the southern edge of the village and development has potential to harm upon views towards the tower of All Saints Church. By contrast, GNLP3035 is a brownfield site and better contained within the centre of the village and therefore less sensitive in landscape terms.</p> <p>'Historic Environment' should certainly be ranked as 'amber' rather than 'green'. The site is located adjacent to the Grade I listed All Saints' Church and abuts the graveyard, being located only 50m from the building itself. The site is also located adjacent to the Grade II listed Rectory. The site comprises open countryside, which forms an</p>
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