

Local Plan Review Pre-Submission Stage 2021

11 Growth Key Rural Service Centres

11.0.1 Two Growth Key Rural Service Centres have been identified, by the Settlement Hierarchy (LP02), as they are closely related to overall Growth Strategy in close proximity to A10 / Main rail line Growth Corridor. 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 potentially accommodating a higher level of growth than previously.

Growth Key Rural Service Centres (2)	
Marham	Watlington

Local Plan Review Pre-Submission Stage 2021

11.1 Marham

Growth Key Rural Service Centre

Description

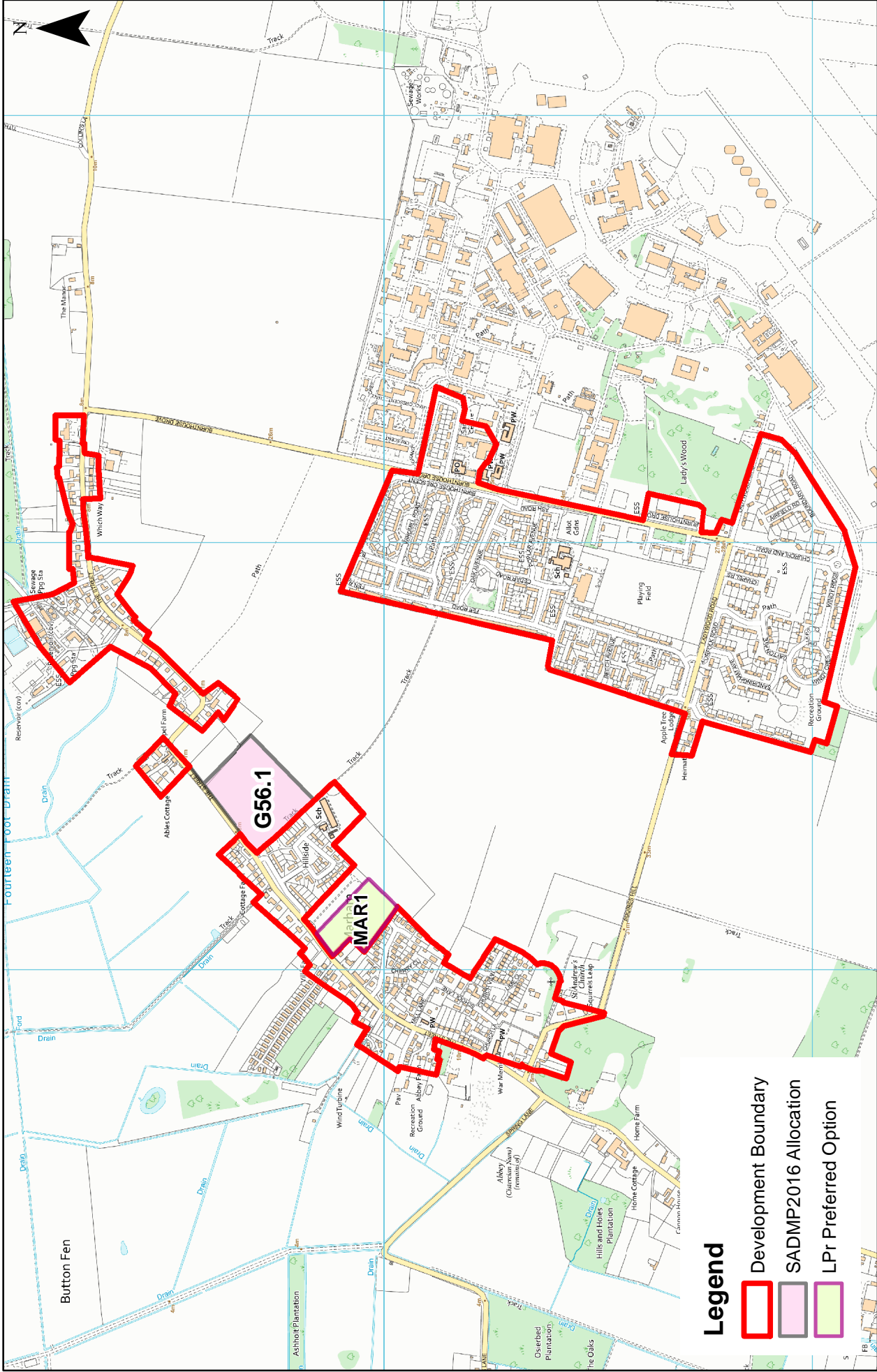
11.1.1 Marham is situated to the southeast of King's Lynn, and is almost equidistant between King's Lynn, Downham Market (to the southwest) and Swaffham (to the east). The settlement of Marham is spread over a large area, comprising both Marham village and RAF Marham. A proportion of the village services and facilities are 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.⁽³⁷⁾

11.1.2 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.

11.1.3 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.

11.1.4 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 LP10 for details of support for the RAF Marham.

11.1.5 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.



© Crown copyright and database rights 2020
 Ordnance Survey 100024314

Marham



Local Plan Review Pre-Submission Stage 2021

11.1.1 G56.1- Marham Land at The Street Policy

Site Allocation

11.1.1.1 The allocated site is well located adjacent to the school, provides for an appropriate scale of housing for the village, and offers of a range of benefits to the local community along with 50 dwellings.

Policy G56.1 Marham - Land at The Street

Land amounting to 3.6 Hectares as identified on the Policies Map, is allocated for at least 50 dwellings, together with a range of community benefits.

Development is subject to

1. Provision of a new road access to the school; new bus pull-in on The Street, improvements to the footpath between the old village and the airbase; a new footpath avoiding the double bends in The Street; and a community area including open space and a play area.
2. Safe access being achieved to the satisfaction of the local highway authority;
3. Provision of a proportion of affordable housing in line with the current standards;
4. Financial contributions to the provision of education and other infrastructure.

Site Description and Justification

11.1.1.2 The scale of development is in line with Marham's status within the Settlement Hierarchy. In addition to the community facilities identified in the policy there is also, subject to negotiation, the potential for an additional school parking/drop off area.

11.1.1.3 The community benefits involved were offered by the owners as a package of measures that justified allocation of this site in preference to others, and were important in influencing support for the development. This proposal received the support of the Parish Council and a number of members of the public.

11.1.1.4 The Parish Council says that this proposal has the advantages 'joining up the village' as identified in the 2008 Parish Plan; provides direct access from The Street (removing any problems which would be caused by traffic accessing a site through a minor roadway; would alleviate all the traffic problem currently present at the School; increase safety for children attending the school; and provide 'open space', footpaths and possibly other community facilities.

Local Plan Review Pre-Submission Stage 2021

11.1.1.5 The site has come forward with a planning proposal (18/01896/F) which is currently being considered by the Borough Council.

11.1.2 MAR1 – Marham Land south of The Street Policy

Site Allocation

11.1.2.1 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.

Policy MAR1 – Marham – Land off School Lane

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

11.1.2.2 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.

11.1.2.3 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.

Local Plan Review Pre-Submission Stage 2021

11.1.2.4 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.

11.1.2.5 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.

11.1.2.6 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.

11.1.2.7 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.

11.1.2.8 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.

Local Plan Review Pre-Submission Stage 2021

11.2 Watlington

Growth Key Rural Service Centre

Description

11.2.1 Watlington is situated approximately six miles south of King's Lynn, and seven miles north of Downham Market. The village is served by Watlington railway station (on the Fen Line between London Kings Cross- Cambridge and King's Lynn) which is situated less than a mile from the centre of the village. The Parish of Watlington has a population of 2,455.⁽³⁸⁾

11.2.2 The village has a range of services and facilities present which include a general practice surgery, school, bus route, railway station, Post Office, public house and other retail uses. Watlington provides a local employment base which has developed from its role in serving the local agricultural community.

Strategic Context

11.2.3 The Local Plan review seeks to promote Watlington within the Settlement Hierarchy (LP02) to a Growth Key Rural Service Centre this is for two main reasons as discussed it currently has a wealth of facilities including the railway station and it is geographically located within the Local Plan review's A10/main rail line growth corridor, being almost equidistant between King's Lynn and Downham Market.

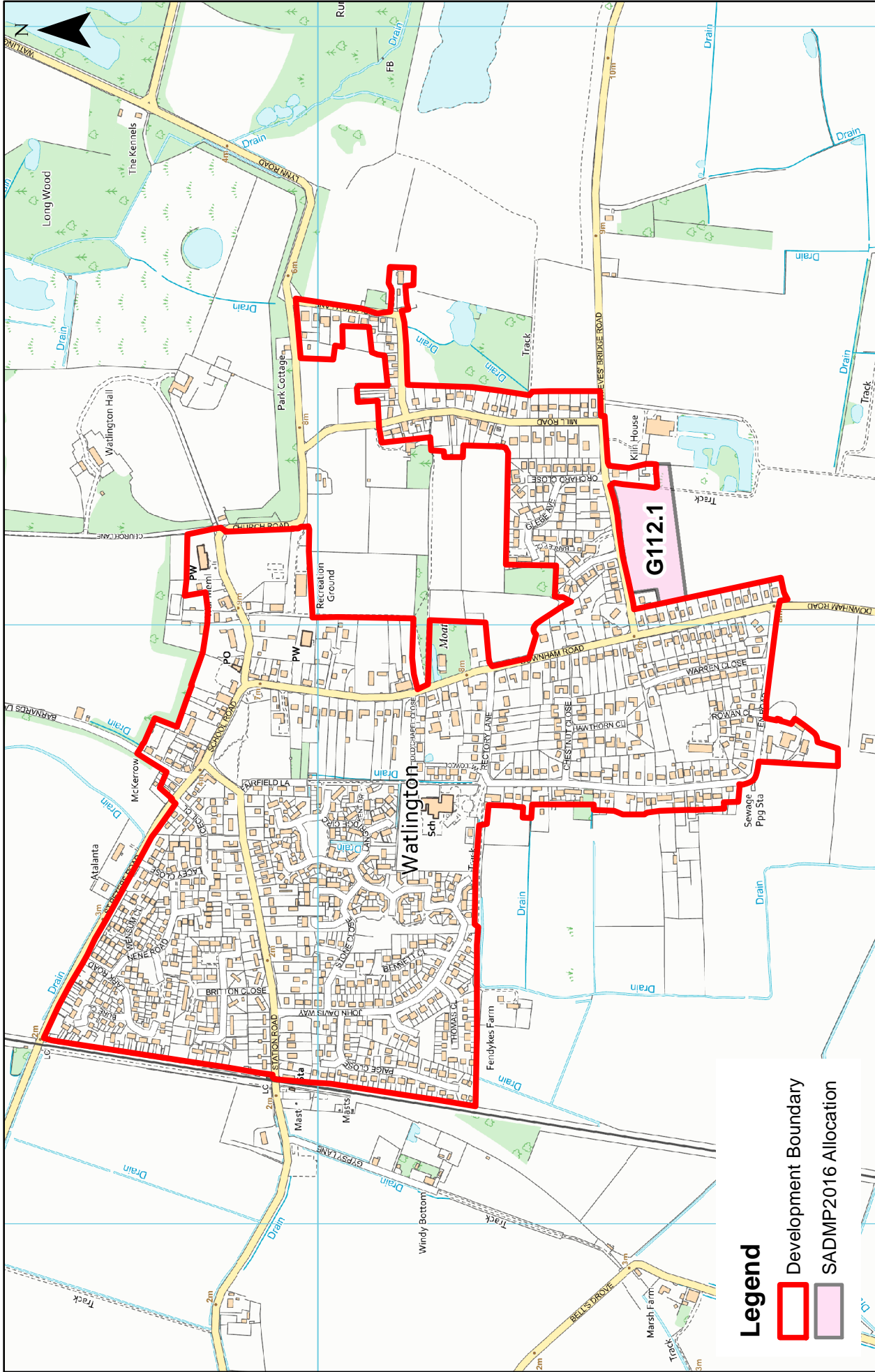
Neighbourhood Plan

11.2.4 The Borough Council supports those Town/Parish Councils and local communities who wish to prepare a Neighbourhood Plan for their Area.

11.2.5 Watlington Parish Council in combination with the local community are in the process of preparing a Neighbourhood Plan for their Area. This was formally designed 05/03/2020 and corresponds with the parish boundary.

11.2.6 Once made their Neighbourhood Plan will form part of the Local Development Plan and will sit alongside the Local Plan. It will assist in guiding development within the Neighbourhood Plan Area through local policies and possibly allocations.

11.2.7 The Borough Council will assist the Parish Council with their preparations. Given this it would be inappropriate for the Local Plan review to impose development upon the Area. The Parish Council through their Neighbourhood Plan will have the opportunity to consider sites which have been proposed through the Local Plan review process, and others. Given the status of Watlington within the Settlement Hierarchy (LP02) and its role within the Borough it would be appropriate for further allocations to be considered through the Neighbourhood Plan.



Local Plan Review Pre-Submission Stage 2021

11.2.1 G112.1 - Watlington - Land south of Thieves Bridge Road Policy

11.2.1.1 G112.1 - Watlington - Land south of Thieves Bridge Road Policy

11.2.1.2 Site Allocation

11.2.1.3 This site was allocated by the SADMP (2016) and the Local Plan review seeks to support this. The site lies in the southern part of Watlington in a relatively built up area. It is situated south of Thieves Bridge Road and opposite established residential development in the form of bungalows and large detached houses.

11.2.1.4 To the east of the site is further residential development in the form of bungalows along Downham Road, and to the west are two large detached properties with substantial gardens, one has associated farm buildings and ponds/water storage.

Land of around 1.8 hectares, as shown on the Policies Map, is allocated for residential development of at least 32 dwellings.

Development will be subject to compliance with all of the following:

1. Submission of an Environmental Statement that satisfies Norfolk County Council that:
 - a. the applicant has carried out investigations to identify whether the resource is viable for mineral extraction and if the mineral resource is viable, that:
 - b. the applicant has considered whether it could be extracted economically prior to development taking place; and if the mineral resource can be extracted economically, whether (or not):
 - c. there are opportunities to use the onsite resource during the construction phases of the development;
2. Development is subject to the demonstration of safe highway access that meets the satisfaction of the Highway Authority;
3. Provision of affordable housing in line with the current standards

11.2.1.5 Site Description and Justification

Local Plan Review Pre-Submission Stage 2021

11.2.1.6 The site comprises of Grade 2 agricultural land and has defined boundaries in the form of hedgerows and trees. Watlington comprises mostly higher-grade agricultural land, limiting the ability to choose lower grade land.

11.2.1.7 The site is ideally located for residential development. It is well integrated within the built form and would represent a natural continuation of housing along Thieves Bridge Road, without significantly extending the village into countryside. It is considered that development in this location would not be intrusive in the landscape but would rather fill the gap between existing housing. When viewed from the wider landscape, development would be seen in the context of the existing village.

11.2.1.8 The site is well located to local services found within the village and has good pedestrian/vehicular links. Safe access and egress is obtainable from Thieves Bridge Road as supported by Norfolk County Council as the local highway authority, who identified the site as a preferable one in terms of highway matters.

11.2.1.9 The Borough Council considers that the site is of a sufficient scale to accommodate at least 32 dwellings, which were originally sought by the SADMP (2016) in this settlement, at a density consistent with its surroundings and without detriment to the form and character of the locality.