

What Form Could The New Development Take..?

The layout and positioning of dwellings within the site plays a key role in defining the character and practicality of a scheme. Creating strong street scenes that are in-keeping with the local vernacular are vitally important in integrating a new development into its existing surroundings whilst also helping the scheme to establish its own identity.

The scheme presented below seeks to illustrate the proposed layout we feel might be appropriate for the proposal site. This indicative scheme is currently at an early stage in the design process and we welcome your comments and suggestions on how it might be improved further.

Please ask one of the development team for assistance should you have any questions.



Proposed Application

A Planning Application will be submitted detailing the provision of circa 104 residential dwellings in addition to associated infrastructure and public open space.

Ecology

As part of our proposals, an ecological appraisal has been undertaken which suggested the potential for bat roosts and great crested newts on the proposal site. Further surveys have since found neither bat roosts or newts to be present on site but measures will be put in place to protect breeding birds and provide ecological enhancements as part our submitted scheme.

Drainage

The scheme submitted as part of a planning application will only be permitted if it can be demonstrated that it will not increase the risk of flooding in Martham. As such, any scheme submitted will aim to incorporate the use of Sustainable Urban Drainage methods (SUDs) with the inclusion of soakaways which will allow surface water to drain into the ground slowly without increasing flows to the existing drainage network. A financial contribution will also be made if existing foul sewerage infrastructure needs to be upgraded to accommodate the development.

Transport

Pre-application discussions have taken place with Norfolk County Council. It is proposed that Back Lane will be stopped up at the White Street end and a turning head provided on Back Lane to enable affected residents to continue to use Back Lane safely.

Planning Policy

As mentioned previously, the emerging Core Strategy seeks to focus approximately 30% of new housing development towards the six Primary Villages which includes Martham. Much of this development will be distributed via Site Specific Allocation Policies which will be prepared and consulted upon following adoption of the Core Strategy.

Until Site Specific Allocation policies are adopted, the Council have prepared an Interim Housing Land Supply Policy, which applies to sites that are adjacent to the development limits, such as the former Mushroom Farm. This interim policy sets out criteria for assessing planning applications and seeks ensure appropriate scales of development, density, access arrangements and provision of open space.

The Council's background evidence identifies the proposal site as potentially suitable to deliver around 100 dwellings in the short term. Current planning policy also encourages the development of brownfield sites before considering greenfield sites wherever possible.



A range of dwellings types...

It is anticipated that a wide range of house types will be delivered as part of our proposals. These include starter, mid-market and executive family homes from 2 to 5 bedrooms.



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