

Marshland St James Neighbourhood Plan Evidence Base

March 2024

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Key Issues

Theme	Issues
Population characteristics	<ul style="list-style-type: none"> • The parish has an increasing population which may be linked to housing growth which has accelerated in recent years. • There is an ageing population which may indicate a need for more smaller unit housing within the parish, to cater for people wanting to downsize.
Housing growth	<ul style="list-style-type: none"> • Although the designated status of the settlement will likely be greater in the borough council's emerging local plan, this may not result in additional allocations for housing. This means that future housing growth, especially those larger proposals that include affordable housing, could be more uncertain. • The number of new homes being built seems to have accelerated in recent years. Whilst this will help to maintain the vitality of the village and help meet the housing needs of residents, it could impact on the character of the settlement. • Although the borough council's emerging local plan allows for small-scale windfall development adjacent to a development boundary, this provision is dis-engaged if there is a neighbourhood plan. The Neighbourhood Plan has, however, the option of supporting such small-scale windfall development.
Affordable housing	<ul style="list-style-type: none"> • The level of affordable housing is very low when compared to the rest of the district, county and country, which may prevent some people, especially younger people, from remaining in or moving to the area. • The future provision of affordable housing will be, at best, uncertain and could be very low, due to no new sites being allocated for housing in the emerging local plan. • There is no specialist sheltered housing for older people. This contrasts with the population characteristics which show an ageing population.
Unoccupied properties	<ul style="list-style-type: none"> • The data does not indicate there to be a particular issue with unoccupied second homes.
Availability of local services and accessibility	<ul style="list-style-type: none"> • Marshland St James has a limited range of day-to-day local services and facilities for residents, but these are accessible by walking for most residents. Some people might benefit from improved footways within the village, although this might harm the rural character. • The limited range of local services means access to services elsewhere will be necessary. This will need to be undertaken mostly by car, which is not seen as very sustainable. This could limit the quantum of any additional housing. • Modest additional housing could support the ongoing viability of some local service and facilities.

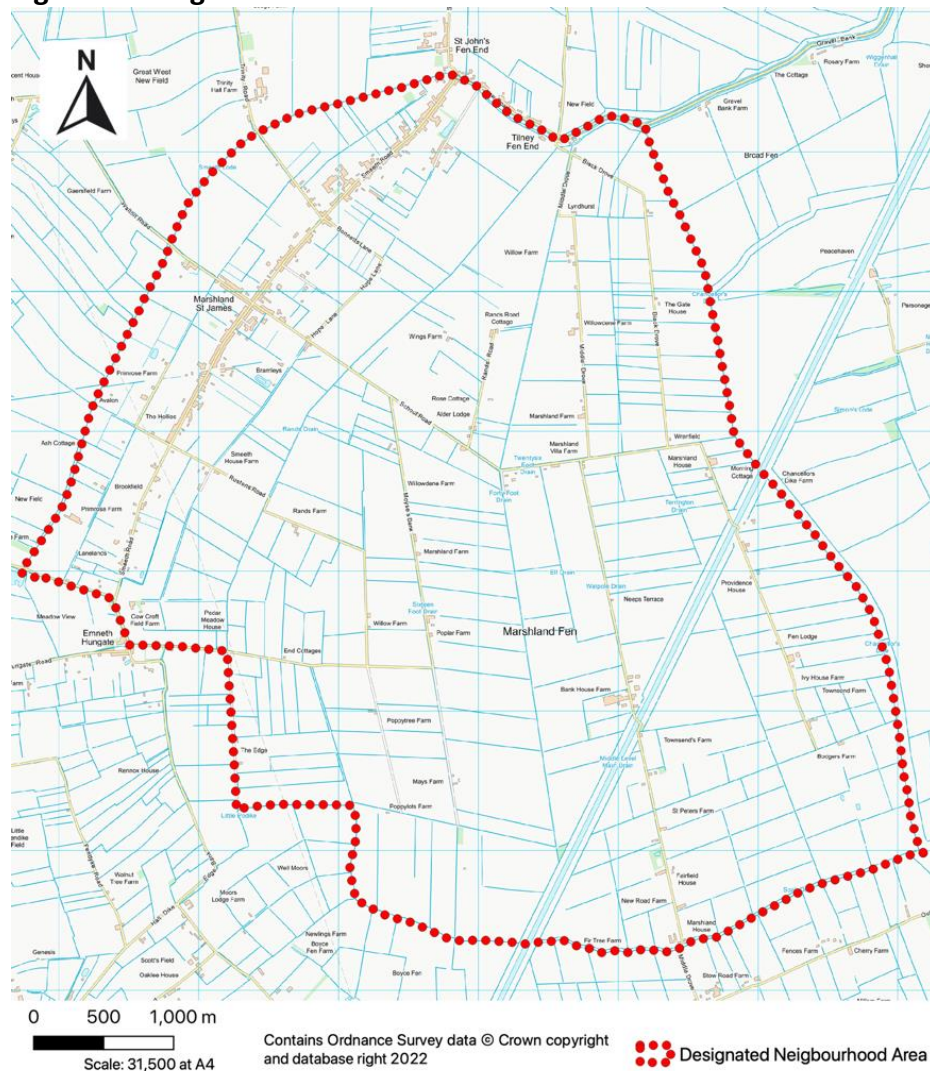
Theme	Issues
	<ul style="list-style-type: none"> • Access into the countryside and open spaces for recreational reasons is relatively poor. Such activity brings benefits for physical and mental well-being.
Carbon Emission	<ul style="list-style-type: none"> • Per household carbon emissions are higher than average, mainly due to the level of fuel consumption in the industrial/commercial sector, agricultural land use and household consumption of services.
Natural Environment	<ul style="list-style-type: none"> • Although there are no wildlife sites within the parish there are priority habitats, including traditional orchards within the built-up area. There is potential for these to be affected by development as they do not have the same level of protection as designated sites.
Flood and water management	<ul style="list-style-type: none"> • The settlement is wholly constrained by flood zone 2 or 3a as identified by the Borough's Strategic Flood Risk Assessment. This will constrain the location of future development in the parish and any applications will need to be accompanied by a flood risk assessment. • Surface water flooding is an issue in parts of the settlement and it will be important to ensure this is not worsened through new development.
Local Landscape	<ul style="list-style-type: none"> • The parish is largely undeveloped with wide open views across a flat landscape. Any future development should respond to the existing settlement pattern and density. • The area is largely undeveloped and tranquil in its nature, which should be conserved.
Historic Environment	<ul style="list-style-type: none"> • There is one listed building, the War Memorial, which dates back to WW1, but there may be other non-designated heritage assets that are worthy of protection.

Introduction

The Neighbourhood Area was formally designated by the Borough Council 24/01/2020 and corresponds with the parish boundaries for Marshland St. James. Marshland St James is a village in Kings Lynn & West Norfolk Borough, with a resident population of around 1400 according to the Census 2021. Marshland St James is a linear settlement, 11 miles southwest of King's Lynn and six miles (by road) east of Wisbech. The A47 Trunk Road runs north of the parish and the parish sits within the relatively sparsely populated, flat, open countryside of West Norfolk's fenland. The village extends along Smeeth Road with the central part being south of its junction with Walton Road to the cemetery and north to the village hall.

Along with St John's Fen End/Tilney Fen End, which are actually in other parishes, it is designated as a Rural Village in the adopted Local Plan Core Strategy. Rural villages have, according to the adopted Core Strategy, a limited but locally important role meeting the needs of the immediate village. The designated area for the neighbourhood plan, covering just Marshland St James, is shown in **Figure 1**, it is coterminous with the parish boundary.

Figure 1: Designated Area



Population Characteristics

According to the Census 2021, Marshland St James has a current population of 1,400 (rounded to the nearest 100). The data indicates around a 16-17% increase in population over the last 20 years. **Figure 2** provides an overview of how the population had changed between 2001 and 2020, although the overall trend is upward, population is predicted to have fallen in some years. The age structure in 2011 compared to 2021 is provided in **Figure 3**. The population has aged over this time with the proportion of people aged 60 and above increasing from 20% to 25.8%. The data indicates there has been a slight decline in all other age groups in the last ten years, with a particularly marked decrease in people aged 25-64yrs. Overall, the sex ratio of males to females is pretty balanced at 50:50, but as is common elsewhere. The Census 2021 data available does not give a specific breakdown as of yet on the age and gender of all residents.

Figure 2: Total Population Source: ONS, Mid-Year Population Estimates at Parish Level

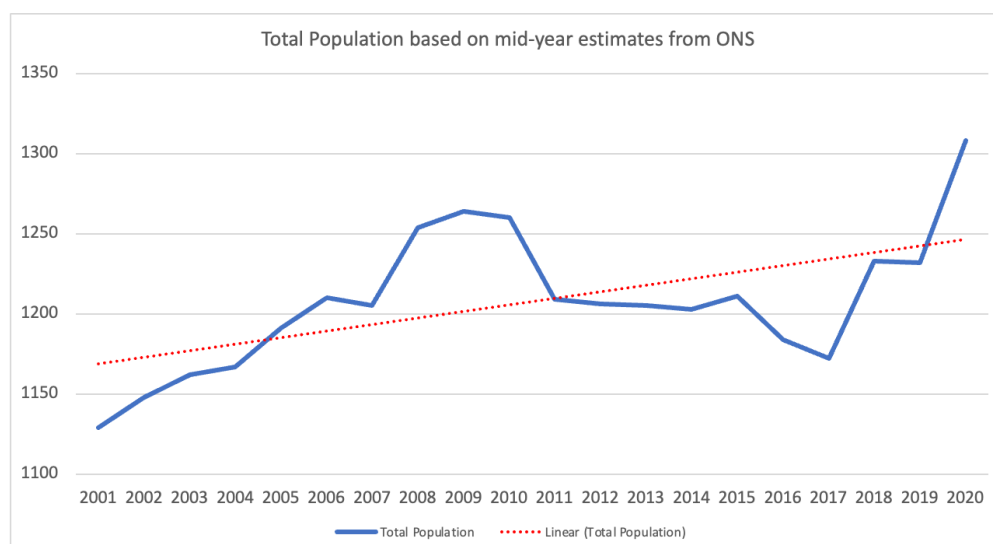
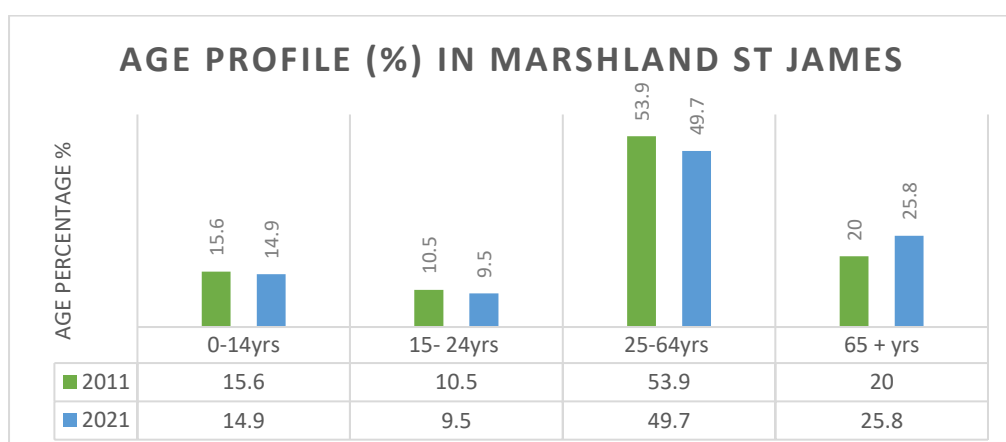


Figure 3: Population Structure Source: Census 2011¹; 2021²



¹ [Local Area Report for areas in England and Wales - Nomis \(nomisweb.co.uk\)](https://www.nomisweb.co.uk/)

² [Build a custom area profile - Census 2021, ONS](https://www.ons.gov.uk/census/2021/build-a-custom-area-profile)

Issues:

- The parish has an increasing population which may be linked to housing growth which has accelerated in recent years.
- There is an ageing population which may indicate a need for more smaller unit housing within the parish, to cater for people wanting to downsize.

Housing Profile

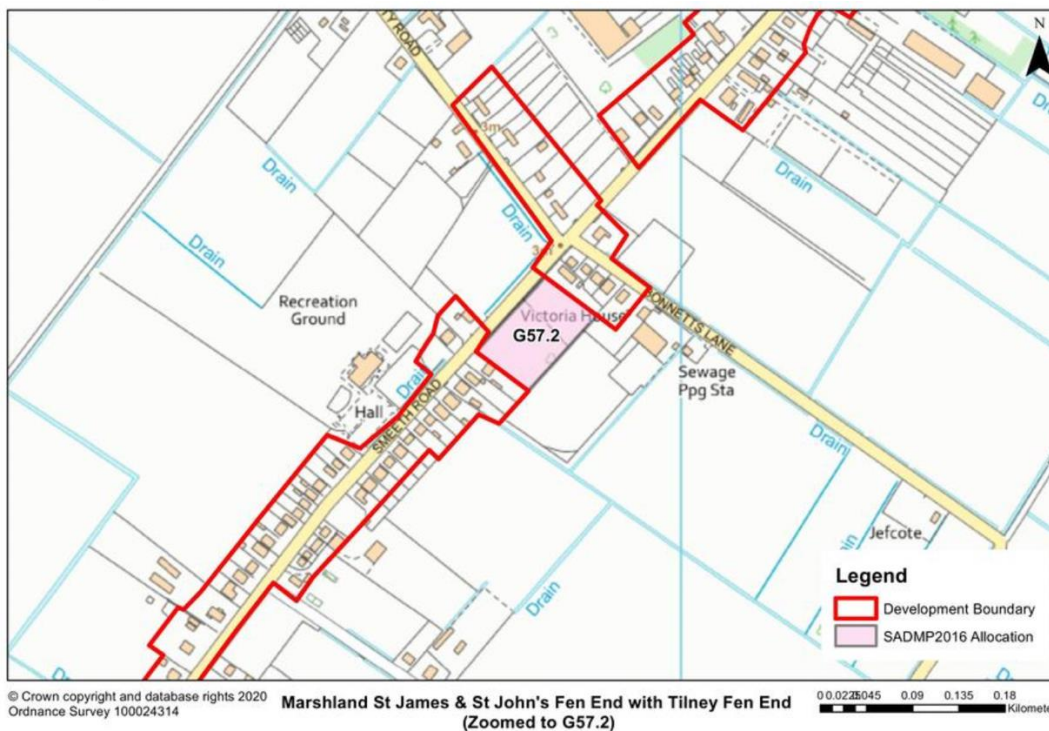
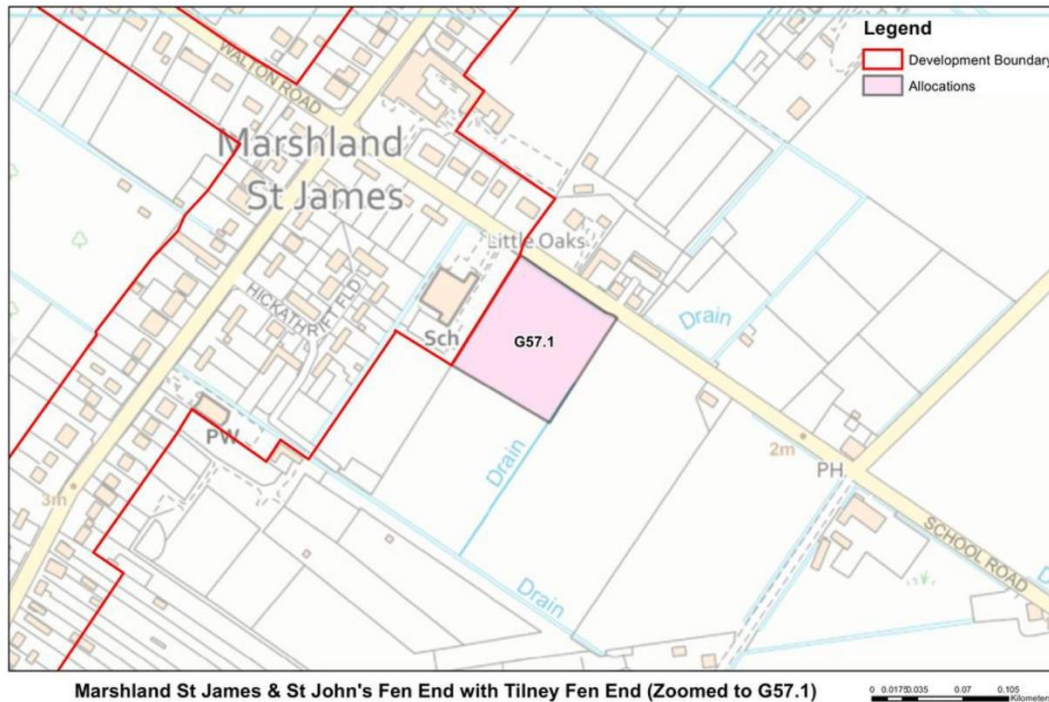
Detailed evidence with respect to housing is provided in the Housing Needs Assessment commissioned by AECOM.

Housing Growth

As mentioned earlier, along with St John's Fen End/ Tilney Fen End, which are actually in other parishes, the settlement (not the whole parish) is designated as a Rural Village in the adopted Local Plan Core Strategy. Policy CS06 sets out that in the Rural Villages, Smaller Villages and Hamlets, modest levels of development will be permitted to meet local needs and maintain the vitality of these communities where this can be achieved in a sustainable manner, particularly with regard to accessibility to housing, employment, services, and markets, and without detriment to the character of the surrounding area or landscape. Sites may be allocated for affordable housing or exception housing in accordance with criteria to support the housing strategy.

In the 2016 Site Allocations part of the local plan, the approach to the distribution of development suggested 12 additional dwellings would be appropriate in the designated Rural Village. However, two sites were allocated, and it was considered that the chosen sites could accommodate a number of dwellings above the guideline, and that 25 dwellings including, 5 affordable dwellings, would be appropriate to maximise development potential of the allocated sites. The sites were Policy G57.1, this being for 15 dwellings adjacent to the primary school, and Policy G57.2 for 10 dwellings adjacent to 145 Smeeth Road. Both of these are subject to extant planning permissions (see **Figure 4**).

Figure 4: Allocated Sites in the Local Plan



The adopted and emerging local plans show that the settlement has a development boundary, within which new housing is acceptable in principle, whilst outside it is generally not supported. The emerging local plan supports modest housing development adjacent to the development boundary unless it is covered by a neighbourhood plan in which case this provision is dis-engaged unless specifically allowed by the neighbourhood plan.

The Local Plan review carries forward the two 2016 allocations, so it is not proposing any new or additional allocations. This could impact on the delivery of affordable housing. Only proposals for at least 5 dwellings are required to provide affordable housing. Most windfall proposals are for between 1-4 dwellings (see **Figure 5**) and so do not provide affordable housing. Larger windfall permissions are now less likely in the context that the borough council can give full weight to the development boundary³, meaning only sites within the development boundary are likely to secure permission, and such sites are likely to be small.

Just looking at the scale of housing growth, in the 2011 Census there were 517 dwellings in the parish, an increase of 47 from the 470 in 2001; a 10% increase, which is less than the 17% for the borough as a whole. This would be expected as borough-wide growth disproportionately takes place in larger settlements, notably King's Lynn.

The 2011 census is, of course, over 10 years ago now and there will have been some change since then. **Figure 5** shows there has been a number of quite recent⁴ planning permissions which, if all were to be completed, would add 93 additional dwellings to the housing stock in Marshland St James. Although it is possible that not all of these will be built-out, there is an indication that the growth in new housing has become greater, partly because of the allocations and also because of a small number of larger windfall applications which probably gained permission when the borough council could not give full weight to the development boundary due to the issue with the 5-year housing land supply at the time.

Figure 5: Recent permissions for new residential development between 2017 and 2022

Planning ref.	Location	Type	Number (net)	Completed/ started
17/00561/F	Victoria House Bonnetts Lane	Proposed residential development	4	Completed: 30/07/2021
17/01016/RMM	Land North of 7 Walton Road	Reserved Matters Application for residential development of 15 new dwellings	15	Completed: 31/10/2019
17/01141/RM	2 Trinity Road	Reserved Matters Application: Erection of 2 detached dwellings	2	Started: 30/06/2018
17/01158/RM, 17/01224/RM	Land NE of 46 NW of 37 Smeeth Road	Reserved Matters Application: Construction of 6 dwellings (plot 3) and (plot 4)	2	Completed: 01/06/2018
17/01290/RM	Plot 1 - Land North of 19 Smeeth Road	Reserved matters application for proposed dwelling	1	Completed: 01/06/2018
17/01492/F	Rands Farm Rustons Road	Retention of the temporary siting of the portable residential structure whilst the approved Piggery is converted.	1	Completed: 01/11/2017
17/01675/O, 18/00837/RM	Land Between 135 And 145 Smeeth	Outline application for the construction of 6 dwellings on	6	Started: 09/07/2018

³ The borough council is currently able to demonstrate at least a 5 year housing land supply, which means it can give full weight to its housing policies such as the development boundary

⁴ Mostly since 2016

Planning ref.	Location	Type	Number (net)	Completed/ started
	Road) (Allocated site G57.2)	vacant land between Nos 135 and 145. Reserved Matters Application for plots 1 and 2		Completed 2: 31/03/2021
17/01679/RM	(Plot 2) - Land North of 19 Smeeth Road	Reserved matters application for proposed dwelling	1	Completed: 22/06/2018
17/01719/F	Land Adjacent 73 Smeeth Road	Residential Development of two dwellings	2	Completed: 25/06/2019
17/01728/RM	171 Smeeth Road	Reserved Matters Application: Proposed 3 no. 4-bed new dwellings	3	Completed: 28/04/2020
17/01898/F	Land Adjacent Marshfield Trinity Road	Proposed New Dwelling and Associated Works	1	Granted: 05/12/2017
17/02034/RM,	Land South of 26 Smeeth Road	Reserved Matters Application for one dwelling	1	Completed: 31/10/2019
17/02316/RM	Land South of 26 North of 27 Smeeth Road	RESERVED MATTERS: Erection of dwelling and garage (Plot 3)	1	Completed: 31/10/2019
17/02417/F	Land Opposite Bramble Cottage Dades Lane	Proposed 4 Bedroom house (Revised Design)	1	Completed: 29/08/2019
17/02419/F	Land Opposite Bramble Cottage Dades Lane	New detached four-bedroom house	1	Completed: 08/10/2020
18/00014/RM	Fenberry Farm Ltd84B Smeeth Road	RESERVED MATTERS: Construction of 8 new starter homes comprising 4 semi-detached units	8	Started: 30/06/2018
18/00030/RM	Plot 5 Land Adjacent To46 Smeeth Road	RESERVED MATTERS: New dwelling	1	Completed:31/ 10/2019
18/00242/RMM	Land On The Southwest Side of School Road (Allocated site G57.1)	Reserved Matters Application: construction of 17 dwellings	17	Started: 30/06/2018
18/00304/RM	Land South of 26 North of 27Smeeth Road	RESERVED MATTERS: Erection of dwelling (Plot 2)	1	Completed:31/ 10/2019
18/01329/RM, 18/01641/RM	St James Lodge288 Smeeth Road	RESERVED MATTERS: Construction of dwelling.	1	Completed:31/ 10/2019
18/01406/RM	Plots 1 - 6195 Smeeth Road	Reserved Matters Application: Construction of 6 residential dwellings	6	Started: 28/04/2020
18/01520/RM	Shipley46 Smeeth Road	RESERVED MATTERS: For one dwelling (Plot 1)	1	Started: 14/11/2017
19/00804/RM	Homeland337 Smeeth Road	RESERVED MATTERS: Construction of dwelling	1	Completed:29/ 04/2021
19/01907/O	Land NE of 36School Road	Outline application: Proposed residential development	4	Started: 12/02/2020

Planning ref.	Location	Type	Number (net)	Completed/started
19/01995/F	Land North of 292 And S of St James Court290 Smeeth Road	Proposed new dwelling and associated works	1	Started: 12/02/2020
20/00369/F	Walstan Farm Moyses Bank	Proposed agricultural tied dwelling and agricultural building	1	Completed: 23/12/2021
20/00657/PACU 3	Meadow View Farm Ruston Road	Change of use of agricultural barn to dwelling	1	Granted: 06/07/2020
20/00896/PACU 3	Barn E of Crown Farmhouse Middle Drove	Notification for Prior Approval for change of use of agricultural building to two dwelling (Schedule 2, Part 3, Class Q)	2	Granted: 08/10/2020
20/01666/RM	Land NE of 36School Road	Reserved Matters Application: construction of four dwellings	4	Started: 26/05/2021
20/01845/F	Victoria House8 Bonnetts Lane	Proposed Residential Dwelling and associated works	1	Granted: 05/02/2021
21/00430/RM, 21/00633/RM	Land SW of 146 And W of 145 Smeeth Road	RESERVED MATTERS: Erection of one dwelling (Plot 1) and (Plot 2)	2	Started: 26/08/2021
21/00606/F	Land To Rear of Pumping Station Bonnetts Lane	VARIATION OF CONDITIONS 2 AND 3 of Planning Permission 20/01845/F: Proposed Residential Dwelling and associated works	1	Granted: 22/06/2021
21/01095/F	332 Smeeth Road	Erection of a Timber Single Storey Granny Annexe for Ancillary use to the main dwelling.	1	Started: 13/09/2021
21/01949/F	Colonial House81 Smeeth Road	Detached annexe and new gated entrance	1	Started: 09/03/2022
Net gain= 98 dwellings				

Issues:

- Although the designated status of the settlement will likely be greater in the borough council's emerging local plan, this may not result in additional allocations for housing. This means that future housing growth, especially those larger proposals that include affordable housing, could be more uncertain.
- The number of new homes being built seems to have accelerated in recent years. Whilst this will help to maintain the vitality of the village and help meet the housing needs of residents, it could impact on the character of the settlement.
- Although the borough council's emerging local plan allows for small-scale windfall development adjacent to a development boundary, this provision is dis-engaged if there is a neighbourhood plan. The Neighbourhood Plan has, however, the option of supporting such small-scale windfall development.

Affordable Housing

Affordable housing comprises:

- Affordable housing to rent
- Shared ownership or shared equity
- Discounted market sales housing

Some of these options offer a more affordable route to home ownership, and the Government has introduced several options over the years to enable people to get their first home, whether to rent or buy. A new tenure option called First Homes is being introduced by the Government.

In the 2011 Census there were 27 affordable homes in Marshland St James. These were all social rent, except for one in shared ownership. By 2016, this had increased to 33 (all rent), managed by housing associations, according to local authority housing team data. The size and type are provided in **Figure 6**. There appears to be no sheltered housing for older people in Marshland St James.

Figure 6: Affordable Housing

Number of Beds	General Needs	Sheltered Housing	Shared ownership
Bedsit (0)	-	-	-
1	1	-	-
2	9	-	-
3	18	-	-
4 +	1	-	-
Total	33	0	0

Source: West Norfolk Borough Council, Housing Data 2018

This works out at around 7% of the total number of households in the parish (according to the Council Tax register). This is a very low supply of affordable homes when compared to averages for the District, County and whole country, see **Figure 7**.

Figure 7: Affordable homes as a proportion of the total housing stock

Area	% of affordable homes
Marshland St James	7
King's Lynn and West Norfolk	13
Norfolk	17
England	19

There is clearly some demand or need, although it is not clear just how great it is. According to local authority housing data from 2018, there were 14 bids from people on the housing register for every 2-bedroomed affordable letting. Having said that, there are only two housing register applicants who live in the parish, and another 11 who wish to do so⁵. This is a relatively low number. There is however likely to be a need because of the cost of housing

⁵ 2018 data

locally, which is higher compared to the borough as a whole. Indeed, the affordability ratio is 10:1 in the parish compared to 8:1 in the borough, although this is similar to most other rural parishes in the borough. The Housing Needs Assessment will be able to shed more light on the need for affordable housing.

The proposal not to allocate additional sites for housing in the emerging local plan could mean that the future provision of affordable housing will be negligible or, at best, uncertain. As explained earlier, only developments of at least 5 dwellings are required to provide affordable housing, and most recent windfall proposals have been, and are likely to continue to be, for between 1 and 4 dwellings.

A Housing Needs Assessment will provide further detailed evidence with respect to affordable housing.

Issues:

- **The level of affordable housing is very low when compared to the rest of the district, county and country, which may prevent some people, especially younger people, from remaining in or moving to the area.**
- **The future provision of affordable housing will be, at best, uncertain and could be very low, due to no new sites being allocated for housing in the emerging local plan.**
- **There is no specialist sheltered housing for older people. This contrasts with the population characteristics which show an ageing population.**

Unoccupied Properties

According to data supplied by West Norfolk Borough Council (January 2022) there is not an issue with unoccupied properties or second homes in Marshland St James. Just 0.37% of properties in the village are unoccupied second homes.

Issues

- **The data does not indicate there to be a particular issue with unoccupied second homes.**

Availability of Local Services and Accessibility

In terms of services and facilities that are used by local residents, the village offers a small range of services including the primary school, village hall (Marshland Hall), a playing field with a large play area facility, and St James Methodist Church. It also has a mobile library service as well as a weekly hail and ride bus service provided by West Norfolk community transport which provides journeys to King's Lynn. There are also a few local businesses, including Virginia Lake caravan park as well as a small number providing holiday accommodation. The Marshland Arms public house closed a few years ago.

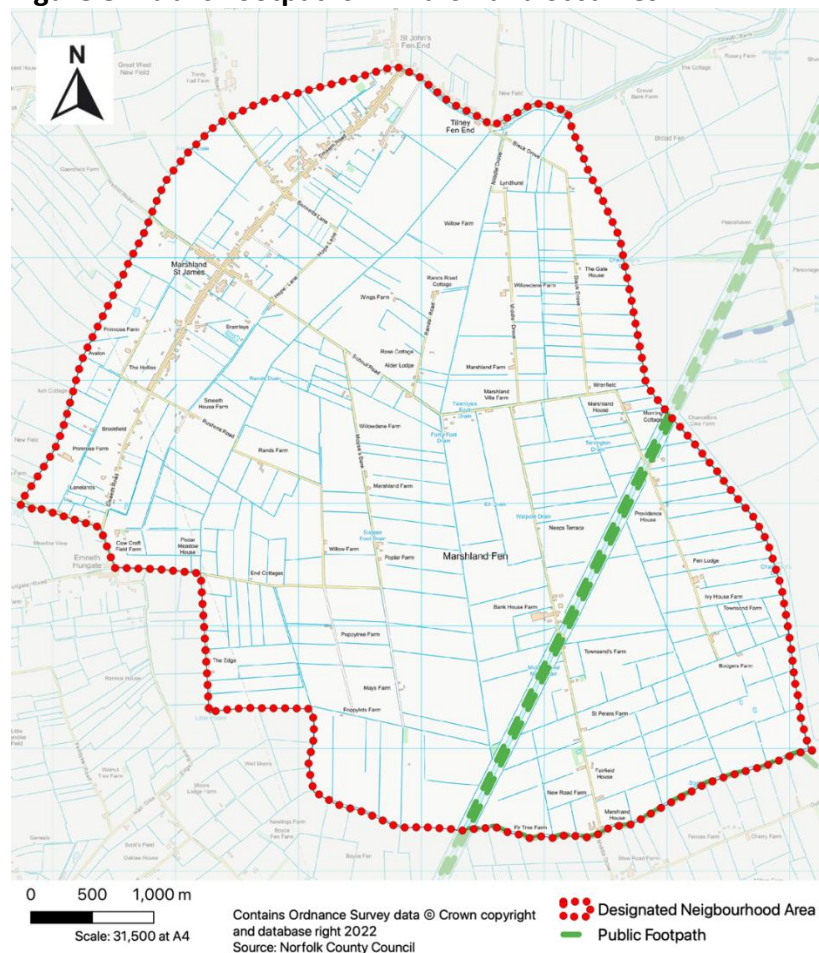
In terms of access to services and facilities, there are footways available, although these tend to be quite narrow and only on one side of the road or the other. Getting around within the village is straightforward for most but others, such as those with buggies or wheelchairs might experience some difficulties. Furthermore, a 40mph speed limit prevails which is not conducive to cycling. Nevertheless, the small range of local services are fairly accessible for

most, despite the linear nature of the village which means that distances can be quite significant with the built-up part of the village stretching for just under 2km.

Residents will clearly be dependent on services in higher order settlements such as Wisbech and King's Lynn for many of their needs. There are no bus stops in Marshland St James and no services stop here⁶; the closest bus stop is in the adjacent village Emneth. The lack of the bus service means that most people will have to depend on the car or other private transport. However, around 3.6% of households have no car or van (2021 Census). Whilst this is a very small proportion compared to most other places, it does mean that these households will find access to many services especially difficult.

Accessing the open countryside, for recreational walks, is not particularly good as there are very few public footpaths. This is perhaps because of the nature of the landscape with the prevalence of drainage ditches. Although there is a long footpath along the middle level main drain to the east, as well as a few others just outside the parish, they are not very accessible for residents and there are no circular walks on public rights of way, see **Figure 8**. There is one long-distance cycle routes such as the National Cycle Network Route 1 which cuts through the western part of the parish, see **Figure 9**⁷.

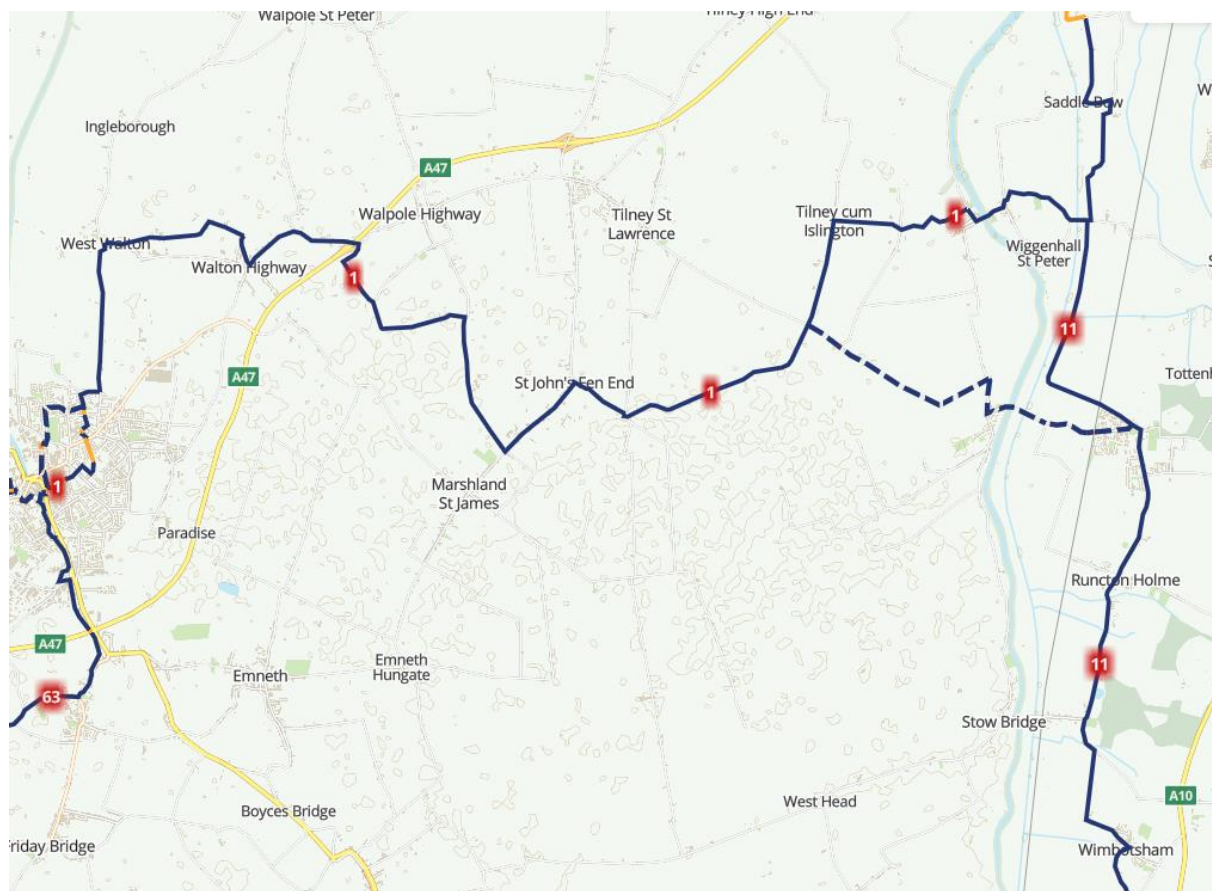
Figure 8: Public Footpaths in Marshland St James



⁶ [King's Lynn and West Norfolk – Bus Times](#)

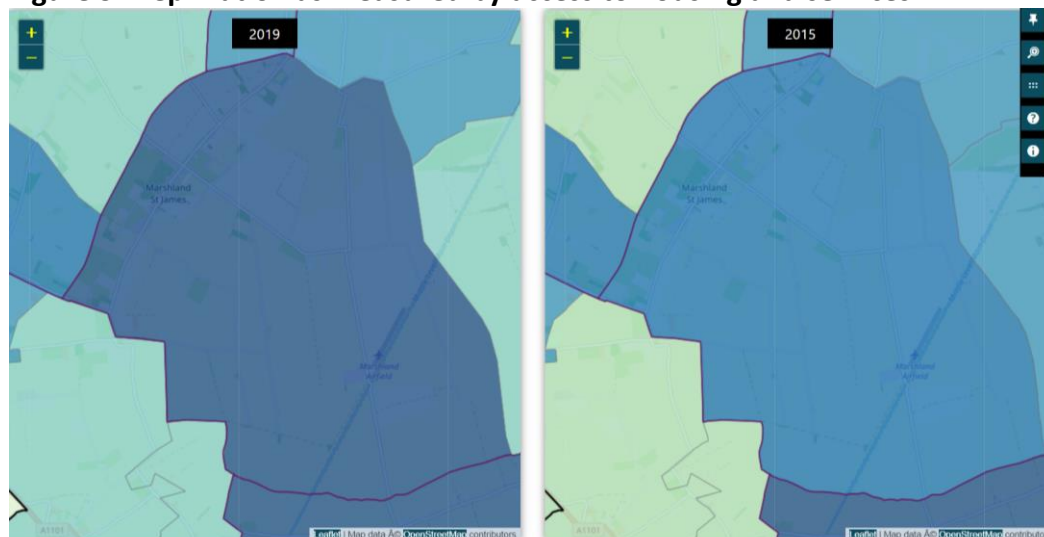
⁷ [Route 1 - Sustrans.org.uk](#)

Figure 9: National Cycle Route 1 runs through Marshland St James



The national Indices of Multiple Deprivation can be broken down into its component indicators. An important one for Marshland St James is access to housing and non-car access to services (such as school and a post office). It can be seen in **Figure 9** that Marshland St James is in the bottom 10% in England for this indicator and that this has got worse since 2015 when it was in the bottom 20% – 2019 is on the left and 2015 (the lighter shade) is on the right.

Figure 9: Deprivation as measured by access to housing and services



As many residents will need to use the car to access higher order services, the roads are an important lifeline. There are no strategic roads in the parish, the nearest being the A47 to the north and west, which will come into play when driving to King's Lynn (20-25 minutes-drive away) or Wisbech is quicker to get to and closer.

Issues

- **Marshland St James has a limited range of day-to-day local services and facilities for residents, but these are accessible by walking for most residents. Some people might benefit from improved footways within the village, although this might harm the rural character.**
- **The limited range of local services means access to services elsewhere will be necessary. This will need to be undertaken mostly by car, which is not seen as very sustainable. This could limit the quantum of any additional housing.**
- **Modest additional housing could support the ongoing viability of some local service and facilities.**
- **Access into the countryside and open spaces for recreational reasons is relatively poor. Such activity brings benefits for physical and mental well-being.**

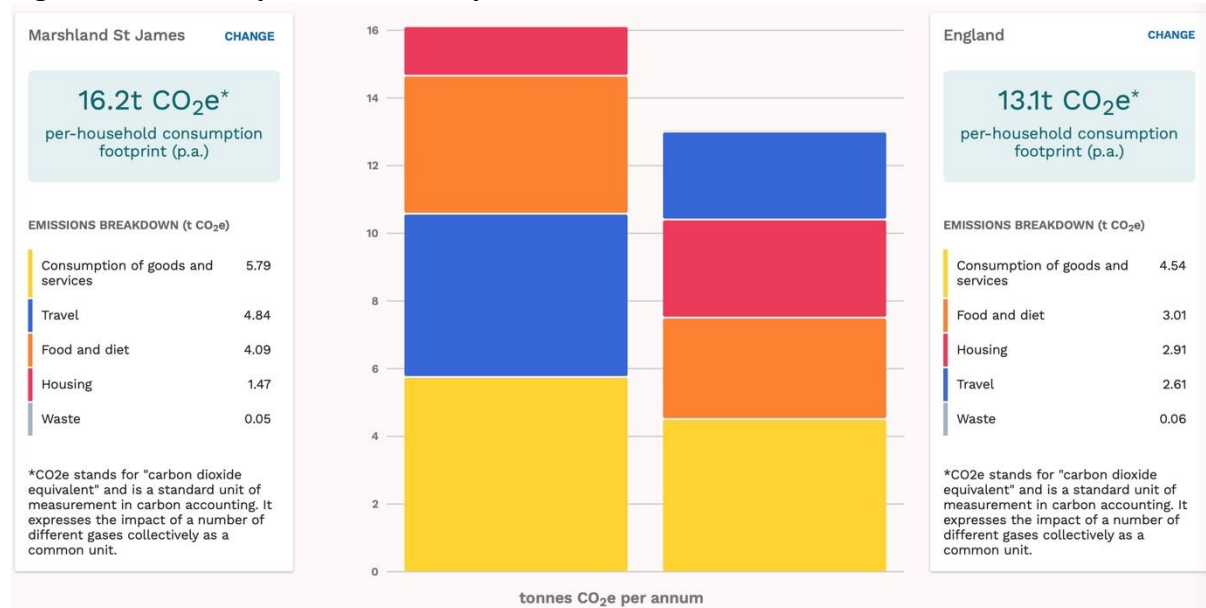
Carbon Emissions

The University of Exeter's [Impact](#) tool provides communities with data on their carbon emissions, helping to determine the sources of carbon emissions and areas where focused action can make the biggest contribution to cutting local emissions. Impact was developed by the Centre for Sustainable Energy and the University of Exeter's Centre for Energy and the Environment.

Figure 10 provides a breakdown of consumption emissions per household in Marshland St James, which largely relates to household emissions in the parish. It includes things that people choose to consume, such as goods, food, and appliances. The transport element calculates miles driven/flown and not the presence of a road in the area.

The largest impact area is the consumption of goods and services, which makes up 36% of the total footprint. The proportion is similar to the national average (35% of total footprint) but the level is significantly higher at 5.79t compared to 4.54t nationally. Of this category, the purchase of goods is the most significant element, making up 20% of the total footprint. Housing makes up 9% of the total footprint (lower than the national average of 22%). The overall per household consumption footprint (16.2t) is higher for Marshland St James than the national average (13.1t).

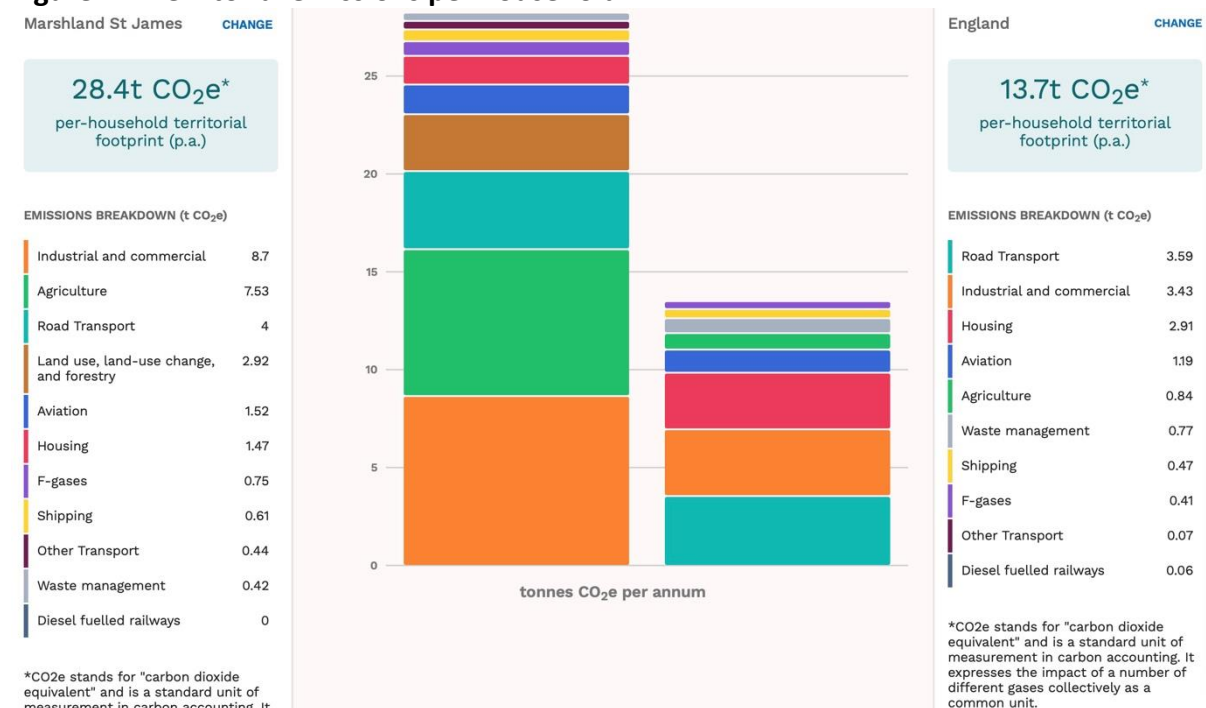
Figure 10: Consumption emissions per household



Source: <https://impact-tool.org.uk/> - accessed 13/01/2022

Figure 11 shows territorial emissions per household, this includes emissions from activities within the parish boundary, covering road transport, industrial and commercial emissions, agriculture, and household energy use. In Marshland St James, industrial and commercial is the greatest emitter at 31% (higher than the national average of 25%), followed by agriculture at 27% (compared to the national average of 6%). The industrial and commercial category includes gas and electricity consumption in the industrial/commercial sector. Overall, the per-household territorial footprint in Marshland St James is significantly higher than the national average.

Figure 11: Territorial emissions per household



Source: <https://impact-tool.org.uk/> - accessed 14/01/22

Although housing is not one of the highest emitters with either measure, it does nonetheless contribute towards the above average footprint.

Issues

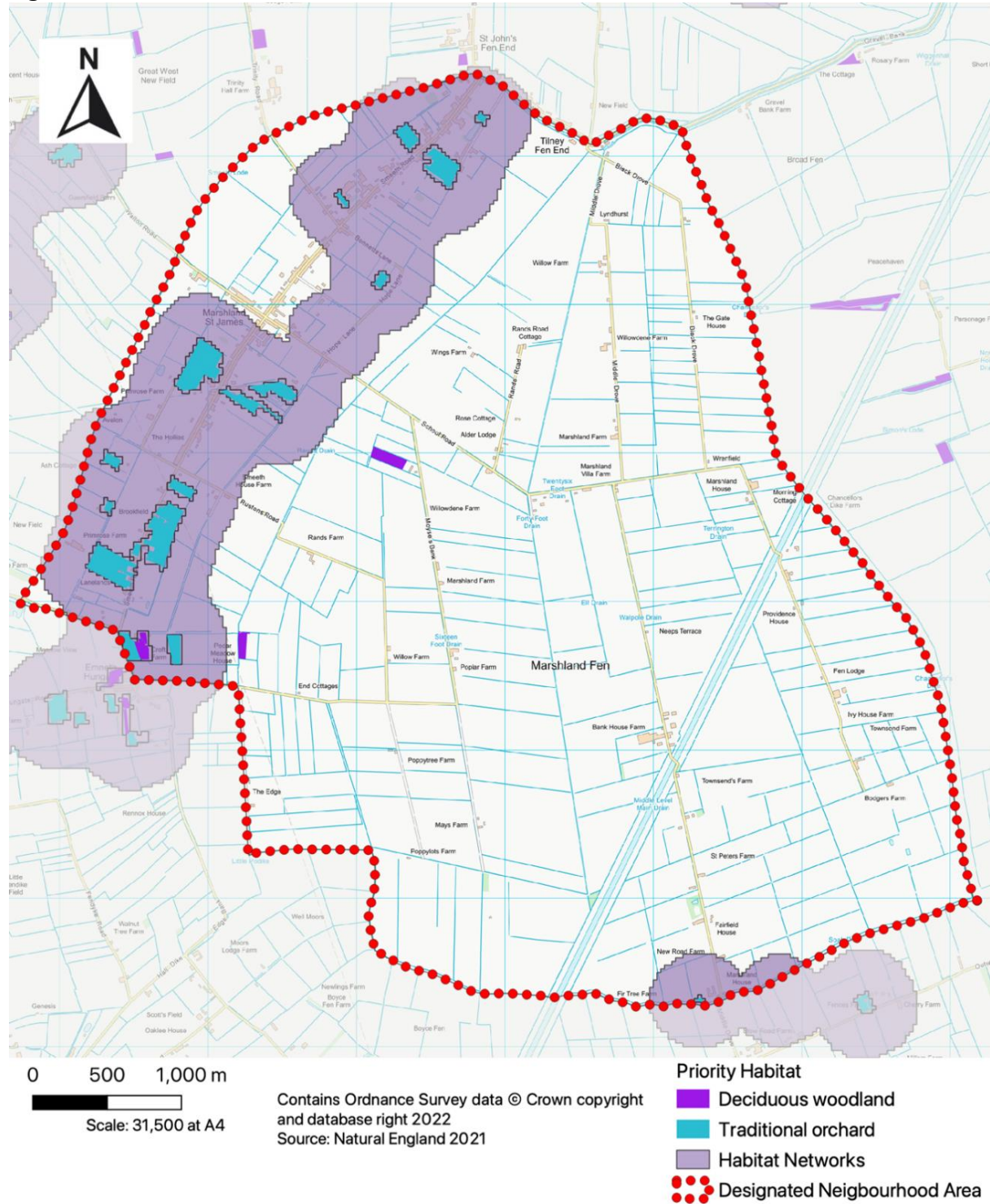
- **Per household carbon emissions are higher than average, mainly due to the level of fuel consumption in the industrial/commercial sector, agricultural land use and household consumption of services.**

Natural Environment

The Neighbourhood Plan area does not encompass any statutory or non-statutory wildlife designations. The nearest is around 5km south, the Ouse Washes Special Protection Area, Site of Special Scientific Interest and Ramsar. This stretches from Downham Market to near St Ives in Cambridgeshire and is a flood storage area often underwater during the winter. It is internationally significant for wintering and breeding wildfowl and waders and has rich aquatic fauna and flora, and areas of unimproved grassland.

Parts of the parish contain Habitats of Principle Importance for biodiversity conservation, those which are most threatened, in greatest decline or where the UK holds a significant proportion of the world's total population, see **Figure 12**. The predominant type of priority habitat is 'traditional orchard', but there is also 'deciduous woodland'. Many of the traditional orchards fall within the main settlement area, and Natural England identifies that there are or is potential for important habitat networks across much of this area of the parish. Local authorities have a duty to consider the conservation of these habitats, and development that would adversely affect these would not normally be acceptable.

Figure 12: Habitat Networks



Issues

- Although there are no wildlife sites within the parish there are priority habitats, including traditional orchards within the built-up area. There is potential for these to be affected by development as they do not have the same level of protection as designated sites.

Flood and Water Management

According to Environment Agency mapping and the King's Lynn and West Norfolk Strategic Flood Risk Assessment the settlement is situated within Flood Zone 2 and 3a (**Figure 13**) and the watercourse for flood warning in this area is from the Great River Ouse⁸. As stated in the King's Lynn and West Norfolk Borough Council Strategic Flood Risk Assessment (FRA) Level 2 Appendix B2 (2019)⁹, the area is within the Great Ouse catchment flood management plan and sub area 10 (The Fens) where the current flood risk is classed as appropriately managed. It is also designated as low-lying fenland in the hinterland of the Wash Shoreline Management Plan (SMP) there are embankment and walls as flood defences which cover the area of Marshland St James, St John's Fen End with Tilney Fen End.

Flooding is predominantly from a combination of fluvial and tidal flooding as a consequence of high tide levels affecting river flood levels. Due to its low-lying nature Marshland St James is at risk of tidal or fluvial flooding in the event of overtopping/breach from embanked watercourses that are higher than the adjacent land. Flood risk will be a constraint on the location of future development as national policy is to locate development in areas least likely to flood. Any applications will need to be accompanied by a Flood Risk Assessment.

These flood zones have been defined following a national modelling project and are regularly updated using recorded flood extents and local modelling. The flood zones are based on the likelihood of an area flooding, with Flood Zone 1 areas least likely to flood and flood zone 3 areas more likely to. The modelling does not account for blocked drains or very heavy rainfall, so sites in a low-risk flood zone may still experience flooding.

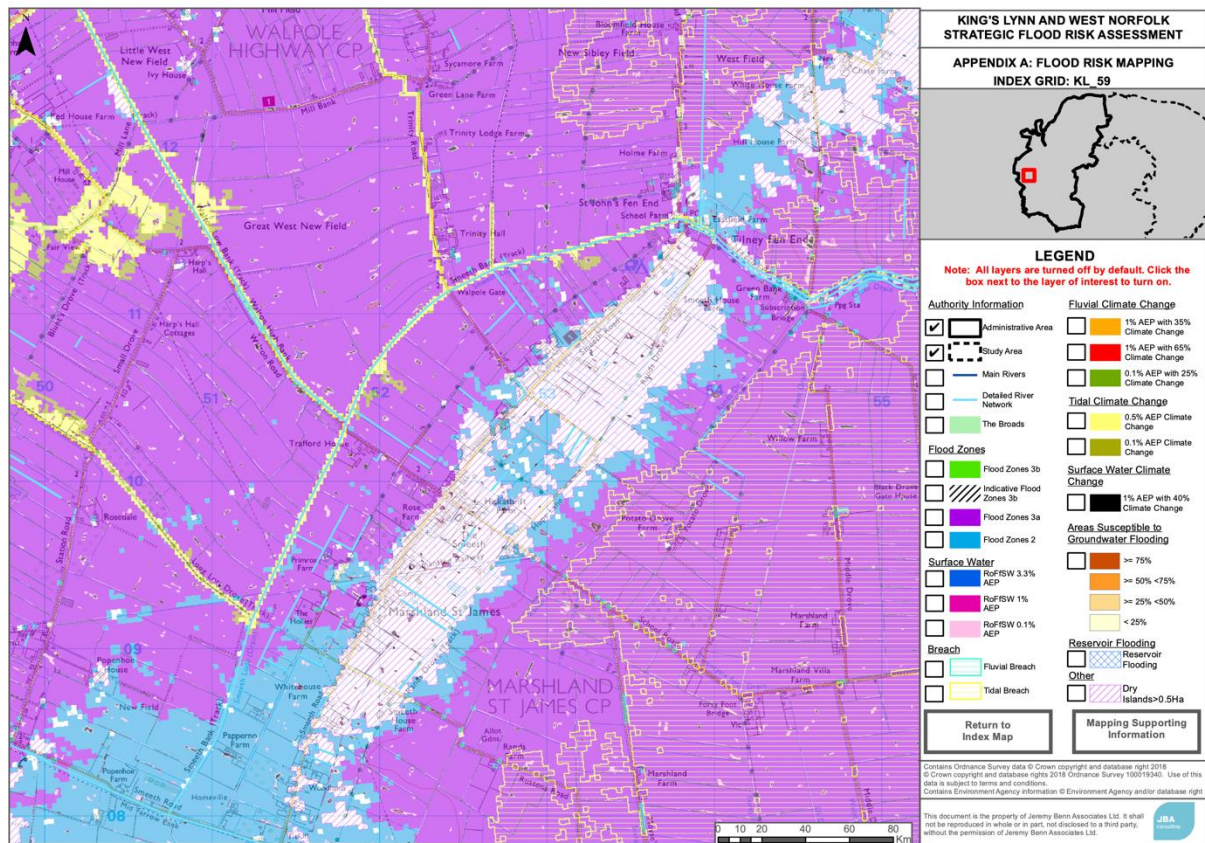
Marshland St James highest risk of flooding is from tidal/coastal due to the community is surrounded by the tidal floodplain and the most likely source of flooding is through surface water. However, there are no historical records of flooding within the Environment Agency recorded flood outlines or the Local Lead Flood Authority incident reports, however from internet searches there was surface water flooding in August 2014. The area was considered low risk for fluvial flooding, with 1% AEP for surface water flooding and 5% AEP and Breach for tidal and coastal.

.

⁸ King's Lynn and West Norfolk Borough Council (2019) Strategic Flood Risk Assessment Level 1 [Flood risk assessment - Level 1 | Flood risk assessment - Level 1 | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

⁹ King's Lynn and West Norfolk Borough Council (2019) Strategic Flood Risk Assessment Level 2 Community Level Guidance Tables Appendix B2 Marshland St James- [Strategic Flood Risk Assessment level 2 | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)

Figure 13: Fluvial Flood Risk

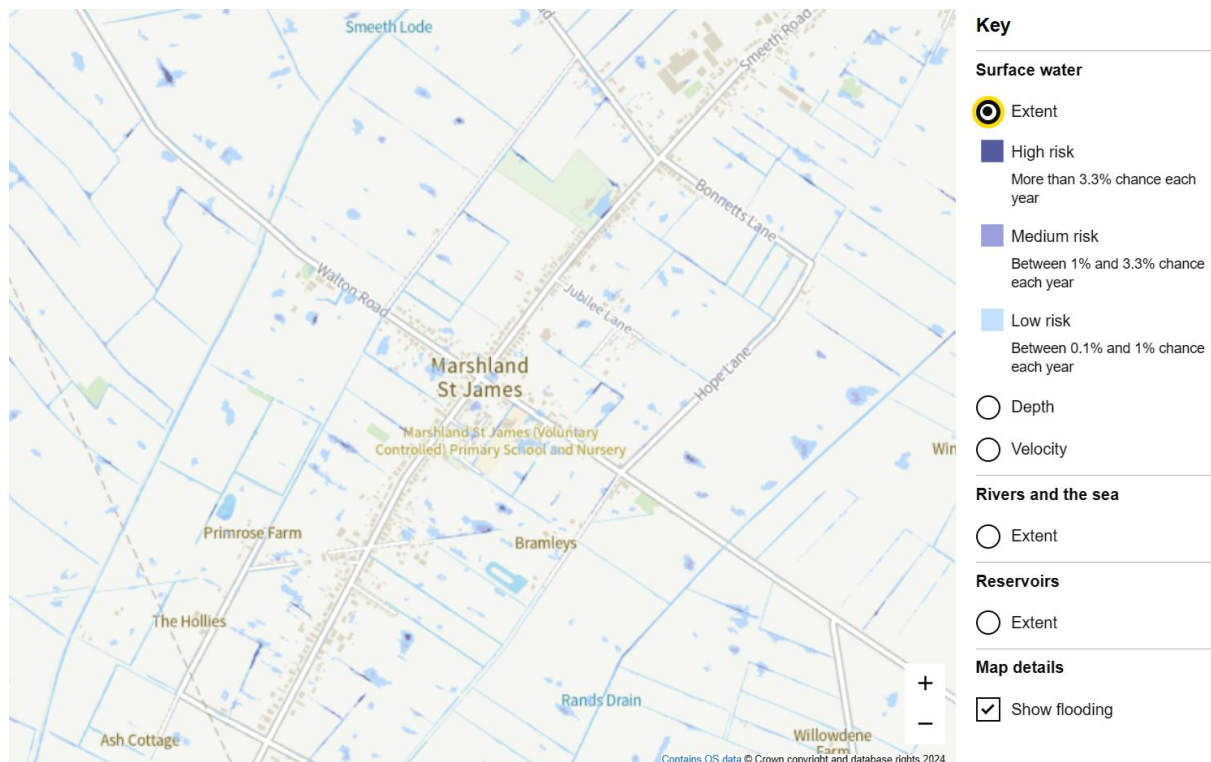


Source: West Norfolk Strategic Flood Risk Assessment, 2018

Surface water flooding is an issue in some parts of the built-up area, see **Figure 14** which is taken from current Environment Agency mapping of surface water flood risk. The risk of surface water flooding is mostly low, but there is medium risk to some properties/gardens. Flooding from surface water runoff is usually caused by intense rainfall that may only last a few hours, occurring often where the natural drainage system is unable to cope with the volume of water. Surface water flooding problems are inextricably linked to issues of poor drainage, or drainage blockage by debris, and sewer flooding.

There are no historical records of flooding within the Environment Agency recorded flood outlines or the Local Lead Flood Authority incident reports, however from internet searches there was surface water flooding in August 2014. The area was considered low risk for fluvial flooding, with 1% AEP for surface water flooding and 5% AEP and Breach for tidal and coastal.

Figure 14: Surface Water Flood Risk (Source Environment Agency 2024¹⁰)



Issues:

- **The settlement is wholly constrained by flood zone 2 or 3a as identified by the Borough’s Strategic Flood Risk Assessment. This will constrain the location of future development in the parish and any applications will need to be accompanied by a flood risk assessment.**
- **Surface water flooding is an issue in parts of the settlement and it will be important to ensure this is not worsened through new development.**

Local Landscape

The West Norfolk Landscape Character Assessment¹¹ identifies that the plan area falls within ‘The Fens – Open Inland Marshes and Settled Inland Marshes’ character area. This character area encompasses a rich mix of arable fields, fruit orchards, plantations and pasture. Intensively managed agricultural fields dominate this remarkably flat, low-lying landscape with agricultural vehicles a recurring feature. Dykes and ditches, frequently lined with reeds, rushes and occasionally shrubs (including ash, willow and hawthorn) divide the generally large fields and bring topographical change. Orchards are particularly abundant directly east of Wisbech and give a sense of enclosure (with the neat rows of low trees channelling views) contrasting greatly with the expansiveness in the rest of the area. Settlement pattern consists of farms, which are generally dotted along the rural roads, and several mainly linear villages including Tilney St. Lawrence, Emneth and Marshland St. James, which has a distinctive

¹⁰ [See flood risk on a map - Check your long term flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk)

¹¹ BCKLWN Landscape Character Assessment, Final Report March 2007, Chris Blandford Associates

character. The roads (often slightly higher than the surrounding landscape) are rural, narrow and often very straight, creating, together with the dense geometric network of drainage channels, a very regular manmade landscape. Sense of tranquillity is generally very strong throughout the area with the only sounds and movement coming from tractors (a constant feature on the horizon) and overhead planes, evoking a strong sense of place.

The planning guidelines include:

- Seek to conserve the generally undeveloped, rural character of the area and related strong sense of remoteness and tranquillity.
- Seek to conserve wide open views across the area.
- Seek to conserve and enhance ecologically important features.
- Seek to limit development in prominent skyline locations both within the character area and within adjacent character areas.
- Seek to ensure that potential new small-scale development within the area is consistent with existing settlement pattern, density and traditional built form.
- Seek to conserve and enhance a recognisable sense of place within the area.
- Where appropriate, consider sensitive farm diversification, in keeping with local settlement pattern and character.

Issues

- **The parish is largely undeveloped with wide open views across a flat landscape. Any future development should respond to the existing settlement pattern and density.**
- **The area is largely undeveloped and tranquil in its nature, which should be conserved.**

Historic Environment

Marshland St James is a large West Norfolk Fenland parish about seven miles southwest of King's Lynn. The meaning of the first part of its name is self-explanatory, the second part coming from a medieval chapel that stood in the parish¹². According to the Norfolk Heritage Explorer there are 29 records found in the parish.

For all its size, evidence of early human activity in the parish is sparse, for the simple reason that it was too wet to use as anything other than grazing land. There are no Stone Age finds, and later settlement has tended to concentrate along The Smeeth Road, a slightly raised infilled ancient river course running along the northwest edge of the parish.

The oldest surviving medieval structure is Old Podyke Bank (NHER 13279). Forming part of the southern boundary of the parish, this is an earthwork bank, originally dating to about 1223, but much repaired and altered over the years. Today, much of it has been levelled and cultivated, though some parts can still be seen. The medieval chapel of St James (NHER 17028) stood somewhere along The Smeeth Road, but was washed away by floods.

The only post medieval building of note is St James' Church (NHER 2391). This is a modest red and yellow brick mission church of 1896 to 7, which replaced a corrugated iron church of 1883. The building is in the form of a plain rectangle with an apsed chancel. This was converted to a house in 2002.

¹² [Parish-Summary-Marshland-St-James-\(Parish-Summary\) - Norfolk Heritage Explorer](#)

The most historically recent entries on the record relate to World War Two. In the south of the parish stands a type 22 hexagonal concrete pillbox, part of the anti-invasion defences of 1940. To the northeast of Bodges Farm, a Spitfire fighter aircraft that crashed during the war was excavated in 1986¹³.

There is one Grade II listed building, the Marshland Smeeth, and Fen War Memorial, dating from 1920, see **Figure 15**¹⁴. It is predominantly situated at the entrance to the cemetery and comprises a polished grey granite Latin cross on a four-sided plinth.

Figure 15: Historical Assets



Issues

- **There is one listed building, the War Memorial, which dates back to WW1, but there may be other non-designated heritage assets that are worthy of protection.**

¹³ Text taken from the Marshland St James Parish Profile on Norfolk Heritage Explorer. Source: [Parish-Summary-Marshland-St-James-\(Parish-Summary\) - Norfolk Heritage Explorer](#) Accessed 25/03/2024

¹⁴ [Search the List: Map Search | Historic England](#) Checked for further listed buildings still only one. 25/03/2024

Permission Reference	Address	Description	Main Res Dev Type	Gross Area	Units	Units Not Super	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
12/00691/O	Pumping Station Bungalow Gravel Bank St Johns Fen End Wisbech Cambs PE14 8JN, St Johns Fen End	Outline Application: Demolition of existing bungalow and outbuildings and construction of replacement dwelling	New residential building	0	1	1	1	0	21/06/2012			GRANTED
12/01365/F	13 Hickathrift Field Marshland St James Wisbech Norfolk PE14 8EX	Construction of two pairs of semi- detached houses	New residential building	0.1	4	4	0	4	24/12/2012	31/03/2013	31/03/2016	COMPLETED
13/00095/F	Land Adjacent To 102 Smeeth Road Marshland St James Norfolk	Three bed bungalow with attic lounge and integral double garage	New residential building	0.06	1	1	0	1	28/02/2013	28/02/2013	31/01/2014	COMPLETED
13/00595/RM	Land North of 283 Smeeth Road Marshland St James Wisbech Norfolk PE14 8ES	Reserved matters application: Construction of Dwelling	New residential building	0	1	1	0	1	18/06/2013	31/03/2014	31/08/2014	COMPLETED
13/00872/F	Land Adjacent 86 Smeeth Road Marshland St James Wisbech Norfolk PE14 8JF	Construction of a pair of semi- detached houses	New residential building	0.06	2	2	0	2	08/08/2013	31/03/2014	31/03/2014	COMPLETED
13/01185/F	Bridge Farm Black Drove Marshland St James Wisbech Norfolk PE14 8JU, Marshland St James	demolition of existing house followed by construction of two storey house	New residential building	0.05	1	1	1	0	10/10/2013	31/03/2014		STARTED
13/01237/F	Virginia Lake Caravan Park Smeeth Road Marshland St James Wisbech Norfolk	Conversion of part of existing clubhouse and	Change of use of non-res	0.09	1	1	0	1	11/11/2013	31/03/2014	31/03/2015	COMPLETED

Permission Reference	Address	Description	Main Res Dev Type	Gross Area	Units	Units Not Super	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
	PE14 8JF, Marshland St James	amenities block to residential accommodation	building to dwelling(s)									
14/01639/F	224 Smeeth Road Marshland St James Wisbech Norfolk PE14 8ES	Proposed 2no. new dwellings and associated works following demolition of the existing bungalow	New residential building	0.17	2	2	1	1	06/01/2015	31/03/2015	01/12/2015	COMPLETED
15/00006/CUPD	Outbuilding Rustons Road Marshland St James Wisbech Norfolk PE14 8ER	Change of use from redundant piggery to dwelling	Change of use of non-res building to dwelling(s)	0.05	1	1	0	1	30/04/2015	24/03/2016	24/03/2016	COMPLETED
15/00897/O	171 Smeeth Road Marshland St James Wisbech Norfolk PE14 8JB	Outline application for proposed 3 no. 4-bed new dwellings	New residential building	0.11	3	3	0	3	14/09/2015			GRANTED
15/01282/O	Land South of 26 Smeeth Road Marshland St James Norfolk	Outline Application: constructio of three dwellings	New residential building	0.17	3	2	0	2	09/10/2015			GRANTED
15/01492/F	Tumbleweed Cottage the Firs 285 Smeeth Road Marshland St James Wisbech Norfolk PE14 8EP, Marshland St James	Proposed new dwelling on garden/site of caravan	New residential building	0.11	1	1	0	1	09/12/2015	01/02/2017	31/03/2017	COMPLETED
15/01614/F	8 Trinity Road Marshland St James Norfolk PE14 8JA, Marshland St James	Erection of a dwelling to	New residential building	0.2	1	1	1	0	09/12/2015			GRANTED

Permission Reference	Address	Description	Main Res Dev Type	Gross Area	Units	Units Not Super	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
		replace one destroyed by fire										
16/00514/F	Land South East The Trundle 23 School Road Marshland St James Norfolk PE14 8EY, Marshland St James	Proposed 4No. 3-bed dwellings and associated works	New residential building	0.1	4	4	0	4	09/05/2016	11/01/2016	01/03/2017	COMPLETED
16/00773/F	Plot South of Marshland Farm Middle Drove Marshland St James Norfolk, Marshland St James	Construction of one three bed house	New residential building	0.11	1	1	0	1	22/06/2016			GRANTED
16/00849/RM	Land Opposite 342 Smeeth Road S 337 Smeeth Road Marshland St James Norfolk, Marshland St James	Reserved Matters Application: construction of one dwelling	New residential building	0.16	1	1	0	1	29/06/2016	01/12/2016	01/06/2017	COMPLETED
16/01156/RM	Land North East of 197Smeeth Road Marshland St James Norfolk, Marshland St James	Reserved Matters Application: Proposed residential development	New residential building	6.24	1	1	0	1	25/08/2016	30/04/2017	01/06/2017	COMPLETED
16/01614/RM	Land NE of 46 NW of 37Smeeth Road Marshland St James Norfolk, Marshland St James	Reserved Matters Application: Construction of new dwelling for plot 1	New residential building	14.18	1	0	0	0	21/11/2016		01/03/2018	COMPLETED
16/01714/RM	Plot 6 Land Adj 46 Smeeth Road Marshland St James Wisbech Norfolk PE14 8JF, Marshland St James	RESERVED MATTERS: Erection of dwelling (Plot 6)	New residential building	5.8	1	1	0	1	25/11/2016	01/08/2017	14/11/2017	COMPLETED

Permission Reference	Address	Description	Main Res Dev Type	Gross Area	Units	Units Not Super	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
16/01762/RM	Plot 2 Land Adj46 Smeeth RoadMarshland St JamesWisbechNorfolkPE14 8JF, Marshland St James	RESERVED MATTERS APPLICATION: Construction of one dwelling (Plot 2)	New residential building	10.84	1	1	0	1	01/12/2016	01/02/2017	14/11/2017	COMPLETED
16/01855/F	Land Rear of 282 Smeeth RoadMarshland St JamesWisbechNorfolkPE14 8EP, Marshland St James	Construction of two dwellings	New residential building	10.26	2	2	0	2	21/12/2016	01/01/2018	04/11/2019	COMPLETED
16/02128/F	Land AdjacentMerriweather200 Smeeth RoadMarshland St JamesWisbechNorfolkPE14 8JB, Marshland St James	Proposed two number 2-bed semi detached dwellings	New residential building	5.66	2	2	0	2	30/03/2017	01/06/2017	15/11/2017	COMPLETED
16/02152/F	Farm Buildings Adjacent To Bishops LodgeMoyses BankMarshland St JamesNorfolk, Marshland St James	Approval of details following the granting of a prior approval for the change of use from agricultural grain stores and implement shed to a dwelling including additional site area to accommodate reasonable amenity space and new access	New residential building	11.32	1	1	0	1	09/02/2017	30/04/2017	01/04/2019	COMPLETED

Permission Reference	Address	Description	Main Res Dev Type	Gross Area	Units	Units Not Super	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
		with parking and tur										
17/00055/F	Elliott HouseHunters DroveMarshland St JamesNorfolkPE14 8JQ, Marshland St James	Proposed replacement dwelling including detached double garage (retrospective)	New residential building	14.07	1	1	1	0	16/03/2017	06/07/2015	01/04/2019	COMPLETED
17/00561/F	Victoria HouseBonnetts LaneMarshland St JamesWisbechNorfolkPE14 8JE, Marshland St James	Proposed residential development	New residential building	22.56	4	4	0	4	22/05/2017	28/05/2021	30/07/2021	COMPLETED
17/01016/RMM	Land North of 7 Walton Road Marshland St James Norfolk, Marshland St James	Reserved Matters Application for residential development of 15 new dwellings	New residential building	200.7	15	15	0	15	21/08/2017	02/04/2018	31/10/2019	COMPLETED
17/01141/RM	2 Trinity RoadMarshland St JamesNorfolkPE14 8JA, Marshland St James	Reserved Matters Application: Erection of 2 detached dwellings	New residential building	9.63	2	2	0	2	02/08/2017	30/06/2018		STARTED
17/01158/RM	Land NE of 46 NW of 37 Smeeth Road Marshland St James Norfolk, Marshland St James	Reserved Matters Application: Construction of 6 dwellings (plot 3)	New residential building	10	1	1	0	1	09/08/2017	01/06/2018	01/06/2018	COMPLETED
17/01224/RM	Plot 4, Land Adjacent 46 Smeeth Road Marshland St James Norfolk, Marshland St James	Reserved matters application for Plot 4	New residential building	10.4	1	1	0	1	10/08/2017	01/06/2018	01/06/2018	COMPLETED

Permission Reference	Address	Description	Main Res Dev Type	Gross Area	Units	Units Not Super	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
17/01290/RM	Plot 1 - Land North of 19 Smeeth Road Marshland St James Norfolk PE14 8JF, Marshland St James	Reserved matters application for proposed dwelling	New residential building	14.15	1	1	0	1	31/08/2017	01/06/2018	01/06/2018	COMPLETED
17/01492/F	Rands Farm Rustons Road Marshland St James Wisbech Norfolk PE14 8ER, Marshland St James	Retention of the temporary siting of the portable residential structure whilst the approved Piggery is converted.	New residential building	4.39	1	1	0	1	02/11/2017	01/11/2017	01/11/2017	COMPLETED
17/01675/O	Land Between 135 And 145 Smeeth Road Marshland St James Norfolk, Marshland St. James	Outline application for the construction of 6 dwellings on vacant land between Nos 135 and 145	New residential building	2878	6	4	0	4	28/02/2018	09/07/2018		STARTED
17/01679/RM	(Plot 2) - Land North of 19 Smeeth Road Marshland St James Norfolk PE14 8JF, Marshland St James	Reserved matters application for proposed dwelling	New residential building	14.15	1	1	0	1	27/10/2017	22/06/2018	22/06/2018	COMPLETED
17/01719/F	Land Adjacent 73 Smeeth Road Marshland St James Norfolk PE14 8JF, Marshland St James	Residential Development of two dwellings	New residential building	15.88	2	2	0	2	27/10/2017	01/03/2018	25/06/2019	COMPLETED
17/01728/RM	171 Smeeth Road Marshland St James Norfolk PE14 8JB, Marshland St James	Reserved Matters Application: Proposed 3 no. 4-	New residential building	11.02	3	3	0	3	27/11/2017	16/05/2018	28/04/2020	COMPLETED

Permission Reference	Address	Description	Main Res Dev Type	Gross Area	Units	Units Not Super	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
		bed new dwellings										
17/01823/F	Old Chapel Middle Drove Marshland St James Norfolk PE14 8JT, Marshland St. James	Conversion of Office/Commercial Space to Residential	Change of use of non-res building to dwelling(s)	823	1	1	0	1	05/01/2018			GRANTED
17/01898/F	Land Adjacent Marshfield Trinity Road Marshland St James Norfolk, Marshland St James	Proposed New Dwelling and Associated Works	New residential building	576	1	1	0	1	05/12/2017			GRANTED
17/01905/F	The Granary Middle Drove Marshland St James Norfolk PE14 8JP	Proposed conversion of existing outbuilding (within domestic curtilage) to create residential extension to existing dwelling with annex. Including proposed covered link to existing dwelling.	Change of use of non-res building to dwelling(s)	2174	1	1	0	1	04/12/2017			GRANTED
17/02034/RM	Land South of 26 Smeeth Road Marshland St James Wisbech Norfolk PE14 8JF, Marshland St. James	Reserved Matters Application for one dwelling	New residential building	589	1	1	0	1	21/12/2017	02/04/2018	31/10/2019	COMPLETED

Permission Reference	Address	Description	Main Res Dev Type	Gross Area	Units	Units Not Super	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
17/02316/RM	Land South of 26 North of 27 Smeeth Road Marshland St James Wisbech Norfolk PE14 8JF, Marshland St. James	RESERVED MATTERS: Erection of dwelling and garage (Plot 3)	New residential building	597	1	1	0	1	02/02/2018	31/10/2019	31/10/2019	COMPLETED
17/02388/F	Button Hole Lake School Road Marshland St James Norfolk, Marshland St. James	Extension to dayroom to create a dwelling (Business) and removal of lawful static caravan	Conversion with Extension	2663	1	1	0	1	01/03/2018	25/04/2018	31/10/2019	COMPLETED
17/02417/F	Land Opposite Bramble Cottage Dades Lane Marshland St James, Marshland St James	Proposed 4 Bedroom house (Revised Design)	New residential building	0	1	1	0	1	05/03/2018	22/05/2018	29/08/2019	COMPLETED
17/02419/F	Land Opposite Bramble Cottage Dades Lane Marshland St James Norfolk, Marshland St. James	New detached four bedroom house	New residential building	1056	1	1	0	1	12/03/2018	22/05/2018	08/10/2020	COMPLETED
18/00014/RM	Fenberry Farm Ltd 84B Smeeth Road Marshland St James Norfolk PE14 8JF, Marshland St. James	RESERVED MATTERS: Construction of 8 new starter homes comprising 4 semi-detached units	New residential building	3462	8	8	0	8	08/03/2018	30/06/2018		STARTED
18/00030/RM	Plot 5 Land Adjacent To 46 Smeeth Road Marshland St James Wisbech Norfolk PE14 8JF, Marshland St. James	RESERVED MATTERS: New dwelling	New residential building	1507	1	1	0	1	06/03/2018	01/05/2018	31/10/2019	COMPLETED

Permission Reference	Address	Description	Main Res Dev Type	Gross Area	Units	Units Not Super	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
18/00062/PACU 3	90 Smeeth Road Marshland St James Norfolk PE14 8JF, Marshland St. James	Prior Notification: Change of use of agricultural building to a dwelling house	Change of use of non-res building to dwelling(s)	913	1	1	0	1	06/03/2018	31/10/2019	31/10/2019	COMPLETED
18/00242/RMM	Land On The South West Side of School Road Marshland St James Norfolk, Marshland St. James	Reserved Matters Application: construction of 17 dwellings	New residential building	8681	17	17	0	17	02/10/2018	30/06/2018		STARTED
18/00304/RM	Land South of 26 North of 27 Smeeth Road Marshland St James Norfolk, Marshland St. James	RESERVED MATTERS: Erection of dwelling (Plot 2)	New residential building	513	1	1	0	1	09/04/2018	31/10/2019	31/10/2019	COMPLETED
18/00837/RM	Land Between 135 And 145 Smeeth Road Marshland St James Norfolk, Marshland St. James	Reserved Matters Application for plots 1 and 2	New residential building	2878	2	2	0	2	09/07/2018	01/04/2019	31/03/2021	COMPLETED
18/01120/F	Pleasant View Middle Drove Marshland St James Wisbech Norfolk PE14 8JP, Marshland St. James	Proposed replacement dwelling	New residential building	1281	1	1	1	0	16/08/2018			GRANTED
18/01329/RM	St James Lodge 288 Smeeth Road Marshland St James Wisbech Norfolk PE14 8ES, Marshland St. James	RESERVED MATTERS: Construction of dwelling.	New residential building	867	1	1	0	1	20/09/2018	11/02/2019	31/10/2019	COMPLETED
18/01406/RM	Plots 1 - 6 195 Smeeth Road Marshland St James Norfolk PE14 8JB, Marshland St. James	Reserved Matters Application: Construction of 6	New residential building	3995	6	6	0	6	19/12/2018	28/04/2020		STARTED

Permission Reference	Address	Description	Main Res Dev Type	Gross Area	Units	Units Not Super	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
		residential dwellings										
18/01520/RM	Shipleys46 Smeeth Road Marshland St James Wisbech Norfolk PE14 8JF, Marshland St. James	RESERVED MATTERS: For one dwelling (Plot 1)	New residential building	1293	1	1	0	1	15/10/2018	14/11/2017		STARTED
18/01641/RM	St James Lodge288 Smeeth Road Marshland St James Wisbech Norfolk PE14 8ES, Marshland St. James	Reserved Matters Application for one residential dwelling	New residential building	853	1	1	0	1	12/11/2018	11/02/2019	31/10/2019	COMPLETED
18/01768/CU	The Marshland Arms47 School Road Marshland St James Norfolk PE14 8EY, Marshland St. James	Change of use of public house with combined residential accommodation to a single dwelling house.	Change of use of non-res building to dwelling(s)	1272	1	1	0	1	04/12/2018			GRANTED
18/01990/PACU 3	Agricultural Farm Building NE of St Peters Farm E Side of Drove Eastern Most Building Middle Drove Marshland St James Norfolk, Marshland St. James	Prior approval for a proposed change of use of agricultural building to dwelling	Change of use of non-res building to dwelling(s)	656	1	1	0	1	07/01/2019			GRANTED
19/00032/F	Fen-AcresGooses Lane Marshland St James Wisbech Norfolk PE14 8DX, Marshland St. James	Replacement of existing Bungalow with new Two Storey Dwelling	New residential building	2067	1	1	1	0	06/03/2019	15/04/2019	28/04/2020	COMPLETED
19/00492/F	6 Trinity Road Marshland St James Norfolk PE14 8JA, Marshland St. James	Proposed replacement	New residential building	1880	1	1	1	0	14/05/2019			GRANTED

Permission Reference	Address	Description	Main Res Dev Type	Gross Area	Units	Units Not Super	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
		dwelling and detached garage										
19/00804/RM	Homeland337 Smeeth Road Marshland St JamesWisbechNorfolkPE14 8EP, Marshland St. James	RESERVED MATTERS: Construction of dwelling	New residential building	909	1	1	0	1	02/08/2019	10/09/2019	29/04/2021	COMPLETED
19/01907/O	Land NE of 36School Road Marshland St JamesNorfolk, Marshland St. James	Outline application: Proposed residential development	New residential building	4419	4	4	0	4	12/02/2020			GRANTED
19/01995/F	Land North of 292 And S of St James Court 290 Smeeth Road Marshland St JamesNorfolk, Marshland St. James	Proposed new dwelling and associated works	New residential building	386	1	1	0	1	12/02/2020			GRANTED
20/00369/F	Walstan FarmMoyses Bank Marshland St JamesWISBECHNorfolkPE14 8BH, Marshland St James	Proposed agricultural tied dwelling and agricultural building	New residential building	3001	1	1	0	1	03/06/2020	14/07/2020	23/12/2021	COMPLETED
20/00657/PACU 3	Meadow View Farm Rustons Road Marshland St JamesNorfolkPE14 8ER, Marshland St James	Change of use of agricultural barn to dwelling	New residential building	315	1	1	0	1	06/07/2020			GRANTED
20/00896/PACU 3	Barn E of Crown Farmhouse Middle Drove Marshland St JamesNorfolk, Marshland St James	Notification for Prior Approval for change of use of agricultural building to two	New residential building	726	2	2	0	2	08/10/2020			GRANTED

Permission Reference	Address	Description	Main Res Dev Type	Gross Area	Units	Units Not Super	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
		dwelling (Schedule 2, Part 3, Class Q)										
20/00897/PACU 3	Crown Farm Middle Drove Marshland St James Wisbech Norfolk PE14 8JT, Marshland St James	Prior approval for a change of use from agricultural building to a dwelling house (Schedule 2, part 3, Class Q)	Unknown	808	1	1	0	1	09/10/2020			GRANTED
20/01666/RM	Land NE of 36 School Road Marshland St James Norfolk, Marshland St James	Reserved Matters Application: construction of four dwellings	New residential building	3048	4	4	0	4	22/12/2020	26/05/2021		STARTED
20/01807/F	Meadow View Farm Rustons Road Marshland St James Norfolk PE14 8ER, Marshland St James	Proposed conversion of existing agricultural building to dwelling including the raising of the roof and associated works	Conversion with Extension	1623	1	1	0	1	05/02/2021			GRANTED
20/01845/F	Victoria House 8 Bonnetts Lane Marshland St James Wisbech Norfolk PE14 8JE, Marshland St James	Proposed Residential Dwelling and associated works	New residential building	2050	1	1	0	1	05/02/2021			GRANTED

Permission Reference	Address	Description	Main Res Dev Type	Gross Area	Units	Units Not Super	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
21/00430/RM	Land SW of 146 And W of 145 Smeeth Road Marshland St James Norfolk	RESERVED MATTERS: Erection of one dwelling (Plot 1)	New residential building	480	1	1	0	1	18/06/2021	26/08/2021		STARTED
21/00606/F	Land To Rear of Pumping Station Bonnetts Lane Marshland St James Wisbech Norfolk PE14 8JE, Marshland St James	VARIATION OF CONDITIONS 2 AND 3 of Planning Permission 20/01845/F: Proposed Residential Dwelling and associated works	New residential building	2050	1	1	0	1	22/06/2021			GRANTED
21/00633/RM	Land SW of 146 And W of 145 Smeeth Road Marshland St James Norfolk, Marshland St James	RESERVED MATTERS: Construction of dwelling on Plot 2	New residential building	419	1	1	0	1	13/07/2021	26/08/2021		STARTED

Permission Reference	Address	Description	Main Res Dev Type	Gross Area	Units	Units Not Super	Units Lost	Gain Not Super	Granted Date	Initially Started Date	Completed Date	Status
21/01095/F	332 Smeeth Road Marshland St James Wisbech Norfolk PE14 8EP	Erection of a Timber Single Storey Granny Annexe for Ancillary use to the main dwelling.	New residential building	2531	1	1	0	1	25/08/2021	13/09/2021		STARTED
21/01949/F	Colonial House81 Smeeth Road Marshland St James Wisbech Norfolk PE14 8JF, Marshland St James	Detached annexe and new gated entrance	New residential building	3627	1	1	0	1	07/01/2022	09/03/2022		STARTED

Figure: All planning permissions in Marshland St James between 2012-2022