

Settlement Name:	Foulsham and Themelthorpe
Settlement Hierarchy:	<p>Foulsham and Themelthorpe form a village cluster in the emerging Greater Norwich Local Plan, although no sites have been promoted in Themelthorpe. The Towards a Strategy document identifies that around 2,000 dwellings in total should be provided between all the village clusters. Foulsham has a range of services and facilities including a primary school, village hall, pub, shop and some local employment opportunities. Themelthorpe lacks services.</p> <p>The current capacity at Foulsham Primary School is rated as red which means it lacks capacity. The site is not landlocked as there is a field behind but catchment numbers and preference are up to and above PAN (Published Admission Number). Consequently, it is considered that Foulsham could accommodate development in the region of around 12-20 dwellings.</p> <p>At the base date of the plan there are no carried forward residential allocations but there is a total of 11 additional dwellings with planning permission on small sites.</p>

STAGE 1 – COMPLETE LIST OF SITES PROMOTED IN THE SETTLEMENT

LIST OF SITES TO BE CONSIDERED FOR RESIDENTIAL/MIXED USE ALLOCATION (0.5 HECTARES OR LARGER)

Address	Site Reference	Area (ha)	Proposal
Foulsham			
Site of T H Blyth & Sons Builder' Yard & Land to west of Claypit Road	GNLP0275	0.55	Approx. 11 dwellings
Land West of Foundry Close	GNLP0605	0.67	Approx. 15-18 dwellings
Land North Side of Bintree Road	GNLP0607	0.83	Approx. 20-25 dwellings
The Hawthorns	GNLP2001	2.80	5-6 dwellings
Total area of land		4.85	

LIST OF SITES TO BE CONSIDERED AS SETTLEMENT BOUNDARY EXTENSIONS (SETTLEMENT BOUNDARY PROPOSALS AND SITES LESS THAN 0.5 HECTARES)

Address	Site Reference	Area (ha)	Proposal
None			

(Sites of less than 0.5ha are not considered suitable for allocation and therefore have not been assessed in this booklet. These sites will be considered as part of a reappraisal of settlement boundaries to be published with the Regulation 19 Submission version of the Plan).

LIST OF SITES SUBMITTED FOR OTHER USES

Address	Site Reference	Area (ha)	Proposal
None			

(Sites submitted for other uses are considered in separate 'Non-Residential' Site Assessment booklets and therefore have not been assessed in this booklet).

STAGE 2 – HELAA COMPARISON TABLE

RESIDENTIAL/MIXED USE

	Categories													
	Site access	Access to services	Utilities Capacity	Utilities Infrastructure	Contamination/ground stability	Flood Risk	Market attractiveness	significant landscapes	Sensitive townscapes	Biodiversity & Geodiversity	Historic environment	Open Space and GI	Transport & Roads	Compatibility with neighbouring uses
Site Reference														
	Foulsham													
GNLP0275	Green	Amber	Amber	Green	Amber	Amber	Green	Green	Green	Amber	Amber	Green	Amber	Green
GNLP0605	Amber	Amber	Amber	Green	Green	Green	Green	Green	Amber	Amber	Amber	Green	Amber	Green
GNLP0607	Amber	Amber	Amber	Amber	Amber	Amber	Amber	Green	Green	Amber	Green	Green	Amber	Red
GNLP2001	Amber	Amber	Amber	Green	Green	Amber	Amber	Green	Green	Amber	Green	Green	Amber	Green

STAGE 3 – SUMMARY OF CONSULTATION COMMENTS

Site Reference	Comments
Foulsham	
GNLP0275	General comments Objections raised regarding flood risk, access and unsuitable public transport.
GNLP0605	General comments Objections raised concerns regarding wildlife, building permission told never to be granted, roads (single track), traffic congestion, access and protected species. Foulsham Parish Council comments Objects due to very poor access, narrow, single-track roads, blind-bends and there is no kerb between pavement and road.
GNLP0607	No comments submitted
GNLP2001	No comments submitted

STAGE 4 – DISCUSSION OF SUBMITTED SITES

In this section sites are assessed in order to establish whether they are suitable for allocation. For the purposes of Sustainability Appraisal, suitable sites are those which are considered to be Reasonable Alternatives. Sites not considered suitable for allocation are not realistic options and therefore are not considered to be reasonable alternatives. The discussion below outlines the reasons why a site has been deemed suitable or unsuitable for allocation. By association this is also the outline of the reasons why a site was deemed to be a reasonable or unreasonable alternative.

A range of factors have been taken into account to establish whether a site should, or should not, be considered suitable for allocation. These factors include: impact on heritage and landscape; impact on the form and character of the settlement; relationship to services and facilities; environmental concerns, including flood risk; and, in particular, a safe walking route to a primary school. Sites which do not have a safe walking route to school, or where a safe walking route cannot be created will not be considered suitable for allocation.

Conclusions in regard to a sites performance against the relevant factors have also been informed by the outcomes of the HELAA, as set out under stage 2, consultation responses received, as summarised in stage 3, and other relevant evidence

Four sites have been promoted in Foulsham ranging from 0.5ha to 2.8ha. Some relate better to the character of the village than others. The village has areas at risk of fluvial and surface water flooding. The historic core of Foulsham has many listed buildings, consolidated into a conservation area. Other constraints include County Wildlife Sites to the east and the west of the village and SSSIs further away. The land covering all the sites is agricultural grade 3 therefore development at this location of any of the site would not result in the loss of high quality agricultural land.

Taking account of comments received, existing commitment, achieving a safe route to school, and constraints set out in the HEELA including those highlighted below, the following sites are shortlisted as reasonable alternatives for further consideration:

GMLP0275 (0.5ha) is proposed for redevelopment of a former builder's yard and the adjacent undeveloped space for housing (Approx. 11 dwellings). This site is within the settlement limit where development is acceptable in principle provided it does not result in a significant adverse impact. However, there are some areas at risk of surface water flooding, which reduces the developable site area, and the undeveloped part of the site adjoins allotments in Foulsham's conservation area. If the undeveloped part of the site was brought forward as open space, this could enhance the allotments, provide surface water attenuation and maintain a positive relationship with the conservation area. Development of the builder's yard for housing would then improve the site's contribution to the street scene on Claypit Road.

GNLP0605 (0.7ha) – Land west of Foundry Close proposal for 15-18 dwellings located adjacent to the recent housing allocation (14 dwellings) which has been built out. Access could be achieved via the new development. The site is adjacent to the conservation area, but otherwise unconstrained. Foulsham Parish Council has objected to this site on the grounds of access.

The following sites are not considered to be reasonable alternatives and therefore are not shortlisted:

GNLP0607 (0.8ha) Land North side of Bintree Road is proposed for housing (15-18 dwellings). It is separated from the residential heart of the village, but is adjacent to existing employment opportunities and the new employment allocation. There are questions over whether a suitable access can be achieved, and the site is adjacent to a sewage treatment works, both of which limit the suitability for residential development.

Site GNLP2001 is considered remote as it lies some distance north of Foulsham village, and includes an electricity substation and potential habitat. Therefore, it is not well related to the character of the village. Other constraints include site access, safe access to school, the capacity of local roads, surface water flood risk, sewerage infrastructure capacity and ecological impacts. Overall, the site is considered unsuitable in comparison to the other submitted sites.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE SITES FOR FURTHER ASSESSMENT

Based on the assessment undertaken at stage 4 above the following sites are considered to be reasonable alternatives.

Address	Site Reference	Area (ha)	Proposal
Foulsham			
Land West of Foundry Close	GNLP0605	0.67	Approx. 15-18 dwellings
Site of T H Blyth & Sons Builder' Yard & Land to west of Claypit Road	GNLP0275	0.55	Approx. 11 dwellings
Total area of land		1.22	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP0605
Address:	Land West of Foundry Close
Proposal:	Approx. 15-18 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Vacant and unused scrubland	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Accessibility to Services, Utilities Capacity, Townscapes, Biodiversity & Geodiversity, Historic Environment, Transport and Roads</p>
<p>HELAA Conclusion This is a greenfield site toward the north end of Foulsham and west of housing allocation FOU 1 which has been developed recently. The site is relatively accessible to a range of core services and facilities including employment opportunities, a primary school and a bus route. There are no known constraints from utilities infrastructure, contamination/ground stability or flood risk. Sewerage infrastructure upgrades would be required to serve growth in this location. There are no nationally or locally protected landscapes in the immediate vicinity of the site. The River Wensum SAC and Foxley Wood SSSI are both within 3km of the site requiring potential mitigation from development. Development would not result in the loss of any locally protected public open space or high quality agricultural land. There may be potential impacts on nearby heritage assets and on the setting of the adjacent Conservation Area but impact on townscape would be minimal if well designed. Initial highway evidence has indicated that potential access constraints could be overcome through development but that the local road network is unsuitable. Subject to addressing identified heritage and potential biodiversity constraints, the site is considered suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways Yes. Subject to connection to Aubrey Rix Close. The road is subject to a S38 Agreement but does not extend to the site boundary and as such, a ransom strip may exist.</p> <p>Development Management Site appears suitable for further consideration given limited constraints.</p> <p>Minerals & Waste No safeguarded mineral resources</p>

Lead Local Flood Authority

No comments

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

Site Reference:	GNLP0275
Address:	Site of T H Blyth & Sons Builders Yard and Land to the West of Claypit Road
Proposal:	Approx. 11 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Part disused builders' yard, part paddocks.	Part brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Accessibility to Services, Utilities Capacity, Contamination and Ground Stability, Flood Risk, Biodiversity and Geodiversity, Historic Environment, Transport and Roads
HELAA Conclusion This is a part brownfield site toward the south end of Foulsham. The site is relatively accessible to a range of core services and facilities including employment opportunities, a primary school and a bus route. There are no known constraints from utilities infrastructure on site. The existing builders yard and adjoining filled ground may indicate risks from contamination and ground stability and parts of the site are at risk of surface water flooding which may require mitigation. Sewerage infrastructure upgrades would be required to serve growth in this location. There are no nationally or locally protected landscapes in the immediate vicinity of the site. The River Wensum SAC and Foxley Wood SSSI are both within 3km of the site requiring potential mitigation from development. Development would not result in the loss of any locally protected public open space or high quality agricultural land. There may be potential impacts on heritage assets due to proximity to the Conservation Area although redevelopment of the builders yard is an opportunity for enhancement. Initial highway evidence has indicated that potential access constraints could be overcome through development and that any impact on the functioning of local roads could be mitigated. Subject to addressing identified heritage, contamination and potential biodiversity constraints, the site is considered suitable for the land availability assessment.

FURTHER COMMENTS
Highways No. Chapel Lane narrow (4m) without footways and no scope for improvement. Claypit Road also highly constrained with no footways and insufficient room to provide them. Claypit La frontage approx. 47m, not much highway forward of site boundary, might be challenging to achieve vis in accordance with MfS. Highway constraints present significant concern. <i>In highway terms this site is very poor, both potential road accesses are narrow without opportunity to construct footways and it is also possible that providing</i>

acceptable visibility will be a challenge. There seem to be too many negatives for highways to support allocation. Email Highways 13/6/19

Development Management

Site located within settlement limit therefore is there a need to allocate? Highway advice required re lack of footpath provision. 11 dwellings may be a little on high side given previous refusal? Should seek footpath through site to connect Chapel Lane with village hall which would deliver wider public benefit.

Minerals & Waste

No safeguarded mineral resources

Lead Local Flood Authority

No comments

PLANNING HISTORY:

20170594

Full application for 11 dwellings. Refused on character and appearance and neighbour amenity grounds but not thought to be insurmountable subject to density, design, layout etc being improved.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

STAGE 7 – SETTLEMENT BASED APPRAISAL OF REASONABLE ALTERNATIVE SITES AND IDENTIFICATION OF PREFERRED SITE/S (WHERE APPROPRIATE).

Two reasonable alternative sites have been identified in the Foulsham and Themelthorpe cluster at stage five. These sites were considered to be worthy of further investigation to look at their potential for allocation as the initial assessment did not flag up any major constraints that would preclude allocation. These sites have been subject to further discussion with Development Management, Highways, Flood Authority and Children’s Services in order to identify preferred sites for allocation and their comments are recorded under stage six above. As part of this discussion it was agreed that site GNLP0605 was the most appropriate one for allocation to meet the capacity of the cluster as it is located adjacent to the existing FOU1 allocation with a safe pedestrian route to the primary school. Following further consideration GNLP0275 was not favoured for allocation due to surface water issues and significant highway constraints. As a brownfield site within the existing settlement limit this site could come forward through the planning application process.

In conclusion, one site is identified as a preferred option, providing for between 12-15 new homes in the cluster. There are no carried forward residential allocations but there is a total of 11 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of between 23-26 homes between 2018-2038.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Foulsham and Themelthorpe				
Land west of Foundary Close	GNLP0605	0.67	12 - 15 dwellings	This is the only site considered suitable for allocation in Foulsham. The site is located next to the existing Broadland Local Plan FOU1 allocation, which is now built out, and has a safe pedestrian route to the local primary school. The site is allocated subject to connection to Aubrey Rix Close. The allocation of this site is subject to confirmation of waste water quality issues.

Reasonable Alternative Sites:

Address	Site Reference	Area (ha)	Promoted for	Comments
Foulsham and Themelthorpe				
NO REASONABLE ALTERNATIVE SITES				

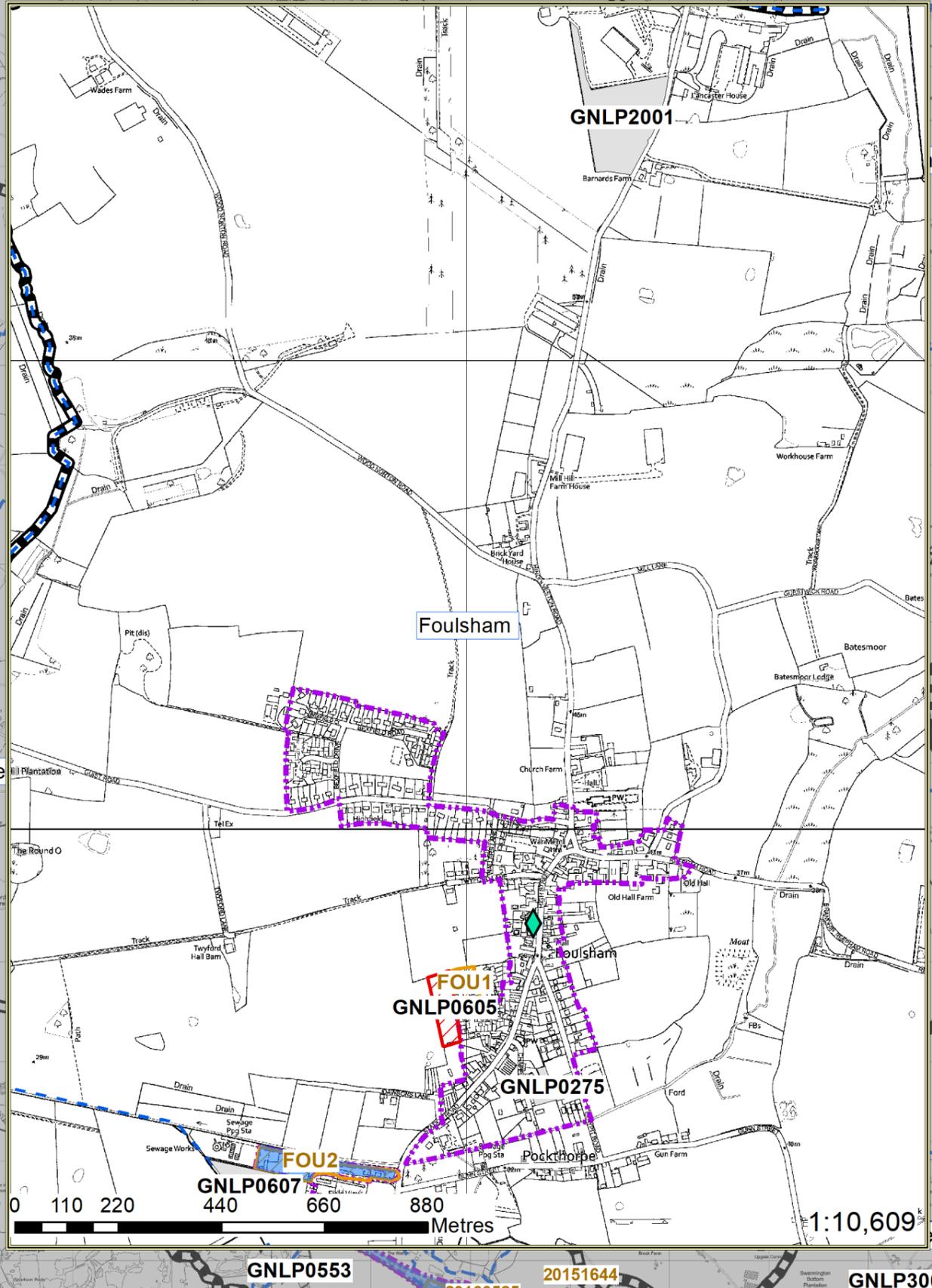
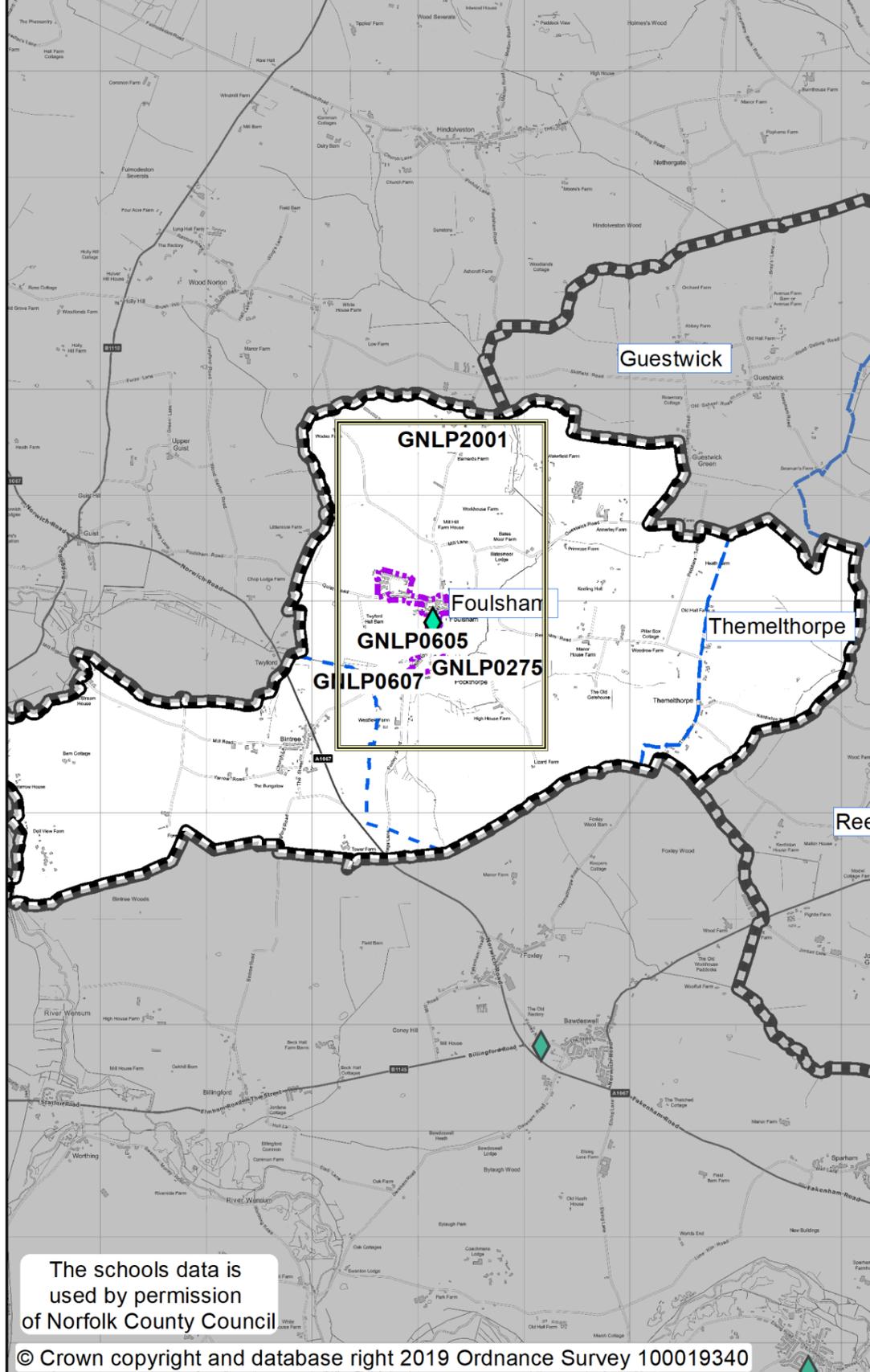
Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Foulsham and Themelthorpe				
Site of TH Blyth & Sons Builders Yard and Land to west of Claypit Road	GNL0275	0.55	Approx. 11 dwellings	Although this site is brownfield and well located within the village it is not considered reasonable for allocation due to highway and surface water flood issues. There are significant concerns about the development of this site as Chapel Lane is narrow with no footways and no scope for improvement and Claypit Road is also highly constrained with no footways and insufficient room to provide them. Achieving adequate visibility at the site frontage would also be challenging. The site is located within the settlement limit so could come forward as a planning application.
Land north side of Bintree Road	GNL0607	0.83	Approx. 20 -25 dwellings	This site is considered to be unreasonable for allocation because it

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				<p>is separated from the residential heart of the village adjacent to commercial development. There are questions over whether a suitable access can be achieved and the site is adjacent to a sewage treatment works, both of which limit its suitability for residential development. In addition, there is no safe pedestrian route to Foulsham Primary School.</p>
The Hawthorns	GNLP2001	2.80	5-6 dwellings	<p>This site is considered to be unreasonable for allocation as it is remote from the village with no safe pedestrian route to Foulsham Primary School.</p> <p>Development of this site would not be well related to the form and character of the settlement.</p>

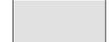
Foulsham and Themelthorpe

0 500 1,000 2,000 3,000 4,000 Metres



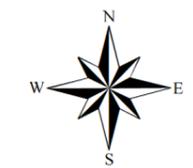
Greater Norwich Local Plan

Promoted Sites by School Catchment Areas

-  Primary School
-  Primary School Catchment
-  Preferred Housing Allocation
-  Unreasonable Site
-  Small Site
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Strategic Employment Sites
-  Green Infrastructure & open space commitments
-  Existing Settlement Boundary
-  Parish Boundary

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