

Settlement Name:	Freethorpe, Halvergate and Wickhampton
Settlement Hierarchy:	<p>Freethorpe, Halvergate and Wickhampton form a village cluster in the emerging Greater Norwich Local Plan, although no sites have been promoted in either Halvergate or Wickhampton. The Towards a Strategy document identifies that around 2,000 dwellings in total should be provided between all the village clusters. The cluster has a range of facilities that includes a village hall, pub, church and public transport services which are concentrated mostly in Freethorpe.</p> <p>The current capacity at Freethorpe Community Primary School is rated green, catchment numbers are not up to PAN (Published Admission Number) and the site is not landlocked as there is a field behind. Consequently, the Freethorpe, Halvergate and Wickhampton cluster could potentially accommodate development in the region of 50-60 dwellings dependent on the quality of the sites and the range of other services and facilities in the vicinity.</p> <p>At the base date of the plan there is one carried forward residential allocation from the Broadland Local Plan (FRE1) for 10 homes and a total of 10 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
Freethorpe			
Rear of 75 The Green	GNLP2033	0.47	20 dwellings
South of Bowlers Close	GNLP2034	1.51	50 dwellings
Total area of land		1.98	

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														
	Freethorpe													
GNLP2033	Amber	Green	Green	Green	Amber	Amber	Green	Amber	Amber	Amber	Amber	Green	Amber	Green
GNLP2034	Amber	Green	Green	Green	Green	Green	Green	Amber	Green	Amber	Green	Green	Amber	Green

STAGE 3 – SUMMARY OF CONSULTATION COMMENTS

Site Reference	Comments
Freethorpe	
GNLP2033	No comments submitted
GNLP2034	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

Freethorpe is a strongly linear village with most of the older part of the village along The Green. A further ribbon of development, much of it more recent, extends along The Common. The linear form is only broken in isolated areas such as Sutton Crescent, Youngs Crescent and Old Chapel Road. Parts of the parish of Freethorpe are included within the area under the jurisdiction of the Broads Authority for planning purposes. These areas are excluded from this plan and are covered in a separate Local Plan prepared by the Broads Authority.

Two sites were put forward for consideration in Freethorpe and none in Halvergate or Wickhampton.

Taking account of the comments received, existing commitment, achieving safe access to school and constraints set out in the HEELA including those highlighted

below, the following sites are shortlisted as reasonable alternatives for further consideration:

GNLP2033 (0.47 ha) Residential development of twenty dwellings. The site is well-related to the village, albeit set behind existing dwellings towards the north of the village with some access to services. Constraints include site access (if not via adjacent permitted site), townscape, landscape and ecological constraints.

GNLP2034 (1.51 ha) Residential development for fifty dwellings is well-related to the village, lying south of the existing built form. Constraints include site access, landscape and ecological constraints. Taking part of this site may be preferable over developing the whole site.

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
Freethorpe			
Rear of 75 The Green	GNLP2033	0.47	20 dwellings
South of Bowlers Close	GNLP2034	1.51	50 dwellings
Total area of land		1.98	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP2033
Address:	Rear of 75 The Green
Proposal:	20 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Horse paddock	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Contamination and Ground Stability, Flood Risk, Significant Landscapes, Townscapes, Biodiversity and Geodiversity, Historic Environment, Transport and Roads</p>
<p>HELAA Conclusion This is a 0.47 ha site, to the rear of the vacant garage site on The Green, towards the north of the Village. Initial Highway Authority advice raises concern about the access but the promoter states that access could be via the garage site that has outline permission for 19 homes (ref: 20160632). Facilities in the Village, including the primary school, are within an access distance, plus there are bus stops nearby. No absolute constraints are identified as to contaminated land, flood risk or utilities infrastructure crossing the site. In townscape terms, a ‘backland’ site of the density proposed would be contrary to the prevailing built form of the Village. There are two Grade II listed properties immediately to the east that front The Green. Ecological constraints relate to the site’s proximity to habitats in the Broads. The site is 1,300 metres from the Broads Authority administrative area and within the 3,000 metre buffer distance to SAC (Special Area of Conservation), SPA (Special Protection Area), SSSI (Sites of Special Scientific Importance), Ramsar and National Nature Reserve designations. Whilst the constraints identified may limit the potential for development the site is concluded as suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No. No access to highway</p> <p>Development Management Site too small to deliver scale of development envisaged. Promoted for 19 which is too dense given character of surrounds and listed buildings. Access contingent upon redevelopment of site to north proves further constraint.</p> <p>Minerals & Waste No safeguarded mineral resources</p>

Lead Local Flood Authority

Few or no Constraints. Standard information required at a planning stage.

PLANNING HISTORY:

N/A

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

Site Reference:	GNLP2034
Address:	South of Bowlers Close
Proposal:	50 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA

Amber Constraints in HELAA

Access, Significant Landscapes, Biodiversity and Geodiversity, Transport and Roads

HELAA Conclusion

This is a 1.51 ha site, to the south of Bowlers Close, at the southern edge of the Village. Initial Highway Authority advice raises concern about the access but the promoter states access could be via an existing dwelling plot in their ownership. Facilities in the Village, including the primary school, are within an access distance, plus there are bus stops nearby. No absolute constraints are identified as to contaminated land, flood risk or utilities infrastructure crossing the site. Ecological constraints relate to the site's proximity to habitats in the Broads. The site is 1,500 metres from the Broads Authority administrative area and within the 3,000 metre buffer distance to SAC (Special Area of Conservation), SPA (Special Protection Area), SSSI (Sites of Special Scientific Importance), Ramsar and National Nature Reserve designations. Whilst not necessarily a HELAA constraint, it is noted that this site could be prominent in the open landscape, but that an existing tree belt planted along the southern boundary could provide some screening. Whilst the constraints identified may limit the potential for development the site is concluded as suitable for the land availability assessment.

FURTHER COMMENTS

Highways

Reserve 50 dwellings. Site owners have control of land at end of Bowler's Close which appears to have 4.5m carriageway & 1.8m footway - Bowler's Close needs to be 4.8m to provide safe access. Possible access from north west corner of site to Old Chapel Road dependant on ownership, satisfactory visibility, highway extent and footway to existing facility.

Development Management

Reasonable site subject to access being confirmed and consideration of scale/density

Minerals & Waste

No safeguarded mineral resources

Lead Local Flood Authority

Few or no Constraints. Standard information required at a planning stage.

--

PLANNING HISTORY:
Not known

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).

Only two sites were promoted in the Freethorpe, Halvergate and Wickhampton cluster, both of which were considered to be reasonable alternative sites at stage 5. 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 section six above. As part of this discussion it was agreed that site GNLP2034 was the most appropriate one for allocation to meet the capacity identified in the cluster as it has minimal constraints. Site GNLP2033 was not favoured for allocation as further investigation has identified that the site would be too small to deliver the scale of development envisaged given the character of its surroundings. Development would also be dependent upon redevelopment of the site to the north.

Consequently, one site is identified as a preferred option, providing for between 30-40 new homes in the cluster. There is one carried forward residential allocation for 10 homes and a total of 10 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of between 50-60 homes between 2018-2038.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Freethorpe, Halvergate and Wickhampton				
South of Bowlers Close	GNLP2034	1.51	30 - 40 dwellings	This site is preferred for allocation as it is well related to the village with a safe pedestrian route to Freethorpe Primary School. It is the only site promoted capable of accommodating the level of development identified for the cluster. The site is allocated subject to access via Bowlers Close, although the promoter will need to demonstrate that they can provide a footway and carriageway of adequate width to enable safe access.

Reasonable Alternative Sites:

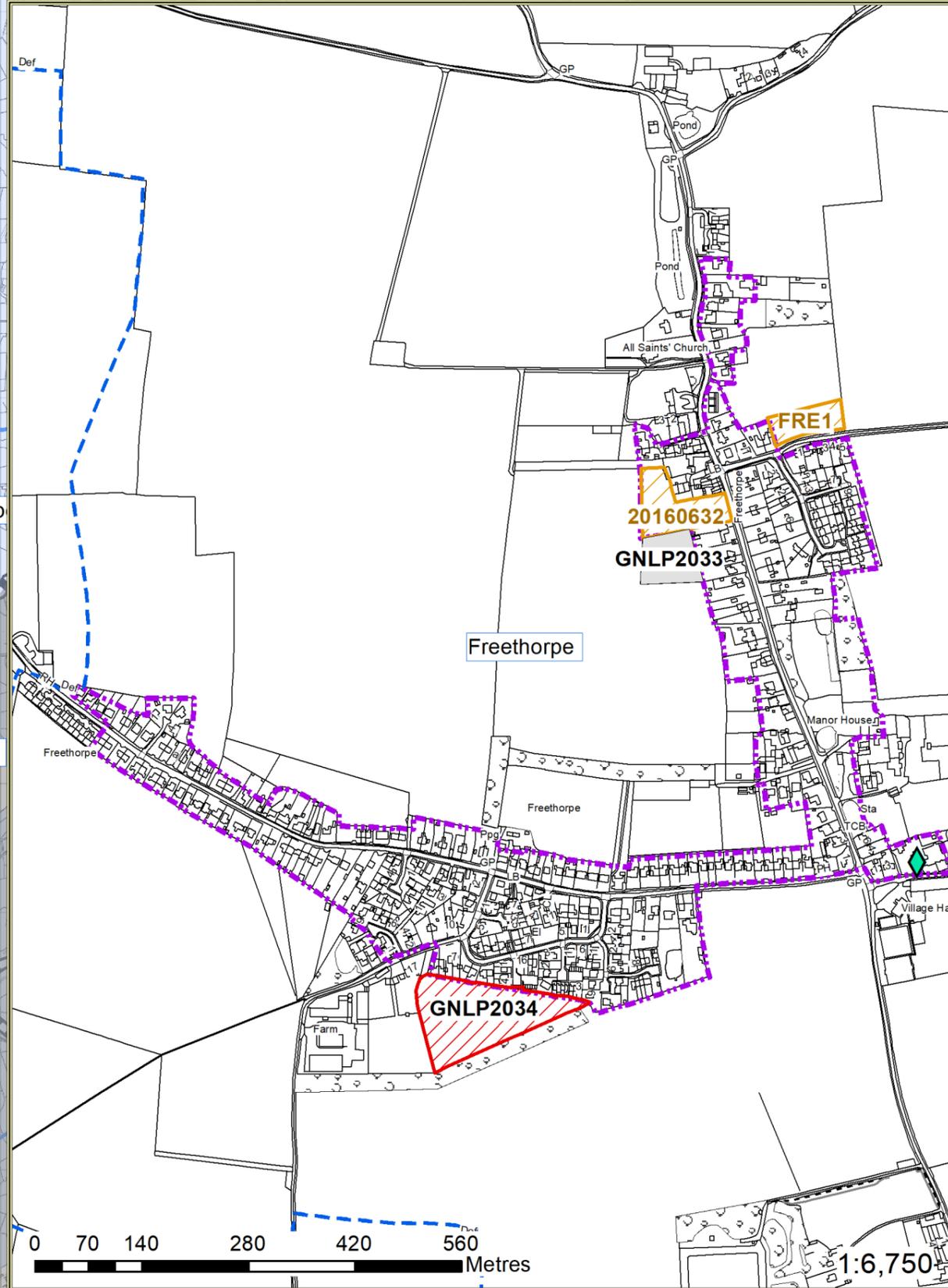
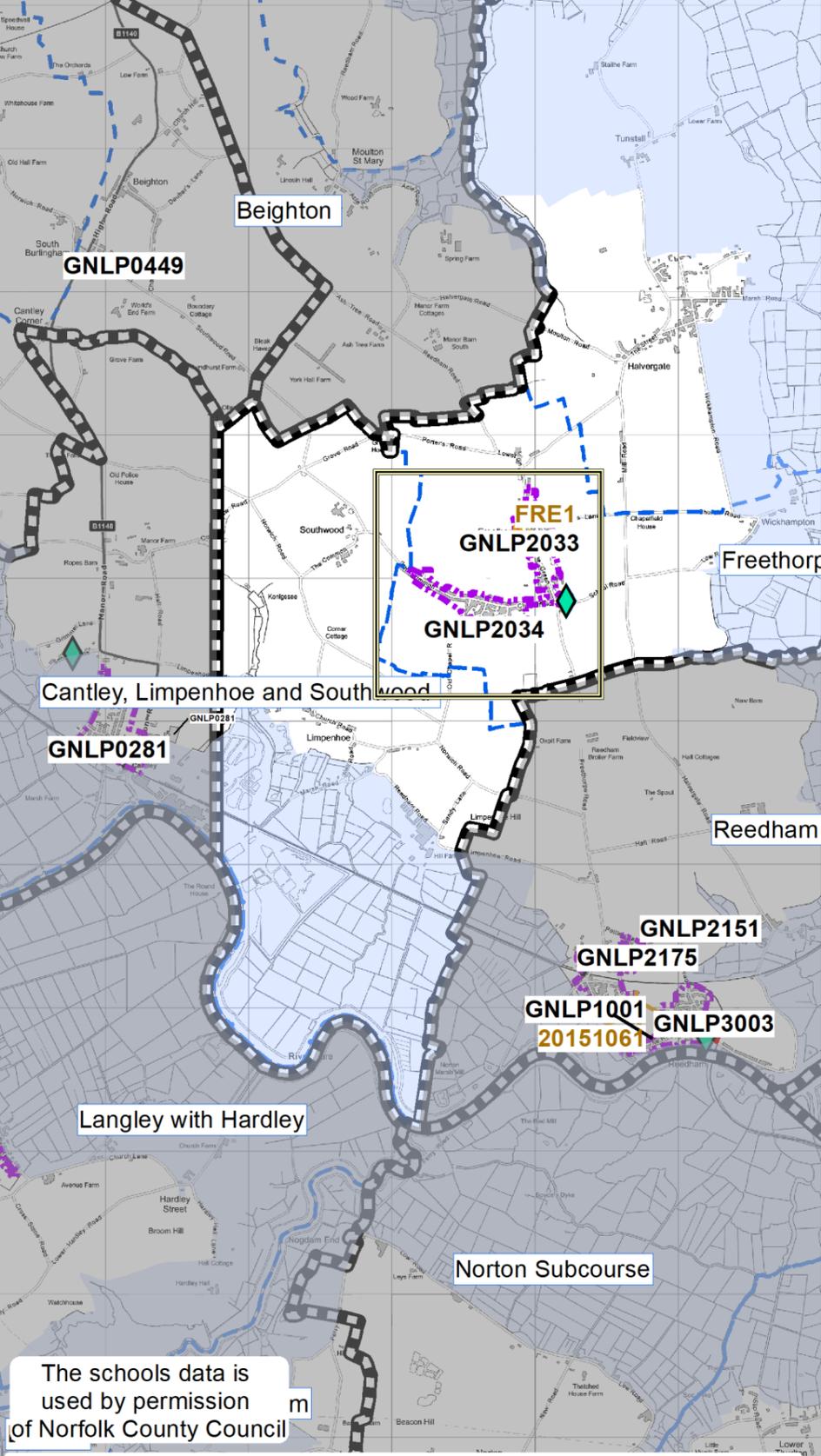
Address	Site Reference	Area (ha)	Promoted for	Comments
Freethorpe, Halvergate and Wickhampton				
NO REASONABLE ALTERNATIVE SITES				

Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Freethorpe, Halvergate and Wickhampton				
Rear of 75 The Green	GNLP2033	0.47	20 dwellings	This site is well related to the built form of the village and adjacent to the existing settlement limit, however it is not preferred for allocation as it is considered to be too small to deliver the scale of development promoted given the character of its surroundings. There is no direct access to the site from The Green, so the site is contingent upon redevelopment of the site to the north. There is considered to be a better site for allocation to deliver the capacity identified for the cluster.

Freethorpe, Halvergate and Wickhampton

0 420 840 1,680 2,520 3,360
Metres



0 70 140 280 420 560
Metres

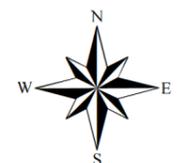
GALP0455

1:6,750

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
- Existing Settlement Boundary
- Parish Boundary
- Broads Authority



Date: 17/12/2019
1:40,000
@ A3

The schools data is used by permission of Norfolk County Council