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| 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 provide 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> |

PART 1 - ASSESSMENTS OF SITES INCLUDED IN THE DRAFT LOCAL PLAN REGULATION 18C CONSULTATION (JANUARY – MARCH 2020)

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 COMMENTS FROM THE REGULATION 18 STAGE A & B CONSULTATIONS

| 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 |

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|---|
| 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> |

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| 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 |

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|-----------------------------|-------------------------------|
| CURRENT USE OF SITE: | BROWNFIELD/GREENFIELD: |
| Agricultural | Greenfield |

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| CONSTRAINTS IDENTIFIED IN THE HELAA |
| <p>Amber Constraints in HELAA Access, Significant Landscapes, Biodiversity and Geodiversity, Transport and Roads</p> |
| <p>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.</p> |

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| FURTHER COMMENTS |
| <p>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.</p> |
| <p>Development Management Reasonable site subject to access being confirmed and consideration of scale/density</p> |
| <p>Minerals & Waste No safeguarded mineral resources</p> |
| <p>Lead Local Flood Authority Few or no Constraints. Standard information required at a planning stage.</p> |

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| PLANNING HISTORY: |
| Not known |

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| 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) FOR REGULATION 18C DRAFT PLAN CONSULTATION.

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. |

PART 2 - SUMMARY OF COMMENTS FROM THE REGULATION 18C DRAFT PLAN CONSULTATION

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| STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE: | Site GNLP2034 South of Bowlers Close, Freethorpe (Preferred Site) |
| TOTAL NUMBER OF REPRESENTATIONS: | 2 |
| SUPPORT/ OBJECT/ COMMENT BREAKDOWN: | 0 Support, 0 Object, 2 Comments |

| RESPONDENT (OR GROUP OF RESPONDENTS) | SUPPORT/ OBJECT/ COMMENT | BRIEF SUMMARY OF COMMENTS | MAIN ISSUES REQUIRING INVESTIGATION | DRAFT GNLP RESPONSE | PROPOSED CHANGE TO PLAN |
|---|---|---|---|--|---|
| Anglian Water | Comment | No reference to water efficiency forming part of design unlike other allocation policies. See also comments on Policy 2 | Consistent policy approach to water efficiency needed | This matter is dealt with under Policy 2 that applies to all sites. It is not necessary to include it in the allocation policy | None |
| Environment Agency (Eastern Region) | Comment | Freethorpe WRC is currently flow non-compliant. However, we have received an application to increase the dry Weather Flow of the sewage works, which should bring it compliant with the | Water capacity issues to be resolved | Add policy requirement to recognise that no development should take place until the capacity | Add additional policy requirement to read: 'Development should not take place until the |

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| | | permit. There should be no development until the capacity has been upgraded. | | at Freethorpe WRC has been upgraded | capacity of Freethorpe Water Recycling Centre has been upgraded'. |
|--|--|--|--|-------------------------------------|---|

PART 3 - ASSESSMENT OF NEW & REVISED SITES SUBMITTED DURING THE REGULATION 18C CONSULTATION

STAGE 1 – LIST OF NEW &REVISED 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 | Status at Reg 18C |
|---|-----------------------|------------------|-----------------|--------------------------|
| Freethorpe, Halvergate and Wickhampton | | | | |
| North of Marsh Road, Halvergate | GNLP4004 | 2.00 | Up to 15 homes | New site |
| North of Palmers Lane, Freethorpe | GNLP4050 | 1.62 | 40 dwellings | New site |
| Total | | 3.62 | | |

STAGE 2 – HELAA COMPARISON TABLE

| Site reference | 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 & GI | Transport & roads | Compatibility with neighbouring |
|---|-------------|--------------------|--------------------|--------------------------|----------------------------------|------------|-----------------------|------------------------|----------------------|-----------------------------|----------------------|-----------------|-------------------|---------------------------------|
| Freethorpe, Halvergate and Wickhampton | | | | | | | | | | | | | | |
| GNLP4004 | Amber | Amber | Amber | Green | Green | Green | Green | Amber | Amber | Green | Green | Green | Amber | Green |
| GNLP4050 | Amber | Amber | Green | Green | Green | Green | Green | Amber | Amber | Amber | Amber | Green | Amber | Green |

STAGE 3 – SUMMARY OF COMMENTS FROM THE REGULATION 18 STAGE C CONSULTATION

(See Part 2 above)

STAGE 4 – DISCUSSION OF NEW & REVISED 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, consultation responses received and other relevant evidence

GMLP4004, North of Marsh Road, Halvergate, 2ha, up to 15 homes

This 2ha greenfield site in Halvergate is considered to be unreasonable for allocation as although there are bus stops within 50m of the site, there is no reasonable access to any other services and facilities. The site is over 2000m to the primary school in Freethorpe with no safe walking route. The site is close to the Broads Authority area with potential impact on the landscape when viewed from east or west and is within the Halvergate and Tunstall conservation area, approx. 50m from the Grade II listed Red Lion public house.

GMLP4050, North of Palmers Lane, Freethorpe, 1.62ha, 40 dwellings

This 1.62ha greenfield site is located adjacent to the carried forward FRE1 allocation and has reasonable accessibility to services and facilities with a safe walking route to the primary school. Initial highway evidence has suggested that there may be a visibility constraint at the Palmers Lane junction with The Green which will need

further investigation. The site is in flood zone 1 with only an extremely small area of surface water flood risk in the north-east corner which would not have any effect on the developability of the site. There are some listed buildings in the vicinity, including the Grade II* listed Church of All Saints and the impact on the setting of these buildings would need to be considered. The site is also located on Grade 2 agricultural land. The site is shortlisted as reasonable for further consideration subject to further comments from internal consultees.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE NEW & REVISED 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, Halvergate and Wickhampton | | | |
| North of Palmers Lane, Freethorpe | GNLP4050 | 1.62 | 40 dwellings |
| TOTAL | | 1.62 | |

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE NEW & REVISED SITES

| | |
|------------------------|-----------------------------------|
| Site Reference: | GNLP4050 |
| Address: | North of Palmers Lane, Freethorpe |
| Proposal: | 40 dwellings |

| | |
|-----------------------------|-------------------------------|
| CURRENT USE OF SITE: | BROWNFIELD/GREENFIELD: |
| Agriculture | Greenfield |

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| CONSTRAINTS IDENTIFIED IN THE HELAA |
| <p>Amber Constraints in HELAA Access, Access to Services, Significant Landscapes, Sensitive Townscapes, Biodiversity and Geodiversity, Historic Environment, Transport and Roads</p> |
| <p>HELAA Conclusion This is a greenfield site with some accessibility to services e.g. a primary school, local shop and bus service. Initial highway evidences suggests that there may be a visibility constraint at the Palmers Lane junction with The Green. The site is in flood zone 1 with only an extremely small area of surface water flood risk in the NE corner which would not have any effect on the developability of the site. Townscapes and Historic Environment have been scored amber as there is a grade II listed Almshouse and garden adjacent to the site which is also in close proximity to the grade II* Church of All Saints and the impact on the setting of these buildings would need to be mitigated. Biodiversity & Geodiversity and Landscapes have also been scored amber as the site is within the SSSI buffer zone, 1300m from the Broads and Grade 2 agricultural land. County Ecology have identified the potential for protected species and enhancement (ponds to the south). There is no loss of open space or GI and utilities infrastructure and capacity are good. A number of constraints have been identified but subject to being able to overcome these the site is concluded as suitable for the land availability assessment.</p> |

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| FURTHER COMMENTS |
| <p>Highways Subject to acceptable visibility at access, carriageway widening to 5.5m minimum at Palmer's Lane between access and The Green, continuous f/w at northern side of Palmer's Lane and visibility improvement at Palmer's Lane junction with The Green.</p> <p>Development Management Adjacent allocation currently under construction. Concerned about open views across Palmers Lane and the scale of additional development proposed in relation to capacity of the village. Listed buildings nearby e.g. All Saints Church and Almshouse. No reason to go for this site over the current preferred site and no need for additional housing in the cluster.</p> |

Lead Local Flood Authority

GREEN – surface water flood risk on site but not severe enough to prevent development, few or no constraints, standard information required at planning stage. No internal & external flooding on site but both within 500m. No watercourses on site or within 100m. No surface water sewer systems on site or within 100m. Not in a Source Protection Zone. The site predominantly has superficial deposits of sand and comments on infiltration potential are dependent on a complete geotechnical investigation.

PLANNING HISTORY:**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION**

- None (Site submission form and boundary plan)

STAGE 7 – INITIAL CONCLUSIONS ON THE SUITABILITY OF NEW AND REVISED SITES FOR ALLOCATION

The new and revised sites shortlisted at Stage 4 have been subject to further consideration with Development Management, the Local Highway Authority and Lead Local Flood Authority and their comments are recorded under Stage 6 above. Based on their views the following initial conclusions regarding the suitability of the sites for allocation have been drawn.

New and revised sites to be considered for allocation:

| Address | Site Reference | Area (Ha) | Proposal | Reason for allocating |
|---|----------------|-----------|----------|-----------------------|
| Freethorpe, Halvergate and Wickhampton | | | | |
| None | | | | |

New and revised sites considered to be unreasonable for allocation:

| Address | Site Reference | Area (ha) | Promoted for | Reason for rejection |
|---|----------------|-----------|----------------|--|
| Freethorpe, Halvergate and Wickhampton | | | | |
| North of Marsh Road; Halvergate | GNLP4004 | 2.00 | Up to 15 homes | This site is considered to be unreasonable for allocation as although there are bus stops within 50m of the site there is no reasonable access to any other services and facilities. There could be landscape and heritage impacts due to proximity to the Broads Authority area and the Halvergate and Tunstall conservation area. |
| North of Palmers Lane, Freethorpe | GNLP4050 | 1.62 | 40 dwellings | This site is adjacent to FRE1 allocation which is currently under construction. This site is not considered suitable for allocation due to concerns about open views across Palmers Lane and the scale of development in relation to the capacity of the village. There are also listed buildings nearby. There is considered to be a better site for allocation to deliver the capacity identified for the cluster. |

FINAL CONCLUSIONS FOR THE REGULATION 19 VERSION OF THE PLAN

Site assessments prior to the Regulation 18C consultation

Up to the Reg 18C consultation there were 2 sites promoted for residential/mixed use in the Freethorpe cluster totalling just under 2 hectares of land. The outcome of initial site assessment work (which is detailed in part 1 of this booklet) was to prefer site GNLP2034 for 30-40 dwellings. This preferred site was favoured because it is well related to the built-up area of the village and could provide a safe walking route to school, and this was consulted on as part of the Regulation 18C draft plan consultation.

Summary of comments from the Regulation 18C draft plan consultation

Through the Regulation 18C consultation a number of comments were received regarding sites in the Freethorpe cluster. The main issue raised was the capacity of Freethorpe WRC (detailed in part 2 above). These comments have resulted in changes to policy wording but did not result in any changes to the selection of the site preferred for allocation.

Assessment of new and revised sites submitted through the Regulation 18C consultation

Two new sites were also submitted through the consultation totalling 3.62 ha of land. Both new sites were subject to the same process of assessment as the earlier sites (detailed in part 3 of this booklet). The conclusion of this work was that both new sites were unreasonable for allocation due to landscape and heritage impacts, one was not well related to the village, and a site had already been identified at the right scale of development required in the cluster.

Sustainability Appraisal

The sustainability performance of each reasonable alternative site has been considered in the selection of sites. The Sustainability Appraisal includes a scoring and assessment narrative on the sustainability performance of each reasonable alternative and recommendations for mitigation measures which have been incorporated in policy requirements as appropriate. The Sustainability Appraisal (insert link) highlighted a number of negative and positive impacts for the sites in Freethorpe cluster, but showed how broadly all sites promoted scored similarly. The exception to this is that GNLP2033 scored a double positive due to its accessibility to a convenience store. However this site raises concerns with access to the site itself and the level of development needed would make very dense development on this size site, which would be out of keeping with the surrounding built environment.

The other two sites perform similarly when considered in full. Although the preferred site (GNLP2034) scored a double negative in the SA for transport and access to services, the site assessment process used a different methodology and the Highways Authority found no cause to reject the site. Therefore, although the site submitted during Reg18C (GNLP4050) appears to score better in this regard, there was no convincing reason to alter the previous view and continue with the allocation of GNLP2034. The minor negative impacts identified by the SA process included landscape impact, which is addressed through site policy related to trees on the site's boundary.

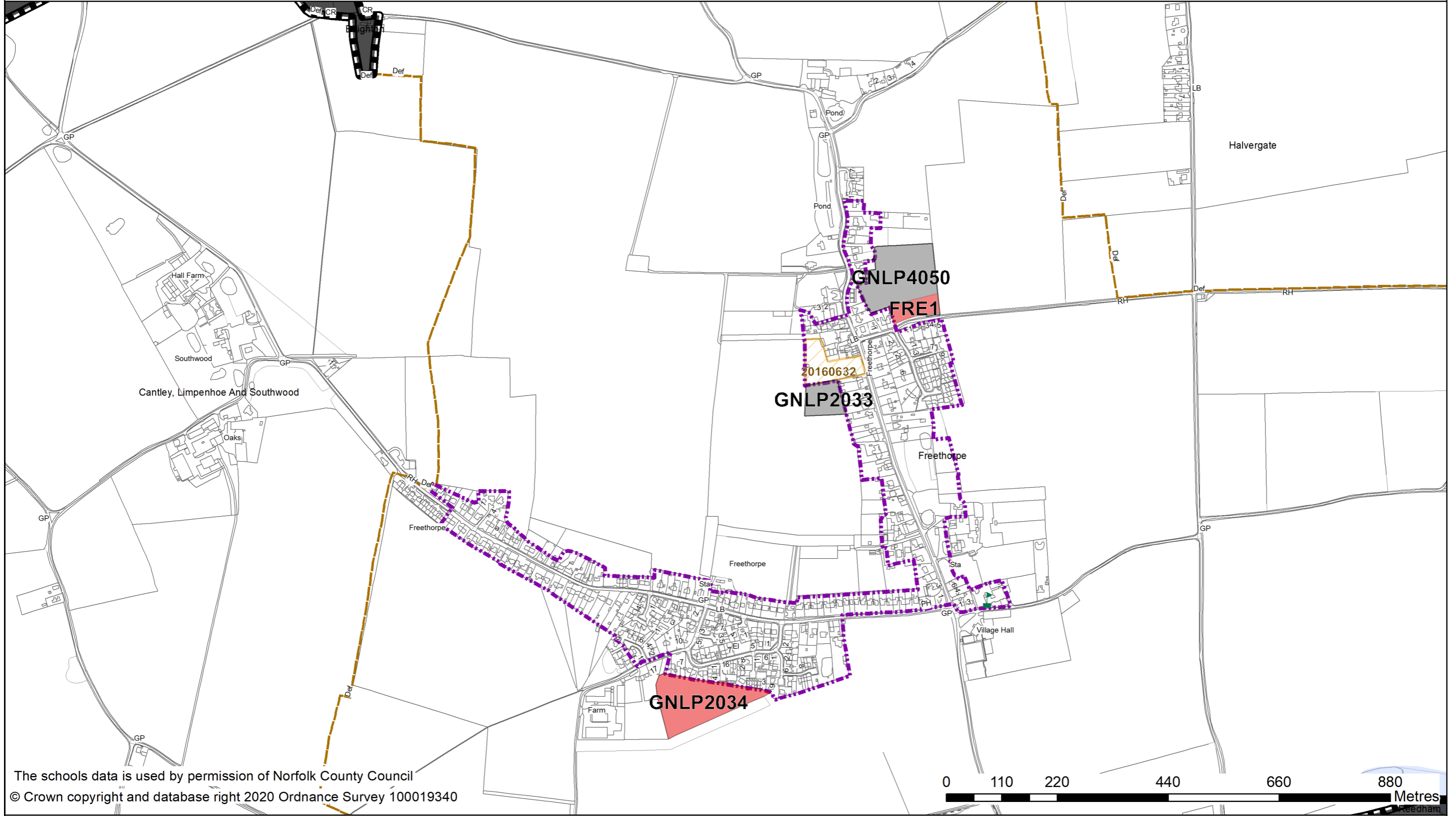
Final conclusion on sites for allocation in the Regulation 19 Plan

Based on all the information contained within this booklet the final conclusion of the site assessment process for the Freethorpe cluster is to allocate GNLP2034 for approximately 40 dwellings (the range of dwellings was dropped after the Regulation 18C consultation), alongside carried forward allocation FRE1 as indicated through the Regulation 18C consultation.

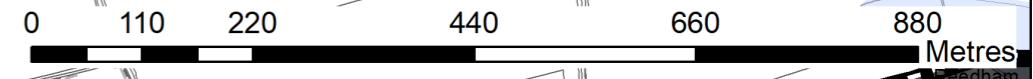
See tables of allocated and unallocated sites at appendices A and B for a full list of sites promoted with reasons for allocation or rejection.









FREETHORPE

GREATER NORWICH LOCAL PLAN PROMOTED SITES BY SCHOOL CATCHMENT AREAS



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-  Primary School
-  Housing Allocation
-  Broads Authority Area
-  Commitment*
-  Primary School Catchment (2018-19)
-  Not Allocated
-  Settlement Boundary
-  Parish Boundary

N
1:7,000
at A3
Date: 03/12/2020

*new and extant permissions at 1st April 2020 (10 or more dwellings)