

## **FREETHORPE, HALVERGATE AND WICKHAMPTON**

The catchment of Freethorpe Community Primary School brings Freethorpe, Halvergate and Wickhampton into a village cluster. The school currently has capacity and is not landlocked so there is the potential for expansion.

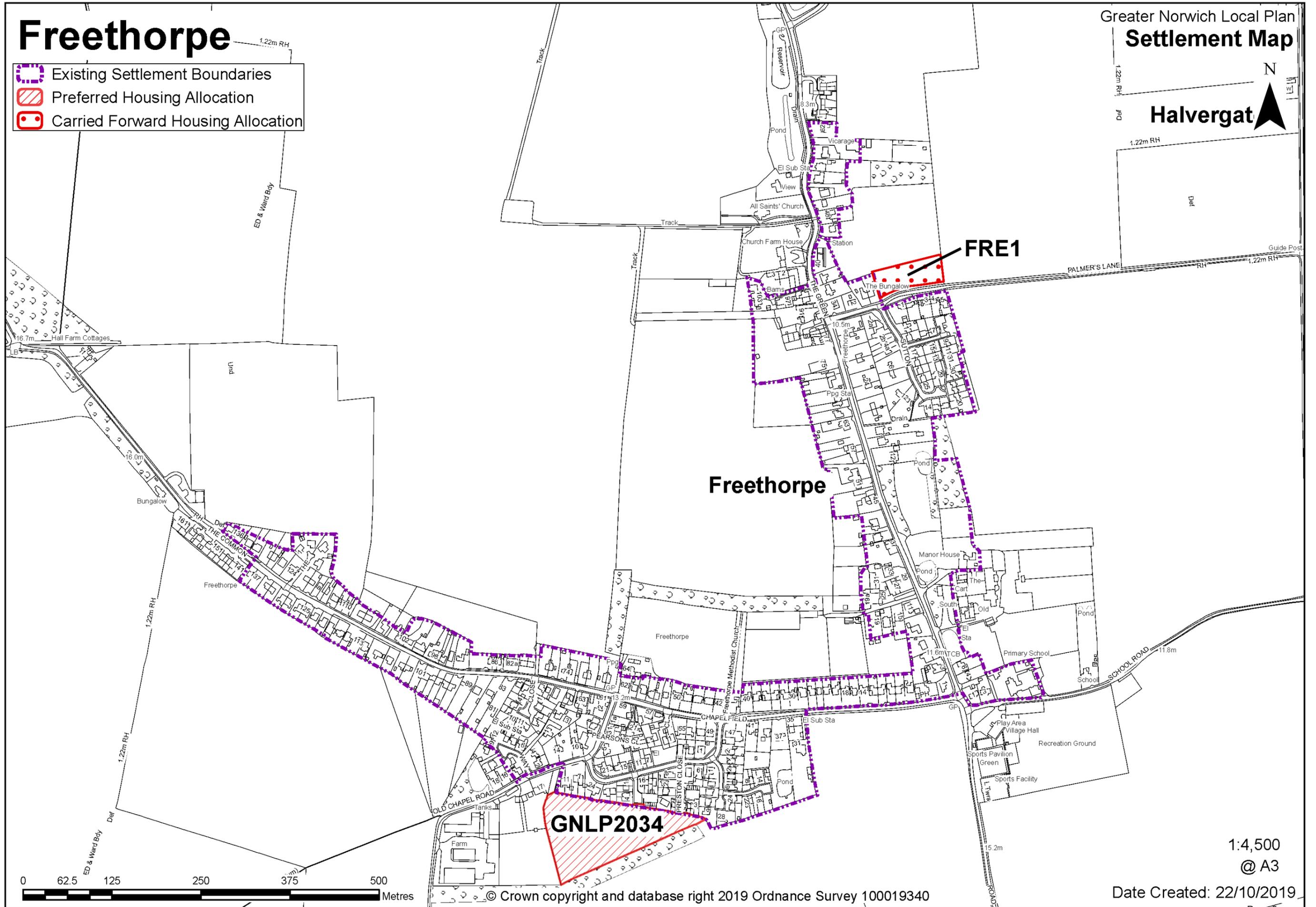
It is considered that as well as existing allocations and windfall development, approximately 40 homes are considered appropriate for the Freethorpe, Halvergate and Wickhampton cluster. The cluster has a range of facilities that includes a village hall, pub, church, and public transport services which are concentrated mostly in Freethorpe.

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.

All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

# Freethorpe

-  Existing Settlement Boundaries
-  Preferred Housing Allocation
-  Carried Forward Housing Allocation



## New allocation proposed

**POLICY GNLP2034 - South of Bowlers Close, Freethorpe (approx. 1.51ha) is allocated for residential development. The site is likely to accommodate 30-40 homes, 33% of which will be affordable.**

More homes may be accommodated, subject to an acceptable design and layout as well as infrastructure constraints.

The development will be expected to address the following specific matters:

- Access (vehicular and pedestrian) via Bowler Close.
- Avoidance of harm to trees on the southern boundary evidenced through the submission of an Arboricultural Impact Assessment.

### Notes

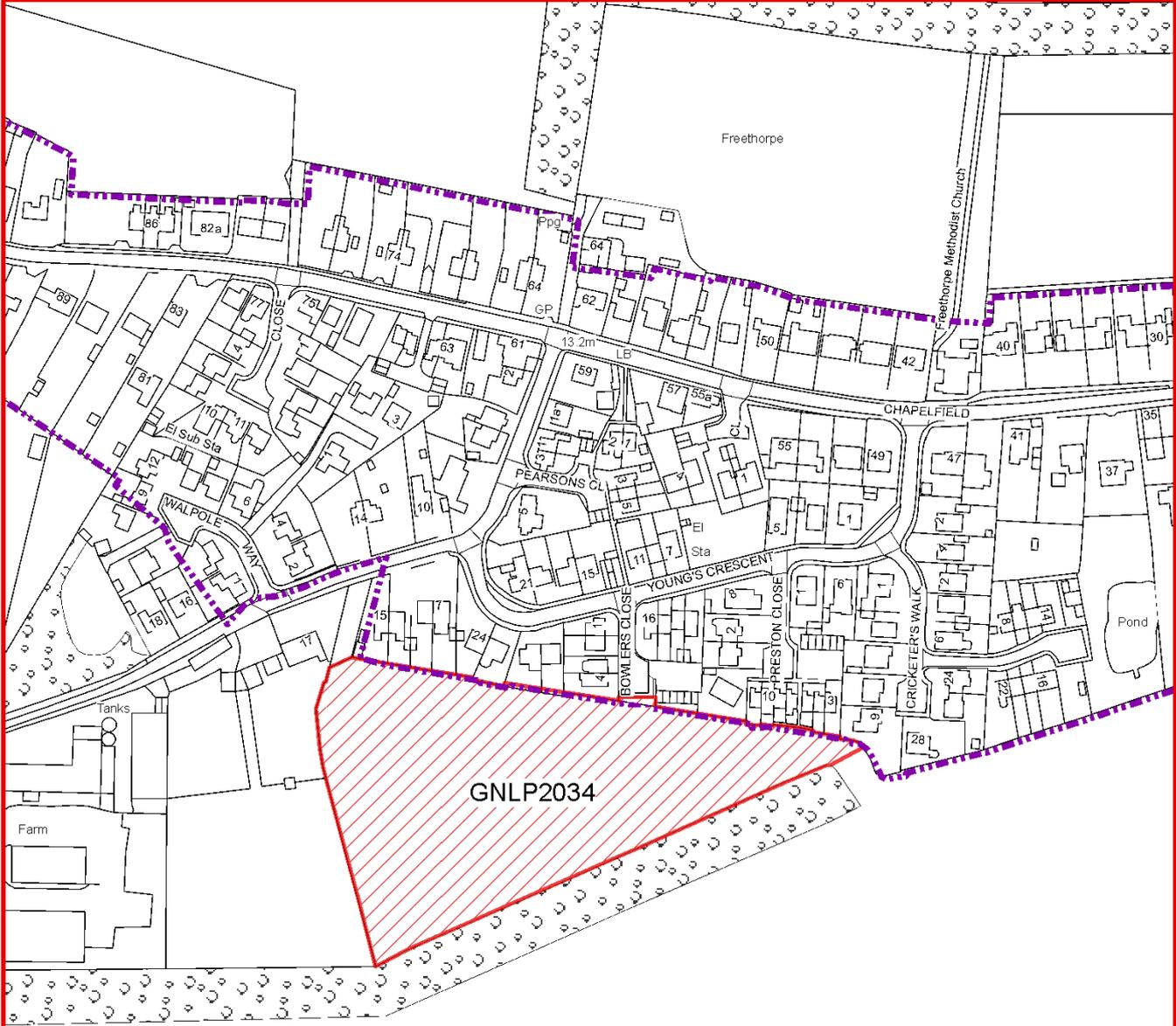
GNLP2034: This site is preferred for allocation as it is well related to the village with a safe pedestrian route to Freethorpe Primary School. It is the only site promoted capable of accommodating the level of development identified for the cluster. The site is allocated subject to access via Bowlers Close, although the promoter will need to demonstrate that they can provide a footway and carriageway of adequate width to enable safe access.

# FREETHORPE

Site Reference GNL2034  
Location South of Bowlers Close  
Allocation Residential Development (30-40 dwellings)  
Area 1.51 ha

N  
1:2,500  
@ A4

Date Created: 24/10/2019



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Preferred Housing Allocation

Existing Settlement Boundaries

## Existing allocation carried forward

**POLICY FRE1 Land north of Palmers Lane, Freethorpe (approx. 0.4ha) is allocated for residential development. This will accommodate approximately 10 homes.**

The development will be expected to address the following specific matters:

- Vehicular access must be demonstrated off Palmers Lane .
- Other off-site improvements to the highway network will also be necessary, in particular to the junction of Palmers Lane and The Green.
- Pollution control measures should be incorporated to mitigate harm to the water environment as the site is within the proximity of a Major Aquifer of high vulnerability.

### Notes

FRE1: This site was allocated in the 2016 local plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038. The site is considered in the calculation of the housing requirement, providing at least 10 homes, but more may be accommodated, subject to an acceptable design and layout being achieved.

# FREETHORPE

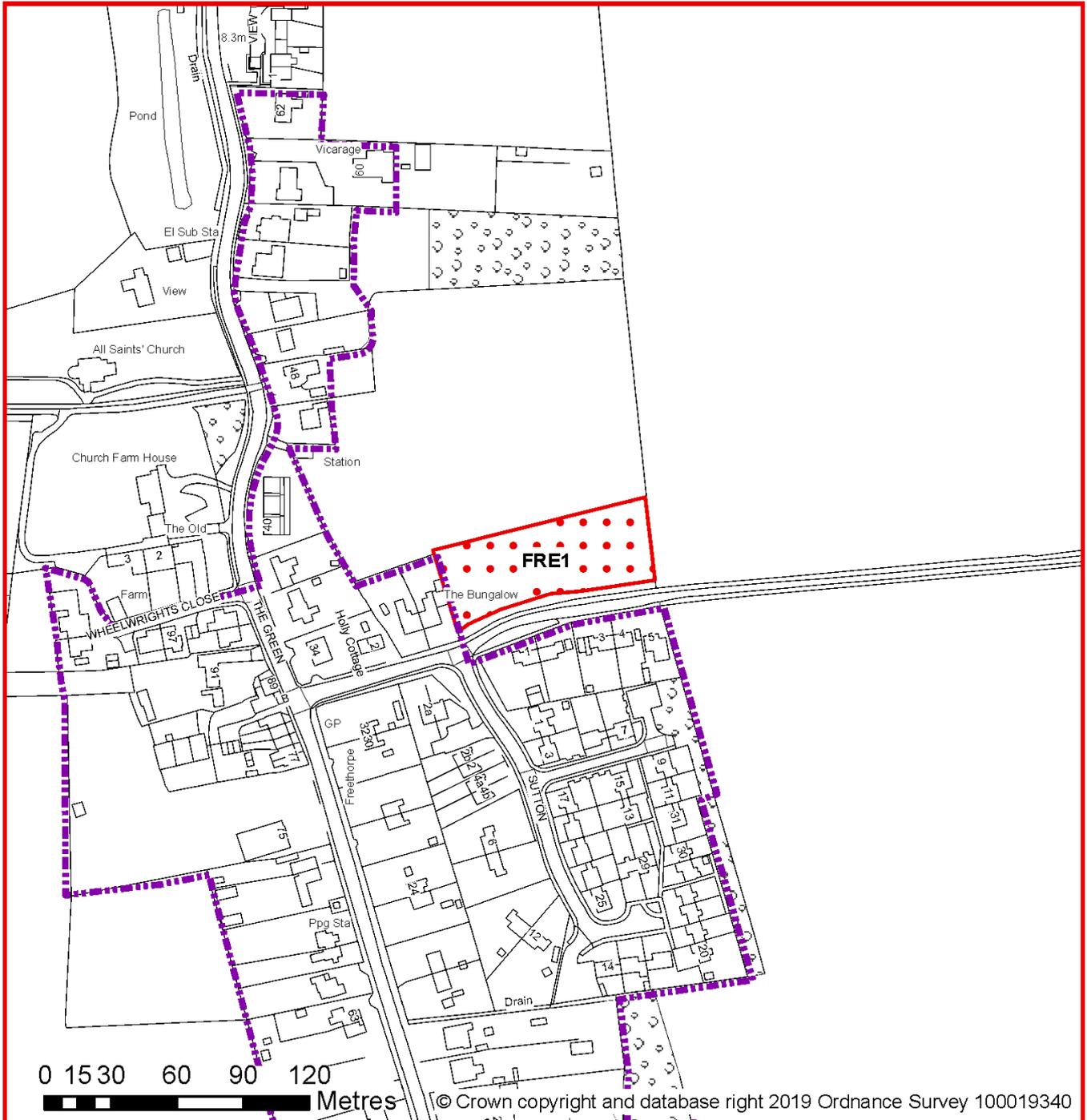
Greater Norwich Local Plan  
Carried Forward Allocation

Site Reference **FRE1**  
 Location **Land north of Palmer's Lane**  
 Allocation **Residential Development (Approx. 10 homes)**  
 Area **0.4 ha**

(Also shown as commitments  
on other maps)



Date: 30/10/2019



Existing Settlement Boundary

Carried forward Housing Allocation

## Reasonable Alternatives

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

## Unreasonable Sites - Residential

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
<b>Freethorpe, Halvergate and Wickhampton</b>				
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.

