

| | |
|------------------------------|---|
| 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> |

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 |
|---|-----------------------|------------------|-------------------------|
| 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 COMMENTS FROM THE REGULATION 18 STAGE A & B CONSULTATIONS

| Site Reference | Comments |
|-----------------|---|
| Foulsham | |
| GNLP0275 | <p>General comments Objections raised regarding flood risk, access and unsuitable public transport.</p> |
| GNLP0605 | <p>General comments Objections raised concerns regarding wildlife, building permission told never to be granted, roads (single track), traffic congestion, access and protected species.</p> <p>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.</p> |
| 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> |

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| 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. |

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| 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) FOR REGULATION 18C DRAFT PLAN CONSULTATION.

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> |

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

| | |
|---|---|
| STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE: | Site GNLP0605 Land west of Foundry Close, Foulsham (Preferred Site) |
| TOTAL NUMBER OF REPRESENTATIONS: | 15 |
| SUPPORT/ OBJECT/ COMMENT BREAKDOWN: | 0 Support, 14 Object, 1 Comment |

| RESPONDENT (OR GROUP OF RESPONDENTS) | SUPPORT/ OBJECT/ COMMENT | BRIEF SUMMARY OF COMMENTS | MAIN ISSUES REQUIRING INVESTIGATION | DRAFT GNLP RESPONSE | PROPOSED CHANGE TO PLAN |
|---|---|--|--|--|--|
| Foulsham Parish Council | Object | Very poor access – Aubrey Rix Close has poor paving for pedestrians and development would bring them into close proximity with traffic. | | The site is supported by the Highway Authority subject to connection at Aubrey Rix Close | None |
| Members of the public - various | Object | Comments objecting to the preferred site include: <ul style="list-style-type: none"> • Too much traffic currently – local roads and junctions unable to cope • Many single roads nearby, dangerous to pedestrians/cyclists | | The site is supported by the Highway Authority subject to connection at Aubrey Rix Close. It is recognised | None |

| | | | | | |
|---------------|---------|--|---|---|------|
| | | <ul style="list-style-type: none"> • Site wildlife haven – possible conservation area • Affect wildlife corridor backing Foundry Close • Pedestrian route to school is unsafe • Increase in noise, pollution and stress to local residents and infrastructure • No village bus service, have to walk a mile to use another village’s bus with no footways or street lighting • Would affect privacy of nearby residents • Parking issues locally, would make worse • Alternate brownfield sites within village | | <p>that there is an alternative brownfield site in the village but this was not considered to be reasonable for allocation due to highway and surface water flood issues. That site is within the settlement limit so could come forward as a planning application without needing to be allocated. The south of the site abuts the conservation area but there are no protected wildlife areas identified.</p> | |
| 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 |

| | | | | | |
|------------------|--------|---|--|--|--|
| Historic England | Object | <ul style="list-style-type: none"> • Number of grade II listed buildings to south • Foulsham conservation area to south and east • Suggest amending policy and text to reference Foulsham Conservation Area and associate listed buildings and need to conserve and enhance significance of heritage assets. | | <p>It is accepted that the policy should acknowledge the potential for harm to the heritage assets and the requirement for measures to address this.</p> <p>The policy already includes mention of the grade II listed buildings to the south of the site but not the conservation area to the south and east.</p> | <p>Amend policy requirement to read: 'Any development must conserve and enhance the significance of grade II listed buildings to the south of the site, particularly Station Farmhouse and Bracken Brae, 5 Station Road and the Foulsham conservation area to the south and east, including any contribution made to that significance by setting'.</p> |
|------------------|--------|---|--|--|--|

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

No new or revised sites submitted.

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 4 sites promoted for residential/mixed use in the Foulsham cluster totalling 4.85 hectares of land. The outcome of initial site assessment work (which is detailed in part 1 of this booklet) was to prefer site GNLP0605 for 12-15 dwellings. This preferred site was favoured because it relates well to the built-up area of the village and can provide a safe walking route to school. This option 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 Foulsham cluster. The main issues raised were concern regarding highway capacity and safety, concern for wildlife and potential impact on the historic environment. (detailed in part 2 above). These comments have resulted in changes to policy wording where appropriate such as protecting the historic environment, 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

No new or revised sites were submitted through the consultation. Therefore there was no challenge to the preferred site.

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 the Foulsham cluster but showed how broadly both sites promoted scored similarly.

The Sustainability Appraisal shows how site GNLP0605 scores a double negative for health, due largely to the lack of a GP in the village, and a double positive for population and community. Other more minor issues flagged up for site GNLP0605 through the SA were related to historic environment, landscape and biodiversity

impacts but these are considered to be minor, and it is considered that the heritage impacts can be addressed through policy.

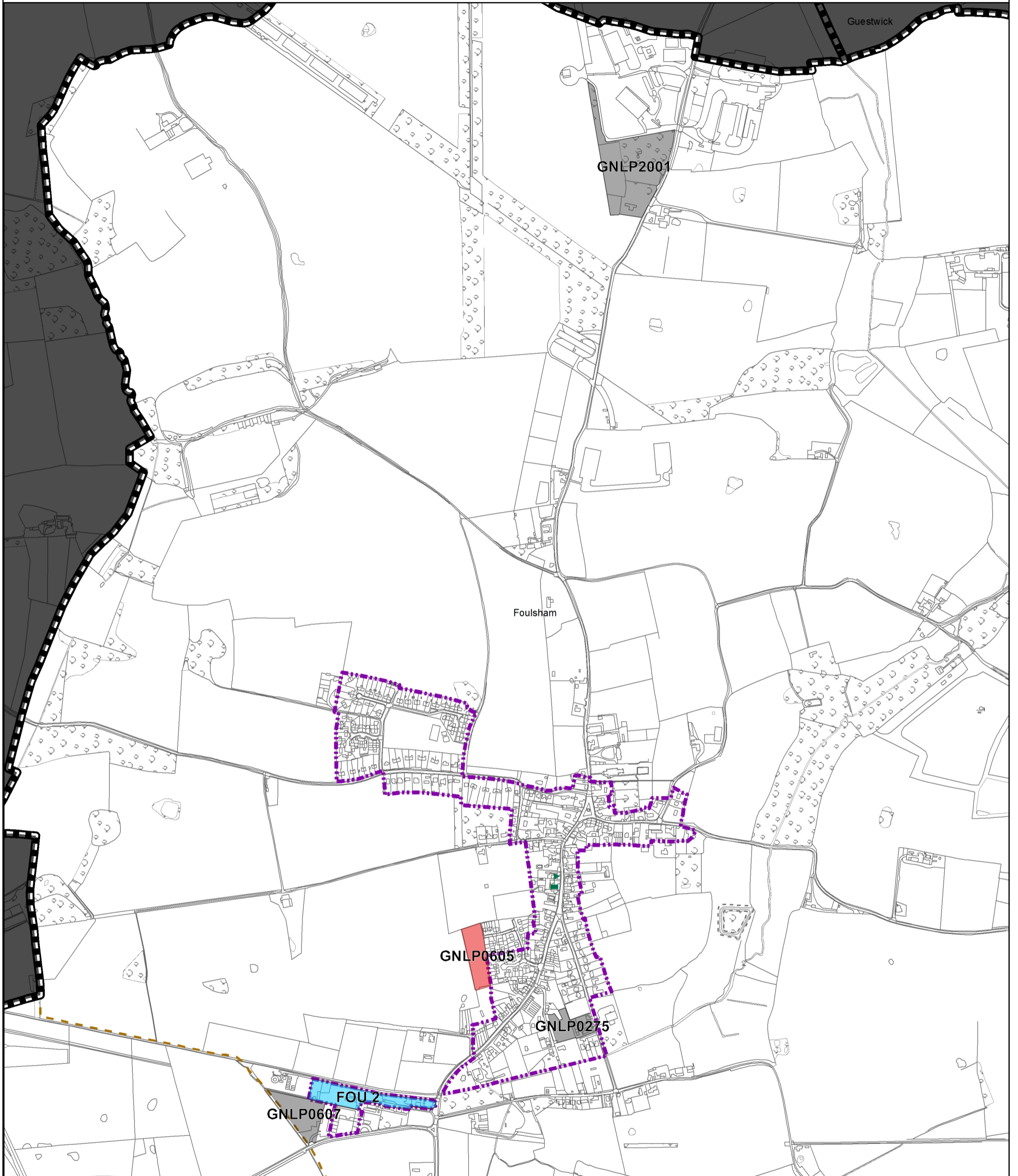
Final conclusion on sites for allocation in the Regulation 19 Plan

Based on all the information contained within this booklet the final conclusion of the site assessment process for Foulsham cluster is to allocate GNLP0605 for 15 dwellings (the range of dwellings in villages was dropped after the Regulation 18C consultation), on the same boundary as that promoted through the Regulation 18C consultation.

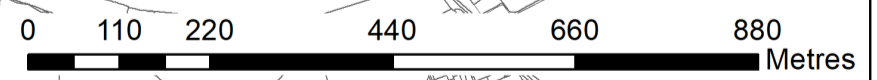
See tables of allocated and unallocated sites at appendices A and B for a full list of sites promoted with reasons for allocation or rejection.

FOULSHAM

GREATER NORWICH LOCAL PLAN PROMOTED SITES BY SCHOOL CATCHMENT AREAS



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- Primary School Catchment (2018-19)
- Housing Allocation
- Employment Allocation
- Not Allocated
- Settlement Boundary
- Parish Boundary

N
 1:8,500
 at A3
 Date: 03/12/2020

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