

Settlement Name:	Frettenham
Settlement Hierarchy:	<p>Frettenham is a cluster in the emerging Greater Norwich Local Plan. The Towards a Strategy document identifies that around 2,000 dwellings in total should be provided between all the village clusters. Services in Frettenham include a primary school and peak hour bus services.</p> <p>The current capacity of Frettenham Primary School is rated as green. The pupil intake is not up to the Published Annual Number (PAN) however the school is landlocked which could make further expansion difficult. Consequently, it is considered that Frettenham could accommodate development in the region of around 50-60 dwellings, depending on the quality of the sites proposed and the range of services and facilities in the village.</p> <p>At the base date of the plan there are no carried forward residential allocations but there is a total of 3 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
Frettenham			
Land south of Harbord Road	GNLP0492	6.37	Residential (unspecified number) and enabling large area of GI
Adjacent 10 Buxton Road	GNLP2078	1.42	25 dwellings
Total area of land		7.79	

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
Frettenham			
Adjacent 10 Buxton Road	GNLP2076	0.39	Commercial development – 5 business units

(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														
	Frettenham													
GNLP0492	Green	Amber	Amber	Green	Amber	Amber	Amber	Green	Red	Red	Green	Green	Amber	Amber
GNLP2078	Amber	Amber	Amber	Green	Amber	Green	Amber	Green	Green	Amber	Green	Green	Amber	Amber

STAGE 3 – SUMMARY OF CONSULTATION COMMENTS

Site Reference	Comments
Frettenham	
GNLP0492	<p>General comments Objections raised regarding poor access, five road junction that highways turned down as a health and safety issue. It was also turned down by the planning inspectors as it was not suitable for housing. Lack of adequate services and facilities in Frettenham means this site is neither needed nor suitable for any future housing development. This land is supposed to be a nature reserve, it has already been abused by unknown persons cutting trees, filling ponds etc.at weekends and evenings; a few years ago when they proposed 300+ houses a roundabout, street lights GP surgery etc</p> <p>Norfolk Wildlife Trust comments Pleased to see the impact on County Wildlife Site is recognised as a major constraint and the need for area with CWS to be recognised as GI, if there is any smaller development outside of CWS.</p> <p>Norfolk Geodiversity Partnership We conditionally object to this proposal. This site includes a chalk pit of geological interest, listed in the Norfolk Geodiversity Audit as site BRL15. It provides degraded exposures of the Cretaceous Campanian Chalk of the Beeston Chalk sub-division. The site has a history of research (Peake 1960, Pitchford 1990, Whittlesea 2007) and is a former geological SSSI and also a CWS. If development were granted we strongly request that plans be made conditional upon providing geological exposures of chalk to make a nature conservation area for Green Infrastructure, thus conserving the site's geological as well as wildlife interest.</p>
GNLP2078	<p>General comments Comments submitted in support of site as it has 'excellent' access and good visibility in both direction from proposed entrance. It will also compliment the units already in situ. GNLP2078 and GNLP2076 would add to the village as opposed to GNLP0492 which with the poor access onto Post Office Road and five-road junction has already drawn criticism from Highways stating that the layout would need to be changed before any development could be considered.</p> <p>Refer to consultation website to find an indicative layout masterplan incorporating site submissions 2078 and 2076.</p>

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

GNLP0492

Site is proposed for residential – number of dwellings not specified.

The site is around 650m to the school from the site entrance and there is a footway for the entire journey, albeit on one side of the road(s).

Comments have been received relating to concerns about the highway access, although Norfolk County Council as part of their high-level comments on the site imply that any junction issues could be addressed as a result of development.

Some comments suggest that there is a lack of services in the area. The HELAA rates accessibility to services as amber and that is because there is a primary school (that has capacity) and bus services (with peak hour and weekend services to North Walsham/Norwich) within walking distance from the site. Although not services considered by the HELAA methodology, there is a pub and village hall around 800m from the site, but there is not a continuous footway from the site to these facilities.

Whilst the entire site is put forward for consideration, including the County Wildlife Site and trees, the site has been put forward for some dwellings and some open space/green infrastructure so the proposer does not seem to promote the entire site for development. It seems the HELAA assessment has assessed the entire site.

If only the field part of the site is considered for housing then it could be that the HELAA is slightly different in terms of the assessment against townscape and biodiversity and geodiversity. Whilst the County Wildlife Site and trees are adjacent to the site, the rating would be amber as any impacts could be mitigated as part of

policy/planning condition requirements. The field itself is classed as Grade 3 in the Agricultural Land Classification. The area of the field is around 1 Hectare and a similar density of housing to reflect the local character could be applied to this site so as a rough estimate it seems the site could deliver around 15 dwellings.

In conclusion it seems reasonable to shortlist the area that is field, excluding the County Wildlife Site and trees, as a reasonable alternative for further consideration.

GNLP2078

Site is proposed for residential - 25 dwellings.

The site is around 1,200m from the school. There is a footway from near the site along Buxton Road to the junction with Pound Hill, although a short stretch of footway may be needed in the verge from the actual site entrance. From Pound Hill to Post Office Road there is no footway (for around 360m) and it seems that the provision of a footway might be difficult as the road is narrow and so too is the verge. The footway starts again at the Post Office Road/Pound Hill junction.

According to the Highway Authority, initial evidence shows the site to be remote, with concerns over access and the capacity of the local road network.

The HELAA rates accessibility to services as amber and that is because there is a primary school (that has capacity) and bus services (with peak hour and weekend services to North Walsham/Norwich) within walking distance from the site. Although not services considered by the HELAA methodology, there is a pub and village hall around 900m from the site, but there is not a continuous footway from the site to these facilities.

Part of the site is a historic landfill site that would need remediating.

Given the lack of footways to the school, this site is not shortlisted as a reasonable alternative for further consideration.

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
Frettenham			
Land south of Harbord Road	GNLP0492	Promoter put forward 6.37 The field itself is 1ha in area.	The promoter suggested residential (unspecified number) and enabling large area of GI If the field is assessed on its own, then to reflect the character of the area, perhaps around 15 dwellings might be suitable.
Total area of land		6.37 (1ha developable)	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP0492
Address:	Land south of Harbord Road, Frettenham, NR12 7ND
Proposal:	Residential development for an undetermined number of dwellings enabling a large area of green infrastructure.

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Dormant B8 storage and distribution site, residential and woodland.	Part brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Accessibility to Services, Utilities Capacity, Contamination and Ground Stability, Flood Risk, Market Attractiveness, Transport & Roads and Compatibility with Neighbouring Uses.</p> <p>Red constraints in HELAA Townscapes and Biodiversity & Geodiversity.</p>
<p>HELAA Conclusion This partly brownfield site is proposed for residential and green infrastructure. It is in close proximity to the school, but in general there is a lack of services at this rural location. It is located to the south of Harbord Road adjacent to a narrow track to the west of the site. Initial highway evidence has indicated that potential access constraints could be overcome through development. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other constraints include the potential for localised contamination as a result of former gas works storage use and significant areas within low risk of surface water flooding. Furthermore, most of the site is covered by TPO trees including a veteran tree. A large proportion of the site is County wildlife Site and the Broads SAC/Broadland SPA and Crostwick Marsh SSSI are all on one site within a 1.5km radius. Norfolk Wildlife Trust has advised that limited development may be possible outside the CWS with enhancement of area within the CWS as a condition. There are a number of constraints affecting this site which do not seem to be possible to mitigate. The site is therefore concluded as unsuitable for the land availability assessment.</p>

FURTHER COMMENTS**Highways**

No. Access via Harbord Road not acceptable due to visibility constraints. Might be feasible if access can be gained via Freyden Way, vis would need to be demonstrated in accordance with Manual for Streets.

Development Management

Site has a history of refusals and dismissal at appeal. Heavily constrained by Tree Preservation Order and County Wildlife Site designation. Access arrangements unclear but understood to be constrained if via Harbord Road due to need for junction improvements. Does not appear suitable for further consideration.

Minerals & Waste

No safeguarded mineral resources

Lead Local Flood Authority

Few or no Constraints. Standard information required at a planning stage. RoSFW Mapping indicates that the majority of the site is at low risk of surface water flooding with minor ponding occurring in the 0.1% event. However, on the eastern edge of the site ponding occurs in the 3.3% period, this extends in the 1% event and in the 0.1% event a flow path develops which also impacts on the neighbouring residential area. Any planning application should be supported by modelling to understand the risk posed by the surface water flow path so that development can take place without increasing risk on or off site. There is no watercourse near the site, but the location on the edge of a village indicates that sewerage connections may be available. If not surface water disposal will be reliant on the results of infiltration testing.

PLANNING HISTORY:**20081092 & 20091376**

Site was previously subject to two applications (20081092 refused and 20091376 refused and dismissed) for residential development

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Site Proposals Plan
- GI Strategy

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

Only one reasonable alternative site has been identified in the Frettenham cluster at stage five (GNLP0492). This site is partly covered by a County Wildlife Site but it was considered that the area of land outside the County Wildlife designation was worthy of further investigation to consider the potential for allocation. The site was subject to further discussion with Development Management, Highways, Flood Authority and Children’s Services and their comments are recorded under stage six above. After further consideration it was decided that the site was not appropriate for allocation as development in this location has already been tested through the planning application and appeal process. As well as the ecological and landscape issues of proximity to a County Wildlife Site the site is not acceptable in highway terms due to visibility constraints at Harbord Road.

Therefore, there are no preferred sites for allocation to meet the 50-60 dwelling capacity identified for the cluster and no allocations to be carried forward in this cluster. There are however 3 dwellings with planning permission on small sites.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Frettenham				
NO PREFERRED SITES				

Reasonable Alternative Sites:

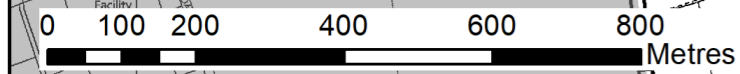
Address	Site Reference	Area (ha)	Promoted for	Comments
Frettenham				
NO REASONABLE ALTERNATIVE SITES				

Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Frettenham				
Land south of Harbord Road	GNLP0492	6.37	Residential (unspecified number and enabling large area of GI)	This site has a safe walking route to Frettenham Primary School but is not considered to be suitable for allocation as

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				<p>it has a number of constraints. The site is partly within a County Wildlife Site and is heavily constrained by Tree Preservation Orders and ecological and landscape issues. In highway terms access via Harbord Road would not be acceptable due to visibility constraints. Development in this location has already been tested through the planning application and appeal process.</p>
Adjacent 10 Buxton Road	GNLP2078	1.42	25 dwellings	<p>This site is considered to be unreasonable as it is remote from the main built up area of the village with no safe pedestrian route to Frettenham Primary School. The site appears to be surrounded by commercial development so residential development would not be a good fit here because of potential amenity issues.</p>

Frettenham



GNI P0181 GNI P0190
GNL0512
GNL0512

GNL0065

Hainford

Frettenham

Frettenham

GNL0492

GNL2078

GNL2076

Horstead with Stanninghall

Horsham St. Faith and Newton St. Faith

Spixworth






Croswick

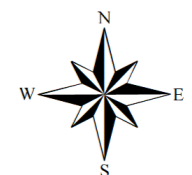
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Greater Norwich Local Plan

Promoted Sites by School Catchment Areas

-  Primary School
-  Primary School Catchment
-  Unreasonable Site
-  Existing Settlement Boundary
-  Parish Boundary



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