

FOULSHAM AND THEMELTHORPE

The catchment of Foulsham Primary School brings Foulsham and Themelthorpe into a village cluster. The school lacks capacity but the site is not landlocked so there is the potential for expansion.

It is considered that as well as existing allocations and windfall development, approximately 12-20 new homes is appropriate for the Foulsham cluster.

Apart from the primary school, Foulsham has a number of services and facilities including a village hall, pub, shop and some local employment opportunities. Themelthorpe lacks services.

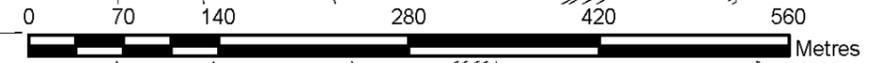
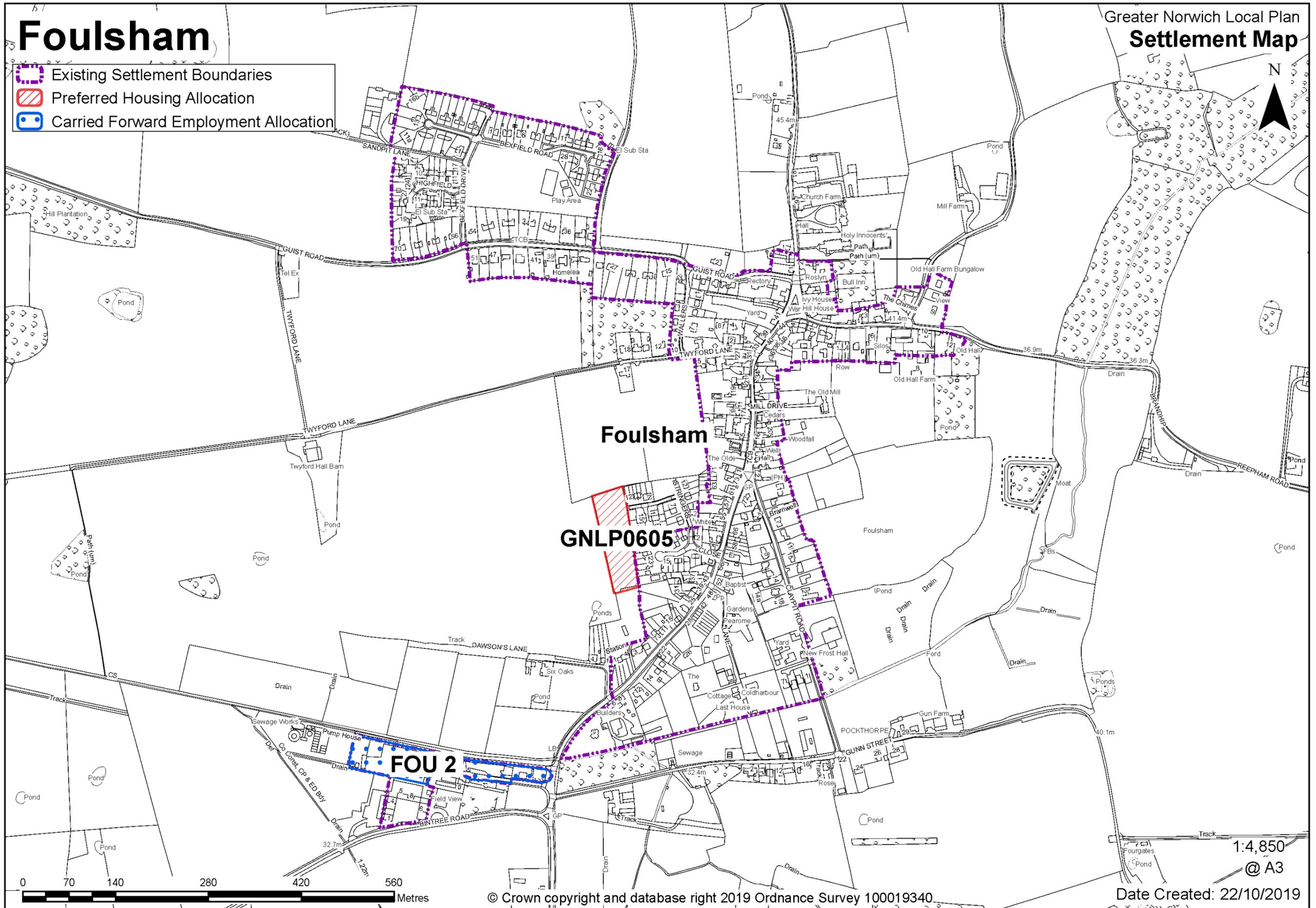
One site is identified as a preferred option, providing for between 12-15 new homes in the cluster. There are no carried forward residential allocations but there is a total of 11 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of between 23-26 homes between 2018-2038.

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.

Foulsham

Greater Norwich Local Plan Settlement Map

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



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1:4,850
@ A3
Date Created: 22/10/2019

New allocation proposed

POLICY GNLP0605– Land west of Foundry Close, Foulsham (0.67ha) is allocated for residential development. The site is likely to accommodate 12-15 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) to be via Stringer's Lane and Aubrey Rix Close.
- Development to be designed to mitigate potential impact on setting of listed buildings to the south, particularly Station Farmhouse and Bracken Brae, 5 Station Road.

Notes

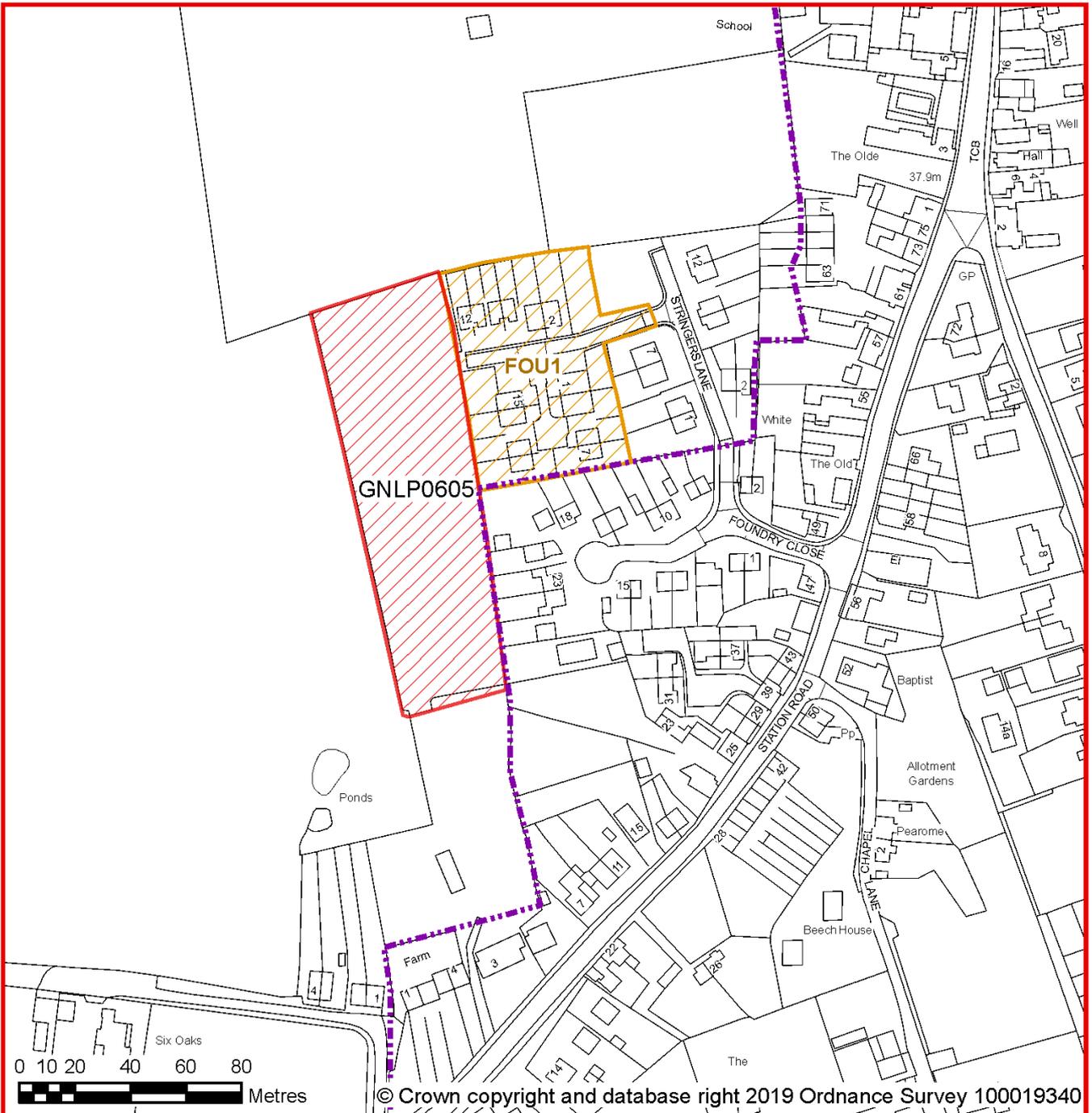
GNLP0605: This is the only site considered suitable for allocation in Foulsham. The site is located next to the existing Broadland Local Plan FOU1 allocation, which is now built out, and has a safe pedestrian route to the local primary school. The site is allocated subject to connection to Aubrey Rix Close. The allocation of this site is subject to confirmation on identified waste water quality issues.

FOULSHAM

Site Reference GNL0605
Location Land West of Foundry Close
Allocation Residential Development (12-15 dwellings)
Area 0.67 ha

N
1:2,000
@ A4

Date Created: 24/10/2019



-  Preferred Housing Allocation
-  Existing Settlement Boundaries
-  Existing Site Commitments up to 2018 (residential and/or employment uses)

Existing allocation carried forward

POLICY FOU2 Land at Old Railway Yard, Station Road, Foulsham (approx. 1.1ha) is allocated for employment use (Use Class B1, B2, B8).

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

- Part of the site is in flood zone 3 and therefore further investigation will be required in this regard.
- The existing vehicular access off Station Road may prove suitable.
- Further investigation should be undertaken to assess the extent of potential contamination present associated with former uses of the site.
- The site is in close proximity of a major aquifer and therefore pollution control techniques should be used to ensure that development of the site does not lead to pollution of the water environment.
- An odour assessment may be required to assess the impact of the nearby Sewage Treatment Works.

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 re-allocated for employment/commercial development.

FOULSHAM

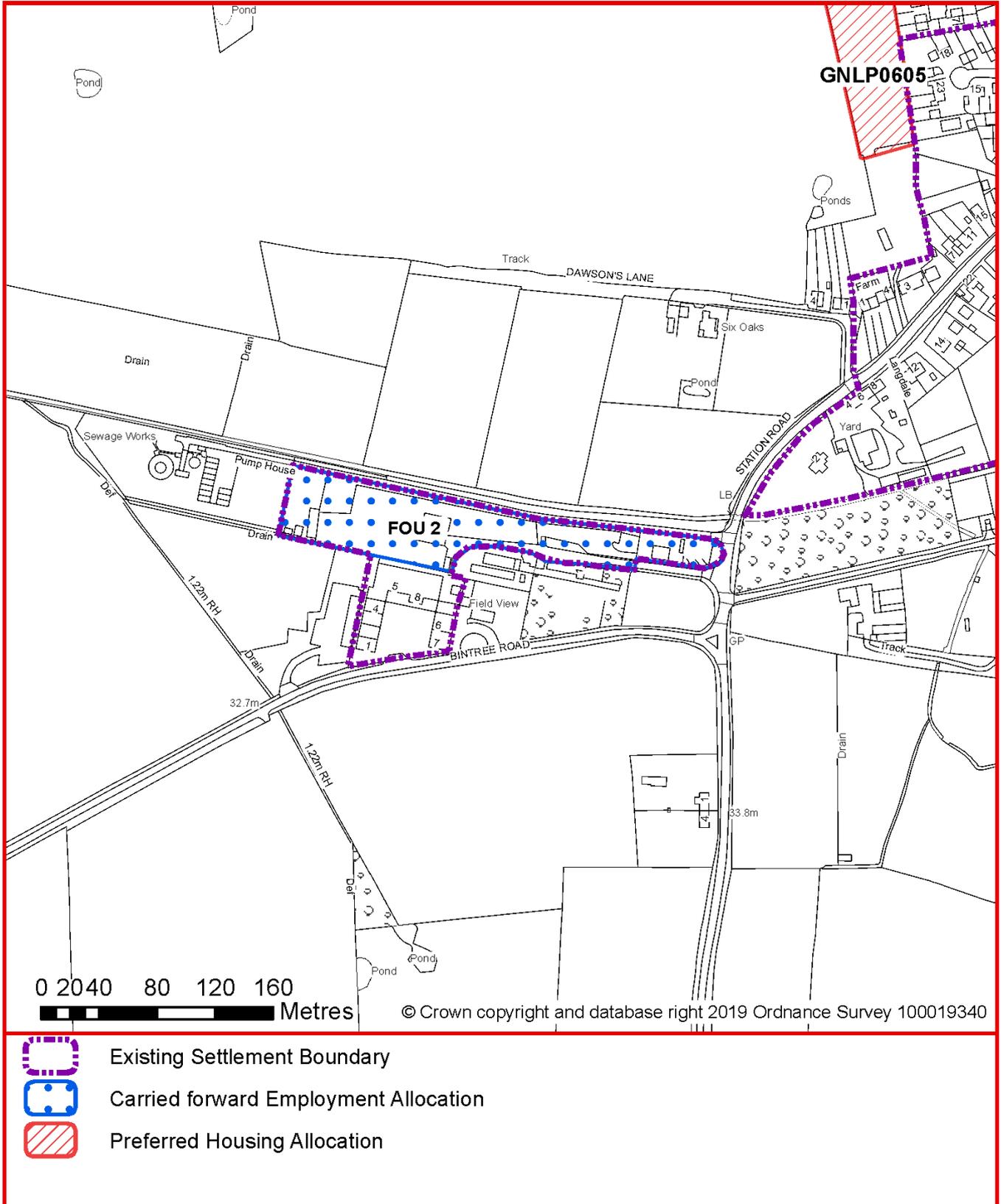
Greater Norwich Local Plan Carried Forward Allocation

Site Reference FOU2
 Location Land at Old Railway Yard, Station Road
 Allocation Employment
 Area 1.1 ha

(Also shown as commitments
on other maps)

N
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Date: 30/10/2019



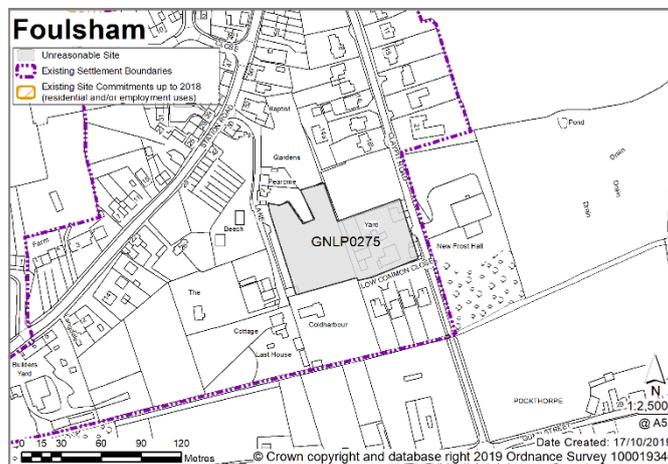
-  Existing Settlement Boundary
-  Carried forward Employment Allocation
-  Preferred Housing Allocation

Reasonable Alternatives

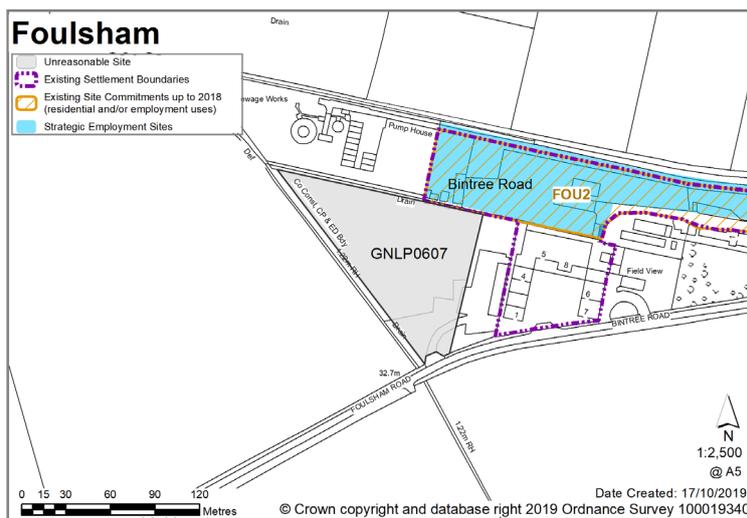
| Address | Site Reference | Area (ha) | Promoted for | Comments |
|----------------------------------|----------------|-----------|--------------|----------|
| Foulsham and Themelthorpe | | | | |
| NO REASONABLE ALTERNATIVE SITES | | | | |

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 | GNLP0275 | 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. |



| Address | Site Reference | Area (ha) | Promoted for | Reason considered to be unreasonable |
|---------------------------------|----------------|-----------|--------------------------|--|
| Land north side of Bintree Road | GNLP0607 | 0.83 | Approx. 20 -25 dwellings | This site is considered to be unreasonable for allocation because it 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. |



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|---------------|----------|------|---------------|--|
| The Hawthorns | GNLP2001 | 2.80 | 5-6 dwellings | 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. Development of this site would not be well related to the form and character of the settlement. |
|---------------|----------|------|---------------|--|

| Address | Site Reference | Area (ha) | Promoted for | Reason considered to be unreasonable |
|---------|----------------|-----------|--------------|--------------------------------------|
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