

FRETtenham

Frettenham is not clustered with other settlements, as the school catchment does not extend to adjoining villages. The school currently has capacity, but the site is landlocked making further expansion difficult. As well as the primary school, services include a peak hour bus service to and from higher order settlements.

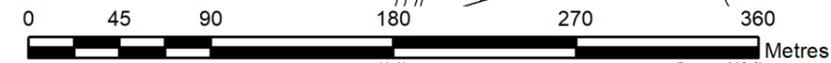
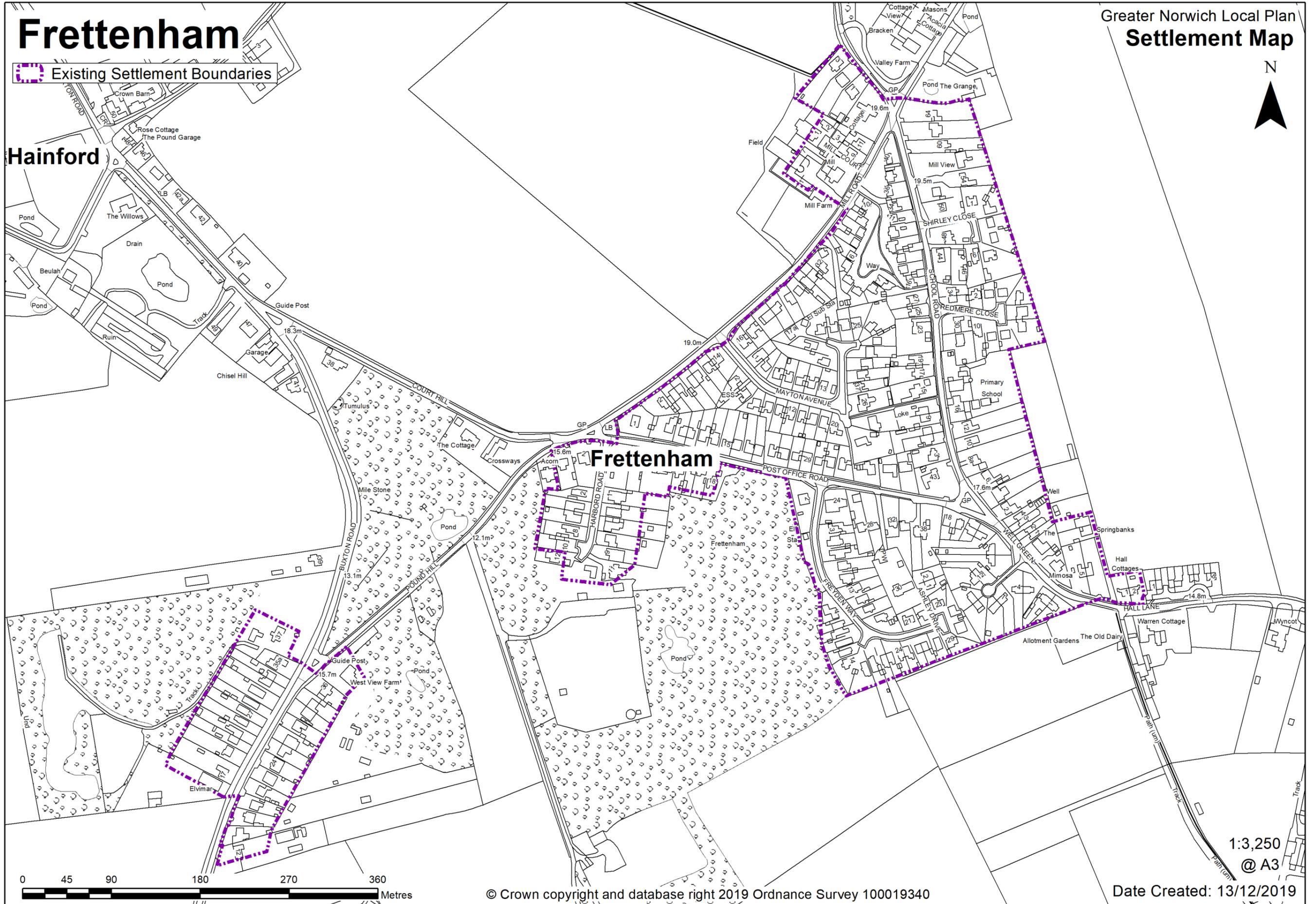
Whilst it is considered the cluster could accommodate development of 50-60 additional homes, there are currently no new allocations proposed and no allocations to be carried forward in this cluster. There are however 3 dwellings with planning permission on small sites. No new allocations are proposed but further development is not ruled out. Windfall development policy 7.4 allows an amount of growth in each village cluster that reflects primary school capacity. See settlement map for the extent of existing settlement limits.

Frettenham

 Existing Settlement Boundaries



Hainford



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1:3,250
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Date Created: 13/12/2019

No new allocations proposed.

No existing allocations to be carried forward.

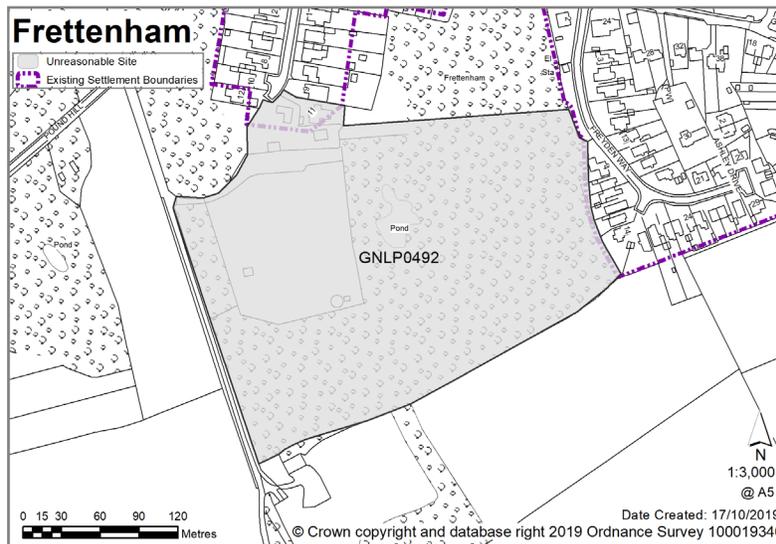
Reasonable Alternatives

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

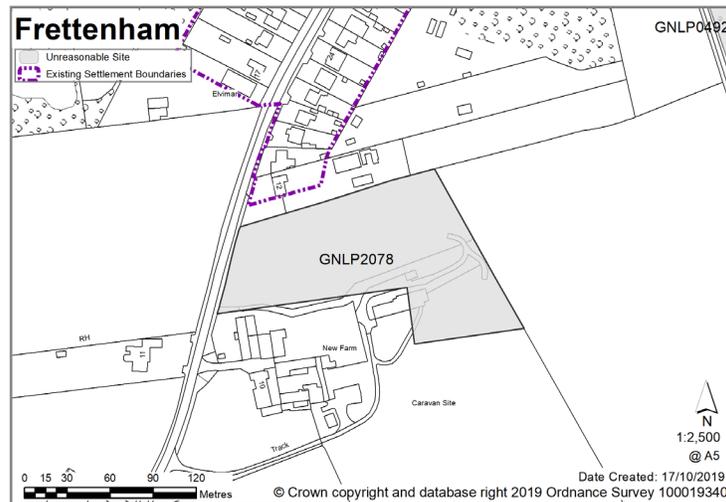
Unreasonable Sites - Residential

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 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.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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Adjacent 10 Buxton Road	GNLP2078	1.42	25 dwellings	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.
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Unreasonable Sites - Non-Residential

Address	Site Reference	Area (ha)	Proposal	Reason considered to be unreasonable
Frettenham				
Adjacent 10 Buxton Road, Frettenham	GNLP2076	0.39	Employment	This site has the potential to provide local employment opportunities but is not preferred for allocation at the current time. To justify a local plan allocation in this location more evidence would be required about the need for the proposal and how it would be delivered. A proposal of this scale would probably be better dealt with through the planning application process.

