

Settlement Name:	Hethersett
Settlement Hierarchy:	<p>Hethersett is identified as a Key Service Centre in the Greater Norwich Local Plan. There are existing allocations and planning permissions in place for significant development across the north of the village.</p> <p>In terms of education facilities, proposals are underway to have two primary schools (one at Queen’s Road and the other on Coachmakers Way); and, to expand the site of the secondary school. This will add to the good range of facilities already available in Hethersett. These include: convenience shops, a post office, a pharmacy, doctor and dentist surgeries, a library and a small business centre, mostly in the vicinity of Queen’s Road/Great Melton Road. More generally in terms of the built form, the old A11 (B1172 Norwich Road) still largely defines the settlement’s built edge to the south. To the east and west of Hethersett land is controlled by a long-standing strategic gap policy to prevent coalescence with Cringleford to the east and Wymondham to the west.</p> <p>Early work in the ‘Towards a Strategy’ document identifies that 400-600 dwellings in total should be provided between all the Key Service Centres over the lifetime of the plan. This site assessment booklet looks in detail at the sites promoted in Hethersett to determine which are the most suitable to contribute towards the overall allocation figure for the key service centres.</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 ALLOCATION (0.5 HECTARES OR LARGER)

Address	Site Reference	Area (ha)	Proposal
Hethersett			
Wood Hall, Norwich Road, Hethersett	GNLP0135	1.98	Residential (unspecified number)
Land north, north-east, south-east and west of Hethersett	GNLP0177R A & B	314.00	Up to 3000 dwellings on approx. 111 ha; commercial / employment development;

			supporting infrastructure, open space and potential country park (land at Hethersett Race Course) on approx. 111 ha
Land at New Road, Hethersett	GNLP0394	15.06	Approx. 300 dwellings
Land off Jaguar Road, Hethersett	GNLP0462	1.34	Approx. 20 dwellings with open space
Land west of New Road, Hethersett	GNLP0480	4.52	Approx. 42 dwellings and/or sheltered housing and/or housing with care
Land west of New Road, Hethersett	GNLP0481	4.92	Residential care home, sheltered housing and/or housing extra care for the elderly and public open space of 3.18 ha (extension to park proposed on adjoining site)
Little Melton and Hethersett			
West of Hethersett (partly in Great Melton parish)	GNLP3030	8.10	Residential (unspecified number)
Total area of land		349.92	

NB only the residential elements of sites GNLP0177A&B are considered in this booklet

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
Hethersett			

Land north, north-east, south-east and west of Hethersett	GNLP0177R B	314.00	Commercial / employment development; supporting infrastructure, open space and potential country park (land at Hethersett Race Course) on approx. 111 ha
Land around Thickthorn roundabout either side of A11	GNLP0358R	134	Employment (Renewable energy generation, offices, Residential short stay units, GI, hotel, care home)
Land north of Norwich Road, Hethersett	GNLP0486	14.83	Employment (B1, B2, B8)
Little Melton and Hethersett			
Little Melton Business Park	GNLP1023 A & B	13.53	Commercial (Food-led business hub)

(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														
Hethersett														
GNLP0135	Amber	Green	Green	Green	Green	Green	Green	Green	Amber	Green	Amber	Green	Amber	Green
GNLP0177 A	Amber	Amber	Amber	Amber	Amber	Red	Green	Amber	Amber	Amber	Red	Green	Amber	Amber
GNLP0394	Red	Amber	Amber	Green	Green	Amber	Green	Amber	Amber	Green	Green	Green	Amber	Green
GNLP0462	Amber	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Green	Green
GNLP0480	Amber	Green	Amber	Green	Green	Amber	Green	Green	Green	Green	Green	Green	Amber	Green
GNLP0481	Red	Amber	Amber	Green	Green	Amber	Green	Amber	Amber	Green	Green	Green	Amber	Green
Little Melton and Hethersett														
GNLP3030	Amber	Amber	Amber	Amber	Amber	Amber	Green	Amber	Green	Amber	Green	Amber	Amber	Green

STAGE 3 – SUMMARY OF COMMENTS FROM THE REGULATION 18 STAGE A & B CONSULTATIONS

Site Reference	Comments
Hethersett	
GNLP0135	<p>General comments</p> <p>One comment in support of site. The site is suitable, available, achievable and viable, and is therefore deliverable. On this basis, the site should be taken forward as an allocation for residential development in the emerging local plan and would represent sustainable development. The site's key planning constraints, namely heritage assets and the tree protection order, can work to frame residential development on site. The size of the site in relation to the local area lends itself to a residential development in a sustainable location, which would be achievable in the medium-term. Full report available.</p> <p>One objection raised concerns that this site is inappropriate for this site which has several protected trees and is important visually to the village and the setting of the Hall.</p>
GNLP0177 A (some comments included relate to site B, which is assessed in the non-residential booklet)	<p>General comments</p> <p>Comments submitted in support of site submitted a series of documents:</p> <ul style="list-style-type: none"> * Delivery Statement prepared by Bidwells; * Concept Masterplan prepared by Pigeon; * Strategic Ecological Assessment prepared by Hopkins Ecology; * Cultural Heritage Assessment prepared by CgMs * Strategic Landscape and Visual Appraisal prepared by Liz Lake Associates; * Transport Appraisal prepared by AECOM; * Preliminary Flood Risk Assessment and Surface Water Drainage Strategy prepared by Pigeon; * Utilities and Services Report prepared by Pigeon. <p>Site GNLP0177-A should be allocated for up to 1500 new homes, open space, infrastructure and a range of community benefits. As set out in the full representation and supporting technical evidence to follow shortly (submitted via email), the site is suitable, available, achievable and viable and is therefore deliverable. It represents a sustainable location for development. Technical evidence has been prepared to demonstrate that there are no constraints to delivery.</p> <p>Objections raised concerns regarding scale of development and lack of amenities to support. The map for 0177A is incorrectly shown online. After enquiry to SNC the correct map was sent which showed the true boundaries of the application. The online map was to be adjusted but it has not. Therefore there is serious discrepancy. The land at 0177A is site specific. Hethersett north development is homogenous with steeple towers. 0177A creates a green 'wall' and</p>

	<p>under its permission is to have woodland planted to the south of the new road. Not further urbanisation with increasing pressure on strained local services.</p> <p>Norfolk Wildlife Trust comments We are concerned that constraints with regard to impacts on CWS 2132 and 233 are not recognised. These two CWS require continued grazing management in order to retain their value and incorporation as green space within amenity green space is not likely to provide this. Development of the large area of 0177 to the south of the Norwich Road would provide an opportunity for habitat creation and restoration.</p>
GNLP0394	<p>General comments Two objectors suggested the area west of Hethersett should be left as farmland between Hethersett and Wymondham. Traffic is already too heavy as a result of house building on the east of Wymondham. This site would increase traffic as well as services are already struggling.</p>
GNLP0462	<p>General comments Objections raised concerns regarding loss of open space, recently application was dismissed, impacts on the natural environment, pollution and air quality as well as destroying protected space for wildlife.</p>
GNLP0480	<p>General comments One comment made in support of site. The site makes a logical extension to the village and is of appropriate scale. The preferred development option plan shows one way in which the site could be developed to accommodate in the region of 40 dwellings and/or sheltered housing and/or housing with care for the elderly and a 3.08 ha park. This site could be combined with neighbouring site GNLP481 which could provide a care home and additional housing with care. The care home on site GNLP481 would provide the centre and facilities for care provision across the combined sites. Both sites are under the control of Glavenhill Strategic Land.</p> <p>Two objections made regarding scale of further development, traffic congestion and destruction of valuable farmland.</p>
GNLP0481	<p>General comments One comment made in support of site. The site makes a logical extension to the village and is of appropriate scale for its location. The preferred option figure 2 shows one way in which the site could accommodate in the region of 50 dwellings and/or a care home, and/or sheltered housing and/or housing with care for the elderly and a 3.14 ha park. This site could be combined with GNLP480 which</p>

	<p>could provide housing with care. Both sites are under the control of Glavenhill Strategic Land. See attached supporting docs.</p> <p>Three objections raised concerns regarding scale of development, loss of green space, traffic congestion, loss of farmland and the area has already had a lot of development.</p>
Hethersett and Little Melton	
GNLP3030	No comments as site submitted during stage B consultation

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.

Seven sites have been promoted for residential development in Hethersett on sites 0.5 ha or larger totalling 349.92 ha.

Taking account of the comments received through previous public consultations, existing commitment, achieving safe access to school, and the constraints set out in the HEELA including those highlighted below, the following sites are considered to be reasonable alternatives worthy of further investigation regarding their potential for allocation:

GNLP0135

Site GNLP0135 Wood Hall, Norwich Road is well located to the settlement but has significant constraints in terms of numerous onsite trees and potential impacts on the setting of the hall. However, it might be feasible for some limited development to be located on the site and so it is regarded as a reasonable alternative for more detailed assessment.

GNLP0177A

GNLP0177A to the north and west of Hethersett incorporates the existing allocation HET1 and otherwise adjoins the settlement boundary. The scale of the area (beyond the existing allocation) far exceeds the likely requirement to be provided in Hethersett, but part(s) may be suitable. As such it is regarded as a reasonable alternative for more detailed assessment.

GNLP0394, GNLP0480 and GNLP0481

GNLP0394 at New Road may be of a scale that exceeds the likely requirement to be provided in Hethersett, but may be suitable in part. In isolation it does not relate well to the form of the settlement, and would appear as a “finger” extending from the settlement, and does not seem to have an acceptable access. However, it may be appropriate in conjunction with adjacent sites (GNLP0480, GNLP0481). Parts of these sites may be affected by surface water flooding which could limit the location and scale of development. Sites GNLP0480 and GNLP0481 west of New Road fill a gap between the settlement boundary and housing located on the B1172 a short distance to the west. However, they lie within the designated “strategic gap” between Hethersett and Wymondham identified in the SNC Development Management Policies Local Plan. Consequently, sites GNLP0394, GNLP0480 and GNLP0481 are regarded as reasonable alternatives for more detailed assessment.

The following sites are not considered to be reasonable alternatives for the reasons outlined below:

GNLP0462

GNLP0462 at Jaguar Road is located in a central area of Hethersett. It is within an area identified as an important local open space in the South Norfolk Development Management Policies Local Plan. Proposed residential development on the site (and adjoining land) has been rejected in the past, on appeal, with reasons including the harm that the development would cause to the openness of the site. As such it is **not** regarded as a reasonable alternative for more detailed assessment.

GNLP3030

GNLP3030 land west of Hethersett (partly in Great Melton parish) is divorced from the settlement. It is located in the countryside without vehicular access and distant from the facilities of the town, and with no pedestrian footways to access them, including the schools. As such it is **not** regarded as a reasonable alternative for more detailed assessment.

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 worthy of further investigation to consider their potential for allocation.

Address	Site Reference	Area (ha)	Proposal
Hethersett			
Wood Hall, Norwich Road	GNLP0135	1.98	Residential (unspecified number)
Land to the north and west of Hethersett	GNLP0177A	196.49 (111 ha for housing)	Up to 3000 dwellings on approx. 111 ha;
Land at New Road, Hethersett	GNLP0394	15.06	Approx. 300 dwellings
Land west of New Road, Hethersett	GNLP0480	4.52	Approx. 42 dwellings and/or sheltered housing and/or housing with care
Land west of New Road, Hethersett	GNLP0481	4.92	Residential care home, sheltered housing and/or housing extra care for the elderly and public open space of 3.18 ha (extension to park proposed on adjoining site)
Total area of land		222.97	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP0135
Address:	Wood Hall, Norwich Road
Proposal:	Residential (unspecified number)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Ancillary undeveloped garden land outside listed building curtilage.	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Access, Townscapes, Historic Environment, Transport and Roads
HELAA Conclusion The site is distant from the village centre but has footpath links to the range of local services. There are no flooding, landscape or ecological constraints. The site has a direct access onto the B1172 and initial highway evidence has indicated that this would require improvements. Other constraints are a group Tree Preservation Order covering the site, and the identification of the need for local sewer upgrades. It is likely that mitigation could be found for the known constraints. The site is concluded as suitable for the land availability assessment.

FURTHER COMMENTS
Highways No comments
Development Management Not considered suitable for allocation due to likely loss of rural landscape character and significant townscape impacts as noted above
Minerals & Waste No comments
Lead Local Flood Authority No comments
Children's Services Hethersett has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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No additional documents submitted to support this proposal.

Site Reference:	GNLP0177A
Address:	Land to the north and west of Hethersett
Proposal:	Up to 3000 dwellings on approx. 111 ha (plus other elements on site B, considered in non-residential booklet)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural and open undeveloped land	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Accessibility to Services, Utilities Capacity, Utilities Infrastructure, Contamination and Ground Stability, Flood Risk, Significant Landscapes, Biodiversity and Geodiversity, Open Space and GI, Transport and Roads</p>
<p>HELAA Conclusion This is a large site wrapping round the north and west of the existing settlement of Hethersett. The existing infrastructure would not be sufficient to support the development potential of the land. Constraints are likely to be the local and trunk road networks, social infrastructure and utilities infrastructure and there are powerlines crossing the land. The significant scale of this site will require significant infrastructure enhancements to support its delivery and development of such a scale would provide local services and facilities. Given the potential scale of development, it is likely that mitigation could be found for the known constraints. The site is concluded as suitable for the land availability assessment. Approximately 33 percent of the site is subject to an existing planning permission or allocation for a similar form of development, consequently the site capacity for the purposes of the HELAA analysis will need to be reduced accordingly.</p>

FURTHER COMMENTS
<p>Highways No comments</p> <p>Development Management Development of this site would likely result in loss of rural landscape character and significant townscape impacts as noted above. Additional dwellings likely to be proposed as part of existing committed site, circa 200 units, so not looking for additional growth in this location.</p> <p>Minerals & Waste Policy comments should include reference to CS16</p> <p>Lead Local Flood Authority</p>

Few or no constraints. Standard information required at planning stage.

Children's Services

Hethersett has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Concept Masterplan
- Delivery Statement
- Ecology Appraisal
- Cultural Heritage Desk Based Assessment
- Strategic Landscaping and Visual Appraisal
- Preliminary Flood Risk Assessment and Surface Water Drainage Strategy
- Transport Appraisal
- Utilities and Services Report

Site Reference:	GNLP0394
Address:	Land at New Road, Hethersett
Proposal:	Approx. 300 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Accessibility to Services, Utilities Capacity, Flood Risk, Significant Landscapes, Townscapes, Transport and Roads</p> <p>Red Constraints in HELAA: Access</p>
<p>HELAA Conclusion The site is on the periphery of the settlement, distant from local services. The site is constrained with substantial areas vulnerable to surface water flooding and no suitable means of access being identified. This site is also in the area covered by existing strategic gap policies. It may be possible to achieve access through other sites promoted, but these are in other different ownerships and there is no evidence that a suitable access could be achieved. If accessed through adjacent sites this would significantly increase the walking distance to local services. The site is concluded as unsuitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No comments</p> <p>Development Management Not suitable for allocation due to likely impact on rural landscape character and significant townscape impacts as noted above.</p> <p>Minerals & Waste No comments</p> <p>Lead Local Flood Authority No comments</p> <p>Children's Services Hethersett has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.</p>

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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No additional documents submitted to support this proposal.

Site Reference:	GNLP0480
Address:	Land west of New Road, Hethersett
Proposal:	Approx. 42 dwellings and/or sheltered housing and/or housing with care

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Access, Utilities Capacity, Flood Risk, Transport and Roads
HELAA Conclusion The site is on the western side of New Road, on the periphery of the settlement, distant from local services. Potential site constraints are sewer capacity, the impacts in the strategic gap between Hethersett and Wymondham and substantial areas vulnerable to surface water flooding. Initial highway evidence has indicated that an access may be possible to achieve, but the current New Road junction with the B1172 could be a constraint although there is potential for this to be mitigated. The site is concluded as suitable for the land availability assessment.

FURTHER COMMENTS
Highways No comments
Development Management Not suitable for allocation due to likely impact on rural landscape character and significant impacts as noted above.
Minerals & Waste No comments
Lead Local Flood Authority No comments
Children's Services Hethersett has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:
Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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| <ul style="list-style-type: none">• Green Infrastructure Strategy• Site Access• Preliminary Ecological Appraisal |
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Site Reference:	GNLP0481
Address:	Land west of New Road, Hethersett
Proposal:	Residential care home, sheltered housing and/or housing extra care for the elderly and public open space of 3.18 ha (extension to park proposed on adjoining site)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA: Accessibility to Services, Utilities Capacity, Flood Risk, Significant Landscapes, Townscapes, Transport and Roads
HELAA Conclusion: The site is on the North of the B1172 to the west of the settlement and is distant from local services. Initial highway evidence has indicated that a suitable access cannot be achieved to New Road but it is possible that it could be delivered through site GNLP0480 being promoted by the same landowner. Other site constraints are sewer capacity, the impacts in the strategic gap between Hethersett and Wymondham, substantial areas vulnerable to surface water flooding and the current New Road junction with the B1172 could be a constraint although there is potential for this to be mitigated. The site is concluded as suitable for the land availability assessment.

FURTHER COMMENTS
Highways No comments
Development Management No comments
Minerals & Waste No comments
Lead Local Flood Authority No comments
Children's Services Hethersett has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

Not known

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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| <ul style="list-style-type: none">• Green Infrastructure Strategy• Site Access• Preliminary Ecological Appraisal |
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STAGE 7 – SETTLEMENT BASED APPRAISAL OF REASONABLE ALTERNATIVE SITES AND IDENTIFICATION OF PREFERRED SITE/S (WHERE APPROPRIATE) FOR REGULATION 18C DRAFT PLAN CONSULTATION.

Five reasonable alternative sites have been identified in Hethersett at stage five of this booklet. 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 development. 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.

Following further discussion the sites which have been considered as reasonable alternatives in stage 6 have been ruled out on grounds of unacceptable impacts on the rural landscape and sensitive townscape. Some would also have a negative impact on the designated strategic gap between Hethersett and Wymondham. Therefore, no sites are considered appropriate for new allocations.

However, the existing allocation at HET1 is capable of supporting an uplift in the previously allocated housing numbers of around 200 dwellings. The allocated site is included within GNLP0177-A, so part of this site is by default a preferred option.

In conclusion there are currently no new allocations proposed in this key service centre. There is one carried forward residential allocation for a total of 1369 homes (including 200 uplift) and there are currently no additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the centre of 1369 homes between 2018 – 2038.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Hethersett				
Land to north and west of Hethersett	GNLP0177-A (part)	65.24	Uplift in numbers on existing allocation – 200 dwellings	GNLP0177-A to the north and west of Hethersett, which incorporates the existing allocation HET 1, far exceeds the land required for development in Hethersett. Instead, the preferred approach is not to allocate new land for development but to uplift the HET 1 allocation from the 1,196 homes already permitted to an approximate total 1,369 homes, incorporating part of GNLP0177-A. The remainder of GNLP0177-A is not preferred for allocation. Development on HET

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
				1 allocation is well advanced and it has become apparent from reserved matters planning applications now approved that an uplift of 200 is a realistic prospect. There are no major constraints to accommodating an uplift of 200 homes, subject to mitigations like those already agreed for HET 1. In terms of transport, improvements needed would be an access strategy for all modes of transport, safeguards against increasing traffic through Little Melton, and a cycle link to Colney Lane.

Reasonable Alternative Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
Hethersett				
Land west of New Road	GNLP0480	4.52	Approx. 42 dwellings and/or sheltered housing and/or housing with care	This site is considered to be a reasonable alternative if additional growth is needed in key service centres. Amongst the mitigations would be provision of a 3 metre wide shared-use footway/cycleway at the, and connecting to the existing footpath facility along the B1172. The site is within the strategic gap between Hethersett and Wymondham, however as it is reasonably well related to the existing settlement adjacent to the settlement limit, this would not necessarily preclude a sensitively designed development through a new Local Plan allocation.

Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Hethersett				
Wood Hall, Norwich Road	GNLP0135	1.98	Residential (unspecified number)	This site is not considered to be suitable for allocation as it is not acceptable to access the B1172 at this point. There are constraints too in terms of onsite trees and impacts on the setting of Wood Hall.
Land at New Road	GNLP0394	15.06	Approx. 300 dwelling	This site is not considered to be suitable for allocation due to highways constraints, unless developed in conjunction with adjacent sites GNLP0480 and 0481. Parts of the site may be affected by surface water flooding which could limit the location and scale of development. The site is also within the strategic gap between Hethersett and Wymondham. GNLP0394 could only be considered as a single allocation with GNLP0480 and GNLP0481.
Land off Jaguar Road	GNLP0462	1.34	Approx. 20 dwellings with open space	This site is centrally located in the village and is within an area identified as an important local open space in the South Norfolk Local Plan. Proposed residential development on the site has been rejected on appeal in the past, with the reason that development would harm the openness of the site therefore the site is not considered to be suitable for allocation.
Land west of New Road	GNLP0481	4.92	Residential care home, sheltered housing and/or housing extra care for the elderly and public open	This site is not considered to be suitable for allocation due to highways constraints. GNLP0481 could only possibly come forward with GNLP0480. Furthermore, the site is within the strategic gap between Hethersett and Wymondham.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
			space of 3.18ha (extension to park proposed on adjoining site)	
West of Hethersett (partly in Great Melton Parish)	GNLP3030	8.10	Residential (unspecified number)	This site is not considered to be suitable for allocation as it is divorced from the settlement. It is located in the countryside and distant from the facilities in Hethersett with no pedestrian footways to access them.

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

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Policy HET1 (part of site GNLP0177A) Land North Hethersett (Carried Forward Allocation & Uplift)
TOTAL NUMBER OF REPRESENTATIONS:	5
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 0 Object, 4 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Pegasus/Pigeon	Support	Supporting former elements of original site's allocation (and adding sites)	<ul style="list-style-type: none"> • Delivery statement contains new sites 	The original site 0177A incorporates the carried forward allocation HET1. As this land has already been allocated in the last local plan, this representation has been treated as a submission of four additional sites.	None

John Long Planning (site promoter)	Comment	Site policy should only refer to uplift, not the rest of the site which is subject to planning conditions	<ul style="list-style-type: none"> • What are conditions? • Have they been addressed already? 	It is accepted that the conditions and obligations attached to outline permission 2011/1804 and subsequent reserved matters permissions on this site under-write the allocation policy for this site. Policy wording will apply only to the uplift in dwelling numbers, subject to further permissions on the site.	Draft policy to apply only to uplift of 200 dwellings.
National Grid	Comment	Site is crossed/adjacent to NG assets, development must be 15m away.	<ul style="list-style-type: none"> • Check site complies with further guidance 	The allocation will not infringe on the 15m easement.	None
Highways England	Comment	Transport assessment will be needed to ensure Thickthorn improvements can accommodate uplift of 360 dwellings	<ul style="list-style-type: none"> • Transport assessment needed 	These matters have been considered when sites were subject to further assessment	Add to policy: "A transport assessment must consider the capacity of the improved A47 Thickthorn Interchange"
Anglian Water	Comment	No reference to water efficiency in policy wording	<ul style="list-style-type: none"> • Amend policy wording? 	This matter is dealt with under Policy 2	None

				that applies to all sites. It is not necessary to include it in the allocation policy.	
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0480 Land West of New Road, Hethersett (Reasonable Alternative Site)
TOTAL NUMBER OF REPRESENTATIONS:	2
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	0 Support, 0 Object, 2 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Lanpro/Glavenhill	Comment	Support allocation of site and expand possible uses to include care	<ul style="list-style-type: none"> Consider allocating site for care 	The level of development proposed in Hethersett is considered appropriate for the level of services and considering the high level of outstanding commitment in the	None

				village. There is a carried forward allocation for care in Hethersett. Therefore there is no need to erode the strategic gap and this site is not needed as an allocation.	
Hethersett Parish Council	Comment	Strongly oppose development due to erosion of strategic gap	<ul style="list-style-type: none"> Consider whether to allocate site in context of strategic gap erosion. 	The level of development proposed in Hethersett is considered appropriate for the level of services and considering the high level of outstanding commitment in the village. There is a carried forward allocation for care in Hethersett. Therefore there is no need to erode the strategic gap and this site is not needed as an allocation.	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0135 Wood Hall, Norwich Road, Hethersett (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	2
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 1 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Bidwells/UEA estates	Object	Support allocation of site and consider the site would support deliverability of the GNLP.	Deliverability of sites elsewhere to be considered against the townscape and heritage impacts of developing this site.	The outstanding commitment in Hethersett is under construction or subject of reserved matters applications. The GNLP contains a variety of site sizes in a spread of locations. This constrained site would not add certainty of deliverability in the context of the	None

				entire plan. Furthermore, development of the site would have a significant impact on the setting of Wood Hall and risk TPO trees.	
Hethersett Parish Council	Support	Oppose development	<ul style="list-style-type: none"> • None 	Noted	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0177BR Land to South East of Hethersett (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	3
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 2 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Hethersett Parish Council	Support	Oppose development based on Thickthorn capacity	<ul style="list-style-type: none"> • None 	Noted	None
Pigeon/Pegasus (site promoter)	Object	Support allocation of site (although most of the submission relates to other sites) and submit new sites around Hethersett	<ul style="list-style-type: none"> • Delivery statement contains new sites 	The original site 0177B is not the main focus of the representation, which has been treated as a submission of four additional sites.	None
La Ronde Wright (site promoter)	Object	Supports allocation of site, reduces scale of development, provides social infrastructure, addresses constraints	<ul style="list-style-type: none"> • Apparent change use to commercial, care and footpath uses for site. • Landscape impact assessment provided 	To justify a local plan allocation in this location more evidence is needed of likely end-user businesses to bring	None

				<p>forward Sites A and B, and likewise evidence about the deliverability of the care village on Site C. The suitability of GNL0177BR for development should also become clearer once funding and scheme layout decisions are made about the Highways England Thickthorn junction scheme (for which submission of the development consent order to the Planning Inspectorate is expected early 2021). Due to the uncertainties described, GNL0177BR is not considered to be a reasonable alternative at the current time.</p>	
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STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0394 Land at New Road, Hethersett (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	2
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 1 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Hethersett Parish Council	Support	Oppose development based on built form	<ul style="list-style-type: none"> None 	Noted	None
Savills (site promoter)	Object	Supports allocation of site alongside adjacent sites in 3 rd party ownership, to increase delivery of housing	<ul style="list-style-type: none"> Attachments suggest access from B1172 or New Road 	The impact on the strategic gap is considered to outweigh the benefits of developing the site.	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0462 Land off Jaguar Road, Hethersett (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	1
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 0 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Hethersett Parish Council	Support	Oppose development	<ul style="list-style-type: none"> None 	Noted	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0481 Land West of New Road, Hethersett (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	1
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 0 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Hethersett Parish Council	Support	Oppose development	<ul style="list-style-type: none"> None 	Noted	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP3030 West of Hethersett (partly in Great Melton Parish) (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	1
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 0 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Hethersett Parish Council	Support	Oppose development	<ul style="list-style-type: none"> • None 	Noted	None

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

STAGE 1 – LIST OF NEW &REVISED 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	Status at Reg 18C consult.
Hethersett				
Land between Burnthouse Lane and Colney Lane	GNLP4052	28.50	Primary school, sports campus, 50 dwellings	New site submitted
Station Lane	GNLP4053	5.59	Care home/village plus open space	New site submitted
North and South of Hethersett Road, Great Melton	GNLP4054	32.42	400 dwellings	New site submitted
TOTAL		66.51		

STAGE 2 – HELAA COMPARISON TABLE

Site reference	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 & GI	Transport & roads	Compatibility with neighbouring
Hethersett														
GNLP4052	Amber	Green	Amber	Amber	Green	Amber	Green	Amber	Green	Amber	Green	Green	Amber	Amber
GNLP4053	Amber	Green	Amber	Green	Green	Red	Amber	Amber	Green	Green	Green	Green	Amber	Amber
GNLP4054	Green	Green	Amber	Green	Green	Amber	Green	Amber	Green	Green	Amber	Green	Amber	Amber

STAGE 3 – SUMMARY OF COMMENTS FROM THE REGULATION 18 STAGE C CONSULTATION

(See Part 2 above)

STAGE 4 – DISCUSSION OF NEW & REVISED 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, consultation responses received and other relevant evidence

Three additional sites have been promoted for residential development in Hethersett on sites 0.5ha or larger, totalling 66.51ha.

The B1172 Norwich Road largely defines the settlement's built-edge to the south, beyond which is largely undeveloped land and the A11. To the east and west of Hethersett land is controlled by a long-standing strategic gap policy to prevent coalescence with Cringleford to the east and Wymondham to the west. The current local plan allocated a large site to the north of the village, which is under construction.

Taking account of the comments received through previous public consultations, existing commitment, achieving safe access to school, and the constraints set out in the HELAA including those highlighted below, the following sites are considered to be reasonable alternatives worthy of further investigation regarding their potential for allocation. This will be done through discussions with the Highways Authority, Lead Local Flood Authority, and officers in Development Management with specialist knowledge about landscape, townscape, trees, etc. These comments will be sought through the Regulation 18D consultation and taken account of at Regulation 19:

GNLP4052, Between Burnthouse Lane and Colney Lane, 28.5ha, primary school, sports campus, 50 dwellings

This large site to the north-east of the village is promoted for education, sports and housing, and is adjacent to a residential site which is under construction. High voltage cables cross the site, part of which is in the strategic gap between Hethersett and Cringleford. However as the site is being promoted for uses including a new school, the need for this use (and the sport uses) should be explored further. The site will be considered subject to the views of Children's Services, Development Management and the Highways Authority in particular.

GNLP4054, Station Lane, 5.59ha, care home/village plus open space

This very large site lies to the west of Hethersett, either side of Hethersett Road. It is promoted for 400 dwellings either side of Hethersett Rd/Gt Melton Rd, with amenity space/green infrastructure at the northern and southern extremities. The southern half of the southern site is in the designated strategic gap, and this part is identified for open space in the proposal, and to preserve the setting of Hill Farm House. A PRow crosses the site and would be retained within the scheme's amenity space. The site has good accessibility to services, and its potential to expand green infrastructure while providing new housing which respects landscape designations should be considered.

The following site is not considered to be a reasonable alternative for the reasons outlined below:

GNLP4053, North and south of Hethersett Road, 32.42ha, 400 dwellings

This large site to the south-east of Hethersett is promoted for a care home/village in the northern half, with open space in the southern half. The site is entirely within the strategic gap and significant parts of it are at risk of flooding. The site is separated from most of Hethersett's facilities, being south of the B1172. Although the proposal retains boundary hedges and trees, development would infill beyond the farm buildings which provide a rural approach to the village. In accessibility, townscape and flood terms, this site is considered to be unreasonable.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE NEW & REVISED 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
Hethersett			
Land between Burnthouse Lane and Colney Lane	GNLP4052	28.50	Primary school, sports campus, 50 dwellings
North and South of Hethersett Road, Great Melton	GNLP4054	32.42	400 dwellings
TOTAL		60.92	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE NEW & REVISED SITES

Site Reference:	GNL4052
Address:	Land between Burnthouse Lane and Colney Lane, Hethersett
Proposal:	Primary school, sports campus, 50 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA:
<p>Amber Constraints in HELAA Site Access, Utilities Capacity, Utilities Infrastructure, Flood Risk, Significant Landscapes, Biodiversity & Geodiversity, Transport & Roads, Compatibility with Neighbouring Uses</p>
<p>HELAA Conclusion: This greenfield site to the north-east of the village is promoted for education, sports and housing, and is adjacent to a residential site which is under construction. Initial comments from the Highways Authority require transport statement, no vehicular access at Braymeadow Lane, onsite and offsite highway improvements, masterplan and comprehensive access strategy preventing traffic through the village. High voltage cables and pylons cross the centre of the site E-W. Some areas within the site are at risk of surface water flooding (1 in 30, 1 in 100, 1 in 1000). The site is in the EA Groundwater Source Protection Zone and in Grade 3 agricultural land. Half the site is within the strategic gap. The site is adjacent to Braymeadow CWS. The site is in Old Buckenham airport safeguarding zone. Despite several constraints, for the purposes of land availability, approximately 1.5ha is considered suitable.</p>

FURTHER COMMENTS:
<p>Highways Authority Subject to Transport Statement and implementation of any agreed measures. No vehicular access at Braymeadow Lane. Carriageway widening at Colney Lane frontage to 6.0m. Contribution towards completion of off-carriageway, 3.0m wide shared use footway/cycleway at Colney Lane between B1172 and B1108. Subject to detailed masterplan exercise supported by evidence. To include comprehensive access strategy for all modes and highway mitigation with provision of physical measures to safeguard against traffic through Little Melton.</p> <p>Development Management There is no evidence for the need for education or sports facilities. High voltage cables cross the site and the Hornsea offshore cable route runs through the site,</p>

and there would be an impact on the strategic gap between Hethersett and Cringleford.

Lead Local Flood Authority

The site is affected by a minor flow path in the 3.33%, 1.0% and 0.1% AEP events. This is concentrated in the north of the site. The revised site is at risk of surface water flooding, but this is not severe enough to prevent development of the site. Mitigation will be required, and standard information will be required at planning stage.

PLANNING HISTORY:

No comments

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION:

Concept plan, land ownership plan, location plan

Site Reference:	GNLP4054
Address:	North and South of Hethersett Road, Great Melton, Helherset
Proposal:	400 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA:
<p>Amber Constraints in HELAA Utilities Capacity, Flood Risk, Significant Landscapes, Historic Environment, Transport & Roads, Compatibility with Neighbouring Uses</p>
<p>HELAA Conclusion: This greenfield site lies to the west of Hethersett, either side of Hethersett Road. Initial comments from the Highways Authority would require a transport assessment, detailed masterplan and comprehensive access strategy, prevention of traffic through the village and provision of a cycle link to Colney Lane. Some areas within the site are at risk of surface water flooding (1 in 30, 1 in 100, 1 in 1000). The site is in the EA Groundwater Source Protection Zone and in Grade 3 agricultural land. The southern part of the site is in the designated strategic gap and also wraps around a listed building. There is a veteran tree on the northern site's eastern boundary and a PRow runs beside and through site. The site is in Old Buckenham airport safeguarding zone. Although the site has a number of constraints, it is considered suitable for the land availability assessment.</p>

FURTHER COMMENTS:
<p>Highway Authority Site mostly located in Little Melton & catchment school is in parish. Needs provision of safe walking/cycling route to catchment school. Submission of transport assessment required along with implementation of agreed measures. Subject to detailed masterplan exercise supported by evidence. To include comprehensive access strategy for all modes and highway mitigation with provision of physical measures to safeguard against traffic through Little Melton. Provision of cycle link to Colney Lane required including completion of cycle route to B1108 including cycle facility crossing A47. Investigation of access to south and west required.</p> <p>Development Management As the 400 dwellings are proposed either side of Hethersett Rd/Gt Melton Rd, with amenity space/green infrastructure at the northern and southern extremities, this addresses the strategic gap, and preserves the setting of Hill Farm House.</p>

Lead Local Flood Authority

The revised site is at risk of surface water flooding, but this is not severe enough to prevent development of the site. Mitigation will be required, and standard information will be required at planning stage.

PLANNING HISTORY:

No comments

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION:

Concept plan, land ownership plan, location plan

STAGE 7 – INITIAL CONCLUSIONS ON THE SUITABILITY OF NEW AND REVISED SITES FOR ALLOCATION

The new and revised sites shortlisted at Stage 4 have been subject to further consideration with Development Management, the Local Highway Authority and Lead Local Flood Authority and their comments are recorded under Stage 6 above. Based on their views the following initial conclusions regarding the suitability of the sites for allocation have been drawn.

New and revised sites to be considered for allocation:

None

New and revised sites considered to be unreasonable for allocation:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Hethersett				
Land between Burnthouse Lane and Colney Lane	GNLP4052	28.50	Primary school, sports campus, 50 dwellings	This site is not considered to be suitable for allocation as evidence has not been submitted demonstrating the need for education or sports facilities. The site is heavily constrained with existing and planned cabling routes, and is in the strategic gap.
Station Lane	GNLP4053	5.59	Care home/village plus open space	This site is not considered to be suitable for allocation as the site is entirely within the strategic gap and significant parts are at risk of flooding. Furthermore, the site is separated from most of Hethersett's facilities, being south of the B1172.
North and South of Hethersett Road, Great Melton	GNLP4054	32.42	400 dwellings	There are already significant allocations and commitments in Hethersett and further land of this scale is not needed at the current time.

FINAL CONCLUSIONS FOR THE REGULATION 19 VERSION OF THE PLAN

Site assessments prior to the Regulation 18C consultation

Up to the Regulation 18C consultation there were 7 sites promoted for residential/mixed use in Hethersett totalling 349.92 hectares of land. The outcome of initial site assessment work (which is detailed in part 1 of this booklet) was to prefer an uplift of 200 dwellings on site GNLP0177A/HET1 for 200 dwellings on the same boundary as previously (there is no identified sub-site). This preferred site was favoured because the infrastructure is available, permissions are well advanced and delivery is more certain. Two other allocations were also identified to be carried forward from the last local plan. Site GNLP0480 was identified as a reasonable alternative should additional growth be needed in key services centres. This proposal 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 Hethersett. The main issues raised were site promoters in support of the reasonable alternative and unreasonable sites and the parish council concerned about the landscape impacts of the reasonable alternative and unreasonable sites (detailed in part 2 above). Not featured in part 2, the developers of the carried forward HET1 allocation queried the fact that the policy seems to apply retrospectively to the dwellings already permitted on the site. Collectively, these comments have contributed to the decision not to allocate the reasonable alternative site and to alter the policy text for HET1 to refer only to the additional 200 dwellings on the site. There were no changes to the selection of the site preferred for allocation.

Assessment of new and revised sites submitted through the Regulation 18C consultation

Three new sites were also submitted through the consultation totalling 66.5ha of land and including a range of uses. All the new sites were subject to the same process of assessment as the earlier sites (detailed in part 3 of this booklet). The conclusion of this work was that the new sites were unreasonable for allocation as they were too large for the scale of development required in the village; the landscape impact was significant; and there was no evidence of the need for the proposals. After consideration and engagement with Development Management colleagues and the Highway Authority the decision was taken to proceed with the uplift figure of 200 dwellings on HET1 and not to allocate any of the new sites.

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 Hethersett. This showed a more significant negative impact from larger sites, as might be expected when measuring the potential impact of housing development.

The Sustainability Appraisal shows how site GNLP0177A scores a double negative for air quality/noise (over 100 dwellings); climate change (number of dwellings and areas of surface water flood risk); biodiversity (proximity to SSSI and CWS); education (distance to schools - the SA methodology uses a different metric to that used in the site assessment process); and natural resources (number of dwellings). The site scores a double positive for housing (number of dwellings); and economy (proximity to employment). Other more minor issues flagged up for site GNLP0177A through the SA were related to landscape (loss of arable farmland); population and communities (distance to services - the SA methodology uses a different metric to that used in the site assessment process); health (distance to schools - the SA methodology uses a different metric to that used in the site assessment process); access to services (distance to bus stop); historic environment (proximity to listed buildings); and water (minor water course). Many of these impacts are addressed through policy (critically, this site is also carried forward allocation HET1, and benefits from planning permissions on the site which address these matters).

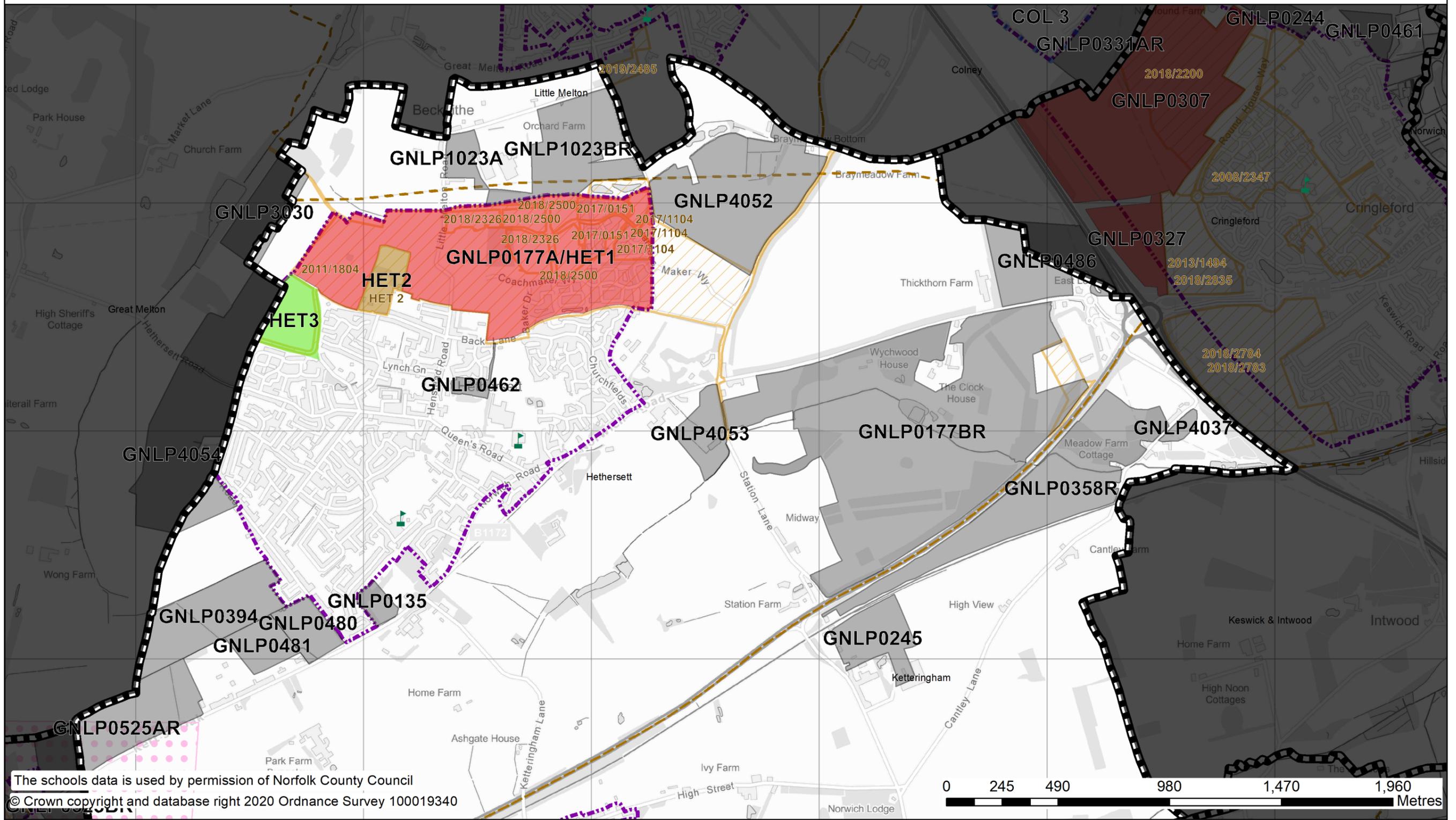
Final conclusion on sites for allocation in the Regulation 19 Plan

Based on all the information contained within this booklet the final conclusion of the site assessment process for Hethersett is to carry forward allocation HET1 (part of GNLP0177A) an uplift of 200 dwellings as identified through the Regulation 18C consultation. Reasonable alternative site GNLP0480 will not be allocated because on balance it was considered that the potential landscape impact outweighs the need for additional houses.

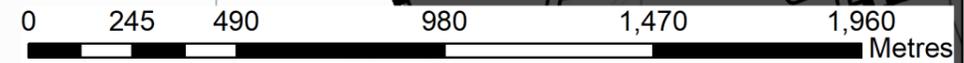
See tables of allocated and unallocated sites at appendices A and B for a full list of sites promoted with reasons for allocation or rejection.

HETHERSETT

GREATER NORWICH LOCAL PLAN PROMOTED SITES BY SCHOOL CATCHMENT AREAS



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Primary School	Housing Allocation	Open Space/Leisure Amenity Allocation	Care Home Allocation	Redevelopment of Existing Uses within Settlement Boundary	Not Allocated	Settlement Boundary	Parish Boundary	 N 1:15,500 at A3 Date: 25/11/2020
Primary School Catchment (2018-19)	Employment Allocation				Wymondham Area Action Plan Boundary	Commitment*		

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