

HETHERSETT

Hetherset is identified as a key service centre. There are existing allocations and planning permissions in place for development across the north of the village.







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 Hetherset. 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 Hetherset land is controlled by a long-standing strategic gap policy to prevent coalescence with Cringleford to the east and Wymondham to the west.

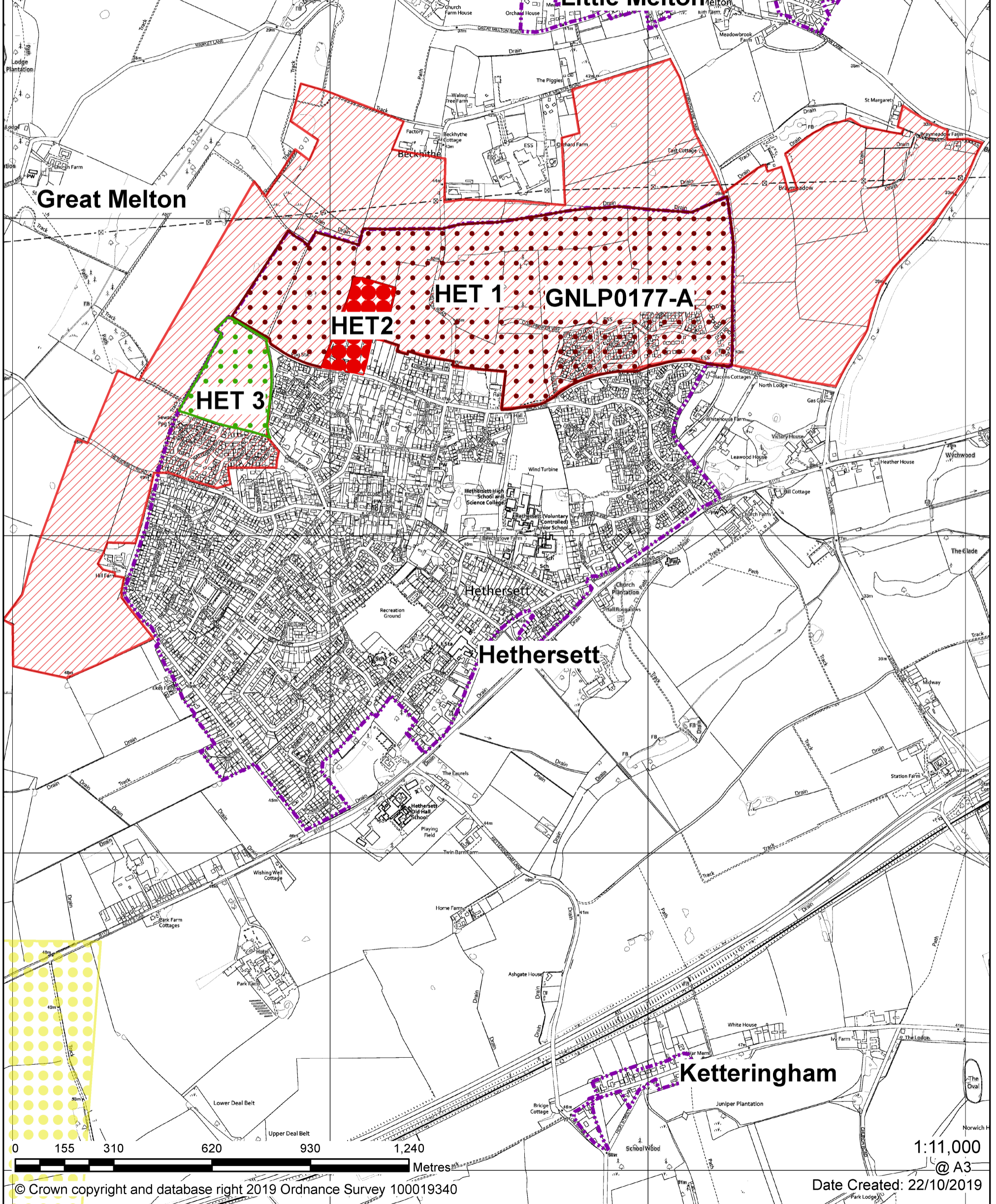
There are currently no new allocations proposed in this key service centre. There is one carried forward residential allocation for a total of 1369 homes (including 200 uplift) there are currently no additional dwellings with planning permission on small sites. This gives a total deliverable housing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

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.

Hethersett

Greater Norwich Local Plan Settlement Map

-  Preferred Housing Allocation
-  Carried forward existing Area Action Plan Boundary
-  Carried Forward Care Home Allocation
-  Carried Forward Mixed Use Allocation
-  Carried Forward Open Space/Burial Land Allocation
-  Existing Settlement Boundaries



0 155 310 620 930 1,240 Metres

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Date Created: 22/10/2019

No new allocations are proposed

Notes:

A substantial commitment of development remains and the need for more housing can be met from an uplift on the existing allocation.

Existing allocations to be carried forward

Policy HET 1 (part of GNLP0177-A): Land north Hethersett

The site lies to the north of the Poppyfields development, the plant nursery on Grove Road, Longview, the village hall and Back Lane, and south of Beckhithe Meadow County Wildlife Site (CWS), Holly Tree Farm and south-west of Braymeadow CWS. Due to the size of this allocation, a range of supporting infrastructure and facilities will be required, and the site should be masterplanned to maximise integration with the existing settlement and other allocations in Hethersett. Approximately 68 ha is allocated for mixed use, to include housing, community uses, open space and green infrastructure. This will include approximately 1,369 dwellings.

The developer(s) of the site will be required to ensure the following:

Masterplan and Phasing Plan

1. A comprehensive masterplan must include provision of social and green infrastructure and highway improvements, including Thickthorn junction.
2. A phasing plan which clearly identifies when key infrastructure will be provided in relation to the provision of new housing. Phasing should be designed to ensure development minimises the disturbance to existing residents.
3. The site should be masterplanned alongside HET2.

Enhanced Facilities

4. Community facilities, such as formal open space and/or buildings dedicated to community uses will need to be included within the overall development in accordance with the most up to date needs assessment.
5. Expansion of local schools or provision of land for additional school/s will need to be agreed with the Education Authority.
6. Development of the site may require financial contributions to fund improvements to the surrounding road network in addition to any Thickthorn junction improvements.

Landscaping and Green Infrastructure

7. Layout and landscaping of final scheme must minimise the impact on the strategic gap between Hethersett and neighbouring settlements.
8. Design should respond to the layout of earlier settlement patterns around commons and greens or other focal points.
9. Design of scheme must integrate landscape, open space and footpaths with the existing settlement.

10. Maximise the benefit of green infrastructure provision and avoid adverse impact designated sites, linking ponds, water courses and hedgerows.
11. The landscape buffer to the north should provide green infrastructure links between Beckhithe Meadow and Braymeadow County Wildlife Sites and incorporate existing woodland and hedgerow features across the site.

Transport

12. Highways and transport enhancements to be agreed with the Highways Authority and where appropriate the Highways England.
13. Vehicular access onto Colney Lane will be required.
14. Footpath and cycle routes to Norwich Research Park and Little Melton will be required, and additional public rights of way to increase access to the countryside.
15. Design of scheme must minimise impact on existing roads in the village by limiting the amount of additional traffic accessing the local road network.

Site Conditions and Constraints

16. Site layout must account for high voltage power lines to the north of the site, which will need a suitable separation buffer. Other factors affecting the final layout include an oil pipeline crossing north-eastern corner of the site, water mains and sewers crossing the site, and the need for a buffer zone around sewage pumping stations.
17. Historic Environment Record to be consulted to determine any need for archaeological surveys prior to development.
18. Wastewater infrastructure capacity must be confirmed prior to development taking place.
19. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources.

Notes

HET 1: 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. Development on HET 1 is well-advanced and it has become apparent from the approved reserved matters planning applications that an uplift of approximately 200 dwellings is a realistic prospect. There are no major constraints to accommodating an uplift of 200 homes, subject to ensuring delivery of the policy requirements set out in HET 1, and the mitigation measures already agreed through the approved planning applications. 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.

HETHERSETT

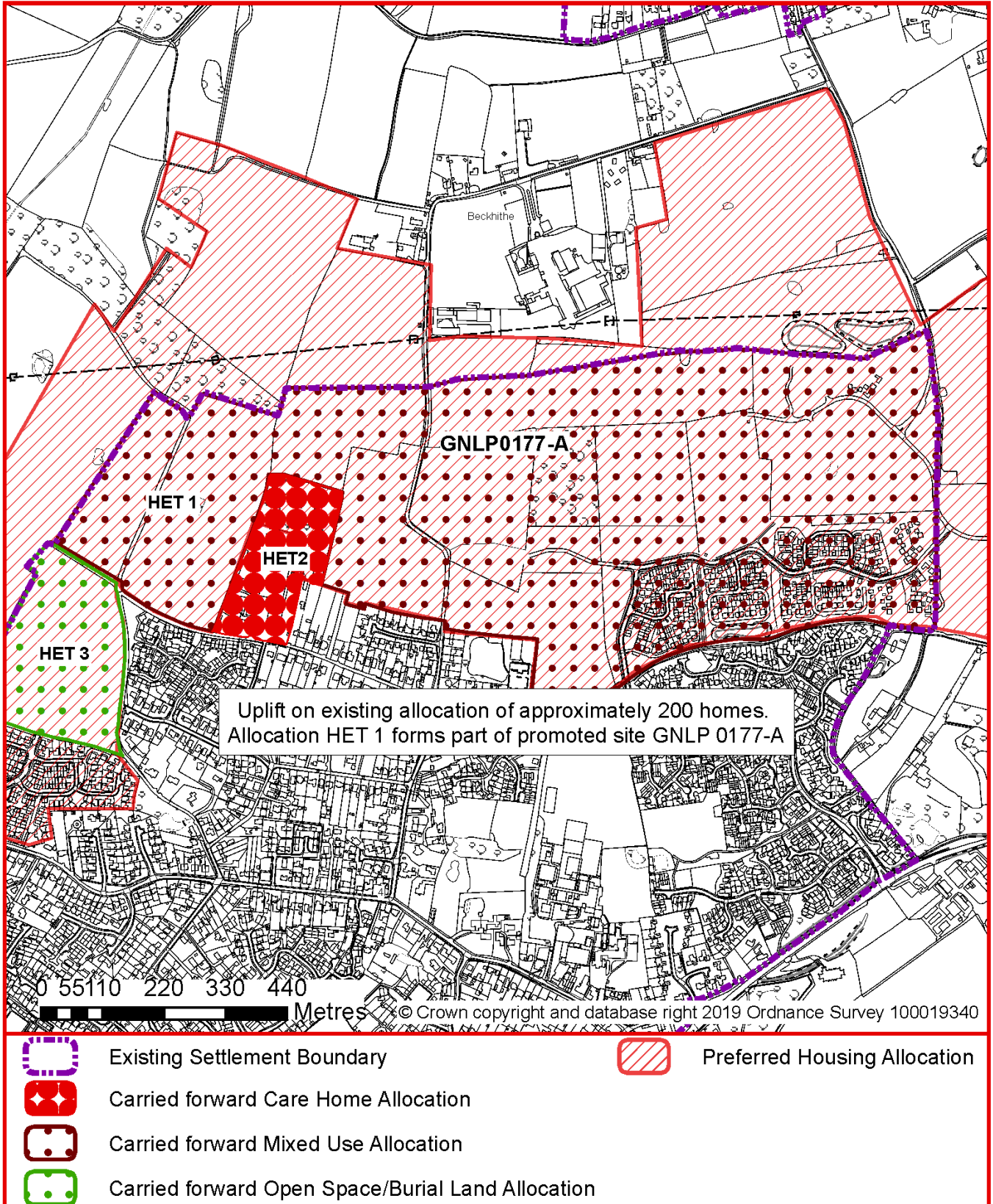
Greater Norwich Local Plan Carried Forward Allocation






Site Reference HET1
 Location Land north of the Poppyfields development
 Allocation Mixed Use (Approx. 1369 homes)
 Area 68.0 ha

(Also shown as commitments
on other maps)

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Date: 30/10/2019



-  Existing Settlement Boundary
-  Preferred Housing Allocation
-  Carried forward Care Home Allocation
-  Carried forward Mixed Use Allocation
-  Carried forward Open Space/Burial Land Allocation

Policy HET 2 Land north of Grove Road

This site includes the plant nursery and adjacent land forming the curtilage of 36 Grove Road. The JCS identifies a need for mixed tenure housing with care in Hethersett. Land amounting to some 3.8 hectares is allocated for at least 40 places of 'extra care housing', or a different figure in line with the most up to date needs assessment. Vehicular access will need to be from the north of the site, via HET1.

The developer of the site is required to ensure the following:

1. The site should integrate with existing development and development under policy HET 1, and should be masterplanned alongside HET 1.
2. If developed independently, proposals for the site should accord with the principles of any agreed masterplan for HET 1.
3. Wastewater infrastructure capacity must be confirmed prior to development taking place.
4. Norfolk Minerals and Waste Core Strategy Policy CS16 applies, as this site is underlain by safeguarded mineral resources.

Notes

HET 2: The site was allocated in 2015 as part of the current local plan but has not yet been developed, as the phase of development of the HET1 allocation required to access the site has not yet progressed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period. The boundary and policy requirements of HET 2 are unchanged from the original allocation, but opportunity does exist for revision. At 3.8 ha HET 2 contains more land than is needed for a 40 place 'extra care' housing scheme, and subject to the suitability of uses proposed, additional development on HET 2 could be acceptable; this could include additional extra care units or care home provision based on the most up to date assessment of need, or if additional care need is not identified, further market and affordable housing.

HETHERSETT

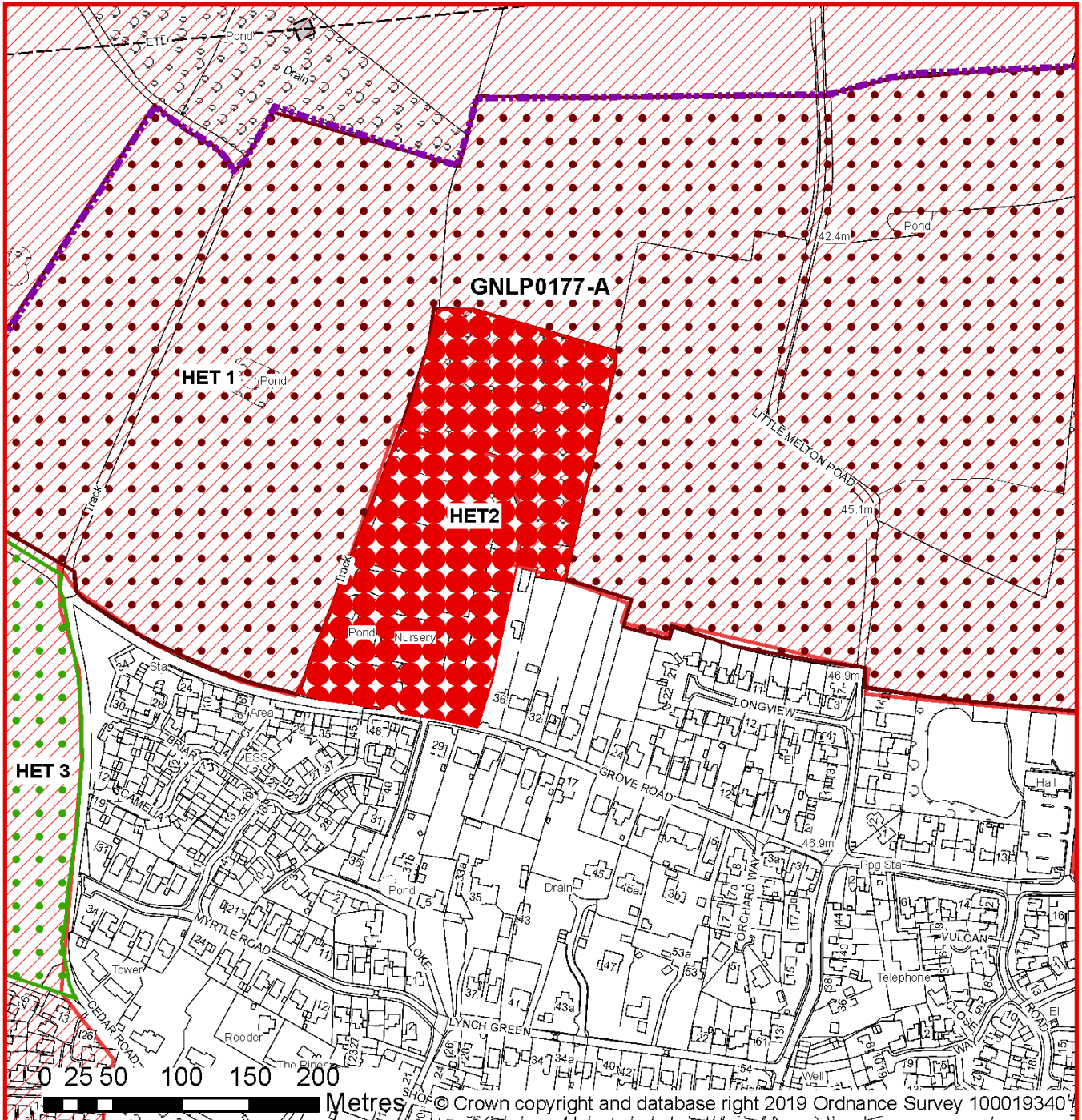
Greater Norwich Local Plan Carried Forward Allocation






Site Reference HET2
 Location Land north of Grove Road
 Allocation 40 Care Housing places
 Area 3.8 ha

(Also shown as commitments
on other maps)

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Date: 30/10/2019



-  Existing Settlement Boundary
-  Carried forward Care Home Allocation
-  Carried forward Mixed Use Allocation
-  Carried forward Open Space/Burial Land Allocation
-  Preferred Housing Allocation

Policy HET 3: land west of Poppyfields

This site lies to the south-west of HET 1 policy area, and to the west of the Poppyfields development, and is underlain by a significant archaeological site. The Historic Environment Service has advised that informal open space would be the preferred use here. Permission has been granted to use part of the site as an access road to HET 1.

The remainder of the site should remain open and undeveloped to protect the archaeological remains. In this context the site has the potential to be used as open space in connection with housing development at HET 1 and HET 2. The land amounts to approximately 6.5ha. In bringing forward the site for informal open space, it should be ensured that:

1. Open space provision integrates with the existing settlement and new development to the north of the village under policy HET 1 and to the Heathfields development to the south.
2. Archaeological surveys must be carried out prior to any groundwork, and the views of the Historic Environment Service should be sought at the earliest stage.

Notes

HET 3: The site has not been brought forward as part of the current permitted development on the HET 1 allocation; however, the proposed increase in numbers on both HET 1 and HET 2 mean that additional supporting infrastructure, including green infrastructure, may be necessary. It is therefore proposed to carry forward the existing allocation HET 3, recognising the public benefit in providing informal open space, and also to safeguard the archaeological interest relating to the land.

HETHERSETT

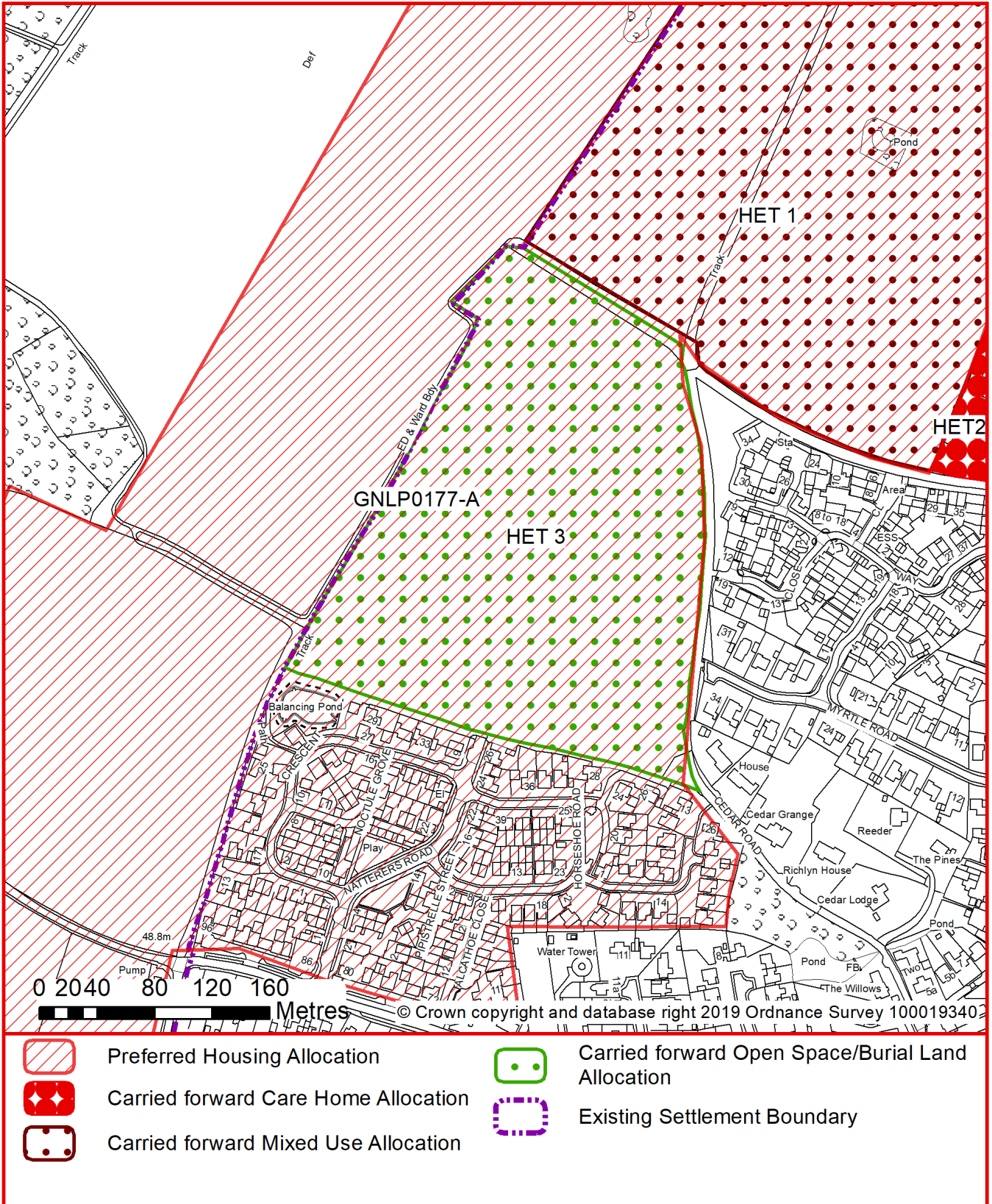
Greater Norwich Local Plan Carried Forward Allocation

Site Reference HET 3
 Location Land West of Poppyfields
 Allocation Open Space
 Area 6.83 ha

(Also shown as commitments
 on other maps)

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Date: 04/12/2019




Reasonable Alternatives

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.

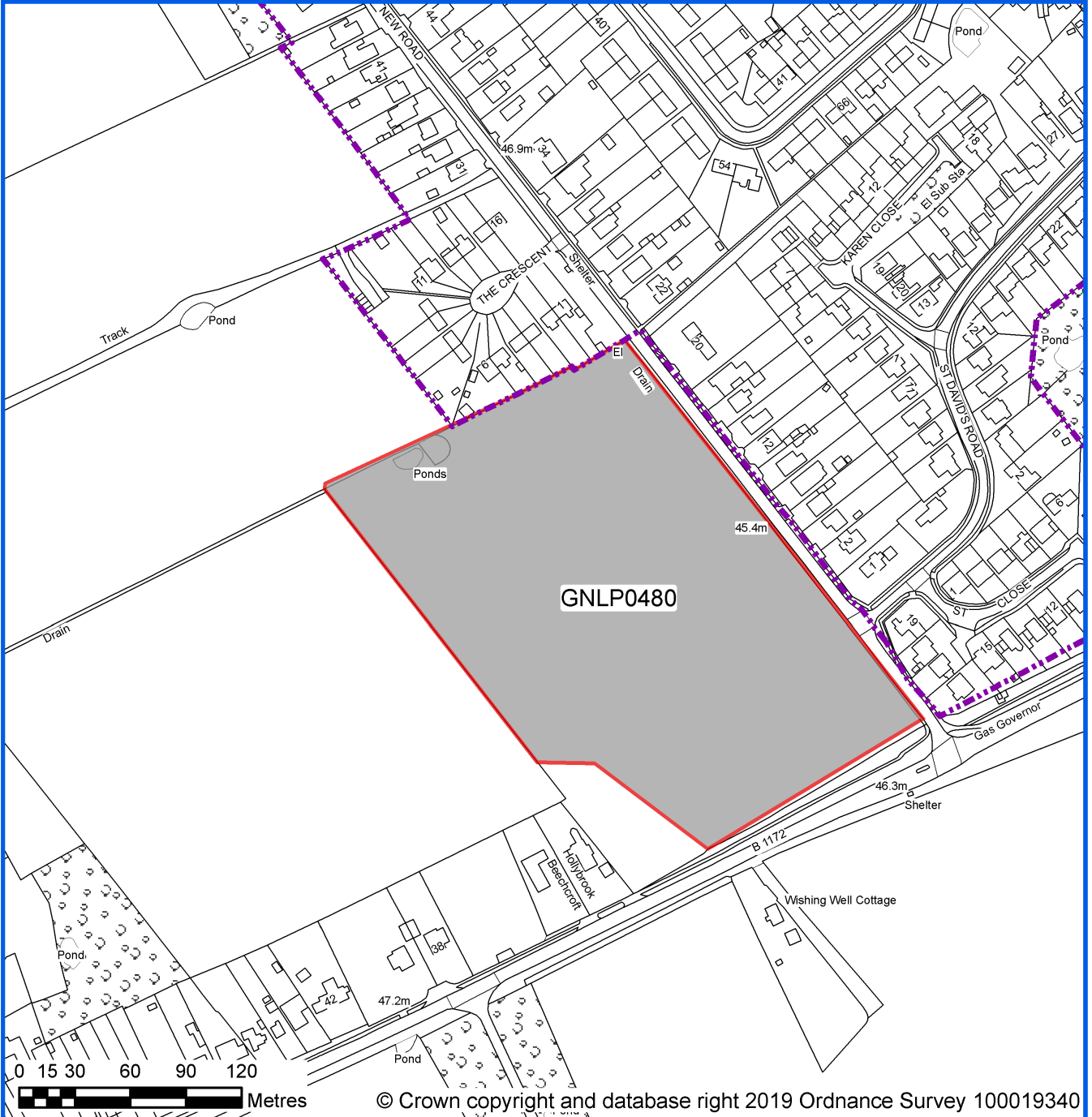
HETHERSETT



Greater Norwich Local Plan
Reasonable Alternative

Site Reference GNL0480
 Location Land west of New Road
 Allocation Residential Development
 Area 4.52 ha


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Date Created: 24/10/2019

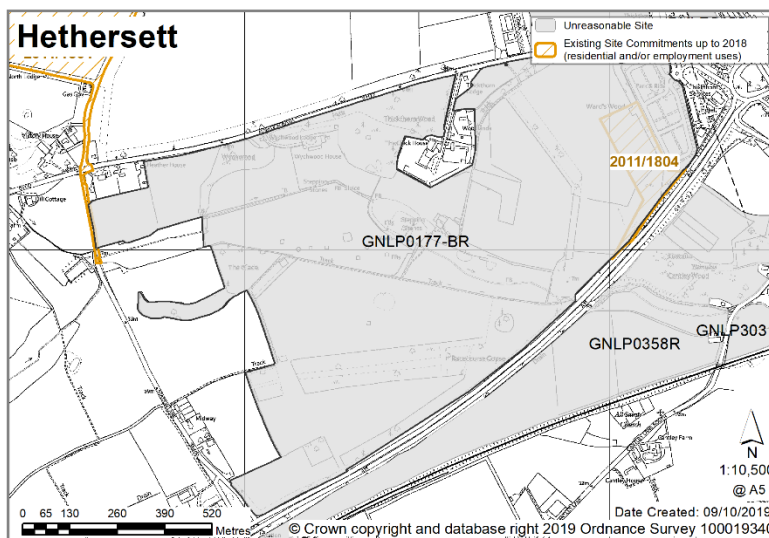


-  Reasonable Alternative
-  Existing Settlement Boundaries

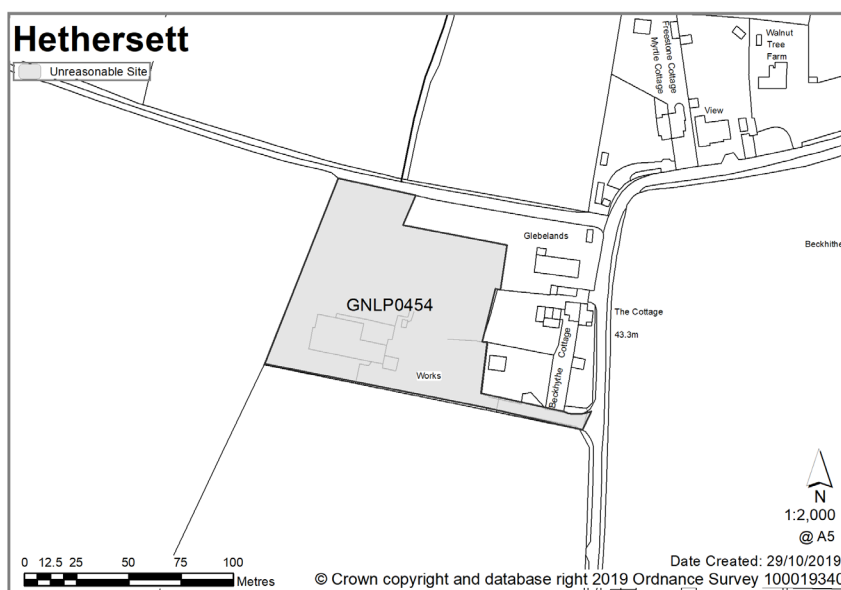
Unreasonable Sites - Residential

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 to south east of Hethersett	GNLP0177BR	103.21	Renewable energy generation, offices, residential short stay units, green infrastructure, hotel, care home	This part of a larger site submission is divorced from the settlement and if developed would be a separate enclave in open countryside and distant from the facilities of Hethersett.

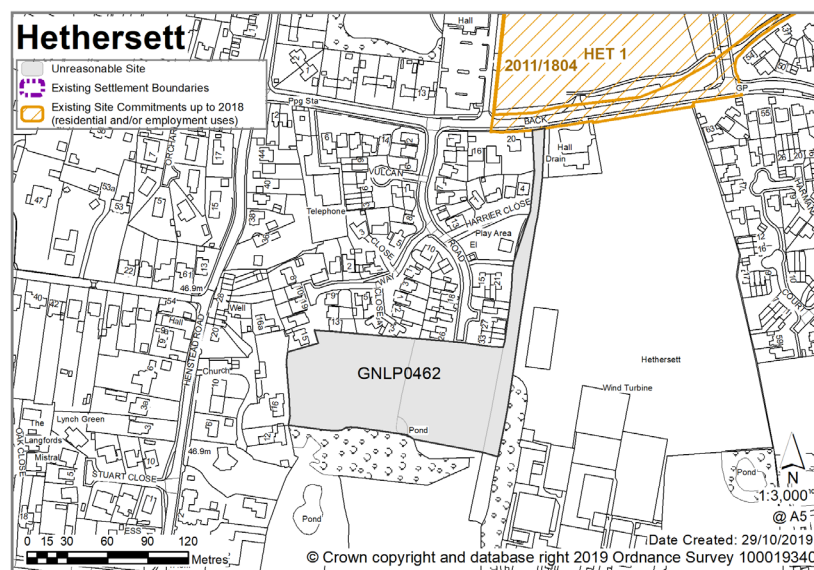
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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Land at New Road	GNLP0394	15.06	Approx. 300 dwelling	This site is not considered to be suitable for allocation due to highways constraints, unless developed in conjunction with adjacent sites GNL0480 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. GNL0394 could only be considered as a single allocation with GNL0480 and GNL0481.
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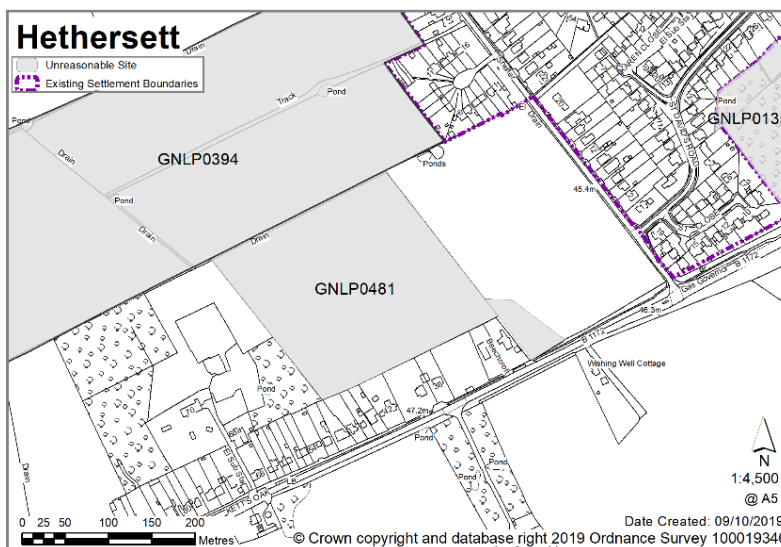


Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Land off Jaguar Road	GNLP0462	1.34	Approx. 20 dwellings with open space	This site is centrally located in the village and is within an area identified as an important local open space in the South Norfolk Local Plan. Proposed 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.

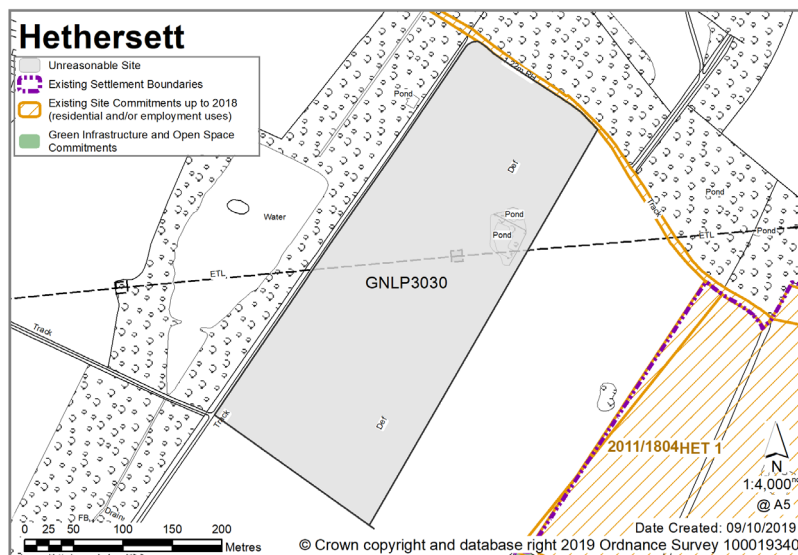


Land west of New Road	GNLP0481	4.92	Residential care home, sheltered housing and/or housing extra care for the elderly and public open space of 3.18ha (extension to park proposed on adjoining site)	This site is not considered to be suitable for allocation due to highways constraints. GNLP0481 could only possibly come forward with GNLP0480. Furthermore, the site is within the strategic gap between Hethersett and Wymondham.
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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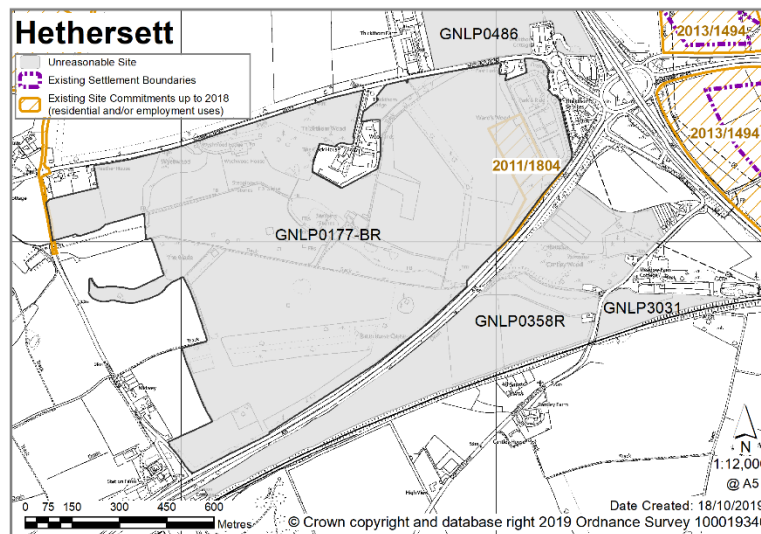


West of Hethersett (partly in Great Melton Parish)	GNLP3030	8.10	Residential (unspecified number)	This site is not considered to be suitable for allocation as it is divorced from the settlement. It is located in the countryside and distant from the facilities in Hethersett with no pedestrian footways to access them.
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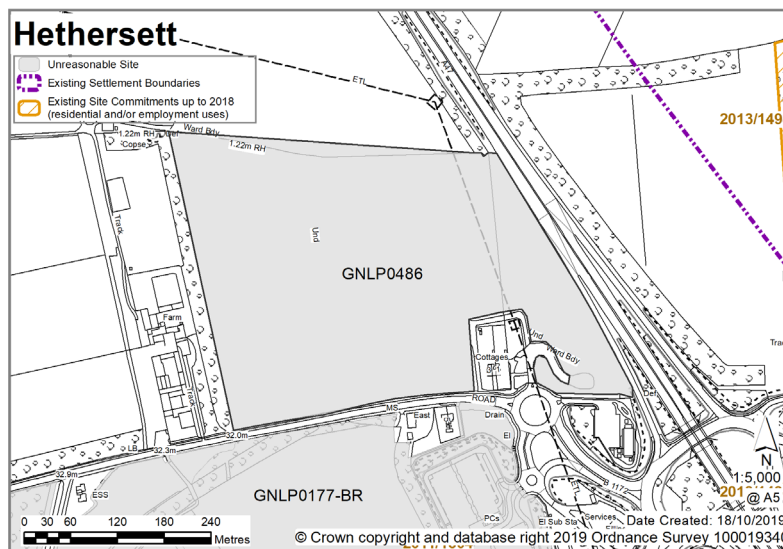


Unreasonable Sites - Non-Residential

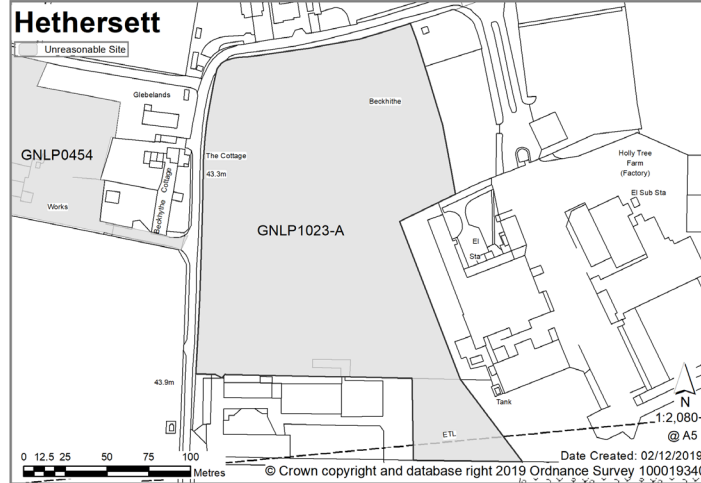
Address	Site Reference	Area (Ha)	Proposal	Reason considered to be unreasonable
Hethersett (including Thickthorn)				
Land around Thickthorn Roundabout. Either side of A11	GNLP0177-BR / GNLP0358R	134.00	Outdoor leisure, residential care assisted living, renewable energy generation	This site is not preferred for allocation as although the A11 is strategically important for growth there are already significant allocations and commitments in place nearby at Colney, Cringleford and Hethersett and further land of this scale is not needed at the current time. This site includes heritage assets such as Thickthorn Hall set within historic parkland. It is also within the strategic gap separating Hethersett and Cringleford and the Norwich Southern Bypass Landscape Protection Zone.



Land north of Norwich Road, Hethersett	GNLP0486	14.83	Employment	This site is not considered to be suitable for allocation as evidence suggests that currently committed land is more than sufficient in quantity and quality to meet the employment growth needs in Greater Norwich. There is therefore no need to allocate any additional large-scale employment sites in the new local plan. Development in this location would impact on the Southern Bypass Landscape Protection Zone and the strategic gap between Hethersett and Cringleford.
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Little Melton Business Park - Site A (land to west)	GNLP1023-A	2.90	Food-led industrial	This site is not considered to be suitable for allocation as evidence suggests that currently committed land is more than sufficient in quantity and quality to meet the employment growth needs in Greater Norwich. There is therefore no need to allocate any additional large-scale employment sites in the new local plan.
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Little Melton Business Park - Site B (land to east)

GNLP1023-B

10.70

Food-led industrial

This site is not considered to be suitable for allocation as evidence suggests that currently committed land is more than sufficient in quantity and quality to meet the employment growth needs in Greater Norwich. There is therefore no need to allocate any additional large-scale employment sites in the new local plan.

