

<b>Hierarchy</b>	Other Main Towns and Long Stratton
<b>Settlements:</b>	Aylsham, Diss, Harleston, Hethel, Long Stratton, Wymondham

**PART 1 - ASSESSMENTS OF SITES INCLUDED IN THE DRAFT LOCAL PLAN REGULATION 18C CONSULTATION (JANUARY – MARCH 2020)**

**STAGE 1 – LIST OF SITES PROMOTED IN THE SETTLEMENT**

**LIST OF SITES TO BE CONSIDERED FOR COMMERCIAL/EMPLOYMENT**

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
Stanfield Road, Wymondham	GNLP0116	2.99	Employment
Tharston Industrial Estate, Long Stratton	GNLP0272	7.55	Employment
Victoria Road, Diss	GNLP2067	0.42	Repair and retail warehouse, business and offices
East of Potash Lane, Bracon Ash	GNLP2097	1.18	Employment
South of Hethel Industrial Estate, Bracon Ash	GNLP2109	0.79	Employment
<b>Total area of land</b>		<b>12.93</b>	

**LIST OF SITES TO BE CONSIDERED FOR RECREATION AND LEISURE**

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
Land north of Carpenters Barn, Wymondham	GNLP0285	15.38	Recreational use
<b>Total area of land</b>		<b>15.38</b>	

## STAGE 2 – HELAA COMPARISON TABLE

### EMPLOYMENT

	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														
GNLP0116	Amber	Red	Amber	Green	Amber	Amber	Red	Green	Amber	Amber	Green	Green	Amber	Amber
GNLP0272	Amber	Green	Amber	Green	Green	Amber	Amber	Green	Green	Green	Green	Green	Amber	Green
GNLP2067	Green	Green	Green	Green	Green	Amber	Amber	Green	Green	Amber	Green	Green	Green	Amber
GNLP2097	Green	Amber	Green	Green	Amber	Green	Green	Green	Green	Amber	Amber	Green	Green	Green
GNLP2109	Green	Amber	Green	Green	Amber	Green	Green	Green	Green	Amber	Amber	Green	Green	Green

**RECREATIONAL 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
Site Reference													
GNLP0285	n/a												

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

Site Reference	Comments
GNLP0116	No comments submitted
GNLP0272	No comments submitted
GNLP2067	<p><b>General comments:</b> Objections raised concerns regarding lack of services already over-subscribed, site is unsustainable, unsuitable roads, road safety and traffic congestion.</p> <p>One site submitted in support of site. The site had the benefit of a full planning permission, 2012/0940/F, that lapsed because condition 9 had not been complied with. The site owner believed that he had commenced the development by constructing substantial highway works and asks that because of these highway works sympathetic consideration be given to the allocation of the site.</p> <p><b>Diss Town council comments:</b> Located off Victoria Road. Area 0.42 hectares on flood zone 2. May be suitable for the proposed repair and retail warehouse, business and offices.</p> <p><b>South Norfolk Council comments:</b> Eastern and southern edge of site in current day fluvial flood zone 3 and the remainder of the site in current day fluvial flood zone 2. The SFRA has not modelled climate change scenarios for this site.</p>
GNLP2097	<p><b>Swardeston Parish Council comments:</b> Swardeston parish council are in support of commercial development in these locations. As the area would benefit from the development and a logical extension.</p>
GNLP2109	<p><b>Norfolk Wildlife Trust comments:</b> Comments made regarding the proximity to the Hethel Wood CWS and ecological impacts on housing in this location.</p> <p><b>Swardeston Parish Council comments:</b> Swardeston parish council are in support of commercial development in these locations. As the area would benefit from the development and a logical extension.</p>
GNLP0285	<p><b>General comments:</b> One objection raised concerns regarding scale of development, traffic, noise and pollution issues.</p>

	<p>Two comments made in support of site. Sport England is supportive of this allocation which will provide enhanced replacement facilities for Wymondham RFC, enabling the club to meet growing demand, and provide higher quality facilities in comparison to their existing site. Sport England's support is in principle only. Full details in terms of pitches, ancillary facilities, car parking etc. will need to meet Sport England/RFU/ECB technical guidance and will be considered under a relevant planning application. Supports the local community through leisure facilities and helps stop the obesity crisis. Better than more houses</p>
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## **STAGE 4 – DISCUSSION OF SUBMITTED SITES**

**In this section sites are compared against each other with regard to the form and character of the settlements in the cluster and the relationship between them. The emerging spatial strategy and current commitments will also be considered. A conclusion is drawn on the suitability of sites to be shortlisted for further consideration using constraints identified in the HELAA, consultation comments and school capacity and accessibility information.**

### **COMMERICAL/EMPLOYMENT**

#### Wymondham

Stanfield Road, Wymondham, GNLP0116, 2.99 ha, Employment.

To the south-west of Wymondham, off Stanfield Road, GNLP0116 is an established depot run by Goff Petroleum. Depending upon how site constraints are managed expansion is not inappropriate. Allocation of GNLP0116 is not thought a strategic priority and GNLP0116 is not integral to achieving the objectives of the local plan. The site is considered an unreasonable alternative for further assessment and any expansion proposals by Goff would probably be better dealt with through the planning application process.

#### Long Stratton

Tharston Industrial Estate, Long Stratton, GNLP0272, 7.55 ha, Employment.

GNLP0272 is promoted as an extension to Tharston Industrial Estate and would be in addition to land already allocated in the Long Stratton Area Action Plan (policy LN2). 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.

#### Diss

Victoria Road, Diss, GNLP2067, 0.42 ha, Repair and retail warehouse, business and offices.

This site at Victoria Road is adjacent to the existing settlement limit and proposed for commercial use. The whole site is in flood zone 2 with part in flood zone 3. There is a care home on the neighbouring site so amenity impact will need to be considered. Given the existing commitments for employment land in Diss, and the constraints of GNLP2067, the site is considered unreasonable for allocation.

#### Bracon Ash

East of Potash Lane, Bracon Ash, GNLP2097, 1.18 ha, Employment.

This site is proposed for employment to be used by Tml Precision Engineering and other local businesses. As of spring 2018, the promoter reports that the industrial development permitted is nearing completion (planning reference: 2011/1041). The development by Tml Precision Engineering will create 3,000 sqm of employment space, complementing the existing longstanding advanced engineering activities in Hethel. Given the existing planning permission and current build out it is not necessary to consider the site further for allocation.

### Bracon Ash

South of Hethel Industrial Estate, Bracon Ash, GNLP2109, 0.79 ha. Employment.

This is a 0.79 ha site proposed for employment uses in the form of 10 small industrial units of up to 200 sqm each. Given the proximity to other existing advanced engineering businesses that make-up the Hethel Strategic Employment location this site is preferred for further assessment. As a relatively small site, GNLP2109 adds diversity to the land options for employment growth in this area. This site is preferred for allocation to allow additional capacity up to 2038 for the continued growth of the allocated advanced engineering proposals in the South Norfolk Local Plan (allocation references HETHEL 1 and HETHEL 2).

## **OTHER**

### Wymondham

Land north of Carpenters Barn, Wymondham, GNLP0285, 15.38 ha, Recreational. Use.

GNLP0285 is a 15 ha proposal for recreational uses to serve Wymondham Rugby Club (including clubhouse, pitches, car parking and floodlighting) that should be taken forward for further assessment. This site is not preferred for allocation as consent has already been granted under planning application reference 2014/0799 for a clubhouse with sports pitches. The site is considered an unreasonable alternative for further assessment.

## **STAGE 5 – SHORTLIST OF SITES FOR FURTHER ASSESSMENT**

**Based on the assessment undertaken at stage 4 above the following sites are shortlisted for more detailed assessment**

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
South of Hethel Industrial Estate, Bracon Ash	GMLP2109	0.79	Employment
<b>Total area of land</b>		<b>0.79</b>	

**STAGE 6 – HIERACHY BASED APPRAISAL OF SHORTLISTED SITES AND IDENTIFICATION OF PREFERRED SITE/S (WHERE APPROPRIATE) FOR REGULATION 18C DRAFT PLAN CONSULTATION**

Of the sites promoted for non-residential uses none are being taken forward as proposed allocations, except GNLP2109. Reasons for not allocating sites include: constraints relating to the site making it unsuitable for allocation; a planning permission on the site determining its development potential already; or, that the site is not required for allocation to fulfil the objectives of the local plan. The exception, GNLP2109 is preferred so as to allow the continued growth of the advanced engineering activities at Hethel.

**Preferred Sites:**

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
<b>Hethel Strategic Employment</b>				
South of Hethel Industrial Estate, Bracon Ash	GNLP2109	0.79	Employment	This site is preferred for allocation to allow additional capacity up to 2038 for the continued growth of the allocated advanced engineering proposals in the South Norfolk Local Plan (allocation references HETHEL 1 and HETHEL 2).

**Reasonable Alternatives:**

Address	Site Reference	Area (Ha)	Proposal	Reason for not allocating
NO REASONABLE ALTERNATIVE NON-RESIDENTIAL SITES				

## Unreasonable Sites

Address	Site Reference	Area (Ha)	Proposal	Reason considered to be unreasonable
<b>Aylsham (Blickling, Burgh &amp; Tuttington and Oulton)</b>				
NO UNREASONABLE NON-RESIDENTIAL SITES				
<b>Diss (including part of Roydon)</b>				
Victoria Road, Diss	GNLP2067	0.42	Repair and retail warehouse, business and offices	The site is not preferred for allocation as it is subject to flood risk constraints and it is considered that there is already sufficient employment land allocated in Diss in the current South Norfolk Local Plan still to be developed.
<b>Redenhall with Harleston</b>				
NO UNREASONABLE NON-RESIDENTIAL SITES				
<b>Hethel Strategic Employment</b>				
East of Potash Lane, Bracon Ash	GNLP2097	1.18	Employment	This site is proposed for employment to be used by Tml Precision Engineering and other local businesses. As of spring 2018, the promoter reports that the industrial development permitted is nearing completion (planning reference: 2011/1041). The development by Tml Precision Engineering will create 3,000 sqm of employment space, complementing the existing long-standing advanced engineering activities in Hethel. Given the existing planning permission and current build out it is not necessary to consider the site further for allocation.

<b>Long Stratton (including part of Roydon)</b>				
Tharston Industrial Estate, Long Stratton	GNLP0272	7.55	Employment	This site is promoted as an extension to the Tharston Industrial Estate and would be in addition to employment land already allocated in the Long Stratton Area Action Plan (policy LNGS2). 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.
<b>Wymondham</b>				
Land north of Carpenters Barn, Wymondham	GNLP0285	15.38	Recreational Use	This site is not preferred for allocation as consent has already been granted under planning application reference 2014/0799 for a clubhouse with sports pitches.
Stanfield Road, Wymondham	GNLP0116	2.99	Employment	This proposal appears to be for the expansion of operations at the Goff Petroleum Fuel Depot as per expired planning permission 2010/2232 for offices, workshops, warehousing and distribution. Due to the specific nature of these proposals and the depot's location some distance from the built-up area of Wymondham this site is not considered to be suitable for allocation and would be better dealt with through the planning application process.

## **PART 2 – SUMMARY OF COMMENTS FROM THE REGULATION 18C DRAFT PLAN CONSULTATION**

### **Diss**

<b>STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:</b>	Site GNLP2067 Victoria Road, Diss (Unreasonable Non-Residential Site)
<b>TOTAL NUMBER OF REPRESENTATIONS:</b>	1
<b>SUPPORT/ OBJECT/ COMMENT BREAKDOWN:</b>	1 Support, 0 Object, 0 Comment

<b>RESPONDENT (OR GROUP OF RESPONDENTS)</b>	<b>SUPPORT/ OBJECT/ COMMENT</b>	<b>BRIEF SUMMARY OF COMMENTS</b>	<b>MAIN ISSUES REQUIRING INVESTIGATION</b>	<b>DRAFT GNLP RESPONSE</b>	<b>PROPOSED CHANGE TO PLAN</b>
Diss Town Council	Support	This site is subject to flood risk constraints and there is sufficient employment land at present.		Site not to be allocated under GNLP. Note comment about the Diss and District Neighbourhood allocating sites to meet the future	None  Deferred to neighbourhood plan process.

				development needs of the Town.	
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## Hethel Strategic Employment

<b>STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:</b>	GNLP2109 South of Hethel Industrial Estate, Bracon Ash (Preferred Site)
<b>TOTAL NUMBER OF REPRESENTATIONS:</b>	3
<b>SUPPORT/ OBJECT/ COMMENT BREAKDOWN:</b>	0 Support, 1 Object, 2 Comment

<b>RESPONDENT (OR GROUP OF RESPONDENTS)</b>	<b>SUPPORT/ OBJECT/ COMMENT</b>	<b>BRIEF SUMMARY OF COMMENTS</b>	<b>MAIN ISSUES REQUIRING INVESTIGATION</b>	<b>DRAFT GNLP RESPONSE</b>	<b>PROPOSED CHANGE TO PLAN</b>
Anglian Water	Comment	No reference to water efficiency forming part of the design unlike other allocation policies. See comments on Policy 2	Consistent policy approach to water efficiency needed	This matter is dealt with under Policy 2 that applies to all sites. It is not necessary to include it in the allocation policy	None
Norfolk Wildlife Trust	Comment	Hethel allocations are adjacent to Hethel Wood CWS, an important ancient woodland site, likely to also be of importance for several bat species. Given the proximity of the existing	Consider impact on CWS and effect on bats in neighbouring ancient woodland	Minor wording changes are made to further account for heritage and ecological impacts. Wording is adjusted to ensure	Allocate with alterations to policy to include ecological impact assessment.

		<p>industrial area to the wood, and the sensitivity of ancient woodland to nearby development, we recommend that any allocations in this area safeguard the CWS from further encroachment and includes appropriate policies to avoid indirect disturbance from features such as external lighting. This area is also a key location for connectivity with other priority habitats in the south Norfolk claylands and net gain contributions could help link Hethel Wood with other County Wildlife Sites and ancient woodland.</p> <p>Additional report submitted</p>		<p>the layout and design of GNLP2109 takes in to account its proximity to the Grade II Little Potash (Brunel House). An ecological impact assessment is specifically required too, reflecting the sensitivity of the site and that this assessment may not automatically accompany an application for development on a relatively small piece of land.</p>	
Historic England	Object	<p>Although there are no designated heritage assets within this site, the grade II listed Little Potash (also known as Brunel House) lies immediately to the south of the site and would be surrounded on two sides by the proposed site. The</p>	<p>Consider impact on grade II listed Little Potash south of site.</p> <p>Consider carrying out a detailed Historic Impact Assessment</p>	<p>Minor wording changes are made to further account for heritage and ecological impacts. Wording is adjusted to ensure the layout and design of</p>	<p>Allocate with alterations to policy to protect the residential amenity of nearby Grade II Little Potash</p>

		<p>cottage dates from the late 16th or early 17th century with a timber frame and brick plinth, with rendered brick infill and a pantile roof. There is no mention of the nearby listed building within the policy or supporting text and no provision for appropriate landscaping/setback of development. We are concerned that development of this site would affect the setting of this listed building. We are therefore concerned about the inclusion of this site.</p> <p>Suggested Change: We suggest a detailed HIA is undertaken for this site to assess the suitability or otherwise of the site and consider any appropriate mitigation.</p>		<p>GNL2109 takes in to account its proximity to the Grade II Little Potash (Brunel House). An ecological impact assessment is specifically required too, reflecting the sensitivity of the site and that this assessment may not automatically accompany an application for development on a relatively small piece of land.</p>	<p>(Brunel House).</p>
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## Wymondham

<b>STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:</b>	Site GNLP0116 Stanfield Road, Wymondham (Unreasonable Non-Residential Site)
<b>TOTAL NUMBER OF REPRESENTATIONS:</b>	1
<b>SUPPORT/ OBJECT/ COMMENT BREAKDOWN:</b>	0 Support, 1 Object, 0 Comment

<b>RESPONDENT (OR GROUP OF RESPONDENTS)</b>	<b>SUPPORT/ OBJECT/ COMMENT</b>	<b>BRIEF SUMMARY OF COMMENTS</b>	<b>MAIN ISSUES REQUIRING INVESTIGATION</b>	<b>DRAFT GNLP RESPONSE</b>	<b>PROPOSED CHANGE TO PLAN</b>
George J Goff Ltd (site promoter)	Object	The site is now being promoted as a suitable site for development of a new energy research centre focussed upon low carbon innovation and the move away from peak oil production. Goff Petroleum would build out and manage the new centre which would provide high quality space for businesses and researchers to form a hi-tech cluster to drive forward	Investigate the benefits of the new site boundary, the scheme's details as discussed with development management colleagues, and how the proposals fit with wider ambitions for the Hethel Strategic Employment area.	This site is owned by Goff Petroleum who are seeking to diversify their existing operations on the adjacent land. Development of this site has good prospects to come forward given that the end-user is already known. There are clear commercial advantages to	None  Site not to be allocated.

		<p>innovation in this expanding sector. Positive pre-application discussions have already taken place with South Norfolk Development Management officers with a view to submitting a planning application for the site in due course.</p>		<p>expanding on the current site rather than relocating. Uses involved on the site require consultation with the Health &amp; Safety Executive, and it is unlikely that an alternative suitable site is readily available. Positive discussions have been held with the Development Management team and continued progression of a planning application is encouraged, and so the site not to be allocated.</p>	
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**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)**

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>	<b>Status</b>
<b>Hethel</b>				
North of Potash Lane	GNLP4026	8.56	Employment led mixed use with up to 8 dwellings	New Site
<b>Diss and well related parts of Roydon parish</b>				
Quaker Wood, Factory Lane	GNLP4021	2.19	Locally valued public space	New Site
<b>Wymondham</b>				
Stanfield Road	GNLP0116R	4.88	Energy research centre for low carbon innovation built and managed by Goff Petroleum and attenuation/open space on high ecology value area to south	Unreasonable
<b>TOTAL</b>		<b>15.63</b>		

## STAGE 2 – HELAA COMPARISON TABLE

	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														
<b>Hethel</b>														
GNLP4026	Green	Amber	Green	Green	Green	Amber	Green	Amber	Green	Amber	Amber	Green	Green	Amber
<b>Diss and well related parts of Roydon parish</b>														
GNLP4021	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Wymondham</b>														
GNLP0116R	Amber	Red	Amber	Green	Amber	Amber	Amber	Green	Green	Amber	Green	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.**

### **Diss and well related parts of Roydon parish**

Quaker Wood, Factory Lane, GNLP4021, 2.19 ha, Locally valued public space

The information submitted with GNLP4021 notes that the land has the benefit of planning permission for community and amenity recreational purposes (ref: 2008/0888). The submission seeks Quaker Wood's allocation as a public space, but this is more appropriately addressed through other planning solutions. These include: an audit of important local open spaces followed by review of the Development Management Policies DPD; a specific Local Green Space Designation; or, specifically in this case allocation by the Diss and District Neighbourhood Plan. Given the existing planning permission and other solutions for allocation GNLP4021 is not a reasonable alternative for further consideration under the GNLP.

## **Hethel**

North of Potash Lane, GNLP4026, 8.56 ha, Employment led mixed use with up to 8 dwellings

GNLP4026 is adjacent to Potash Lane and directly opposite the existing Hethel advanced engineering allocations. Due to the lack of facilities within a walkable distance residential development in this location is not thought appropriate. Excluding the residential element, the proportion of the site put forward for mixed employment, industrial and storage uses could contribute to further developing Hethel as a strategic employment location. On this basis the site is considered a reasonable alternative for employment-related development.

## **Wymondham**

Stanfield Road, GNLP0116R, 4.88 ha, Energy research centre for low carbon innovation built and managed by Goff Petroleum and attenuation/open space on high ecology value area to south

The original proposal for GNLP0116 was not considered to be suitable for allocation and would be better dealt with through the planning application process. This re-imagined proposal, whilst still in essence related to the adjacent Goff Petroleum site, shows attention to achieving development with a higher ecological value; and, would potentially complement the advanced engineering enterprises at Hethel. On this basis the site is now considered a reasonable alternative for employment-related development.

**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.

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
<b>Hethel</b>			
North of Potash Lane	GNLP4026	8.56	Employment led mixed use with up to 8 dwellings
<b>Wymondham</b>			
Stanfield Road	GNLP0116R	4.88	Energy research centre for low carbon innovation built and managed by Goff Petroleum and attenuation/open space on high ecology value area to south
<b>TOTAL</b>		<b>13.44</b>	

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

<b>Site Reference:</b>	GNLP0116R
<b>Address:</b>	Stanfield Road, Wymondham
<b>Proposal:</b>	Energy research centre for low carbon innovation built and managed by Goff Petroleum and attenuation/open space on high ecology value area to south

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Agricultural, with some woodland areas	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA:</b>
<p><b>Amber Constraints in HELAA</b>            Site access, Access to services (Red), Utilities Capacity, Contamination/ground stability, Flood Risk, Market attractiveness, Biodiversity &amp; Geodiversity, Transport &amp; Roads, Compatibility with neighbouring uses</p>
<p><b>HELAA Conclusion:</b>            This is a 4.88 ha site adjacent to the existing Goff Petroleum depot on Stanfield Road (B1135). The original proposal for GNLP0116 measured 2.99 ha and was derived from a now expired planning permission (2010/2232) for the construction of offices, workshops, warehousing/distribution and car parking. This revised scheme is conceived as an ‘energy research centre for low carbon innovation’ (whilst still comprising of offices, workshops, car parking, landscaping, and an ecological area to the south). In access terms, an indicative masterplan shows options for retaining the current depot vehicular access or creating a new access to the B1135. The Highways Authority says xx. Although not accessible to facilities by walking, as an employment location GNLP0116R is 2.7 km from the Hethel Engineering Centre, and could complement the existing and planned advanced engineering/technology activities nearby. Development of GNLP0116R would need consideration to managing surface water flood risk on northern and southern portions of the site, as well as retaining hedgerows and trees where possible. Also, GNLP0116R is less than 400 metres east of Silfield Newt Reserve and 100 metres west of Breakers Yard Meadow (both of which are county wildlife sites). The opinion of the Health and Safety Executive would be needed as well, due to the site being in the consultation zone for the adjacent fuel depot. Given the revised scheme’s attempts to address access and surface water constraints, as well as the awareness given to nearby ecological considerations, GNLP0116R is considered suitable. However, as 2.99 ha has already been assessed for</p>

the purposes of the HELAA, only 1.89 ha will contribute any additional capacity without double-counting in the land availability assessment.

**FURTHER COMMENTS:**

**Development Management:**

This site is owned by Goff Petroleum. Commercial advantages exist to expanding on the current site. Consultation at the application stage required with the Health & Safety Executive.

**PLANNING HISTORY:**

2010/2232: Expansion of Oil Storage Depot; erection of workshops and offices, together with related development, relocated access, vehicle parking and landscaping. Decision: Approval with Conditions

2020/226: Screening opinion for the development of an Energy Innovation Centre (Use Class E(g)ii). Status: Pending Consideration

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION:**

Site form, local plan consultation response, representation with revised concept plans, revised boundary, flood risk assessment

<b>Site Reference:</b>	GNLP4026
<b>Address:</b>	North of Potash Lane
<b>Proposal:</b>	Employment led mixed use with up to 8 dwellings

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Agricultural	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA:</b>
<p><b>Amber Constraints in HELAA</b>  Access to services, Flood Risk, Significant landscapes, Biodiversity &amp; Geodiversity, Historic environment, Compatibility with neighbouring uses</p>
<p><b>HELAA Conclusion:</b>  This is a 8.56 ha greenfield site proposed for mixed employment, industrial and storage to the north and 6-8 dwellings in the south-western corner. Neighbouring GNLP4026 to the north and west are the strategically important technology and engineering enterprises at Hethel. Currently, the site is in agricultural use, and is bounded (in places) by mature trees and hedgerow. The two proposed access points are from Potash Lane, one serving the proposed employment scheme and the other to the residential. Initial highways evidence notes the absence of walking or cycling facilities to local services and facilities. In terms of access to services, Wymondham is over 5km away, and the site is disconnected from the nearest village which is Wreningham. Although Wreningham VC Primary is less than 2 km away there is no footpath provision along either Wymondham Road or Hethel Road. Other considerations include: the nearby ecological constraint of Hethel Ancient Woodland to the north; the nearby Grade II listed buildings at Corporation Farm and Little Potash; and, the surface water flood risk on a northern part of the site as well as to the south-west and along Potash Lane. Development may also be subject consideration by the Health and Safety Executive, as within 50 metres of the northern boundary is a Hazardous Installation Consultation Zone. Despite the site's constraints it is considered suitable for the land availability assessment, and could be an extension to the existing Hethel Strategic Employment Location.</p>

<b>FURTHER COMMENTS:</b>
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Development Management: Some enquiries received about the current allocations which is the priority to bring forward. No additional land at present.

Highways: Location unsustainable with lack of opportunity to provide walking / cycling facilities to Wymondham. Potash La would require widening at site frontage to a minimum of 6.5m and visibility improvement may be required at Potash La junction with Stanfield Rd.

Lead Local Flood Authority: Standard information required at a planning stage.

**PLANNING HISTORY:**

None

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION:**

Site form, representation, indicative layout

## 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)	Proposal	Reason for not allocating
<b>Main Towns</b>				
<b>Diss (including part of Roydon)</b>				
Quaker Wood, Factory Lane	GNLP4021	2.19	Locally valued public space	The submission seeks Quaker Wood's allocation as a public space, but this is more appropriately addressed through other planning solutions. These include: an audit of important local open spaces followed by review of the Development Management Policies DPD; a specific Local Green Space Designation; or, specifically in this case allocation by the Diss and District Neighbourhood Plan. Given the existing planning permission and other solutions for allocation GNLP4021 is not a reasonable alternative for further consideration under the GNLP.
<b>Redenhall with Harleston (including well related parts of Needham)</b>				
<b>Hethel Strategic Employment</b>				
North of Potash Lane,	GNLP4026	8.56	Employment led mixed use with up to 8 dwellings	Hethel remains a significant strategic employment location, yet a substantial amount of allocated land

Address	Site Reference	Area (Ha)	Proposal	Reason for not allocating
				remains as yet undeveloped. On this basis a new substantial employment land is not appropriate. Residential development here is also inappropriate due to the disconnection from local facilities by a safe pedestrian route.
<b>Wymondham</b>				
Stanfield Road, Wymondham	GNLP0116R	4.88	Energy research centre for low carbon innovation built and managed by Goff Petroleum and attenuation/open space on high ecology value area to south	This site is owned by Goff Petroleum who are seeking to diversify their existing operations on the adjacent land. Development of this site has good prospects to come forward given that the end-user is already known. There are clear commercial advantages to expanding on the current site rather than relocating. Uses involved on the site require consultation with the Health & Safety Executive, and it is unlikely that an alternative suitable site is readily available. Positive discussions have been held with the Development Management team and continued progression of a planning application is encouraged, and so the site not to be allocated.

## **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 five sites promoted for commercial/employment use, and one site for recreation/leisure use. The outcome of initial site assessment work (which is detailed in part 1 of this booklet) was to prefer site GNLP2109 in Hethel. GNLP2109 measures 0.79 ha and potentially allows additional capacity up to 2038 for expansion of advanced engineering businesses at Hethel.

Also, amongst the Main Towns were some carried forward non-residential allocations which were included in the Regulation 18C consultation.

### **Summary of comments from the Regulation 18C draft plan consultation**

Through the Regulation 18C consultation relatively few comments were received regarding the non-residential sites across the Main Towns, but what was said has been taken into account (see part 2 above). For example, the feedback received about GNLP2109 identifies the ecological and heritage constraints that need to be incorporated into policy requirements.

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

A total of two new sites and one revised site were submitted through the Regulation 18C consultation totalling 15.63 ha of land. This included site GNLP0116R which is a revised concept for the expansion and diversification of Goff Petroleum. Of the two new sites, one (GNLP4021) was for locally valued public space at Quaker Wood in Roydon and the other (GNLP4026) was for employment led mixed use development at Hethel. All the new and revised sites were subject to the same process of assessment as the earlier sites (detailed in part 3 of this booklet).

None of the new and revised sites were considered to be suitable for allocation.

### **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 have been incorporated in policy requirements as appropriate. The Sustainability Appraisal (insert link) highlighted a number of negative and positive impacts for non-residential sites across the Main Towns.

## **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 is to allocate GNLP2109 in Hethel. GNLP2109 being a relatively small site that diversifies the land options for employment growth without undermining existing allocations. The new site is thus coupled with carried forward allocations for the Hethel Strategic Employment Area, and the objective for advanced engineering in this location. Other carried forward allocations from the Regulation 18C draft plan in Aylsham and Harleston are also confirmed with allocations in Diss being devolved to the Neighbourhood Plan.

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.