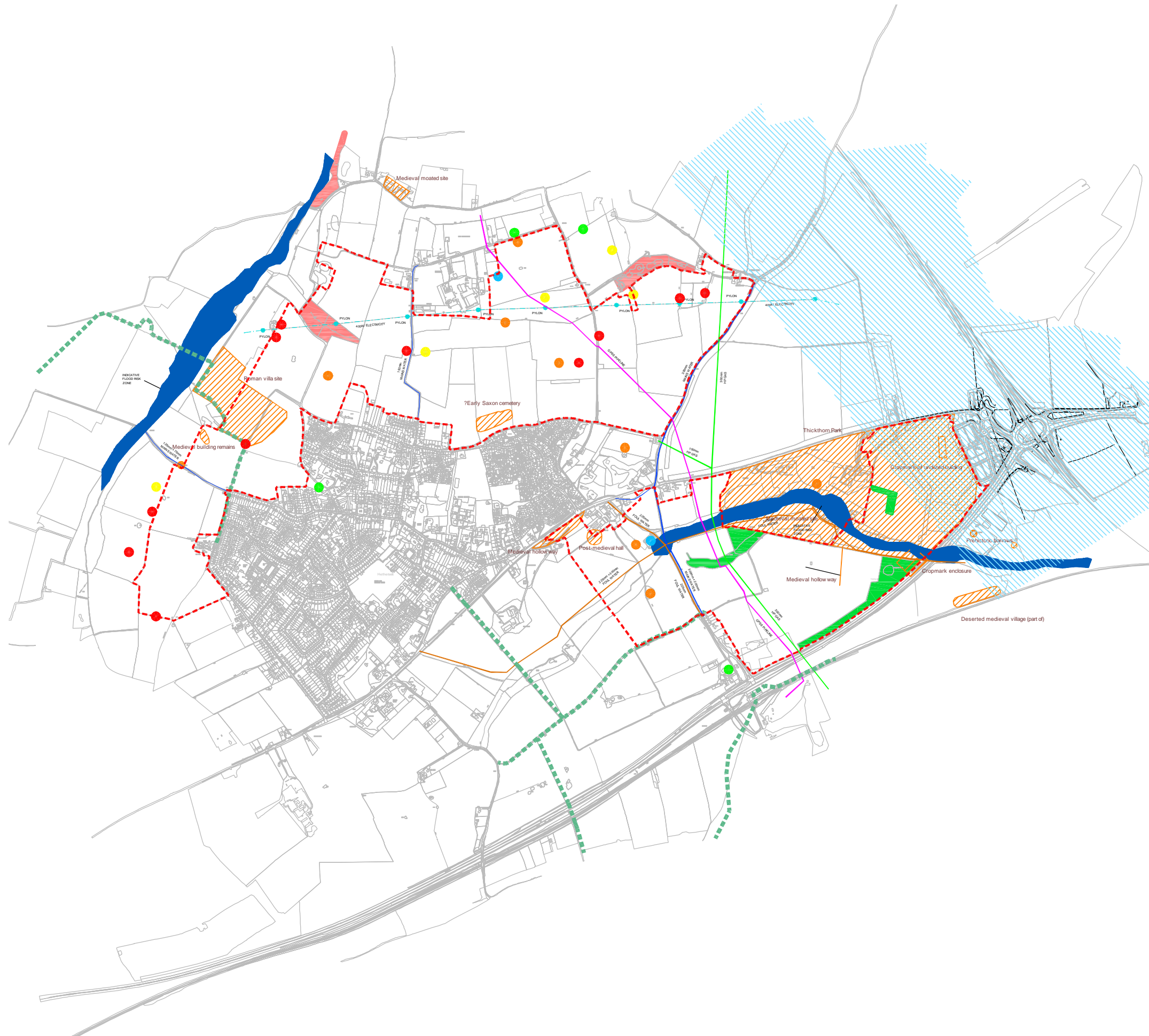





















**Constraints Plan**  
SZ91000034-36



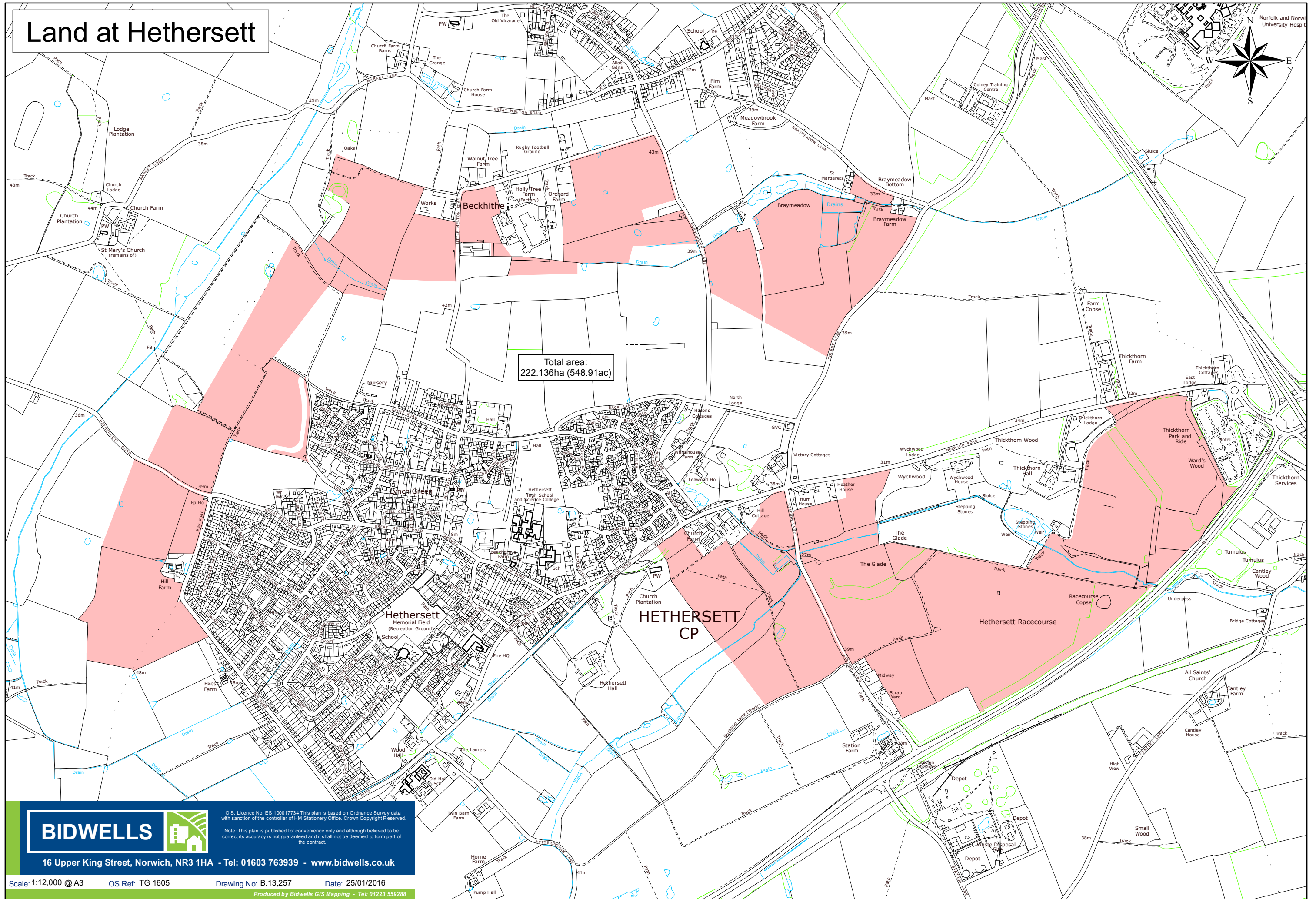
-  Site Area
-  Mains Water
-  Foul Water
-  GPSS Pipeline
-  HP Gas
-  Electricity Pylon
-  Areas of potential archaeological interest
-  County Wildlife Site
-  Flood Risk
-  Woodland
-  SNDC Local Plan Bypass Protection Zone
-  Public Rights of Way

**Habitat Suitability of Ponds for Great Crested Newts**

-  Excellent
-  Good
-  Moderate
-  Low
-  Poor

NB - Mature hedgerows are present on the site but have not been surveyed in detail.

# Land at Hethersett



Total area:  
222.136ha (548.91ac)



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Note: This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

16 Upper King Street, Norwich, NR3 1HA - Tel: 01603 763939 - [www.bidwells.co.uk](http://www.bidwells.co.uk)

Scale: 1:12,000 @ A3 OS Ref: TG 1605 Drawing No: B.13.257 Date: 25/01/2016  
Produced by Bidwells GIS Mapping - Tel: 01223 559288

## Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0177
Date Received:	

This form is to be filled out by any interested parties who want to promote a site for a specific use or development to be allocated in the Greater Norwich Local Plan.

Only one form should be submitted for each individual site i.e. it is not necessary for a separate form to be completed for each landowner on a single site in multiple ownerships. However, a separate form must be completed for each individual site submitted.

Your completed form should be returned to the Greater Norwich Local Plan team no later than **5pm on Friday 24 June 2016**.

By email: [callforsites@gnlp.org.uk](mailto:callforsites@gnlp.org.uk)

Or, if it is not possible submit the form electronically,

By Post to:

*Greater Norwich Local Plan Team  
PO Box 3466  
Norwich  
NR7 7NX*

The responses received as part of the Greater Norwich Local Plan Call for Sites will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual site(s) being stored by Norfolk County Council and shared with Broadland District Council, Norwich City Council and South Norfolk District Council, and that the details of the site will be published for consultation purposes.

Further advice and guidance can be obtained by visiting the Greater Norwich Local Plan website or by contacting the Greater Norwich Local Plan team directly:

Website: [www.greaternorwichlocalplan.org.uk](http://www.greaternorwichlocalplan.org.uk)

E-mail: [callforsites@gnlp.org.uk](mailto:callforsites@gnlp.org.uk)

Telephone: 01603 306603

<b>1a. Contact Details</b>	
Title	Mr
First Name	John
Last Name	Long (Hethersett landowners)
Job Title (where relevant)	
Organisation (where relevant)	
Address	Bidwells 16 Upper King Street NULL Norwich Norfolk
Post Code	NR3 1HA
Telephone Number	01603 229414 NULL
Email Address	john.long@bidwells.co.uk

<b>1b. I am...</b>
Planning Consultant

--

**1c. Client/Landowner Details** (if different from question 1a)

Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Telephone Number	
Email Address	

**2. Site Details**

Site location / address and post code  (please include as an attachment to this response form a location plan of the site on an scaled OS base with the boundaries of the site clearly shown)	Land north, north-east, south-east and west of Hethersett  NULL  NULL  Hethersett  Norfolk
Grid reference (if known)	TG145057

Site area (hectares)	222 hectares
Site parish	Hethersett
Site district	South Norfolk

<b>Site Ownership</b>	
<b>3a. I (or my client)...</b>	
Is the sole owner of the site	
<b>3b. Please provide the name, address and contact details of the site's landowner(s) and attach copies of all relevant title plans and deeds (if available).</b>	
<b>3c. If the site is in multiple landownerships do all landowners support your proposal for the site?</b>	NULL
<b>3d. If you answered no to the above question please provide details of why not all of the sites owners support your proposals for the site.</b>	

<b>Current and Historic Land Uses</b>
<b>4a. Current Land Use</b> (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)

agriculture/open undeveloped land.

**4b. Has the site been previously developed?**

No

**4c. Describe any previous uses of the site.** (please provide details of any relevant historic planning applications, including application numbers if known)

Land adjacent the northern parcel was subject of planning consent: 2011/1804/O 1,195 home, school, open space and associated infrastructure.

### **Proposed Future Uses**

**5a. Please provide a short description of the development or land use you proposed** (if you are proposing a site to be designated as local green space please go directly to question 6)

Residential development (up to 3000 homes on approx. 111 hectares sts; Commercial/employment development; supporting infrastructure, open space and potential Country Park (land at Hethersett Race Course between B1172 and A11) on rest of site area approx. 111 hectares. The landowners control additional land around Hethersett, which can be drawn down as part of the landowners agreement if required.

**5b. Which of the following use or uses are you proposing?**

Market Housing	Yes
Affordable Housing	Yes
Residential Care Home	Yes
Gypsy and Traveller Pitches	No
Business and offices	Yes
General industrial	Yes
Storage and distribution	Yes
Tourism	No
Recreation & Leisure	Yes
Community Use	Yes
Public Open Space	Yes
Other (Please Specify)	NULL

**5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.**

Total site area currently promoted is 222 hectares on land north, north-east, south-east and west of Hethersett. Additional land is available for higher levels of development if required.

Assuming 50% of site is developable for residential use (this reflects the gross to net development ratios on Hethersett North planning permission site) up to 3,000 new homes (assuming 27 dwellings per hectare). The remaining 111 hectares is available for other uses, including commercial development (B1, B2 and B8) (up to 10 hectares / approx. 40-50,000 sqm of commercial floor space sts); open space/sports pitches; community facilities. Additionally, land at Hethersett Racecourse can be made available for a Country Park (with public access) if full housing allocation is taken forward. Potential opportunities for care home(s) if need demonstrated.

**5d. Please describe any benefits to the Local Area that the development of the site could provide.**

The site would provide homes (market and affordable) in the Norwich Policy Area, close to major centres of employment with good public transport links such as the NRP, N&N Hospital and town centre. The proposal will provide job opportunities during construction and at proposed commercial area (incl. adjacent the existing factory Site) and open space which would be available for new and existing residents. The Country Park will be available for all residents and will help divert recreational pressure from the Norfolk Broads. New primary schools would be providing and funding for the extension of Hethersett Academy.

**Local Green Space**

If you are proposed a site to be designated as Local Green Space please complete the following questions. These questions do not need to be completed if you are not proposing a site as Local Green Space. Please consult the guidance notes for an explanation of Local Green Space Designations.

**6a. Are you proposing a site to be designated as a Local Green Space?**

No

**6b. Which community would the site serve and how would the designation of the site benefit that community.**

NULL

**6c. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.**

NULL

**Site Features and Constraints**

Are there any features of the site or limitations that may constrain development on this site (please give details)?

**7a. Site Access:** Is there a current means of access to the site from the public highway, does this access need to be improved before development can take place and are there any public rights of way that cross or adjoin the site?

There are a number of potential access points from existing and proposed public highway. Certain access may need to be improved, although the B1172/Colney



Lane access is being improved as part of current commitments in the village. The area around Hethersett is relatively poorly provided with designated public rights of way. To the south of the village there is extensive parkland around the old racecourse and Hethersett Hall, but the only public rights of way are a path running from the church to Station Lane, one running south-eastwards past Hethersett Hall from Norwich Road, and Suckling Lane which is designated a byway. To the North, the only definitive rights of way are a path running across fields North-westwards from Old Melton Road towards Melton Hall, and a small stretch northwards near Holly Tree Farm, Beckhithe to the North of Hethersett. These rights of way, which can be incorporated into the design. The site has multiple means of access from existing and proposed public highway.

**7b. Topography:** Are there any slopes or significant changes of in levels that could affect the development of the site?

The development part of site is flat. There is a Government oil pipeline crossing the site, and HV electricity cables crossing the site, although both can be factored into the design. There is known archaeology at the western part of the site, which can be designed into the scheme.

**7c. Ground Conditions:** Are ground conditions on the site stable? Are there potential ground contamination issues?

Ground conditions are stable, with no unusual ground contamination anticipated.

**7d. Flood Risk:** Is the site liable to river, ground water or surface water flooding and if so what is the nature, source and frequency of the flooding?

A Drainage Strategy Appraisal for the provision of foul drainage, surface water drainage and associated flood risk has been undertaken by Bidwells. The stage one appraisal has identified the existence of two unnamed watercourses to the north-west and the south-east of Hethersett, respectively. The Environment Agency Indicative Flood Maps show no significant fluvial or tidal flood risks in the area, although the unnamed minor watercourse to the north-west of the site, which includes a small part of the proposed growth location, is shown as being at risk of flooding. Anglian Water records indicate that foul flows currently discharge to a balancing tank off Station Road to the south of the village, before continuing towards Cringleford and then onto Whitlingham Sewage Treatment Works, via two pumping stations.

**7e. Legal Issues:** Is there land in third party ownership, or access rights, which must be acquired to develop the site, do any restrictive covenants exist, are there any existing tenancies?

There is an existing landowners agreement in place encompassing the promoted land, with the ability for additional land to be included within the agreement should it be needed. The landowners control further tracts of land around Hethersett. The Landowners have a track record of securing promoters, obtaining planning consent and releasing land for development (Hethersett North Planning Consent).

**7f. Environmental Issues:** Is the site located next to a watercourse or mature woodland, are there any significant trees or hedgerows crossing or bordering the site are there any known features of ecological or geological importance on or adjacent to the site?

There are no listed buildings within the promoted site, although there are some listed buildings/features adjacent parts the site.

An Archaeological Desk-Based Assessment has been prepared by NAU Archaeology to consider the historic significance and archaeological potential of the land surrounding Hethersett. The report suggests that the area is one of reasonably high archaeological potential, with notable features being two prehistoric round-barrows (both Scheduled Monuments) representing constraints to future development, although their location is not in area proposed for residential development. A medieval moated site and two medieval hollow-ways are also represented by visible remains. Artefactual material recovered during field walking has led to the identification of several further sites where archaeological remains are likely to survive. These sites include a probable Roman villa complex, a possible early Saxon cemetery and several potentially significant medieval and post-medieval structures. Analysis of cartographic sources has also identified locations where further post-medieval structures once stood, although these are likely to be of more limited significance.

Delivery Issues

The two prehistoric round-barrows referred to above are located outside of the likely Development Area and therefore do not present an obstacle to development at Hethersett. Further archaeological features such as the Roman villa complex at the western part of the promoted land could potentially be incorporated within areas of open space or green corridors enabling any significant finds to remain in situ.

**7g. Heritage Issues:** Are there any listed buildings, Conservation Areas, Historic Parklands or Schedules Monuments on the site or nearby? If so, how might the site's development affect them?

There are no listed buildings within the promoted site, although there are some listed buildings/features adjacent parts the site.

An Archaeological Desk-Based Assessment has been prepared by NAU Archaeology to consider the historic significance and archa

**7h. Neighbouring Uses:** What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?

There are various neighbouring residential areas, particularly at the western part of the site. A large part of the neighbouring land is the subject of a planning permission that has yet to be built.

**7i. Existing uses and Buildings:** are there any existing buildings or uses that need to be relocated before the site can be developed.

There are no existing buildings/uses that need to be relocated before the site can be developed.

**7j. Other:** (please specify):

Please see attached constraints plan. There are no insurmountable constraints. Thickthorn junction will need to be upgraded. It is understood Highways England have funding committed to the junction's upgrade.

**Utilities**

**8a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.**

Mains water supply	Yes
Mains sewerage	Yes
Electricity supply	Yes
Gas supply	Yes
Public highway	Yes
Broadband internet	Yes
Other (please specify):	NULL

**8b. Please provide any further information on the utilities available on the site:**

An initial servicing strategy appraisal was undertaken by Bidwells relating to the existing infrastructure and provision of potable water, gas, electricity and telecommunications for the proposed Growth Location. The appraisal has identified that off-site reinforcement works comprising of a new water main from Little Melton Water Treatment Works and a new pumping station will be required. In respect of gas supply, an existing high pressure main crosses the eastern end of the development area and extensive medium pressure and low pressure mains are located within the general area of the development. It is understood that sufficient capacity exists in the upstream network to cater for the provision of connections to the new development.

**Availability**

**9a. Please indicate when the site could be made available for the land use or development proposed.**

1 to 5 years (by April 2021)

**9b. Please give reasons for the answer given above.**

The land is subject of a landowners agreement, and is available immediately, although in reality a planning process will need to be undertaken which will take at least 12 months. The planning application may be funded by promoters, developers or the consortium of landowners themselves. Following consent, the site will be sold to developers who will need to undertake reserved matters/ detailed planning processes, discharge planning conditions and then commence development.

**Market Interest**

**10. Please indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.**

None

**Comments**

The site has not been marketed. The landowners previous site promotion (Hethersett North 1,195 homes 2011/1804/O), has been purchased by a consortium of developers and the development has now commenced.

**Delivery**

**11a. Please indicate when you anticipate the proposed development could be begun.**

5 - 10 years (between April 2021 and 2026)

**11b. Once started, how many years do you think it would take to complete the proposed development (if known)?**

It is anticipated that the development would follow the development of the existing permitted site (1,195 homes ref: 2011/1804/O). Depending on development trajectories and the housing market this could be around 2023-25. However, certain parcel of the promoted site could be brought forward sooner.

**Viability**

**12a. You acknowledge that there are likely to be policy requirements and Community Infrastructure Levy (CIL) costs to be met which will be in addition to the other development costs of the site (depending on the type and scale of land use proposed). These requirements are likely to include but are not limited to: Affordable Housing; Sports Pitches & Children's Play Space and Community Infrastructure Levy**

Yes

**12b. Do you know if there are there any abnormal costs that could affect the viability of the site e.g. infrastructure,**

Yes

<b>demolition or ground conditions?</b>	
<b>12c. If there are abnormal costs associated with the site please provide details:</b>	
<p>There could be significant infrastructure costs, utility upgrades (as is the case with all strategic developments). Also, it is anticipated that Thickthorn junction will require upgrading to accommodate significant levels of growth.</p>	
<b>12d. Do you consider that the site is currently viable for its proposed use taking into account any and all current planning policy and CIL considerations and other abnormal development costs associated with the site?</b>	Yes
<b>12e. Please attach any viability assessment or development appraisal you have undertaken for the site, or any other evidence you consider helps demonstrate the viability of the site.</b>	
To follow.	

<b>Other Relevant Information</b>
<b>13. Please use the space below to for additional information or further explanations on any of the topics covered in this form</b>

Additional material relating to previous promotion of the land can be made available on request.

<b>Check List</b>	
Your Details	
Site Details (including site location plan)	
Site Ownership	
Current and Historic Land Uses	
Proposed Future Uses	
Local Green Space (Only to be completed for proposed Local Green Space Designations)	
Site Features and Constraints	
Utilities	
Availability	
Market Interest	
Delivery	
Viability	
Other Relevant Information	
Declaration	

<b>14. Declaration</b>
<p>I understand that:</p> <p>Data Protection and Freedom of Information            The Data Controller of this information under the Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk District Council. The purposes of collecting this data are:</p> <ul style="list-style-type: none"> <li>• to assist in the preparation of the Greater Norwich Local Plan</li> <li>• to contact you, if necessary, regarding the answers given in your form</li> </ul>

- to evaluate the development potential of the submitted site for the uses proposed within the form

**Disclaimer**

The responses received as part of the Greater Norwich Local Plan "Call for Sites" will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by Norfolk County Council, and the details being published for consultation purposes. Any information you consider to be confidential is clearly marked in the submitted response form and you have confirmed with the Council(s) in advance that such information can be kept confidential as instructed in the Greater Norwich Local Plan Call for Sites Response Form Guidance Notes.

I agree that the details within this form can be held by Norfolk County Council and that those details can be shared with Broadland District Council, Norwich City Council and South Norfolk District Council for the purposes specified in this declaration.

Name  
John Long

Date  
7/8/2016