

<b>Cluster Name:</b>	<b>Hevingham</b>
<b>Settlement Hierarchy:</b>	<p>Hevingham is a village cluster in the emerging Greater Norwich Local Plan. The Towards a Strategy document identifies that 2,000 dwellings in total should be provided between all the village clusters. Hevingham has services including a primary school, village hall, pub and public transport. The main part of the village lies to the west of the A140, while there is a small hamlet to the north-west known as The Heath.</p> <p>The current capacity at Hevingham Primary School is rated as amber. The school is currently very close to capacity, but is not landlocked and could be extended. Consequently, the cluster could accommodate additional development of up to 20-50 dwellings depending on the quality of the site promoted.</p> <p>At the base date of the plan there are no carried forward residential allocations but there is a total of 4 dwellings with planning permission on small sites.</p>

## **STAGE 1 – COMPLETE LIST OF 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>Hevingham</b>			
Land at Hevingham	GNLP0292	1.75	Approx. 35 dwellings, with a potential play area, open space and local infrastructure
6 The Turn	GNLP2002	1.13	15+ dwellings
<b>Total area of land</b>		<b>2.88</b>	

### **LIST OF SITES TO BE CONSIDERED AS SETTLEMENT BOUNDARY EXTENSIONS (SETTLEMENT BOUNDARY PROPOSALS AND SITES LESS THAN 0.5 HECTARES)**

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
<b>Hevingham</b>			
South of The Heath	GNLPSL0010	0.19	Settlement Boundary

(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
None			

(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														
	<b>Hevingham</b>													
GNLP0292	Amber	Amber	Amber	Green	Green	Green	Amber	Green	Green	Amber	Green	Green	Amber	Green
GNLP2002	Amber	Amber	Amber	Green	Green	Green	Amber	Green	Green	Amber	Green	Green	Amber	Green

### **STAGE 3 – SUMMARY OF CONSULTATION COMMENTS**

<b>Site Reference</b>	<b>Comments</b>
<b>Hevingham</b>	
GNLP0292	<p><b>General comments</b>            Objections raised concerns regarding access, services, traffic congestion and junction safety.</p> <p>One comment submitted in support of site. ‘Further comments submitted in respect of the HELAA site suitability assessment, in respect of accessibility to services, access/transport, townscape, biodiversity impact and utilities. These constraints and impacts are considered to be resolvable and can be addressed through appropriate mitigation measures in scheme design - - see full text for detail. Site is considered available and deliverable.’</p> <p><b>Norfolk Wildlife Trust comments</b>            Adjacent County Wildlife Site represents a potential constraint as has been recognised.</p>
GNLP2002	<p><b>General comments</b>            Objections raised concerns regarding location, access, lack of public transport, infrastructure, high density, water / sewerage, biodiversity/wildlife, no medical services, no amenities, flood risk, slow internet connection, road safety, school is at capacity, no gas or street lighting and environmental issues.</p> <p><b>Hevingham Parish Council comments</b>            The Parish Council discussed the two sites in Hevingham (GNLP2002 / GNLPSL0010) at their meeting on the 4th December 2018 and in a vote, 6 were in favour of the 2 sites being accepted with 4 against.</p>

## **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

Two sites have been promoted in the parish. GNLP0292 is to the east of the A140, adjacent to a County Wildlife Site. The school is within walking distance, but pedestrian access would require crossing the A140, creating a significant constraint in terms of safety. GNLP2002 is in The Heath, some distance west of Hevingham village and does not have good access to the school and other services. Due to these constraints, no sites have been shortlisted as reasonable alternatives for further consideration in Hevingham.

## **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.

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
None			
<b>Total area of land</b>			

## **STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES**

None

## **STAGE 7 – SETTLEMENT BASED APPRAISAL OF REASONABLE ALTERNATIVE SITES AND IDENTIFICATION OF PREFERRED SITE/S (WHERE APPROPRIATE).**

No reasonable alternative sites were identified in the Hevingham cluster at Stage 5 as the only site within walking distance of the primary school would require crossing the A140 which is a significant safety constraint. This approach was agreed by partner colleagues.

Therefore, whilst it is considered the cluster could accommodate development of 20-50 additional homes, there are currently no new allocations proposed and no allocations to be carried forward in this cluster. There are however 4 dwellings with planning permission on small sites.

### **Preferred Sites:**

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
<b>Hevingham</b>				
NO PREFERRED SITES				

### **Reasonable Alternative Sites:**

Address	Site Reference	Area (ha)	Promoted for	Comments
<b>Hevingham</b>				
NO REASONABLE ALTERNATIVE SITES				

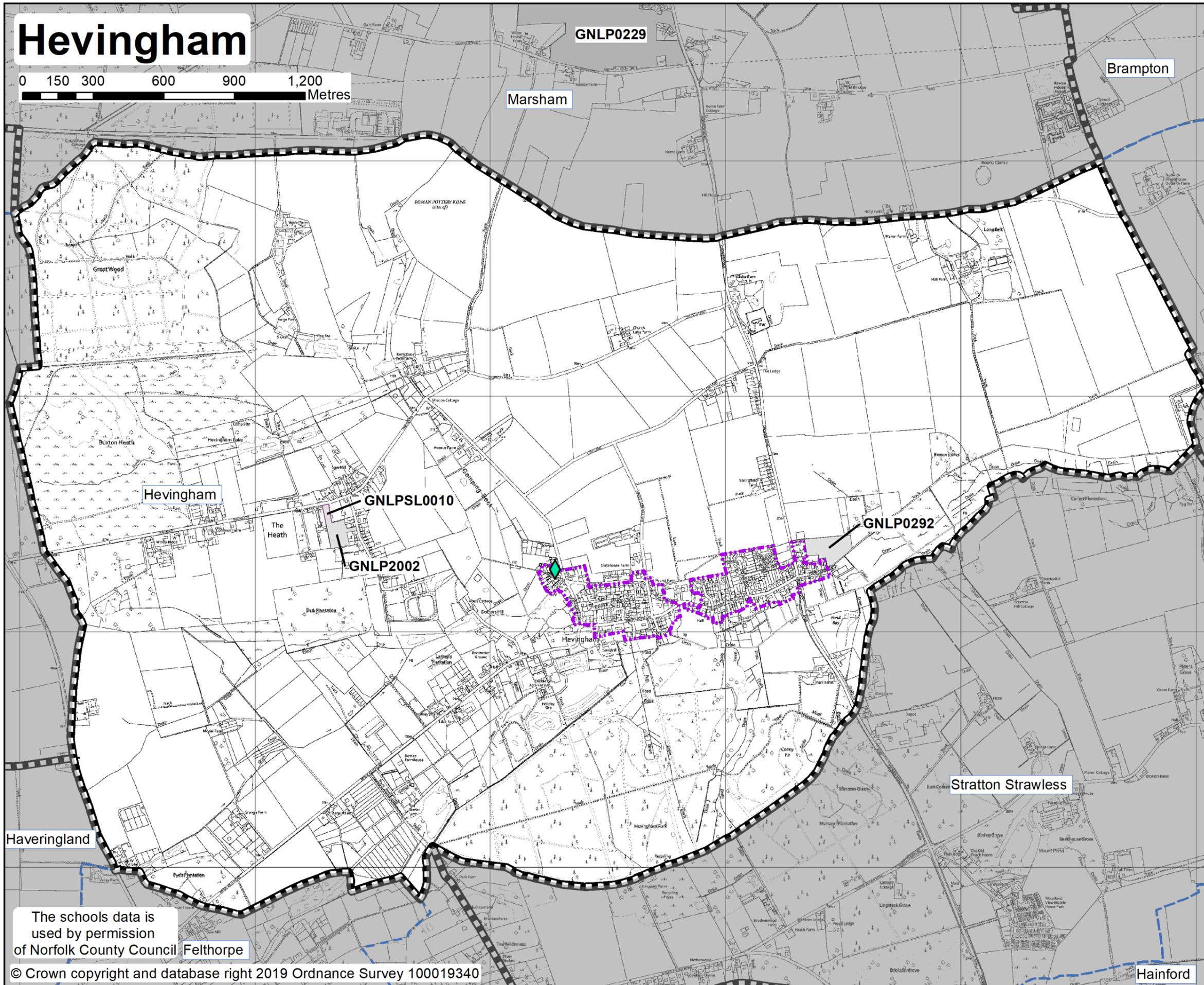
### **Unreasonable Sites:**

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
<b>Hevingham</b>				
Land at Hevingham	GNLP0292	1.75	Approx. 35 dwellings with a potential play area, open space and local infrastructure	Although this site is within walking distance of Hevingham Primary School pedestrian access would require crossing the A140 which is not

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				considered to constitute a safe route to school therefore the site is not preferred for allocation.
6 The Turn	GNLP2002	1.13	15+ dwellings	This site is considered to be unreasonable for allocation as it is located in The Heath which is some distance to the west of the services and facilities in main part of Hevingham village. This part of the village does not have a settlement limit. The Turn is a narrow lane without footways with limited possibility for improvement and consequently it is not possible to achieve a safe walking route to Hevingham Primary School.

# Hevingham

0 150 300 600 900 1,200 Metres



## Greater Norwich Local Plan

### Promoted Sites by School Catchment Areas

-  Primary School
-  Primary School Catchment
-  Unreasonable Site
-  Small Site
-  Existing Settlement Boundary
-  Parish Boundary

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