

Land at Hethersett  
(HELAA Ref: Part of GNLP0177A, Part of GNLP0177B, GNLP1023A and GNLP1023B)  
D e l i v e r y   S t a t e m e n t  
March 2020





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Pegasus Group  
Pegasus House  
Querns Business Centre  
Whitworth Road  
Cirencester  
GL7 1RT

[www.pegasusgroup.co.uk](http://www.pegasusgroup.co.uk) | T 01285 641717

Prepared on behalf of Pigeon Investment Management Ltd  
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## EXECUTIVE SUMMARY

This Delivery Statement ('the Statement') has been prepared by Pegasus for Pigeon Investment Management Ltd ('Pigeon') on behalf of the Hethersett Consortium ('the Landowners') and Pigeon Land 2 Ltd, who are promoting Land at Hethersett (the 'Site') for four complimentary high-quality mixed-use sustainable schemes. The Site comprises (i) Land off Hethersett Road that is being promoted for a high-quality landscape-led scheme including around 400 homes; (ii) Land off Little Melton Road that is being proposed as employment land; (iii) Land off Burnthouse Lane that is being promoted for a sports and education campus and around 50 new homes; and (iv) Land off Station Lane that is being promoted for a high-quality landscape-led care home and assisted living homes.

As a Key Service Centre in the Greater Norwich Local Plan (GNLP) area, Hethersett is a highly sustainable location. The village has a good range of local services and facilities including a GP surgery, primary schools, a secondary school, a library, a small business centre and a range of retail outlets and services. Local employment is also provided at Little Melton Food Park to the north of the village.

The Concept Plans included within this Statement illustrate how the Site can provide new high quality, landscape-led schemes around Hethersett, comprising:

- Around 400 new homes including affordable housing and a mix of housing types, tenures and sizes as appropriate to respond to housing needs with generous areas of strategic landscaping, amenity space and green infrastructure including that which will preserve the setting of Hill Farmhouse in perpetuity;
- New jobs bringing forward employment opportunities in a sustainable location in close walking and cycling distance to Hethersett, on land adjacent to Little Melton Food Park;
- A new Education and Sports Campus, to comprise a new 2FE Primary School site with Pre-School provision, to future-proof primary education in the village, land for a Key Stage 3 campus for Hethersett Academy, together with a range of new recreation and sports facilities that would provide a high-quality facility for the village, alongside generous areas of strategic landscaping, amenity space and green infrastructure and around 50 new homes;
- A care home and assisted living homes including significant areas of strategic landscaping including tree-planting, amenity space and green infrastructure.

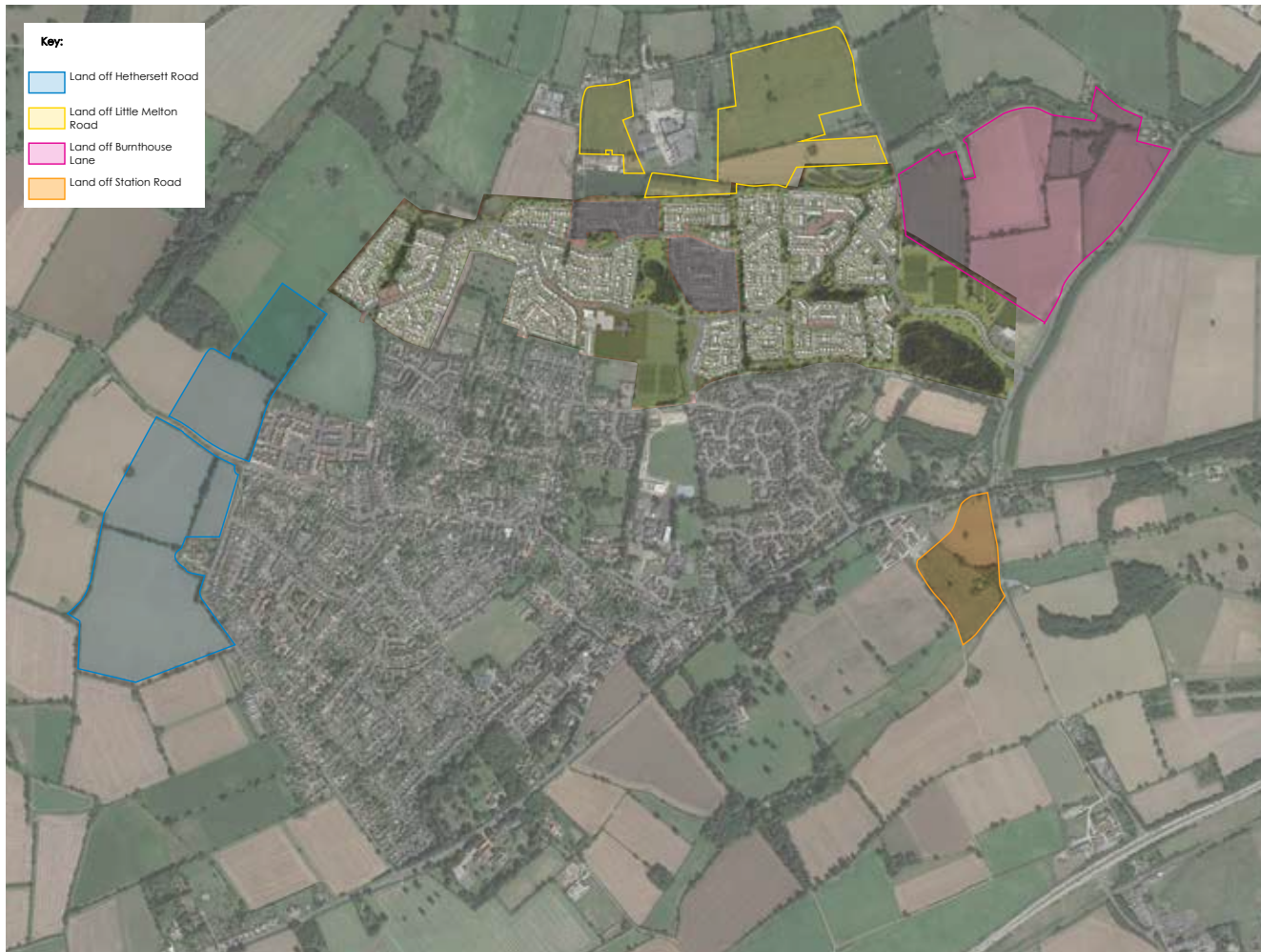
The Land at Hethersett Road provides the opportunity to increase new homes delivery in Hethersett through the provision of additional home builder outlets offering different housing products and greater choice to households, thereby strengthening the deliverable supply across the GNLP area, as well as offering bespoke accommodation to meet the significant needs of the older population within South Norfolk.

The provision of employment land will help to rebalance the jobs and workers in the settlement and further reduce the need to travel through the provision of additional jobs in the village.

In addition, the provision of educational facilities will relieve the existing and future pressure on primary and secondary pupil places including through providing a new campus for Key Stage 3 education as part of Hethersett Academy which will free-up space and reduce the pressure on the existing campus of Hethersett Academy for other year groups.

All of this will be provided as part of high-quality landscape led schemes with significant areas of green infrastructure that will be to the benefit of both the existing and new communities, whilst providing significant enhancements for biodiversity.

The Site is immediately available, achievable and suitable for development. The Landowners have entered into a partnership with Pigeon to progress the Site through the planning process and the Site can deliver within the period 2021-26. The evidence prepared by the Council and the suite of technical studies prepared on behalf of Pigeon also demonstrate that with appropriate mitigation there are no site constraints which would act as a barrier to early delivery.



**SITE LOCATION PLAN**

## 1.0 INTRODUCTION

This Delivery Statement ('the Statement') has been prepared by Pegasus for Pigeon Investment Management Ltd ('Pigeon') on behalf of the Hethersett Consortium ('the Landowners') and Pigeon Land 2 Ltd. The Statement has been prepared in support of a high quality mixed-use sustainable scheme on Land at Hethersett (the 'Site').

The Site comprises (i) Land off Hethersett Road that is being promoted for a high-quality landscape-led scheme including around 400 homes; (ii) Land off Little Melton Road that is being proposed as employment land; (iii) Land off Burnthouse Lane that is being promoted for a sports and education campus and around 50 new homes; and (iv) Land off Station Lane that is being promoted for a high-quality landscape-led care home and assisted living homes.

This Delivery Statement is intended to assist the Greater Norwich Local Plan team in its consideration of the Site through the Greater Norwich Local Plan review process. This Statement describes the Site's characteristics in order to demonstrate that it is a viable development site with no insurmountable constraints and sets out how the four parcels that comprise the Site are capable of delivering a new high quality mixed-use sustainable scheme via four independent but complimentary schemes. It also describes how the Site will contribute to the three dimensions of sustainability: economic, social and environmental sustainability.

The Statement is accompanied by Concept Plans which illustrate how the parts of the Site can deliver:

- Around 400 homes including affordable housing and a mix of housing types, tenures and sizes as appropriate to respond to housing needs with generous areas of strategic landscaping, amenity space and green infrastructure including that which will preserve the setting of Hill Farmhouse in perpetuity;
- New jobs bringing forward employment opportunities in a sustainable location in close walking and cycling distance to Hethersett, on land adjacent to Little Melton Food Park;
- A new Education and Sports Campus, to comprise a new 2FE Primary School site with Pre-School provision, to future-proof primary education in the village, land for a Key Stage 3 campus for Hethersett Academy, together with a range of new recreation and sports facilities that would provide a high-quality facility for the village, around 50 new homes alongside generous areas of strategic landscaping, amenity space and green infrastructure;
- A care home and assisted living homes including significant areas of strategic landscaping including tree-planting, amenity space and green infrastructure.

This Delivery Statement demonstrates that all relevant technical matters can be fully addressed and that there are no known constraints to the early delivery of the Site. This Statement is accompanied by four Concept Plans to demonstrate how the Site will be brought forward to deliver a high quality, landscaped scheme.

The Site Assessment Booklet identifies that there is pressure on pupil places which can only be addressed through the provision of a new school. The provision of education land as part of a sports and education campus would therefore address this pressure whilst future-proofing education for Hethersett and the wider A11 growth corridor.

The evidence demonstrates that there is an imbalance between the number of jobs in Hethersett and the number of workers, with a significant proportion of residents needing to commute out on a daily basis to access employment.

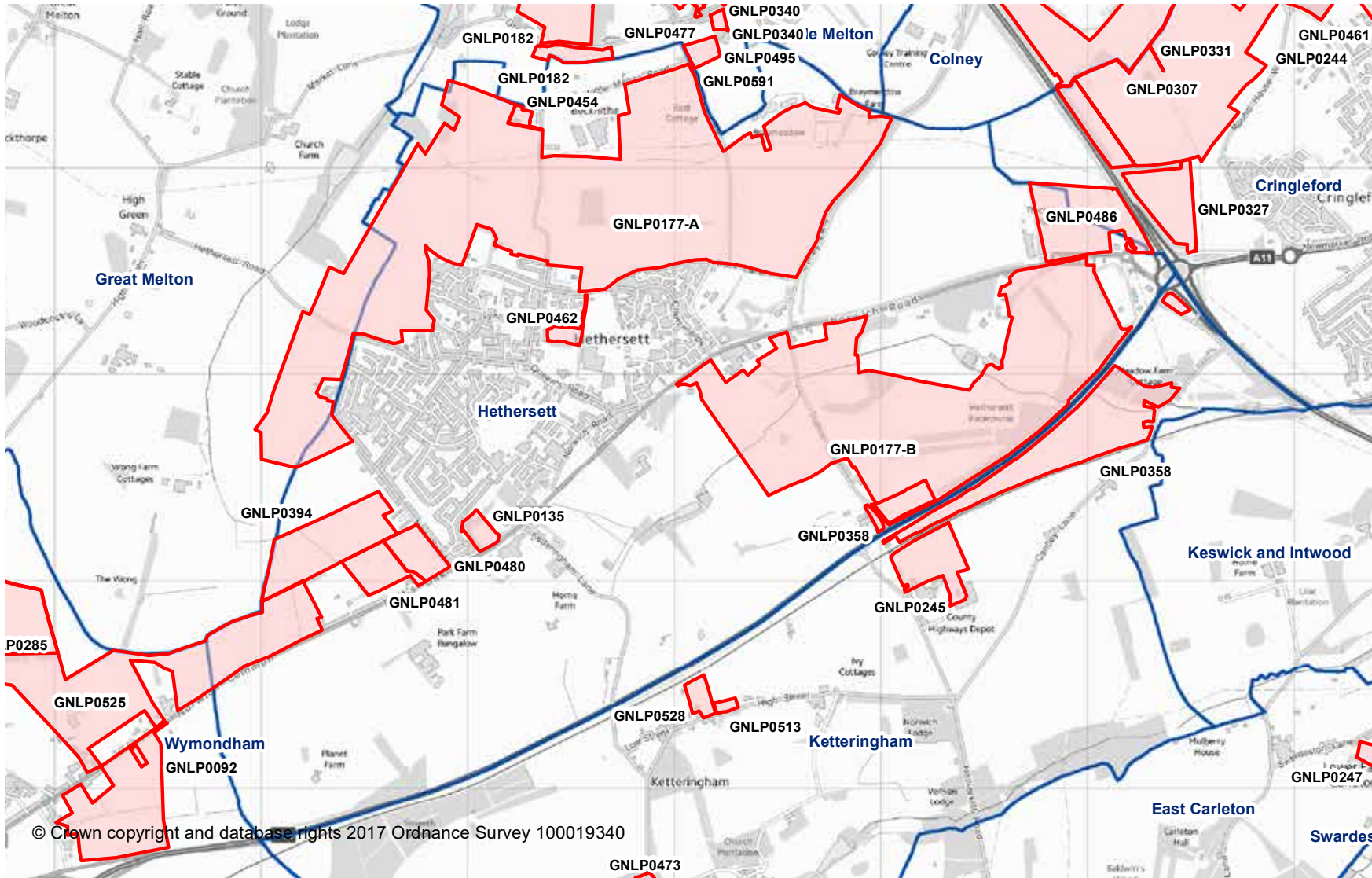
Norfolk County Council has also identified that there is a significant need for extra care accommodation within South Norfolk and the evidence demonstrates that the same is true of the need for residential institutional accommodation.

The proposed development of the Site provides the opportunity to address all of these issues to the benefit of the community, by increasing the capacity of pre-school, primary and secondary educational facilities, increasing the number of jobs available in Hethersett and providing accommodation which responds to the bespoke needs of the older population.


This Statement describes the Site's characteristics which confirm that it is an achievable, available and deliverable site with no known constraints which cannot be appropriately addressed. It sets out how the Site is capable of delivering a new high-quality mixed-use scheme in the early years of the plan period.

In light of this Statement, the Councils are requested to give further consideration to the case for the allocation of the four parcels comprising the Site, as outlined in this statement, so that they may be included as allocations in the emerging GNLP.

Pigeon is committed to delivering high-quality sustainable development on Land at Hethersett and would therefore welcome the opportunity to work with the Councils in further developing a deliverable masterplan framework for the Site to support a balanced, sustainable and sound Development Plan.



**Legend**

 Parishes Boundary

**CALL FOR SITES PLAN HETHERSETT MARCH 2017**





## 2.0 PLANNING POLICY CONTEXT

Broadland District Council, Norwich City Council and South Norfolk Council are currently working together with Norfolk County Council to prepare the Greater Norwich Local Plan (GNLP). The plan will guide development across the three authorities up to 2038.

Work on the GNLP commenced in 2016. Since then, the Local Authorities carried out a Call for Sites exercise in May to July 2016, a Regulation 18 consultation on growth options and site proposals in early 2018 and a Regulation 18 consultation on new revised and small sites between October and December 2018. The Local Plan is currently subject to a third Regulation 18 Consultation, with representations due by 16th March 2020.

A revised timetable for the Greater Norwich Local Plan was published by the Greater Norwich Development Partnership Board in January 2020. It anticipated that the Plan will be submitted to the Secretary of State in November/December 2021 and, if found sound, adopted around August/September 2022.

National planning policy requires that local planning authorities produce Local Plans to meet, as a minimum, the identified future housing and employment needs over the plan period. To determine the minimum number of homes and jobs needed, the National Planning Policy Framework (NPPF) requires that strategic policies should be informed by local housing and economic needs assessments.

The Site formed part of an area which was assessed in the Housing and Economic Land Availability Assessment (HELAA) 2017 for the development of up to 3,000 dwellings, commercial/employment development, supporting infrastructure and a potential country park.

The assessment concluded that the area is suitable for development with appropriate mitigation and part of it was allocated as HET1 (Hethersett North) and is currently under construction. The Land at Hethersett includes some of the land that was assessed as part of the 2017 HELAA assessment for HET1.

Pigeon can confirm that the Site is immediately available and that there are no major constraints which cannot be appropriately mitigated which would preclude the Site from being brought forward within the anticipated timeframes.

This Delivery Statement and the HELAA both identify that development would be within the period 2021-26.

Hethersett is identified as a Key Service Centre and offers a sustainable location for growth. It has a wide range of services and facilities including a nursery school, primary school and high school, doctor's surgery, public houses, local convenience stores and a range of other food and retail outlets.

The surrounding countryside also offers a wealth of recreational and leisure opportunities including access to country walks. As such, the town has the potential to accommodate sustainable growth and the proposed landscape-led scheme on Land at Hethersett would provide a much-needed mix of land uses to complement the existing HET1 allocation in close proximity to key community infrastructure.

The Site Assessment Booklet for Hethersett does not identify that highways, landscape, ecology, flooding or any other technical matter acts as a barrier to delivery at the Site. Given the absence of constraints, additional mixed-use development including that which will enhance community services and support the local economy as would be provided for at the Site should be included within the GNLP.



LAND AT NORTON ROAD, THURSTON



LAND AT HIGH ROAD, TRIMLEY ST. MARTIN



KINGSFLEET SUSTAINABLE URBAN EXTENSION

### 3.0 DELIVERY

The Landowners have entered into a partnership with Pigeon to progress the Site through the planning process. As such the Site can be considered to be 'available' as defined by the National Planning Policy Framework.

Pigeon has been selected by the Landowners for their knowledge of Norfolk and their expertise in bringing together teams of leading designers and specialist advisors to deliver high quality mixed-use sustainable schemes.

Pigeon is a private company operated by five directors and a team of professionals from the built environment sector whom each bring considerable experience of delivering high quality schemes within the East of England.

Pigeon is working with a number of landowners across Norfolk and the East of England to deliver high quality schemes ranging from larger sustainable urban extensions, such as Kingsfleet in Thetford (which will deliver 5,000 homes, 20 hectares of employment land, Primary School provision, community facilities and public open space) through to smaller sustainable developments, such as land at Thurston, Suffolk where Pigeon is working with Linden Homes to deliver a scheme of 200 new homes and land for a new 2 Form Entry primary school with a pre-school and other examples of delivery include land at High Road in Trimley St. Martin where Pigeon is working with Flagship Homes to deliver a scheme of 69 homes.

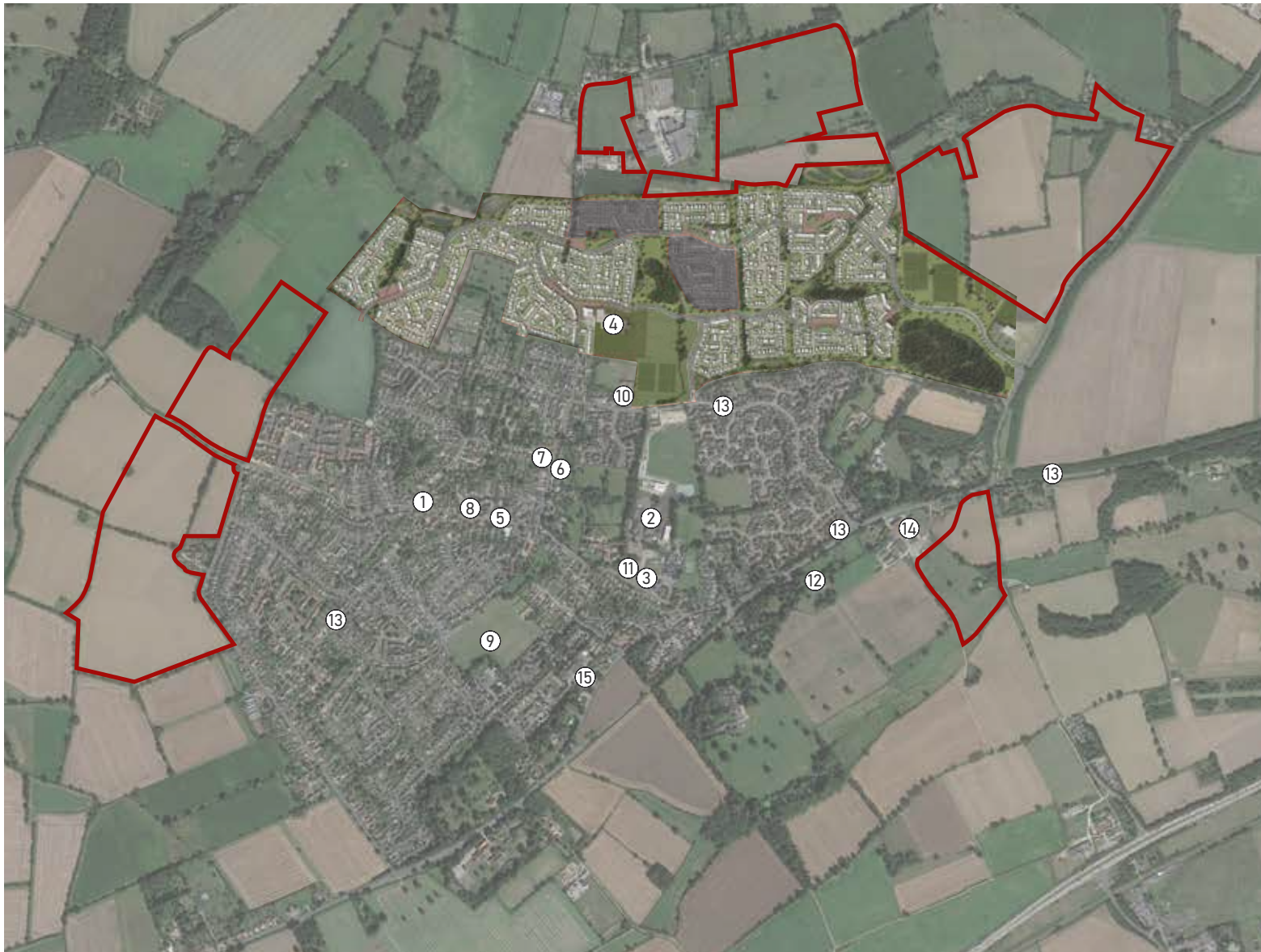
Pigeon's considerable delivery experience demonstrates that it has a proven track record of planning and delivering sustainable mixed-use schemes, such as Land at Hethersett.

Given the above it is clear that the Site is available and is in line with planning practice guidance in that it is owned and controlled by a landowner consortium partnership formed with the express intention of developing the site. As such there are no legal or ownership impediments to development and the site is immediately 'available'.

Furthermore, delivery of the new homes on Land off Hethersett Road can be largely completed within five years, as set out in the table below, with the non-residential and care uses being brought forward to meet local need:

Timescale	Number of Homes
1-5 years (2020-2025)	350
6-10 years (2025-30)	100
11-15 years (2030-35)	-

In developing the Concept Plans for the Site, consideration has been given to the current planning policy requirements and these have either been accommodated or allowed for in the conceptual layouts for the Site. The technical assessments have identified that there are no abnormal site conditions and that where new infrastructure is proposed this has been taken into consideration within the financial calculations.



- Key:**
- Site Boundaries
  - ① The Humbleyard Practice
  - ② Hethersett Academy
  - ③ Hethersett Junior School
  - ④ Relocated Woodside Infant and Nursery School
  - ⑤ Hethersett Local Centre
  - ⑥ Baptist Church
  - ⑦ St. Remigius Church Hall
  - ⑧ Hethersett Methodist Hall and School Room
  - ⑨ Hethersett Memorial Playing Field
  - ⑩ Hethersett Village Hall
  - ⑪ Hethersett Social Club
  - ⑫ St. Remigius Church
  - ⑬ Bus Stops
  - ⑭ Church Farm Shop
  - ⑮ Norfolk Fire and Rescue HQ

**FACILITIES AND SERVICE PLAN**



## 4.0 PHYSICAL CONTEXT

The village of Hethersett is located on the B1172, with easy access to the A47 and A11 via the Thickthorn junction, on an elevated area of land which falls away toward the northwest and south-east. Hethersett contains a variety of community facilities, including a village hall, shops, schools and medical facilities. Housing density varies around the village, with lower density housing at the core of the village on narrow streets, and higher density estate housing at Lynch Green to the east and Poppyfields to the north-west. The Site is located to the north, west and south-east of the settlement of Hethersett and is comprised of a series of arable fields. The fields all have boundary planting and vary in size.

A pylon power cable route is located to the south of the northern part of the Site. As demonstrated by the Concept Plans (**Appendix 1**), the area surrounding the pylons will be retained as a high-quality green infrastructure corridor, helping to provide a green lung south of Braymeadow County Wildlife Site (CWS), towards Beckhithe County Wildlife Site (CWS).

Beckhithe Meadow CWS comprises meadowland located to the northwest of Hethersett. Green infrastructure to be provided as part of the schemes for Land off Hethersett Road and Land off Little Melton Road will maintain separation from the CWS and the scheme whilst providing new habitat and significant biodiversity enhancements.

Braymeadow County Wildlife Site lies to the north-east of the Site, to the north of Land off Burnthouse Lane. Similarly, Braymeadow will be set within a high-quality green infrastructure network, as shown on the Concept Plan for Land off Burnthouse Lane, which will provide a substantial buffer to the CWS.

The Site will be served by a strong network of established sustainable transport links. The presence of multiple frontages to the Site enables the site to provide additional facilities for pedestrians and cyclists such as further crossing points and paths to connect with existing and proposed footways. This will facilitate access to amenities and facilities in Hethersett village centre via active and sustainable transport modes.

The Site's close proximity to Thickthorn Park and Ride enables frequent and sustainable access to Norwich City Centre. The Site is also served by numerous bus routes, with services to Norwich, Attleborough and Wymondham available daily.

The employment element of the scheme is located adjacent to existing commercial uses at Little Melton Food Park. This presents an opportunity for the sustainable expansion of commercial uses on site. The food and drink industry is identified by the Greater Norwich Regulation 18 consultation document as a key growth sector, in addition to other types of employment use.

As per discussions with NCC Education, the eastern-most section of the site is proposed for a 2 FE Primary and Pre School, and a site for a combined Key Stage 3 and Sports Campus. Education and associated sport and recreational uses in this area will retain the sense of openness within this part of the Site.

## 5.0 TECHNICAL CAPACITY

### Highways and Access

The Site is conveniently located close to a wide range of local services and amenities, providing a genuine opportunity for residents and future employees of the proposed scheme to access local services and amenities by walking or cycling (including via the Blue Pedalway that links Hethersett with Norwich), negating the requirement to use a private car. The scheme is also highly accessible using existing public transport services. Existing bus stops are accessible from each of the parcels that comprise the Site.

From Hethersett an up to 15-minute frequency bus service (15-minute Monday-Saturday and hourly on a Sunday) is provided to Norwich city centre seven days a week using the Green Line. Norwich Railway Station provides access to direct rail services to Ipswich and London. The proximity and frequency of the bus services to serve the proposed scheme will be enhanced as part of the proposals of the current Taylor Wimpey / Persimmon Homes 'Hethersett North' scheme which is under construction. The aforementioned will also benefit existing Hethersett residents helping to create a modal shift not only for residents of the proposed scheme but also for existing residents. This is consistent with the general thrust of national planning policy, which requires new homes and jobs to be in locations that are or can be made accessible.

Access to each of the parcels which make up the Site is considered below to demonstrate that access does not present a constraint to delivery. The on-site layouts of each parcel will be designed to accommodate the manoeuvring requirements of refuse collection, emergency vehicles and other larger vehicles such that they can enter and exit in a forward gear.

### Land off Hethersett Road

These parcels are located to the north and south of Hethersett Road, which is currently a national speed limit. As part of the scheme a Traffic Regulation Order (TRO) will extend the 30-mph to the west of the parcels. Both parcels boundaries abut the Norfolk County Council highway boundary and sufficient visibility can be provided. Pedestrian footways will be extended from the Hethersett Road/Great Melton Road/New Road junction into the parcels which will provide high quality pedestrian and cycle links between Land off Hethersett Road and the existing village facilities.

### Land off Little Melton Road

These parcels are located to the south of Little Melton Road. It is currently a national speed limit in the vicinity of these parcels, as part of the scheme a TRO would be obtained to reduce the speed limit to either 30-mph or 40-mph (based upon discussions with the Highways Authority). There is currently a weight restriction to Burnthouse Lane, north of its junction with Little Melton Road preventing HGV's heading north through Little Melton. As a result of this HGV's will continue to head south from the parcels towards the A11. The boundaries of both parcels that comprise Land off Little Melton Road abut the Norfolk County Council highway boundary and sufficient visibility can be provided in accordance with DMRB. There is the potential for pedestrian/cycle linkages to be provided through the existing 'Hethersett North' scheme to the south of the parcels which is currently under construction thereby further encouraging sustainable transport modes.



## Land off Burnthouse Lane

This Parcel is located between Burnthouse Lane to its west and Colney Lane to its east with two proposed accesses, one off each road. Burnthouse Lane has recently been realigned as part of the existing 'Hethersett North' scheme to the south of the parcel. Burnthouse Lane is subject to a 30-mph speed limit, Colney Lane is a national speed limit. On the basis sufficient vehicular visibility can be achieved onto Colney Lane without reducing the speed limit, and pedestrian/cycle accesses will be primarily from the west (Burnthouse Lane), it is not considered necessary to reduce the Colney Lane speed limit. The parcel boundary abuts the Norfolk County Council highway boundary. Existing pedestrian and cycle facilities constructed as part of the 'Hethersett North' scheme are located directly to the west and south of the parcel providing linkages to Hethersett and beyond. Norfolk County Council (NCC) are providing a cycle route along Colney Lane / Hethersett Lane to the A47 overbridge, after which it will be continued as part of the mitigation package for Norwich Research Park (NRP) which this parcel will tie in with to its eastern boundary.

## Land off Station Lane

This parcel is located to the south of Norwich Road (B1172)/west of Station Lane, the proposed vehicular access to the parcel is from Station Lane. Station Lane is currently a national speed limit, the 40-mph speed limit on Norwich Road will be extended to the southern parcel boundary through a TRO. The parcel boundary abuts the Norfolk County Council highway boundary and sufficient visibility can be provided. Pedestrian/cycle access to the parcel is proposed directly onto Norwich Road where a toucan crossing will be provided to tie in with the existing cycle/ pedestrian provision to the north of Norwich Road providing a link into the facilities of Hethersett and east towards Norwich.

The scheme will be designed to encourage high sustainable transport mode shares given the local facilities available. With the links to sustainable modes of transport, the use of the private car should not be the first mode of choice for residents of the scheme therefore minimising the effect on nearby junctions and traffic generation.

The Thicketthorn Interchange between A11 and A47 is a long-standing strategic network constraint which will be addressed as part of a major scheme being delivered by Highways England. This junction is not anticipated to present a constraint to the scheme being brought forward.

Transport Appraisal work for the Site has confirmed the scheme can be delivered with the requirement for only localised highways improvements and minimal impact on the strategic network.

On the basis of the above and in the context of the guidelines of the NPPF it is considered that there are no residual impacts in terms of highway safety or the operational capacity of the surrounding transport network.



HETHERSETT FLOOD ZONE PLAN

### Flood Risk and Surface Water Drainage

With the exception of a small area to the south-eastern corner the parcel located off Station Lane, the entirety of the Site is located in Flood Risk Zone 1 which is the lowest probability flood zone with a less than 0.1% annual probability of flooding from rivers or the sea. The area to the south-eastern corner of the parcel located off Station Lane contains an area of Flood Zone 3b, this area is proposed to sit outside the developable area within green infrastructure and will therefore not affect the proposed scheme.

There are some limited areas of surface water (overland flow) flooding within the parcel boundaries. However, surface water will be managed through use of swales or other sustainable drainage features and locally raising finished floor levels to ensure surface water is appropriately managed and routed through green corridors or other suitable areas. Consequently, surface water flooding is not a constraint to the scheme.

Both the Environment Agency data and Greater Norwich's Strategic Flood Risk Assessment confirm the Site is at a low risk of flooding from all other sources (reservoirs and groundwater). Consequently, the Site meets the requirements of the Sequential Test in directing development towards areas with lowest flood risk and therefore flood risk does not present a constraint.





Based upon both British Geological Society data and preliminary infiltration testing, it is unlikely any of the parcels are suitable for infiltration into the ground. On this basis the next option in the Sustainable Drainage Systems (SuDS) discharge to a watercourse, will be utilised. With this option surface water run-off will be attenuated and discharge into existing watercourses at greenfield rates ensuring there is no increase in flooding either on or off-site. Attenuation storage will be provided by a network of swales and basins, which in addition to providing storage will help to enhance biodiversity as part of the scheme.

## Utilities and Services

Works have been undertaken to determine the existing utilities both on and in the vicinity of the Site and determine how utility supplies can be obtained to serve all parcels of the Site.

Minor diversionary works are required to enable access to the Site parcels, but any on-site apparatus can be accommodated within the scheme proposals.

The proposed schemes will utilise the existing infrastructure located within close proximity to the Site, which currently serves the existing residential properties. Electricity, gas, telecoms, potable water and foul water infrastructure are located within close proximity of all parcels. A programme for any required reinforcement works will be developed based upon the phasing of the scheme parcels.

Foul water will be connected to the existing Anglian Water sewers located in close proximity of each of the proposed parcels. Due to the topography of the Site foul water pumping stations are required to discharge foul flows from the various parcels of the Site. Localised reinforcement works are anticipated; however, these will be covered by Anglian Water's Zonal Charge with no additional cost to the scheme.

The Site is located within the catchment of Whitlingham Trowse Water Recycling Centre (WRC) which currently has capacity to treat the foul flows from the scheme. The provision of services and the capacity of the foul network to serve the scheme does not present a constraint to delivery.

## Noise and Amenity

The Site is not located close to any significant noise sources. Given the rural character and the lack of any identified significant noise sources the Site is at low risk of noise disturbance both during the day and night and as such is appropriate for the delivery of new homes, care uses and education uses. This is evident from recent and currently under construction new homes at 'Hethersett North'.

In respect of the proposed employment uses at Land off Little Melton Road, extensive areas of open space and new landscaping along the boundaries will minimize the potential effects on existing properties, including those yet to be constructed at 'Hethersett North'. Standard noise control measures,

such as hours of operation and limits on noise from plant and machinery will ensure that any effects on neighbouring residential properties can be fully addressed.

In addition, any potential effects on neighbouring residential properties arising from the scheme will be fully addressed through the design process to ensure that new and existing dwellings benefit from a high level of residential amenity.

## Air Quality

The Site is not located within an Air Quality Management Area. Impacts during construction, such as dust generation and plant vehicle emissions, are predicted to be of short duration and only relevant during the construction phase.

The operational impact of the scheme on existing receptors in the local area is predicated to be 'negligible'. Regarding suitability of air quality at the Site for residential, care and education uses, pollutant concentrations at the facades of the proposed buildings are predicted to be within the relevant health-based air quality objectives.

Any air quality effects associated with the scheme would be addressed by sustainable transport measures to ensure that walking, cycling and public transport are prioritised over car-based travel, reflecting the Site's highly sustainable location.

## 6.0 SOCIAL INFRASTRUCTURE

### Education

Hethersett is currently served by Woodside Infant & Nursery School at Firs Road and Hethersett VC Junior School at Queens Road. However, Woodside Infant and Nursery will be relocated to land south of Coachmaker Way as part of an expanded 2 Form Entry (FE) primary school and nursery. Alongside the expansion and relocation of Woodside, Hethersett VC Junior School has become a primary school from September 2019.

The additional capacity provided by the reorganisation of these schools was planned to meet the needs expected to arise from already committed schemes in Hethersett. It is anticipated that additional primary capacity would be required and land for a 2 FE primary

school and pre-school is therefore included within the scheme, to future-proof education within the village, as part of a new combined education and sports campus on Land off Burnthouse Lane.

Secondary education within Hethersett is provided at Hethersett Academy. Hethersett Academy is an academy under the Inspiration Trust Group. It has a current capacity of 810 pupils (5FE) but is planned to be expanded. Whilst the planned expansion may provide capacity over and above that required for already committed growth within Hethersett, the Academy serves a wider area, including nearby Cringleford.

The planned expansion to Hethersett Academy is comprised of a new teaching block on the existing school site with additional playing fields provided north of Back Lane. In the short-term this expansion provides sufficient capacity to accommodate up to 600 homes. However, in the longer term there is a requirement to provide additional secondary school capacity to serve the wider A11 growth corridor.

As per discussions with NCC Education, the concept for land at Hethersett, therefore, includes land for a Key Stage 3 campus as part of a new combined education and sports campus. The Key Stage 3 campus would provide a purpose-built facility for the first three years of secondary education as part of a high-quality sports and education campus. The new facility would enable Hethersett Academy to expand to an 11FE facility providing vital infrastructure to serve the wider A11 growth corridor, whilst also providing a range of new recreation facilities for the village.

Hethersett Academy currently focuses on science and maths. The provision of an expanded facility could provide opportunities for more specialised teaching facilities on the existing school site, in addition to increased opportunities in respect of technology, which Hethersett is well located for in relation to its proximity to Norwich Research Park and the University of East Anglia.



## Primary Healthcare

Hethersett is currently served by Hethersett Surgery, which is part of the Humbleyard Practice. In the short-term there may be scope to provide some additional capacity at the existing surgery through internal reconfiguration. However, in the longer term there will be a need to provide additional primary healthcare capacity to serve growth within Hethersett and the wider Greater Norwich area

The intention of NHS England is to promote Primary Healthcare Hubs with co-ordinated mixed professionals. This is encapsulated in the strategy document: The NHS Five Year Forward View (NHS, 2014). The NHS Five Year Forward View also calls for GP services, community health, mental health and hospital services to work together better. To do this, local partnerships have been created between various care providers and organisations providing the funding for care so that they can work together better. These partnerships are called 'Sustainability and Transformation Partnerships' (STP's).

Hethersett falls within the jurisdiction of the Norfolk and Waveney STP. The Norfolk and Waveney STP submission to NHS England in June 2016 sets out proposals to develop a 'clinical hub' pilot, which will have access to multi-disciplinary clinicians consisting of, for example, Advanced Nurse Practitioners, GPs, Dentists and Pharmacists.

As such, future Primary Healthcare requirements for Hethersett, are likely to be met via a financial contribution towards provision of sustainable primary care services in accordance with the Norfolk and Waveney STP. However, should there be a requirement for new healthcare facilities within Hethersett then this could be accommodated as part of the scheme.

## Green Infrastructure

The Site offers the opportunity to establish valuable ecological corridors through the site. For example, the pylon route will enable the establishment of a key green infrastructure corridor through the Site. This corridor, alongside a range of other ecological enhancements, will deliver substantial wildlife benefits, creating new habitat and delivering a net biodiversity gain.



## Sports Campus

The scheme makes provision for a range of new recreation and sports facilities that would provide high quality facilities for the village

The new sports facilities would be provided as part of a new education and sports campus. The sports campus would provide high quality sports facilities for use by both existing and future residents.

The new facility would be co-located within the Key Stage 3 campus presenting the opportunity for dual use of sports and recreation facilities. It would be accessible to the whole community, presenting a significant benefit for the village.





HILL FARM HOUSE



LAND AT HETHERSETT ROAD

## 7.0 LANDSCAPE ASSESSMENT

A Strategic Landscape and Visual Appraisal (SLVA) has been undertaken to inform the preparation of the Concept Plans and the preliminary landscape strategy for the parcels that make-up the Site.

Most of the Site is located within the Wymondham Settled Plateau Farmland Landscape Character Area, which encompasses Wymondham to the west through to Mulbarton to the east, and Hethersett and the Meltons to the north.

Key characteristics of this character area are described as follows:

- Large expanses of flat landform, with strong open horizons;
- Expansive views to Norwich to the northern plateau edge;
- Poor hedgerows generally, and sparsely wooded, which accentuates the openness of the landscape;
- Well preserved medieval settlement pattern within Wymondham.

While the Site does share some features within the Wymondham Settled Farmland Plateau Landscape Character Area, it is considered that there is high capacity within the landscape to absorb change given the nature, character and visual quality of the Site.

The dense hedgerow and tree boundaries of the Site afford considerable screening potential, with scope to provide new enhanced boundaries as part of the scheme.

Smaller areas to the east (Land off Burnthouse Lane) and south of the Site (Land off Station Lane) are included within the Yare Tributary Farmland with Parkland Landscape Character Area. These areas include part of the Strategic Gap to the west of the site (Land off Burnthouse Lane).

This character area is defined as a transitional landscape, occupying the mid-ground between the upland plateau of the Wymondham-Hethersett settled plateau farmland and the Yare Valley

Those areas within the Site that fall within this character area, already have well defined landscape boundaries but will also include considerable areas of new planting and open space to integrate them with the surrounding landscape, while the location of the Education and Sports Campus and the care home including substantial areas of green space will maintain a sense of openness and create a softer edge to the settlement, in keeping with the principles of the Strategic Gap.

In respect of Land off Station Lane, the proposed care uses are well related to the existing settlement and will be set within a high-quality landscape setting. The location of Land off Station Lane will not result in a reduction of the Strategic Gap between Hethersett and Cringleford.

Opportunities to enhance the landscape, which are relevant to the site are as follows:

- Restoration of hedgerows and field boundaries, particularly at settlement edges where vegetation could help integrate the settlement into the landscape;
- Maintain the amenity of the existing public footpath network by providing an offset from the built development to maintain a rural character.

The scheme provides an opportunity to enhance existing hedgerows, tree belts and grassland associated with Braymeadow County Wildlife Site. There is also an opportunity to enhance existing public rights of way as part of the scheme so the community can enjoy the extensive green infrastructure shown on the Concept Plans. All of these features have been incorporated within the Concept Plans and preliminary landscape strategy for the Site.

The Site is well related to the existing settlement pattern, including the currently under construction 'Hethersett North' scheme. Land off Hethersett Road will provide a logical extension to the west of the village with substantial areas of new open space that will benefit existing and future residents, whilst maintaining the setting of the Grade II Hill Farmhouse and the area of archaeological potential to the north of this parcel.

The Concept Plans for each of the parcels include sensitively designed landscaping, including new tree and hedge planting along all principal boundaries in order to provide integration with the wider local landscape. The new planting and green infrastructure shown on the Concept Plans for each parcel show the opportunities for creating green corridors both within the parcels and the surrounding area, providing opportunities for both recreation and wildlife movement.

The Concept Plans have all been developed with a landscape-led approach, with the result that a strong landscape-led structure will be integral to the delivery of the Site to ensure each parcel provides an appropriate transition between the existing village and the surrounding countryside.



LAND AT HETHERSETT ROAD



LAND OFF LITTLE MELTON LANE



**PROVISION OF WILDFLOWER MEADOW TO INCREASE OPPORTUNITIES FOR LOCAL WILDLIFE**



**SUDS FEATURES WILL PROVIDE HABITAT FOR WILDLIFE**

## 8.0 ECOLOGY

A Strategic Ecological Assessment of the Site has been undertaken to inform the preparation of the Site Concept Plans. The Site is considered typical of an intensive arable landscape, dominated by arable farmland with hedgerows and small areas of improved and semi-improved grass swards.

There are two County Wildlife Sites (CWSs) of particular relevance to the Site: Beckhithe Meadow CWS to the northeast of Hethersett and Braymeadow CWS adjacent to the northeast boundary of Land off Burnthouse Lane. Impacts on both CWSs will be avoided by an appropriate surface water management strategy, and new green infrastructure, including on land adjacent to Braymeadow CWS.

The Strategic Ecological Assessment confirms that mammals, including Badger, Otter and Water Vole are considered absent, while Brown Hare and Hedgehog are present in low numbers. Great Crested Newts and Reptiles are considered present in low numbers. However, the Strategic Ecological Assessment sets out a range of measures to ensure that protected species are unharmed, and these measures have either been incorporated within the Concept Plans for the Site or will be provided as the scheme is progressed.

The Site does not form suitable foraging habitat for Bats, with hedgerow trees offering low roosting potential. Nesting bird species are likely to comprise common, and also declining but widespread species, mainly associated with hedgerows and with low numbers and densities of skylarks on the arable fields. The site supports few plants of conservation concern. Given the majority of the Site is within agricultural use, with any ecological value mainly limited to hedgerows and along field boundaries, the Site offers an opportunity to provide an enhancement to biodiversity through the provision of a more diverse range of habitats.

The establishment of green infrastructure corridors through the Site will provide significant opportunities for ecology enhancements throughout the scheme. These will include provision of semi natural greenspace, including SuD's features, additional tree planting and provision of landscaping, such as wildflower meadows, in order to attract and increase opportunities for local wildlife.

The Strategic Ecological Assessment concludes that there will be no adverse ecological effects and that the scheme can deliver significant biodiversity gain in the strategic context of the green infrastructure network, whilst providing significant opportunities for new habitat creation that will deliver a net biodiversity gain.



## 9.0 HERITAGE

A Cultural Heritage Assessment of the Site has been undertaken in order to inform the Concept Plans.

In terms of nationally designated archaeological assets, there are no World Heritage Sites, Scheduled Monuments, Registered Battlefields or Registered Wreck Sites within the Site area.

Hill Farmhouse (Grade II) and Milestone No 5 (Grade II) are located immediately adjacent to the Site. The settings of these assets are not considered to be affected by the proposed development. The setting of the farmhouse is considered to be limited to the immediate farmyard and the field to the south-west of the farmhouse. This area to the south-west is retained as green space, as outlined by the Concept Plan for Land off Hethersett Road, to preserve the setting of the heritage asset.

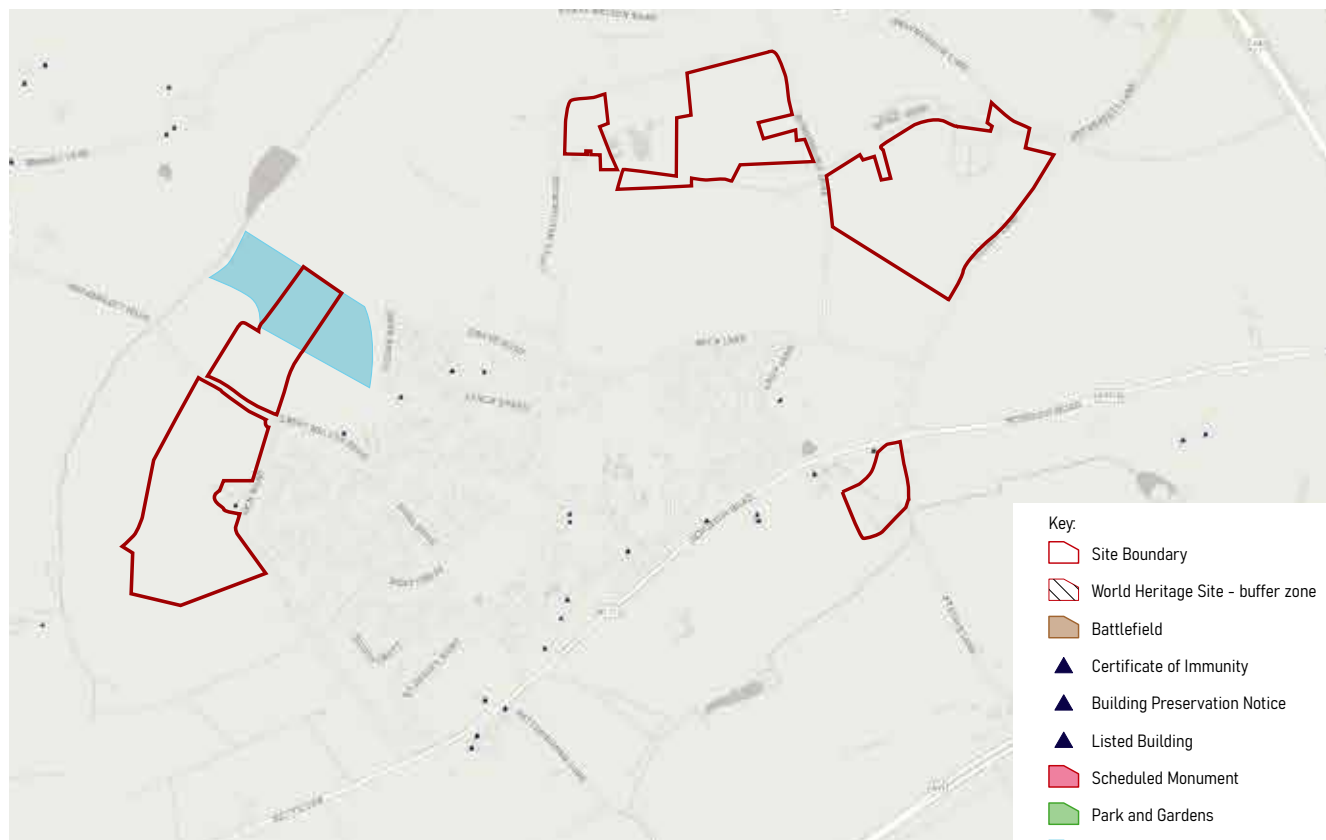
The Buildings at Church Farm (Grade II Listed) are located to the west of Land off Station Lane. However, existing trees and hedgerows along the boundary, together with new landscaping as shown on the Concept Plan for this parcel will ensure that the impact upon the setting of the buildings will be very low.

Based on current evidence, a high archaeological potential has been identified within specific areas of the study site for a Roman Villa complex, a possible Bronze Age ring ditch, an undated enclosure, and two Medieval buildings. A generally moderate archaeological potential is also identified across the study site for Prehistoric artefactual evidence.

To respond to this, land within the possible Roman Villa complex is proposed as amenity space to avoid any direct impacts upon this potentially nationally significant heritage asset.

The remainder of non-designated heritage assets on site are anticipated to retain a potential for archaeological remains of local significance only, and do not present a constraint to the delivery of the Site.

Further investigation to determine the precise boundaries of these features will be undertaken at the appropriate stage in the planning process.



HERITAGE ASSETS

## 10.0 CONCEPT

The Concept Plans that accompany this Delivery Statement are based upon an assessment of the Site's opportunities and constraints and illustrate how the Site can provide a new high quality mixed use landscape-led scheme including opportunities to address the existing pressure on educational facilities, the imbalance of jobs and workers within Hethersett, the housing needs of older people within Hethersett and across South Norfolk and the housing needs of the wider community, as well as additional community infrastructure including green infrastructure and sports provision to the benefit of the residents of Hethersett.



The Concept Plans make provision for:

- Around 400 homes including affordable housing and a mix of housing types, tenures and sizes as appropriate to respond to housing needs with generous areas of strategic landscaping, amenity space and green infrastructure including that which will preserve the setting of Hill Farmhouse in perpetuity, on Land off Hethersett Road;
- New jobs bringing forward employment opportunities in a sustainable location in close walking and cycling distance to Hethersett, on land adjacent to Little Melton Food Park (Land off Little Melton Road);
- A new Education and Sports Campus, to comprise a new 2FE Primary School site with Pre-School provision, to future-proof primary education in the village, land for a Key Stage 3 campus for Hethersett Academy, together with a range of new recreation and sports facilities that would provide a high-quality facility for the village, around 50 new homes alongside generous areas of strategic landscaping, amenity space and green infrastructure, on land off Burnthouse Lane;
- A care home and assisted living homes including significant areas of strategic landscaping including tree-planting, amenity space and green infrastructure, on Land off Station Lane.

### Education and Sports Campus

Land for a new 2FE primary school and pre-school, to future-proof primary education in the village, is included within the scheme concept as part of a new Combined Education and Sports Campus.

The concept also includes provision for a new Key Stage 3 campus to provide a purpose-built facility for the first three years of secondary education as part of a high-quality sports and education campus. The new facility would enable Hethersett Academy to expand to an 11FE facility providing vital infrastructure to serve the wider A11 growth corridor, thereby meeting current and future education needs.

The expanded facility provides scope for more specialised teaching facilities in addition to increased opportunities in respect of technology which Hethersett is well located for, given its proximity to the Norwich Research Park and University of East Anglia. It also provides an opportunity to future proof education together with a range of new recreation and sports facilities that would provide a high-quality facility for the village.

The siting of the Education and Sports Campus to the east of the site will retain the openness of green spaces in this area, through the provision of sports pitches and substantial landscape benefits, preserving the Strategic Gap.



## Green Infrastructure

The current spatial vision for green infrastructure, as set out by the Norfolk Wildlife Trust, shows a local green infrastructure corridor crossing the Site in a roughly northeast to south-east direction. The Site therefore presents a significant opportunity to contribute towards achieving this vision, with the provision of green space to the south of Land off Little Melton Road and to the north of Land off Burnthouse Lane.

New planting and strategic landscaping would also be provided within the development parcels, providing an enhanced landscape framework.

A significant area to the north of Land off Hethersett Road will be retained as amenity space, providing new green infrastructure, while preserving the potential Roman Villa complex in situ.



The green infrastructure corridor running from Braymeadow County Wildlife Site towards Beckhithe County Wildlife Site, can deliver substantial wildlife enhancements and recreational opportunities, providing new wildlife habitat and a net biodiversity gain.

## Jobs Creation

The scheme includes Land off Little Melton Road for employment uses. Considering the eastern region's leading presence in the food and drink market, including the Food Enterprise Zone, the development of this site would enable the growth of a key local economic driver, helping to create new jobs as well as providing scope for other job creating uses. Increasing the number of jobs within Hethersett will also help to further encourage opportunities for travel to work by walking and cycling by placing further employment opportunities in close proximity to new and existing homes.



## New Homes

The Site includes provision for the delivery of approximately 450 new homes, to include both market and affordable homes, in addition to a care home and assisted living homes in a highly sustainable location. These provide the opportunity to address the significant identified need for bespoke accommodation for older people and to strengthen the deliverable supply of the plan area.

Parcels will be built out in a cohesive manner, to ensure the delivery of a high-quality living environment.

The parcels can be delivered either independently or as a series of complimentary parcels, providing flexibility in respect of phasing. The Concept Plans set out a comprehensive vision for the future of the village that can provide a long-lasting positive addition to the village.



## 11.0 CONCLUSION

This Statement has set out how a new sustainable scheme, including up to approximately 450 new homes, a care home and assisted living homes, a new education and sports campus to meet current and future needs and provide new sports facilities to serve the existing community, extensive new green infrastructure and economic growth on Land at Hethersett, can be delivered within the Plan period.

The Statement demonstrates that the Site is both sustainable and capable of delivering up to approximately 450 market and affordable homes and bespoke homes for older people to help meet the requirements of the emerging Greater Norwich Local Plan.

The Concept Plans have been formulated to create a series of high-quality landscape-led sustainable extensions to the village, which includes provision for:

- Around 400 new homes including affordable housing and a mix of housing types, tenures and sizes as appropriate to respond to housing needs with generous areas of strategic landscaping, amenity space and green infrastructure including that which will preserve the setting of Hill Farmhouse in perpetuity;
- New jobs bringing forward employment opportunities in a sustainable location in close walking and cycling distance to Hethersett;

- A new Education and Sports Campus, to comprise a new 2FE Primary School site with Pre-School provision, to future-proof primary education in the village, land for a Key Stage 3 campus for Hethersett Academy, together with a range of new recreation and sports facilities that would provide a high-quality facility for the village, alongside generous areas of strategic landscaping, amenity space and green infrastructure and around 50 new homes;
- A care home and assisted living homes including significant areas of strategic landscaping including tree-planting, amenity space and green infrastructure.

The Concept Plans that accompany this Statement set out a vision for how the Site could be developed and are intended to form the basis for further discussions with the Greater Norwich Local Plan team, the County Council, the local community and key stakeholders as the scheme is developed. It provides a vision and design framework for the delivery of a series of independent but complimentary high-quality landscape-led schemes at Hethersett.



Collectively, the Concept Plans set-out a long-term vision for Hethersett and present an opportunity for development to be phased to meet growth needs during the current plan period, in a comprehensive and planned form. This will allow new homes to be assimilated into Hethersett in an appropriate and considered manner, by setting out a comprehensive vision for the future of the village.

The Site has no known constraints to development that would constrain the delivery potential as outlined in the Concept Plans for the Site. The Site would contribute to the three dimensions of sustainability through the provision of both market and affordable homes, specialist accommodating for the elderly and employment uses in a location that is well served by an existing foot and cycleway network and existing bus services, with excellent access to jobs, services and local facilities.

The development of the Site will deliver a range of key benefits, including:

- Extensive areas of amenity space for both formal and informal recreation;
- Informal footpath links, providing connections to the wider Public Right of Way network to enhance the permeability of the scheme and to encourage active and sustainable transport modes;
- High quality footpath and cycleway connections linking into existing and proposed facilities;
- Opportunities for significant biodiversity enhancement through new planting and habitat creation, both within green infrastructure corridors, and within the substantial areas of amenity space throughout the Site;
- The development of an extended employment hub to the north of the Site will generate job creation and growth;
- The delivery of up to 450 homes, including affordable housing and a care home and assisted living homes which will make a substantial contribution to addressing the needs of the older population and supporting a deliverable supply throughout the plan period;

- Land for a new 2 FE primary school and pre-school, along with a new Key Stage 3 campus to provide a purpose-built facility for the first three years of secondary education as part of a high-quality sports and education campus.

In conclusion, Land at Hethersett presents the opportunity to deliver a new high-quality mixed-use sustainable scheme to meet the GNLP requirements, by setting out a comprehensive vision for the future of the village.



- Key:**
- Amenity Space/ Green Infrastructure
  - Proposed Trees/ Landscaping
  - Main Access
  - Proposed Pedestrian/ Cycle Links
  - HV Pylons Route
  - Education/ Sports Campus
  - New Homes

Not to Scale



- Key:**
- New Homes
  - Proposed Trees/Landscaping
  - Amenity Space/Green Infrastructure
  - Hedgerows
  - Access
  - Existing PROW
  - Proposed PROW and possible future off-site footpath links

Not to Scale



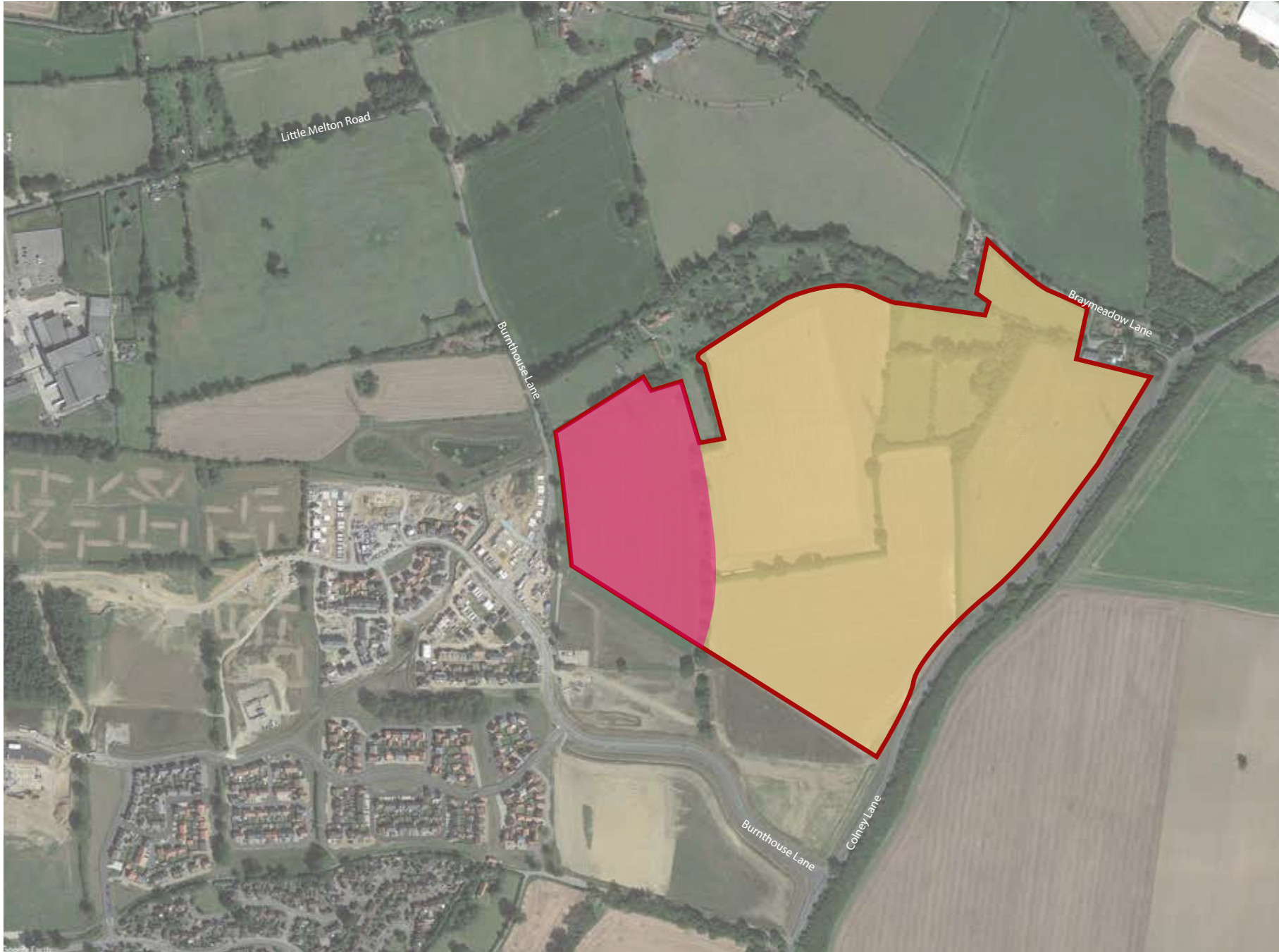
- Key:
- Open Space
  - Strategic Landscaping
  - Access
  - Employment Areas
  - Proposed Trees

Not to Scale



- Key:**
-  Care Home/  
Assisted Living
  -  Existing PROW
  -  Access
  -  Proposed Trees/  
Landscaping
  -  Amenity Space/  
Green Infrastructure

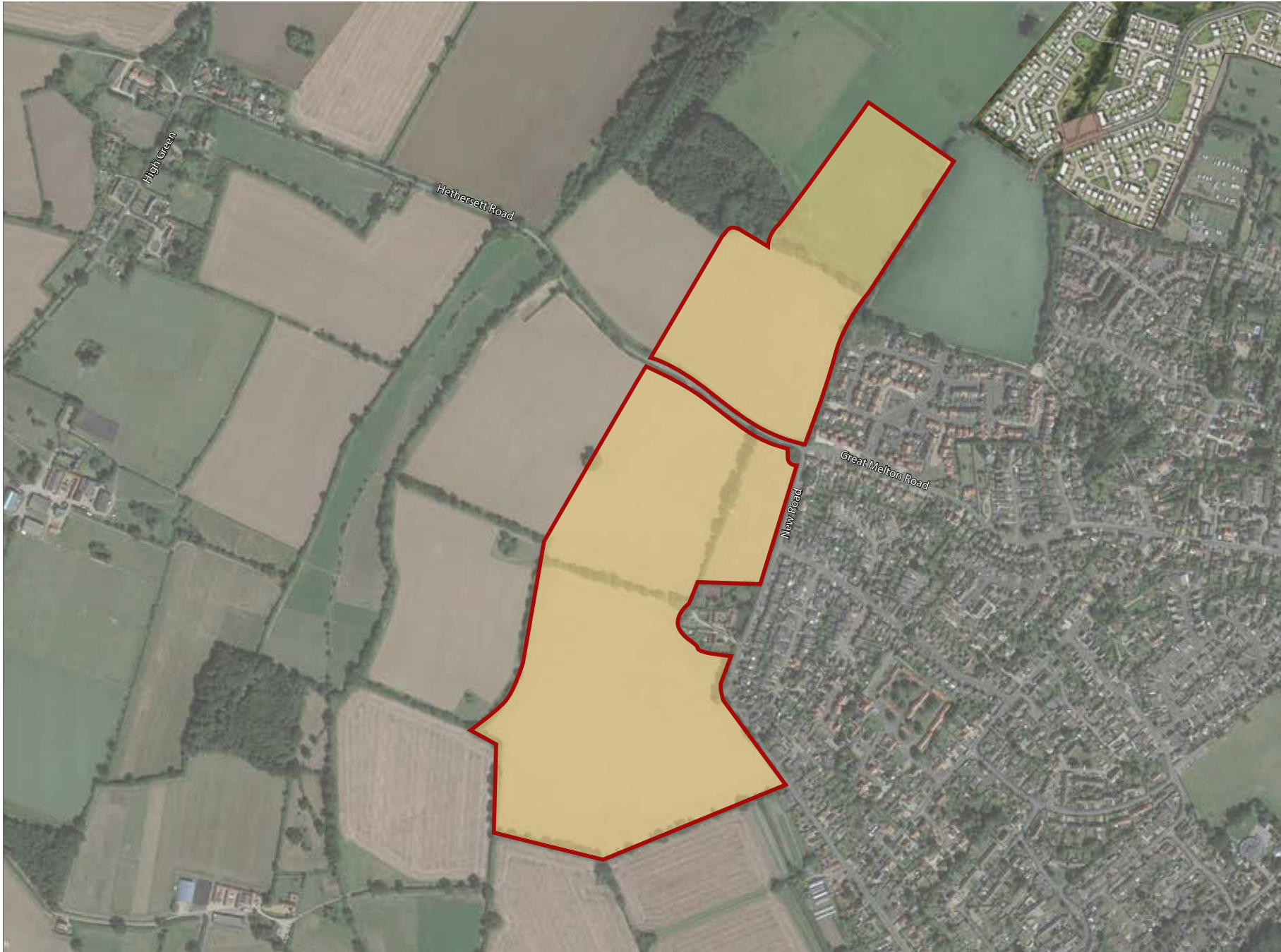
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- Key:**
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  - Title: NK338851  
Proprietor: The Gurloque Trust
  - Title: NK326334  
Proprietor: S. Back

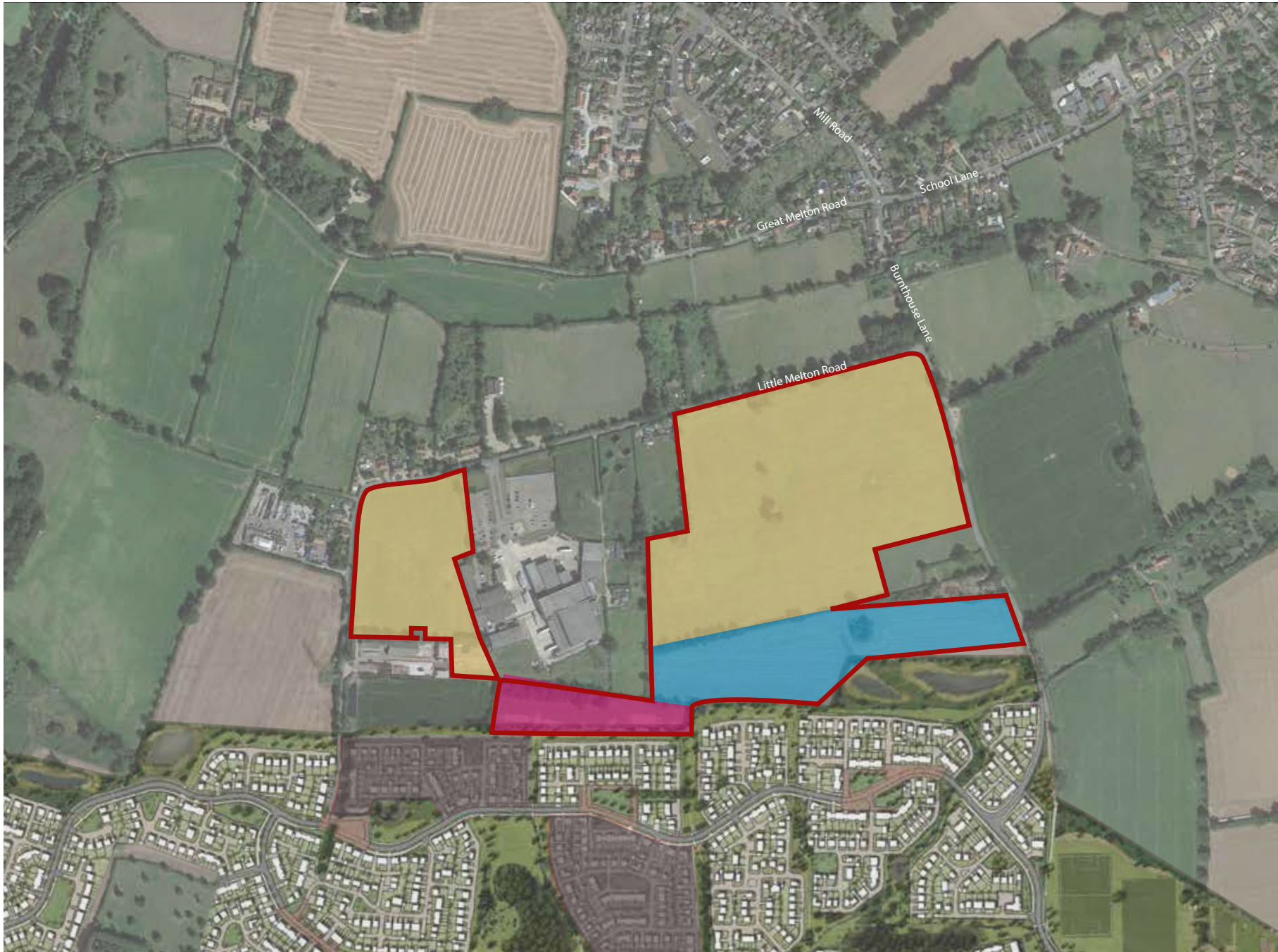
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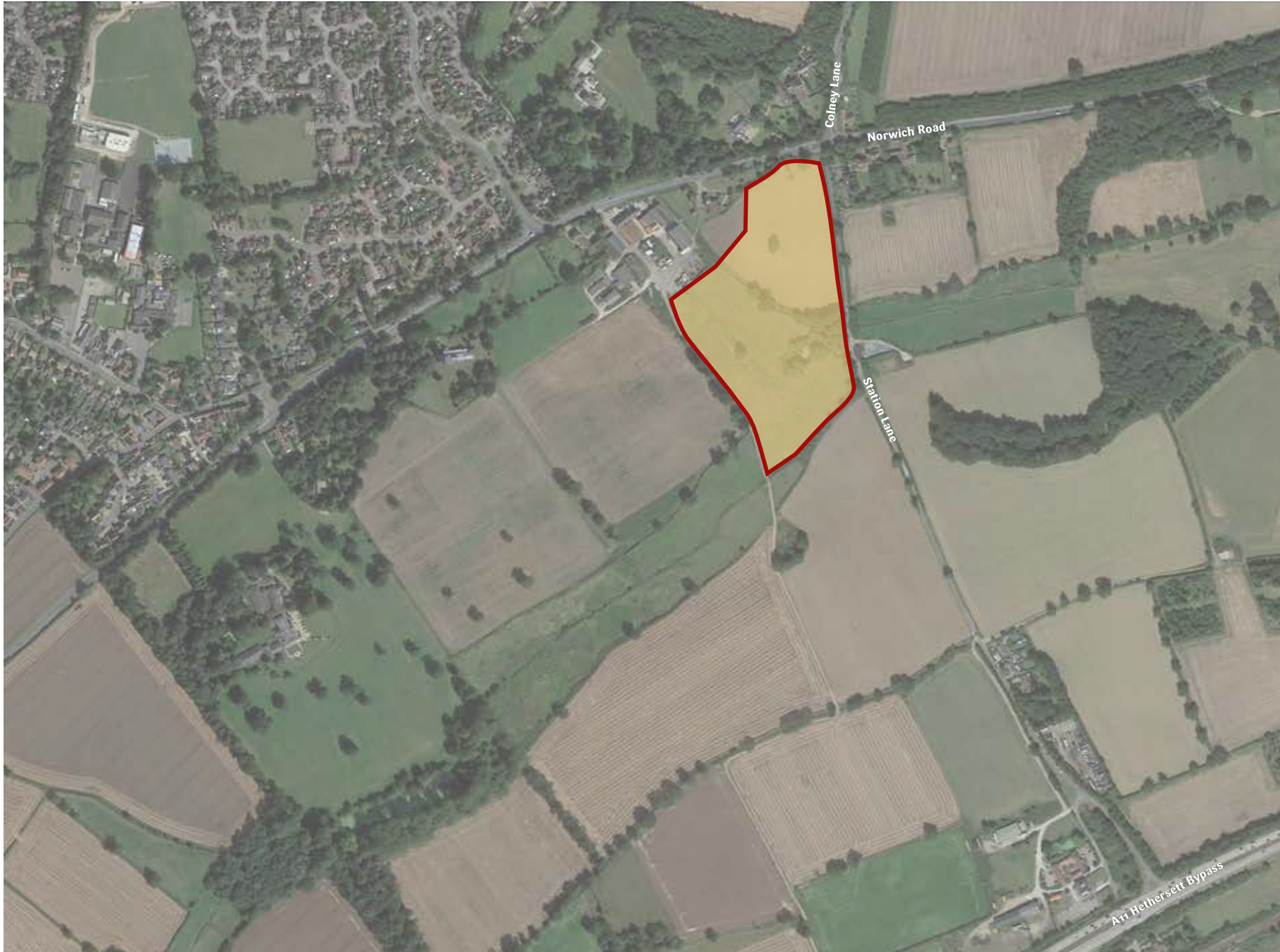
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-  Site Boundary
  -  Title: NK239418  
Proprietor:  
S. Wills



Not to Scale



- Key:**
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  - Title: NK370404  
Proprietor: C. Baker and D. Baker
  - Title: NK326334  
Proprietor: S. Back
  - Title: NK338851  
Proprietor: The Gurloque Trust

Not to Scale



- Key:**
-  Site Boundary
  -  Proprietor: The Trustees of H. G. Back Settlement

Not to Scale

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DESIGN



ENVIRONMENT



PLANNING



ECONOMICS



HERITAGE

Pegasus Group  
Pegasus House  
Querns Business Centre  
Whitworth Road  
Cirencester  
Glos  
GL7 1RT

Telephone: 01285 641717

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