

Hierarchy	Other Main Towns and Long Stratton
Settlements:	Aylsham, Diss, Harleston, Hethel, Long Stratton, Wymondham

STAGE 1 – LIST OF SITES PROMOTED IN THE SETTLEMENT

LIST OF SITES TO BE CONSIDERED FOR COMMERCIAL/EMPLOYMENT

Address	Site Reference	Area (ha)	Proposal
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
Total area of land		12.93	

LIST OF SITES TO BE CONSIDERED FOR RECREATION AND LEISURE

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

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

Site Reference	Comments
GNLP0116	No comments submitted
GNLP0272	No comments submitted
GNLP2067	<p>General comments: 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>Diss Town council comments: 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>South Norfolk Council comments: 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>Swardeston Parish Council comments: 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>Norfolk Wildlife Trust comments: Comments made regarding the proximity to the Hethel Wood CWS and ecological impacts on housing in this location.</p> <p>Swardeston Parish Council comments: 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>General comments: 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>
--	--

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 (Mulbarton booklet)

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

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

STAGE 6 – HIERACHY BASED APPRAISAL OF SHORTLISTED SITES AND IDENTIFICATION OF PREFERRED SITE/S (WHERE APPROPRIATE)

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
Hethel Strategic Employment				
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).

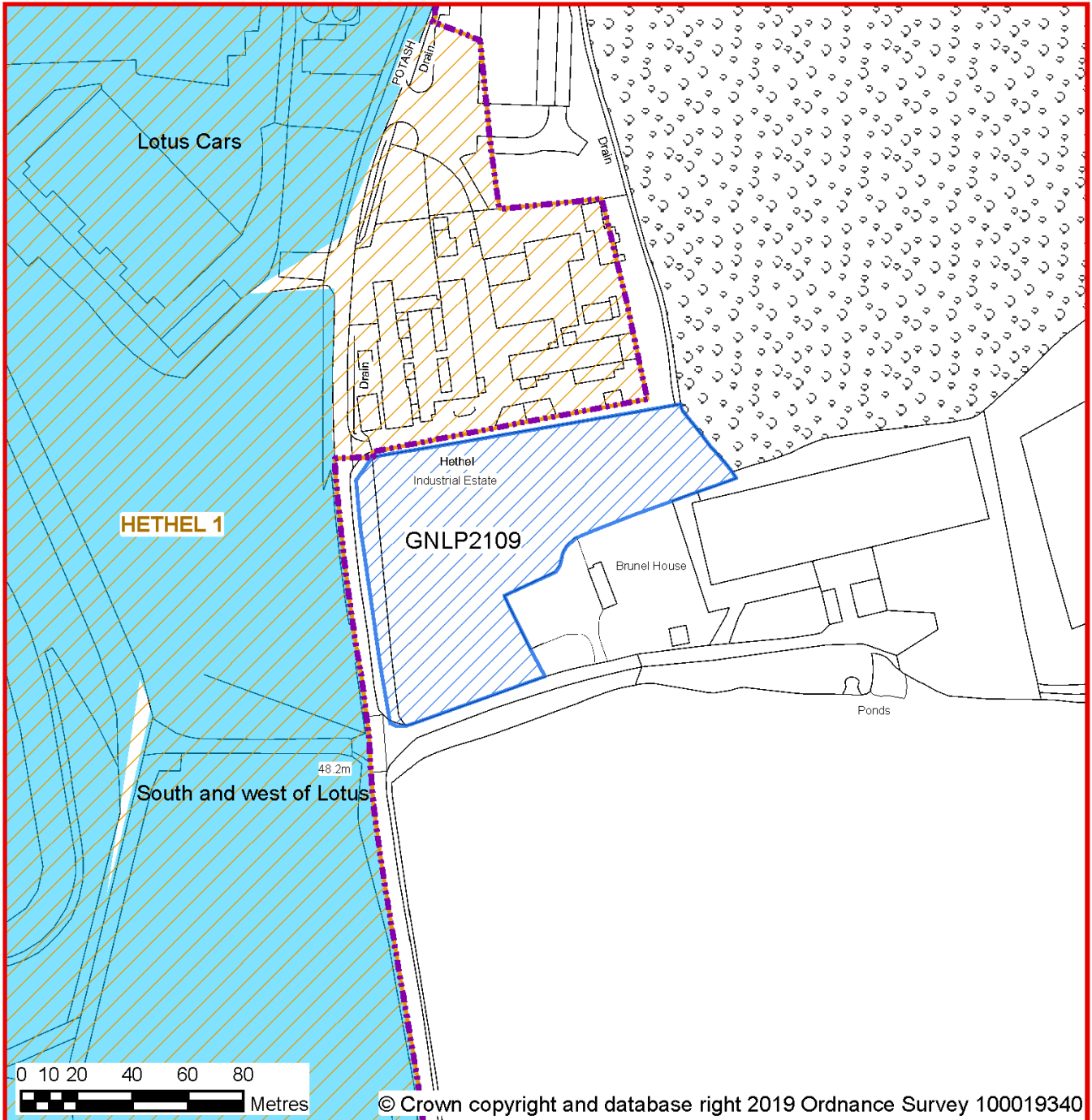
BRACON ASH





Greater Norwich Local Plan
Preferred Site

Site Reference GNL2109
 Location South of Hethel Industrial Estate
 Allocation Employment
 Area 0.79 ha

N
 1:2,000
 @ A4

Date Created: 24/10/2019



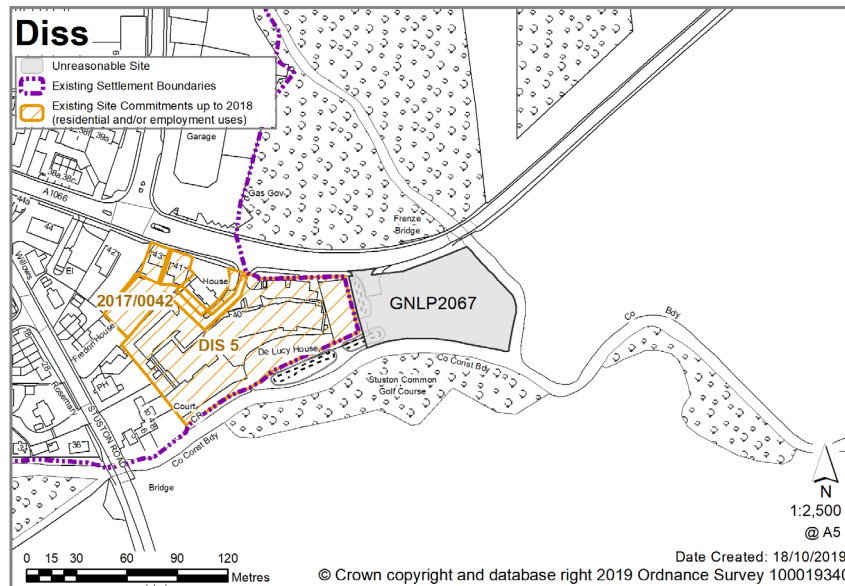
-  Preferred Employment Allocation
-  Existing Settlement Boundaries
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Strategic Employment Sites

Reasonable Alternatives:

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

Unreasonable Sites

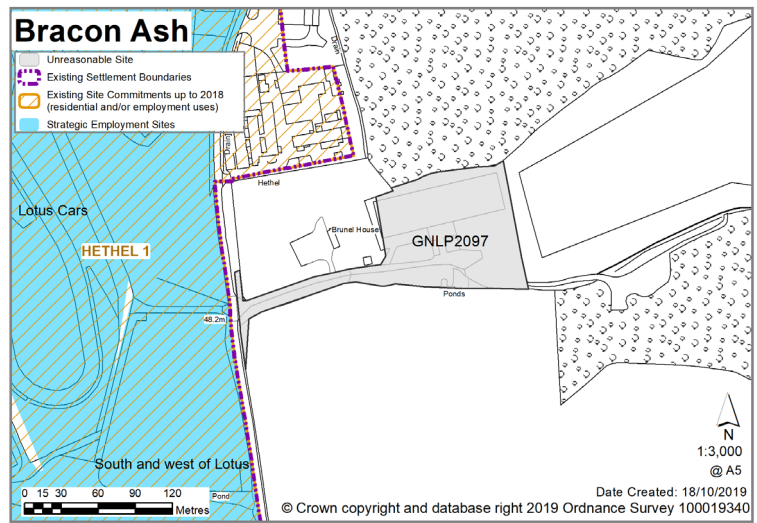
Address	Site Reference	Area (Ha)	Proposal	Reason considered to be unreasonable
Aylsham (Blickling, Burgh & Tuttington and Oulton)				
NO UNREASONABLE NON-RESIDENTIAL SITES				
Diss (including part of Roydon)				
Victoria Road, Diss	GNLP2067	0.42	Repair and retail warehouse, business and offices	The site 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.



Redenhall with Harleston
NO UNREASONABLE NON-RESIDENTIAL SITES

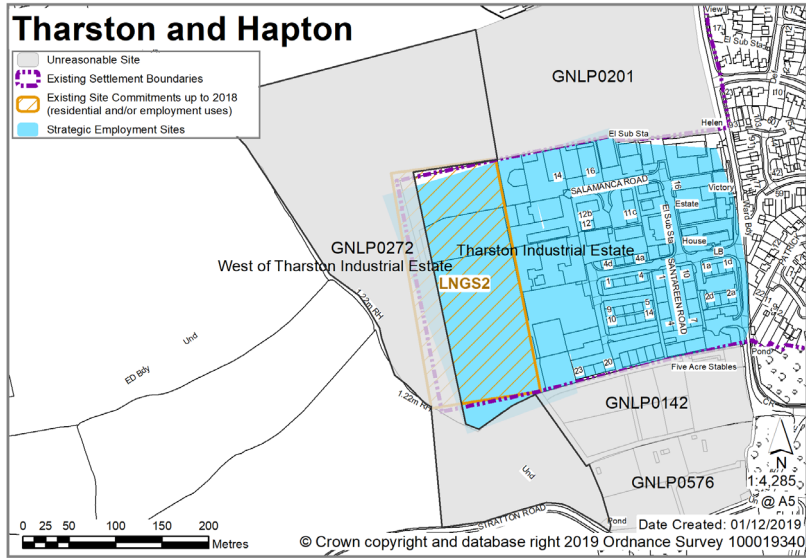
Hethel Strategic Employment

<p>East of Potash Lane, Bracon Ash</p>	<p>GNLP2097</p>	<p>1.18</p>	<p>Employment</p>	<p>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.</p>
--	-----------------	-------------	-------------------	--



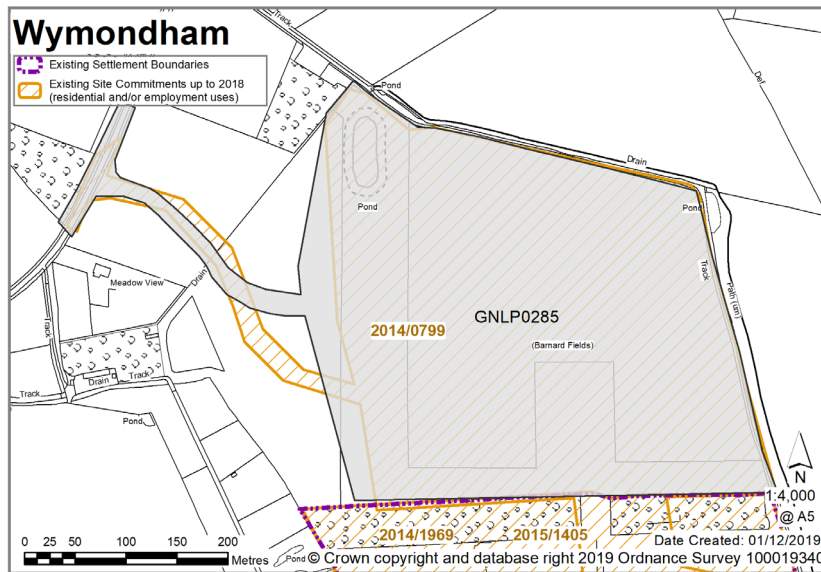
Long Stratton (including part of Roydon)

<p>Tharston Industrial Estate, Long Stratton</p>	<p>GNL0272</p>	<p>7.55</p>	<p>Employment</p>	<p>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.</p>
--	----------------	-------------	-------------------	---



Wymondham

<p>Land north of Carpenters Barn, Wymondham</p>	<p>GNL0285</p>	<p>15.38</p>	<p>Recreational Use</p>	<p>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.</p>
---	----------------	--------------	-------------------------	--



<p>Stanfield Road, Wymondham</p>	<p>GNLP0116</p>	<p>2.99</p>	<p>Employment</p>	<p>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.</p>
--------------------------------------	-----------------	-------------	-------------------	--

