

December 2018



DELIVERY STATEMENT LAND AT HETHERSETT



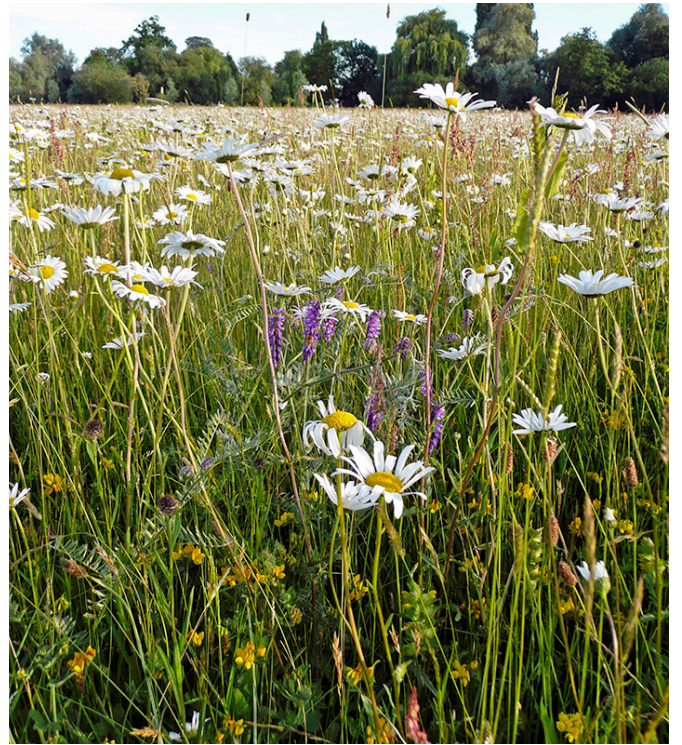


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APPENDIX 1: CONCEPT MASTERPLAN

Executive Summary

Executive Summary

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

The Greater Norwich Local Plan team has identified the need to provide 7,200 homes in the Greater Norwich area during the period 2016-2036.

Land at Hethersett provides a significant opportunity to provide a high quality sustainable mixed-use scheme to help meet the GNLP requirements up to 2036 and potentially beyond, by setting out a comprehensive vision for the future of the village that can be phased to meet the requirements of the preferred growth option.

The Concept Masterplan for the Site (see Appendix 1) has been formulated to create a series of high quality sustainable neighbourhoods linked by significant areas of green infrastructure to the north and west of Hethersett. The Concept Masterplan includes provision for:

- Up to approximately 1,000 homes (including up to approximately 330 affordable homes);
- A new Education and Sports Campus, to comprise a new 2FE Primary School site with Pre-School provision, 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;

- A significant green infrastructure corridor running east to west to the north of the current Hethersett North scheme, bringing significant ecological enhancement that will deliver a net biodiversity gain and meeting an identified deficit in open space;
- Significant areas of amenity space throughout providing opportunities for both formal and informal recreation;
- New jobs bringing forward employment opportunities in a sustainable location in close walking and cycling distance to Hethersett.

To be considered deliverable and developable, the National Planning Policy Framework (NPPF) states that sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on site within five years. This Statement sets out a strategy for the delivery of elements of the site within five years, demonstrating that Land North and West of Hethersett satisfies these criteria and can be considered deliverable. It also sets out how the scheme can be delivered as a series of parcels, linked by a high quality framework of green infrastructure, which will facilitate delivery whilst providing flexibility in respect of phasing.

The Concept Masterplan sets out a vision for how the Site could be brought forward and will form the basis for ongoing discussions with the Greater Norwich Local Plan partners, the local community and key stakeholders as the scheme is refined. It provides a vision and design framework for the delivery of a new high quality sustainable scheme on the edge of Hethersett.

The Statement and accompanying Concept Masterplan has been informed by a robust evidence base covering access, drainage and flood risk, landscape, ecology, utilities and heritage, which demonstrates that the Site has no known constraints to delivery. The proposed scheme will contribute to the three dimensions of sustainability through the provision of both market and affordable homes and a combined education and sports campus 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 Concept Masterplan that forms part of this Statement has been informed by a Landscape and Visual Assessment of the Site which includes a review of the landscape character areas that the Site falls within. The Assessment concludes that there are few constraints or issues in landscape and visual terms that prevent the Site being considered for development.

The Site also provides an opportunity to enhance the setting of the two County Wildlife Sites within the vicinity of the Site, while establishing a new green infrastructure corridor as part of the scheme. The Site will also secure the preservation of the Roman Villa to the east of the village in situ.

In conclusion, the Site presents a significant opportunity to create a new high-quality mixed-use sustainable scheme on land at Hethersett, which will deliver a substantial package of benefits for the local community.

Introduction



1.0 Introduction

- 1.1 This Delivery Statement (the 'Statement') has been prepared by Bidwells on behalf of Pigeon Land 2 Ltd ('Pigeon') and the Hethersett Consortium (the 'Landowners'). The Statement has been prepared in support of a high quality mixed-use sustainable scheme on land at Hethersett (the 'Site').
- 1.2 This Delivery Statement is intended to assist the Greater Norwich Local Plan team in its consideration of the Site (site reference GNLP0177-A) through the Greater Norwich Local Plan review process. It has been prepared in the context of the need for sites to deliver at least 7,200 homes in the Greater Norwich area, comprising South Norfolk, Norwich City and Broadland District Councils, within the plan period from 2016-2036.
- 1.3 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 Site is capable of delivering a new high quality mixed-use sustainable scheme, including up to approximately 1,000 new homes that could either be brought forward, within the Plan period to 2036 or could be phased to meet the requirements of the preferred growth option.
- 1.4 It also describes how the Site will contribute to the three dimensions of sustainability: economic, social and environmental sustainability.
- 1.5 The Statement is accompanied by a Concept Masterplan which illustrates how the Site can deliver:
 - Up to approximately 1,000 homes (including up to approximately 330 affordable homes);
 - A new Education and Sports Campus, to comprise a new 2FE Primary School site with Pre-School provision, 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;
 - A significant green infrastructure corridor running east to west to the north of the current Hethersett North scheme, bringing significant ecological enhancement that will deliver a net biodiversity gain and meet an identified deficit in open space;
 - Significant areas of amenity space throughout providing opportunities for both formal and informal recreation;
 - New jobs bringing forward employment opportunities in a sustainable location in close walking and cycling distance to Hethersett.
- 1.6 This Statement, and accompanying Concept Masterplan, has been informed by a robust evidence base including:
 - Transport Appraisal, prepared by AECOM;
 - Preliminary Flood Risk Assessment and Surface Water Drainage Strategy, prepared by Pigeon Technical Services;
 - Strategic Landscape and Visual Appraisal, prepared by Liz Lake Associates;
 - Strategic Ecological Assessment, prepared by Hopkins Ecology;
 - Cultural Heritage Assessment, prepared by CgMs; and
 - Utilities and Services Report, prepared by Pigeon Technical Services.

Planning Policy Context



2.0 Planning Policy Context

Emerging Development Plan

- 2.1 South Norfolk, Norwich City and Broadland District Councils, in partnership with Norfolk County Council, are currently preparing a joint Greater Norwich Local Plan that, once adopted, will replace the adopted Joint Core Strategy (JCS) and the site allocations development plan documents within each District.
- 2.2 The Greater Norwich Local Plan will set out the future housing requirements of the area up to 2036, allocating sites to meet its identified housing, employment and infrastructure needs during the full Plan period.
- 2.3 The most recent assessment of Objectively Assessed Housing Need (OAN) for both market and affordable housing across the Plan area identifies that the OAN over the period 2016-2036 is 38,988 homes. Once a 10% delivery buffer is applied to this, the plan provision rises to 42,887 homes. Taking account of existing commitments in April 2017 of 35,665 homes, this means that the GNLP has a requirement to provide land for at least 7,222 homes, rounded down to 7,200.
- 2.4 In order to meet this requirement, the Issues and Options Regulation 18 Part A Consultation (January-March 2018), identified a range of Growth Options to inform the development of the Plan. These options include:

- Option 1: Concentration close to Norwich
- Option 2: Transport Corridors
- Option 3: Supporting the Cambridge Norwich Tech Corridor
- Option 4: Dispersal
- Option 5: Dispersal plus New Settlement
- Option 6: Dispersal plus Urban Growth

- 2.5 The Site can provide a significant contribution to meeting the identified housing need to 2036, with particular focus on Options 1-3. It could also be phased to deliver growth in accordance with the dispersal growth options, whilst also setting out a comprehensive vision for future growth beyond 2036.
- 2.6 In terms of more detailed site-specific considerations, the Housing and Employment Land Availability Assessment (HELAA) published with the Part A Regulation 18 consultation identifies the Site as a suitable location. It confirms through a 'Green' rating, that there are no constraints or impacts anticipated in relation to market attractiveness, townscapes, historic environment, or compatibility with neighbouring uses.
- 2.7 Issues which are given an 'Amber' rating, or are specifically referred to within the text of the Site Proposals consultation document, namely; access, accessibility to services, utilities capacity, utilities infrastructure, contamination and ground stability, flood

risk, significant landscapes, biodiversity and geodiversity, open space and green infrastructure, and transport and roads, are addressed in more detail in this Statement.

Adopted Development Plan

- 2.8 The site is located within the Norwich Policy Area (NPA) that is the focus for major growth and development as identified in Policy 9 of the JCS. Allied to this status of providing at least 1,000 dwellings, Policy 9 also specified that Hethersett is one of the sustainable settlements that would be suitable for additional development, to help deliver the 'smaller sites in the NPA' allowance of 1,800 dwellings.
- 2.9 It is evident, therefore, that Hethersett is a suitable location for further growth, based on current policy, and that this Site can accommodate a significant proportion of the new homes planned for the period to 2036, as shown in all 6 potential growth options for the 'South West' sector (ranging from 150 to 1,500 dwellings).
- 2.10 Whilst the Site has the ability to deliver up to approximately 1,000 new homes as part of a high quality mixed-use sustainable scheme, the nature of the Site means that it could be brought forward as smaller parcels of around 150 to 250 homes that could also meet the lower end of the growth range or be delivered in a phased manner with the potential for some elements of the scheme to be delivered beyond 2036.

- 2.11 In respect of the Site Specific Allocations and Policies Document (Adopted October 2015), site GNLPO177-A lies directly adjacent (to the north and west) of a number of existing allocations and commitments, namely Policy HET 1 (Land north of Hethersett), Policy HET 2 (Land north of Grove Road) and Policy HET 4 (Land north of Great Melton Road). The Site also includes the area of land identified as Policy HET 3 (Land west of Poppyfields), which with the exception of the section of proposed spine road to serve the Hethersett North scheme, is proposed to be retained as an area of amenity space, as shown on the accompanying Concept Plan.
- 2.12 Furthermore, HET 1 (Hethersett North) was granted planning permission (application ref. 2011/1804/O) in 2013 for a residential led mixed use development of 1,196 dwellings, and following subsequent reserved matters approvals is currently being built-out.
- 2.13 HET 4 was also granted planning permission for 151 new homes (application ref. 2012/1814 as varied) in 2014. The site has since been built-out.
- 2.14 As such, the Site is adjacent to the existing village (to the east) and the new parts of the village being brought forward as part of Hethersett North (to the south). Consequently the Site represents a logical extension to Hethersett in a location that benefits from sustainable transport links and access to services and facilities.



Land at Hethersett in relation to Hethersett North

Physical Context



3.0 Physical Context

Settlement Context

- 3.1 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 north-west 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.

Site Context

- 3.2 The Site is approximately 111 hectares in size and is located to the north and west of the settlement of Hethersett. The site is adjacent to the settlement boundary of Hethersett.
- 3.3 The Site is comprised of a series of arable fields. The fields all have boundary planting and drainage ditches, and vary in size.
- 3.4 A pylon power cable route is located to the south of the northern part of the Site. As demonstrated by the Concept Masterplan (Appendix 1), the area surrounding the pylons will be retained as a high quality green infrastructure corridor, providing a green lung between Beckhithe County Wildlife Site (CWS) and Braymeadows County Wildlife Site (CWS).



Land at Hethersett Site Location

- 3.5 Beckhithe Meadow CWS comprises meadowland located to the west of the site. Green infrastructure 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. Similarly, Braymeadow will be set within a high quality green infrastructure network, which will provide a substantial buffer to the CWS.
- 3.6 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.
- 3.7 The Site is located close to employment opportunities at the Norwich Research Park, comprising Norwich and Norfolk University Hospital and the UEA. 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.

- 3.8 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 Part A Growth Options document as a key growth sector, in addition to other types of employment use.
- 3.9 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, acknowledging that it is partly located within the Strategic Gap.
- 3.10 The Site will therefore deliver a high quality sustainable mixed-use scheme.

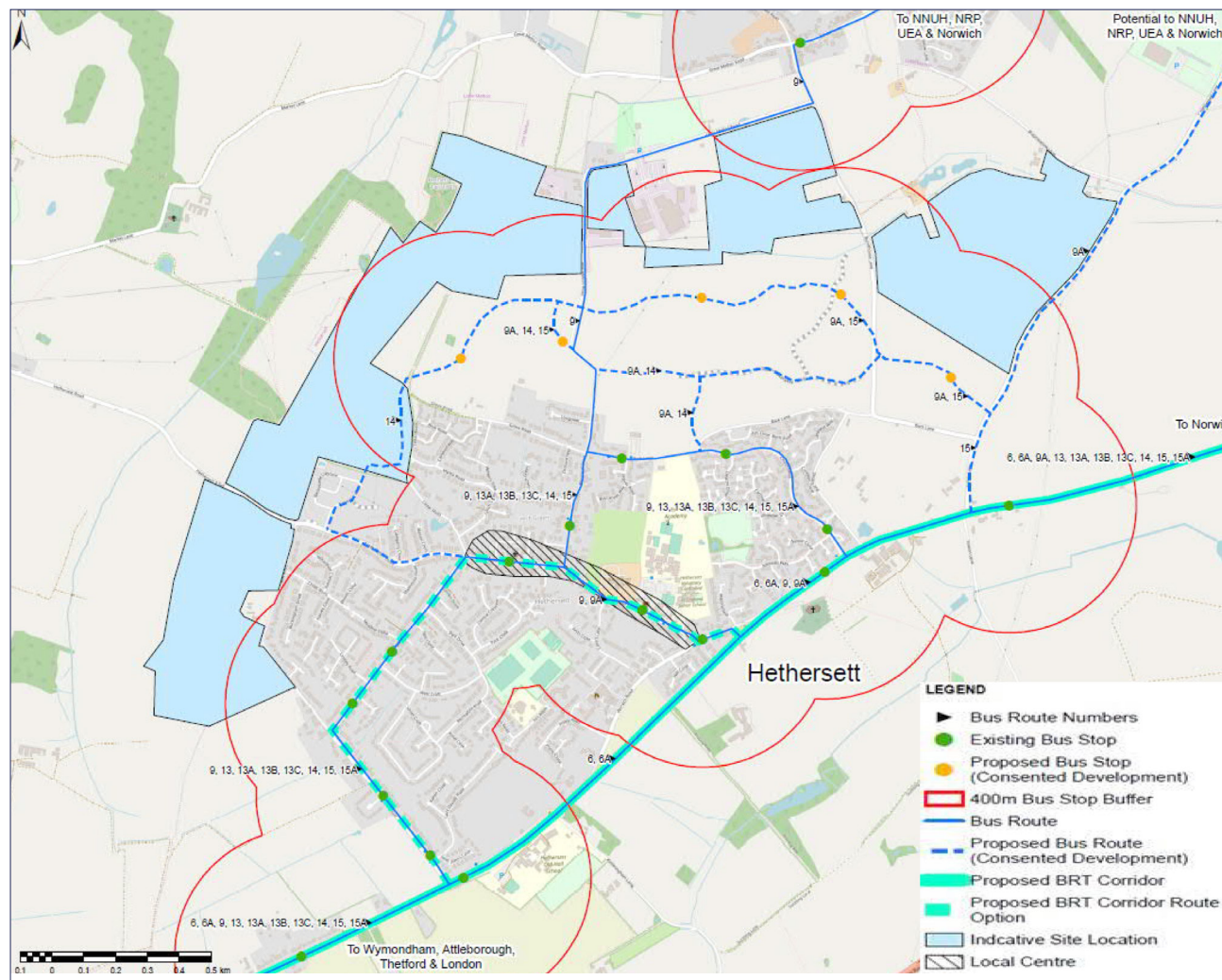


Infrastructure



4.0 Infrastructure

- 4.1 The provision of necessary infrastructure is crucial to enable the delivery of sustainable housing and employment growth in the Greater Norwich area within the Plan period. This is necessary at both a strategic level and to support individual allocations within the Local Plan. This includes health, education, transport, drainage and water management, open space and green infrastructure. The necessary contributions to infrastructure will be addressed through either S106 or Community Infrastructure Levy (CIL) where appropriate. However, land at Hethersett has the ability to deliver benefits in terms of infrastructure provision that go beyond what is required to mitigate the immediate impact of the scheme, thereby offering benefits to the wider community.
- 4.2 Fundamental components of the scheme are the provision of additional school places to serve both existing and future residents of Hethersett and the wider A11 growth corridor, and provision of extensive areas of Green Infrastructure. The following sections set out how the scheme will deliver appropriate levels of infrastructure.



Hethersett Bus Routes and Stops (Existing and Proposed as part of Hethersett North)

Transport and Accessibility

- 4.3 A Transport Appraisal has been prepared by AECOM to demonstrate the Site's suitability in terms of connectivity to the existing cycling, walking and public transport facilities as well as local amenities and facilities.
- 4.4 The Appraisal demonstrates that Hethersett village centre is highly accessible for pedestrians and cyclists, with key employment areas at Norwich Research Park, Hethel Engineering Plant and Longwater Business and Retail Park located close to the Site.
- 4.5 The Site would be linked to the Blue Pedalway, providing cycle access to Wymondham and Norwich. The existing infant, junior and high schools are well placed to encourage walking and cycling journeys.
- 4.6 In respect of public transport provision, there are a number of existing bus stops located within a good walking distance of the site which are served by highly frequent services that serve a range of destinations including Norwich, Wymondham, Attleborough and Watton. Thickthorn Park and Ride is also within a ten-minute cycle of the proposed site, providing services every 15 minutes to Norwich City Centre.
- 4.7 The Transport Appraisal concludes that there are no insurmountable highway capacity issues anticipated on the highway network serving the Site. Furthermore, access strategies for each area within the site have been devised,

demonstrating that safe and suitable access can be delivered to each area of the Site, thereby enabling the phased delivery of the Site.

- 4.8 Notwithstanding the high levels of existing provision, in order for the development to come forward a range of improvements to the pedestrian and cycle network within Hethersett to link to existing provision of enhanced bus services and infrastructure, and the implementation of a Travel Plan for all aspects of the proposed development are proposed. AECOM's report demonstrates that the proposed measures are all deliverable, commensurate with the scale of the proposals. These facilities will connect with existing and proposed pedestrian and cycle facilities to provide an enhanced village-wide network.

Drainage

- 4.9 The Site is located entirely within Flood Zone 1 (less than 1 in 1,000 annual probability of river or sea flooding).
- 4.10 The Site is predominantly underlain with Lowestoft Formation – Diamicton. This soil type group is unlikely to be suitable for infiltration drainage. Additionally, infiltration testing was undertaken as part of the existing planning permission 11/1804/O to the south/east of the Site. Poor soakage rates were encountered, suggesting an alternative surface water solution needs to be identified.



- 4.11 In line with the Surface Water Drainage Hierarchy, a Surface Water Drainage Strategy has been prepared to discharge surface water to watercourses, through the implementation of a robust SUDS network. Surface water runoff to watercourses will be restricted to the appropriate natural (greenfield) runoff rate for the equivalent storm event.
- 4.12 Provision of SuDS features such as swales and ponds also present the opportunity to provide ecological features within the scheme.

- 4.13 Anglian Water asset plans indicate foul water public sewers running in the vicinity of the Site. It is proposed that the foul drainage from the proposed development will be accommodated within the existing sewer network with any reinforcement works carried out under Anglian Water's standard charging regime. Due to topography of the Site a number of foul water pumping stations will be installed to discharge the various areas of the Site to the existing network.
- 4.14 While it is anticipated that some mitigation and reinforcement works will be required, these works will be funded by the scheme under Anglian Water's standard charging regime. As such the capacity of the foul network does not present a constraint to delivery.
- 4.15 In addition, the ability for the scheme to be brought forward as a series of interconnected parcels will ensure that it can be phased to coincide with upgrades to the existing foul network.

Utilities and Services

- 4.16 Utility company asset plans show that the Site benefits from its location adjacent to strategic utilities infrastructure and that all the requisite services (potable water, gas, electricity, and telecommunications) are available. Initial assessment reveals that any upgrades that will be required to serve

the Site can be achieved through upgrade works typical of a scheme of this scale and do not present a constraint to delivery.

- 4.17 As with improvements to the waste water network, new utilities and services would be provided to coincide with scheme phasing.

Social Infrastructure

Education

- 4.18 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 56 place nursery. Alongside the expansion and relocation of Woodside, Hethersett VC Junior School will become a primary school from September 2019.

- 4.19 The additional capacity provided by the reorganisation of these schools will meet the needs expected to arise from already committed schemes in Hethersett. However, additional land adjacent to the relocated Woodside primary school offers the potential for this to expand in the future to become a 3 FE school. Based upon Norfolk County Council's standard multiplier of 0.26 pupils per dwelling, this would provide additional capacity capable of accommodating up to 600 homes depending on the total number of homes that are delivered as part of the already committed Hethersett North scheme that is currently under construction.
- 4.20 Beyond this level of growth, 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 concept as part of a new combined education and sports campus.



- 4.21 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 (5 FE) but is planned to be expanded to a 9 FE facility, which will provide capacity for around 1,350 pupils (9 FE). Whilst the planned expansion will provide capacity over and above that required for already committed growth within Hethersett, the Academy serves a wider area, including nearby Cringleford.
- 4.22 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.
- 4.23 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.

- 4.24 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

- 4.25 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.
- 4.26 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).

- 4.27 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.
- 4.28 Discussions with South Norfolk CCG, to determine the most appropriate way to meet the future Primary Healthcare requirements for Hethersett, are ongoing. However, this is likely to involve a financial contribution towards provision of sustainable primary care services in accordance with the Norfolk and Waveney STP.
- 4.29 Alternatively, should there be a requirement for new healthcare facilities within Hethersett then this could be accommodated as part of the scheme.

Green Infrastructure

- 4.30 The Site offers the opportunity to establish valuable ecological corridors through the site. The pylon route through the Site will enable the establishment of a key green infrastructure corridor through the site. This corridor will connect Beckhithe CWS to the west and Braymeadow CWS to the

east. 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

- 4.31 The scheme makes provision for a range of new recreation and sports facilities that would provide high quality facilities for the village.
- 4.32 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.
- 4.33 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.

Strategic infrastructure within close proximity to the Site



The Norfolk and Norwich University Hospital



Thickthorn Park and Ride



The University of East Anglia

Landscape



5.0 Landscape

- 5.1 A Strategic Landscape and Visual Appraisal (SLVA) has been undertaken by Liz Lake Associates, as part of the preparation of the Concept Masterplan and the preliminary landscape strategy.
- 5.2 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.
- 5.3 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.
- 5.4 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.

- 5.5 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.
- 5.6 Smaller areas to the east and west of the Site are included within the Yare Tributary Farmland with Parkland Landscape Character Area. These areas include Beckhithe Meadow CWS and part of the Strategic Gap to the west of the site.
- 5.7 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.

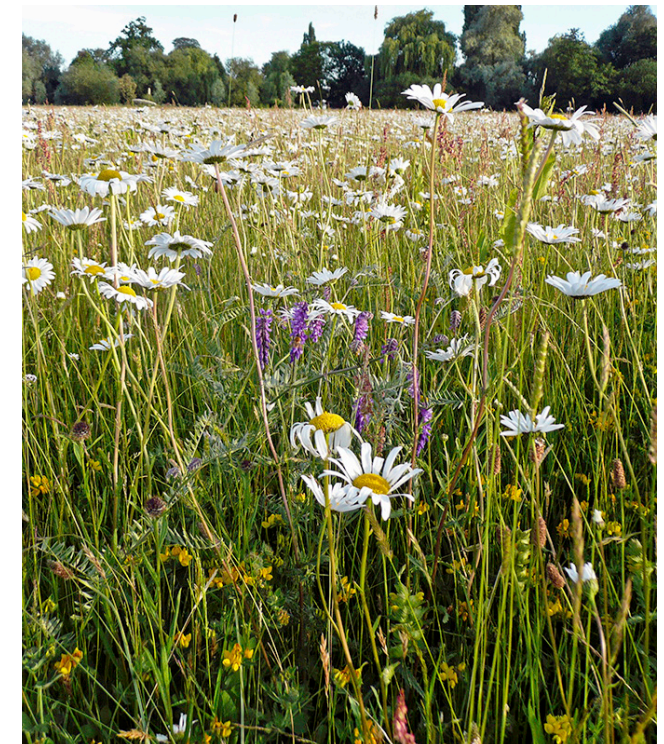


5.8 Those areas within the Site that fall within this character area will be considerably landscaped to maintain the setting of the CWS, while the location of the Education and Sports Campus including substantial areas of green space and sports pitches will maintain a sense of openness and create a softer edge to the settlement, in keeping with the principles of the Strategic Gap.

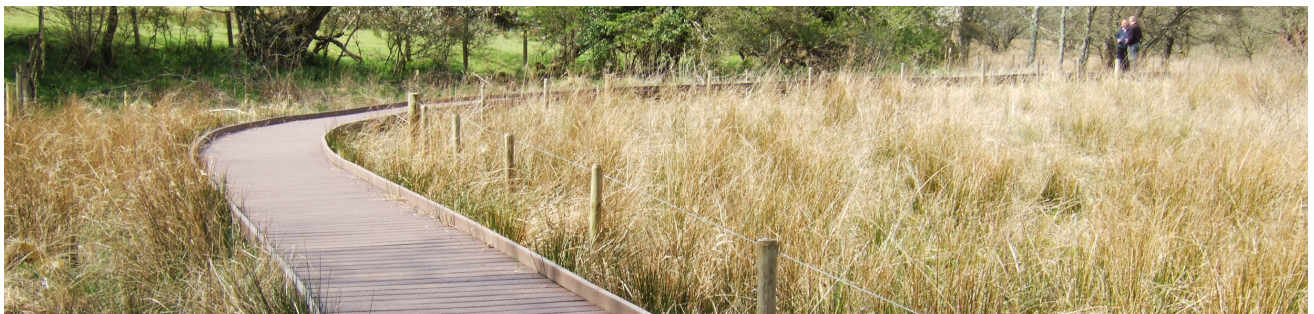


5.9 The Landscape Character Assessment identifies opportunities to enhance the landscape and those which are relevant to the site are as follows:

- Restoration of hedgerows and field boundaries, particularly at settlement edges where vegetation could help integrate the settlement into the landscape;
- Built form should not encroach into the Strategic Gap, though open space would be a landscape benefit;
- Maintain the amenity of the existing public footpath network by providing an offset from the built development to maintain a rural character.



5.10 The scheme provides an opportunity to enhance existing hedgerows, tree belts and grassland associated with the County Wildlife Sites. There is also an opportunity to enhance the existing public rights of way routes so the community can enjoy the extensive green infrastructure provided by the scheme. All of these features have been incorporated within the Concept Masterplan and preliminary landscape strategy for the Site.



Ecology



6.0 Ecology

- 6.1 A Strategic Ecological Assessment of the Site has been undertaken by Hopkins Ecology. 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.

County Wildlife Sites

- 6.2 There are two County Wildlife Sites (CWSs) of particular relevance to the Site: Beckhithe Meadow CWS within the Site and Braymeadow CWS adjacent to the north-east boundary. Impacts on both CWSs will be avoided by an appropriate surface water management strategy, and new green infrastructure adjoining these areas.

Protected Species

- 6.3 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. The Strategic Ecological Assessment sets out a range of measures to ensure that protected species are unharmed.
- 6.4 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.

- 6.5 The establishment of green infrastructure corridors through the site will provide significant opportunities for ecology enhancements throughout the scheme.

Conclusion

- 6.6 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.



County Wildlife Sites in relation to the extent of the Site

Heritage



7.0 Heritage

- 7.1 A Cultural Heritage Assessment of the Site has been undertaken by CgMs in order to inform the Concept Masterplan.

Designated Heritage Assets

- 7.2 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.
- 7.3 Hill Farmhouse (Grade II), is located immediately adjacent to the Site. 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 Masterplan, to preserve the setting of the heritage asset.

Non-Designated Heritage Assets

- 7.4 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.

- 7.5 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.
- 7.6 The remainder of non-designated heritage assets on site are anticipated to retain a potential for archaeological remains of

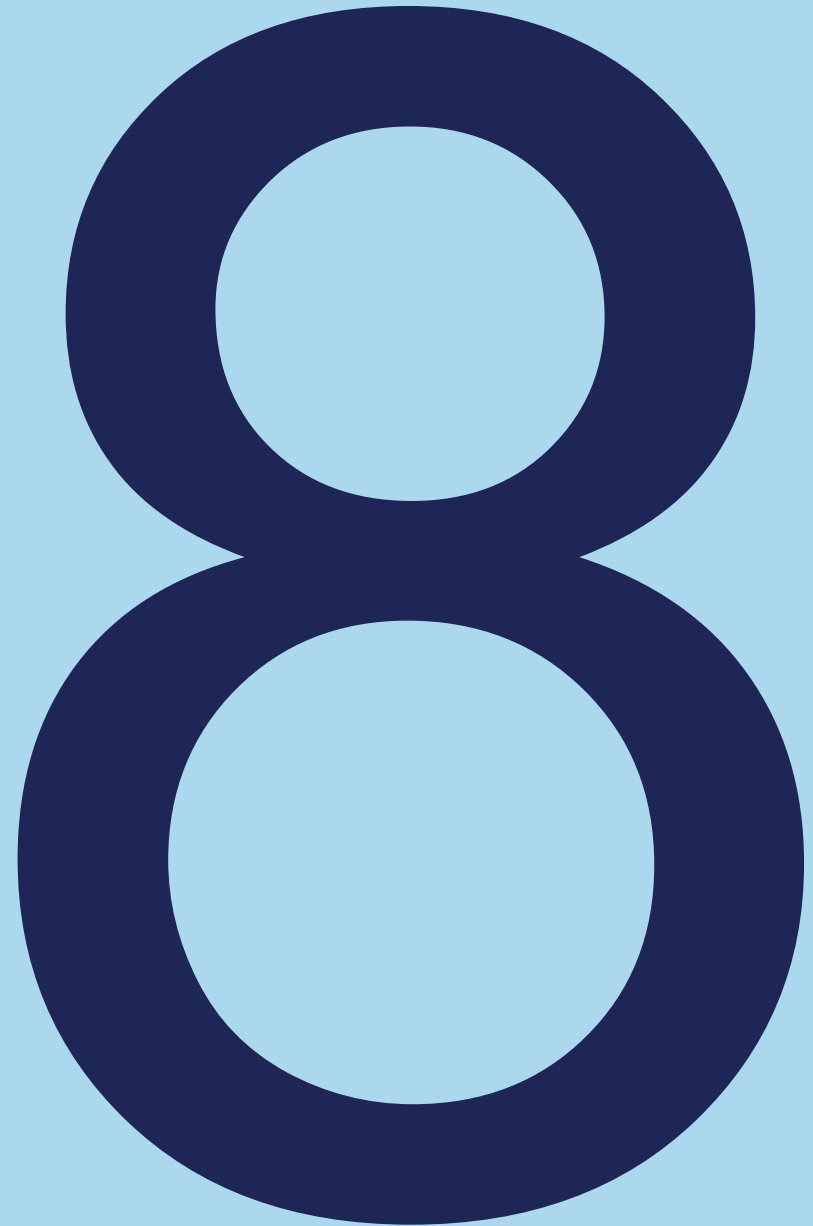
local significance only, and do not present a constraint to the delivery of the Site.

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



Heritage Assets in relation to the extent of the Site

Concept Masterplan



8.0 Concept Masterplan

- 8.1 The Concept Masterplan for the Site (see Appendix 1) has been formulated to create a series of high quality sustainable neighbourhoods linked by significant areas of green infrastructure to the north and west of Hethersett. The scheme, as shown on the Concept Masterplan, provides for:
- Up to approximately 1,000 homes (including up to approximately 330 affordable homes);
 - A new Education and Sports Campus, to comprise a new 2FE Primary School site with Pre-School provision, land to provide 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;
 - A significant green infrastructure corridor running east to west to the north of the current Hethersett North scheme, bringing significant ecological enhancement and meeting an identified deficit in open space;
 - Significant areas of amenity space throughout providing opportunities for both formal and informal recreation;
 - New jobs bringing forward employment opportunities in a sustainable location in close walking and cycling distance to Hethersett.

Education and Sports Campus

- 8.2 Land for a new 2FE primary school and pre-school is included within the scheme concept as part of a new Combined Education and Sports Campus.
- 8.3 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.
- 8.4 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.
- 8.5 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

- 8.6 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 north-east to south-east direction. The Site therefore presents a significant opportunity to realise this vision, with the east-west green corridor proposed along the pylon route through the Site.

- 8.7 New planting and strategic landscaping would also be provided within the development parcels, providing an enhanced landscape framework.
- 8.8 Land between Area B and C (as shown on the Concept Masterplan) will be retained as amenity space, to enhance the green infrastructure credentials of the scheme, while preserving the potential Roman Villa complex in situ.
- 8.9 The green infrastructure corridor running through the site, between Beckhithe and Braymeadow County Wildlife Sites, can deliver substantial wildlife enhancements and recreational opportunities, providing new wildlife habitat and a net biodiversity gain.

Jobs Creation

- 8.10 The scheme includes land to the west of the existing Little Melton Food Park 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.

New Homes

- 8.11 The scheme includes provision for the delivery of approximately 1,000 new homes, to include both market and affordable homes, in a highly sustainable location. The Site is in close proximity to existing transport links, and can form a substantial contribution towards securing housing delivery in Greater Norwich to 2036.
- 8.12 Parcels will be built out in a cohesive manner, to ensure the delivery of a high-quality living environment.
- 8.13 The scheme can be delivered as a series of parcels linked by a high quality framework of green infrastructure, providing flexibility in respect of phasing. The Concept Masterplan sets out a comprehensive vision for the future of the village that can be phased to meet the requirements of the preferred growth option.



Delivery



9.0 Delivery

- 9.1 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 NPPF.
- 9.2 Pigeon has been selected by the Landowners for their expertise in bringing together teams of leading designers and specialist advisors to deliver high quality mixed-use sustainable communities.
- 9.3 Pigeon is a private company operated by five directors and a team of professionals from the built environment sector who each bring considerable experience of delivering high quality schemes within the East of England.
- 9.4 Pigeon is working with a number of landowners across the East of England to deliver high quality schemes ranging from larger sustainable urban extensions, such as The Crown Estate at 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 Norton Road in Thurston (200 homes, 2FE primary and pre-school and extensive public open space).
- 9.5 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.



Land at Norton Road, Thurston



Land at High Road, Trimley St Martin



Kingsfleet Sustainable Urban Extension, Thetford

Conclusions

10

10.0 Conclusions

10.1 This Statement has set out how a new sustainable scheme, including up to approximately 1,000 new 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 to 2036.

10.2 The Statement demonstrates that the Site is both sustainable and capable of delivering up to approximately 1,000 market and affordable homes to help meet the requirements of the emerging Greater Norwich Local Plan.

10.3 The Concept Masterplan has been formulated to create a new sustainable neighbourhood on the northern and western edge of Hethersett, which includes provision for:

- Up to approximately 1,000 homes (including up to 33% affordable homes);
- A new Education and Sports Campus, to comprise a new 2FE Primary School site with Pre-School provision, and land for a Key Stage 3 campus for Hethersett Academy, to secure long term education provision together with a range of new recreation and sports facilities that would provide a high quality facility for the village;
- A significant green infrastructure corridor running east to west to the north of the

current Hethersett North scheme, bringing significant ecological enhancement and meeting an identified deficit in open space;

- New jobs bringing forward employment opportunities in a sustainable location in close walking and cycling distance to Hethersett.

10.4 The Concept Masterplan that accompanies this Statement sets out a vision for how the Site could be developed and will form the basis of 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 new high quality sustainable scheme on the edge of Hethersett.

10.5 The Concept Masterplan demonstrates the long-term vision for Hethersett, and presents an opportunity for development to be phased to meet growth needs during the current plan period, together with subsequent plan periods, 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 that can be phased to meet the requirements of the preferred growth option.



10.6 The Site has no known constraints to development that would constrain the delivery potential outlined in the Concept Masterplan. The Site would contribute to the three dimensions of sustainability through the provision of both market and affordable homes 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.

10.7 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 with the east-west green infrastructure corridor, 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 1,000 homes,

including up to 330 affordable homes, will comprise a substantial contribution towards housing need in the Greater Norwich area to 2036;

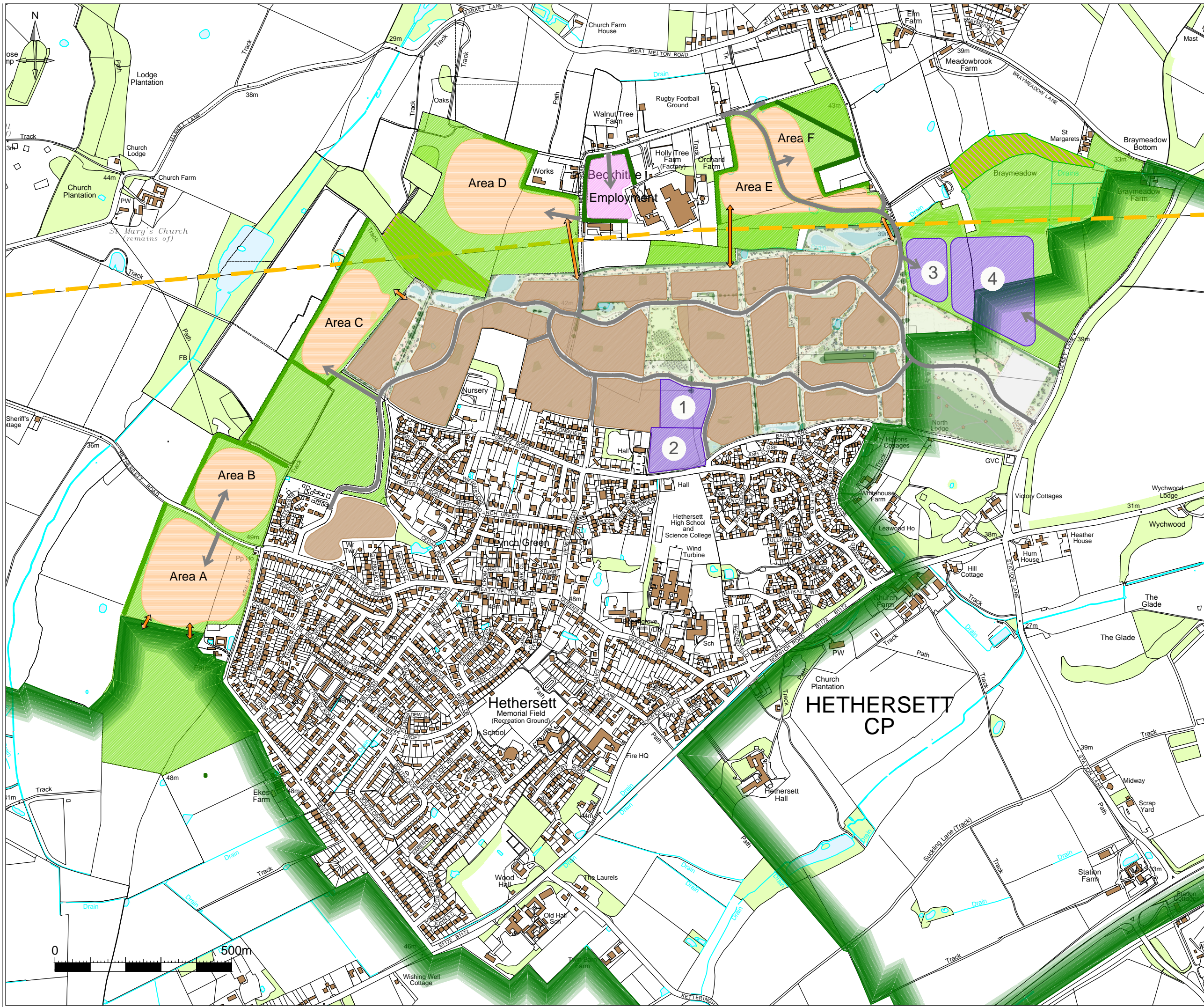
- Land for a new 2 FE primary school and pre-school, along with a new Key Stage 3 campus to provide a purpose built facility for the first three years of secondary education as part of a high quality sports and education campus.

10.8 In conclusion, land at Hethersett presents the opportunity to deliver a new high quality mixed use sustainable scheme to meet the GNLP requirements up to 2036 and potentially beyond, by setting out a comprehensive vision for the future of the village that can be phased to meet the requirements of the preferred growth option.



APPENDIX 1

CONCEPT MASTERPLAN



- KEY**
- New Homes (Under Construction)
 - New Homes (Proposed)
 - Employment (Classes B1/B8)
 - Education
 - ① Site for relocated Woodside Primary School (by others)
 - ② Site for extension to Hethersett Academy (by others)
 - ③ Site for 2 FE Primary and Pre School
 - ④ Site for Combined Key Stage 3 and Sports Campus
 - New Access
 - Green Infrastructure / Amenity Space
 - Power Cable (Pylons Route)
 - County Wildlife Site
 - Strategic Gap
 - Pedestrian / Cycle Links


PIGEON
 Pigeon Investment Management Ltd
 Linden Square
 146 King's Road
 Bury St Edmunds
 IP33 3DJ

Drawing Title
Concept Masterplan

Project Name
Land North and West of Hethersett

Drawn	Check	Scale	@
MP	-	1:10,000	A3
Date	Drawing No.	Rev	
03/03/2018	0088/004	D	





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