

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

PART 1 - ASSESSMENTS OF SITES INCLUDED IN THE DRAFT LOCAL PLAN REGULATION 18C CONSULTATION (JANUARY – MARCH 2020)

STAGE 1 – COMPLETE LIST OF SITES PROMOTED IN THE SETTLEMENT

LIST OF SITES TO BE CONSIDERED FOR RESIDENTIAL/MIXED USE ALLOCATION (0.5 HECTARES OR LARGER)

Address	Site Reference	Area (ha)	Proposal
Hevingham			
Land at Hevingham	GNLP0292	1.75	Approx. 35 dwellings, with a potential play area, open space and local infrastructure
6 The Turn	GNLP2002	1.13	15+ dwellings
Total area of land		2.88	

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

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

(Sites of less than 0.5ha are not considered suitable for allocation and therefore have not been assessed in this booklet. These sites will be considered as part of a reappraisal of settlement boundaries to be published with the Regulation 19 Submission version of the Plan).

LIST OF SITES SUBMITTED FOR OTHER USES

Address	Site Reference	Area (ha)	Proposal
None			

(Sites submitted for other uses are considered in separate 'Non-Residential' Site Assessment booklets and therefore have not been assessed in this booklet).

STAGE 2 – HELAA COMPARISON TABLE

RESIDENTIAL/MIXED USE

	Categories													
	Site access	Access to services	Utilities Capacity	Utilities Infrastructure	Contamination/ ground stability	Flood Risk	Market attractiveness	Significant landscapes	Sensitive townscapes	Biodiversity & Geodiversity	Historic environment	Open Space and GI	Transport & Roads	Compatibility with neighbouring uses
Site Reference														
Hevingham														
GNLP0292	Amber	Amber	Amber	Green	Green	Green	Amber	Green	Green	Amber	Green	Green	Amber	Green
GNLP2002	Amber	Amber	Amber	Green	Green	Green	Amber	Green	Green	Amber	Green	Green	Amber	Green

STAGE 3 – SUMMARY OF COMMENTS FROM THE REGULATION 18 STAGE A & B CONSULTATIONS

Site Reference	Comments
Hevingham	
GNLP0292	<p>General comments Objections raised concerns regarding access, services, traffic congestion and junction safety.</p> <p>One comment submitted in support of site. 'Further comments submitted in respect of the HELAA site suitability assessment, in respect of accessibility to services, access/transport, townscape, biodiversity impact and utilities. These constraints and impacts are considered to be resolvable and can be addressed through appropriate mitigation measures in scheme design - - see full text for detail. Site is considered available and deliverable.'</p> <p>Norfolk Wildlife Trust comments Adjacent County Wildlife Site represents a potential constraint as has been recognised.</p>
GNLP2002	<p>General comments Objections raised concerns regarding location, access, lack of public transport, infrastructure, high density, water / sewerage, biodiversity/wildlife, no medical services, no amenities, flood risk, slow internet connection, road safety, school is at capacity, no gas or street lighting and environmental issues.</p> <p>Hevingham Parish Council comments The Parish Council discussed the two sites in Hevingham (GNLP2002 / GNLP0010) at their meeting on the 4th December 2018 and in a vote, 6 were in favour of the 2 sites being accepted with 4 against.</p>

STAGE 4 – DISCUSSION OF SUBMITTED SITES

In this section sites are assessed in order to establish whether they are suitable for allocation. For the purposes of Sustainability Appraisal, suitable sites are those which are considered to be Reasonable Alternatives. Sites not considered suitable for allocation are not realistic options and therefore are not considered to be reasonable alternatives. The discussion below outlines the reasons why a site has been deemed suitable or unsuitable for allocation. By association this is also the outline of the reasons why a site was deemed to be a reasonable or unreasonable alternative.

A range of factors have been taken into account to establish whether a site should, or should not, be considered suitable for allocation. These factors include: impact on heritage and landscape; impact on the form and character of the settlement; relationship to services and facilities; environmental concerns, including flood risk; and, in particular, a safe walking route to a primary school. Sites which do not have a safe walking route to school, or where a safe walking route cannot be created will not be considered suitable for allocation.

Conclusions in regard to a sites performance against the relevant factors have also been informed by the outcomes of the HELAA, as set out under stage 2, consultation responses received, as summarised in stage 3, and other relevant evidence

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

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE SITES FOR FURTHER ASSESSMENT

Based on the assessment undertaken at stage 4 above the following sites are considered to be reasonable alternatives.

Address	Site Reference	Area (ha)	Proposal
None			
Total area of land			

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

None

STAGE 7 – SETTLEMENT BASED APPRAISAL OF REASONABLE ALTERNATIVE SITES AND IDENTIFICATION OF PREFERRED SITE/S (WHERE APPROPRIATE) FOR REGULATION 18C DRAFT PLAN CONSULTATION.

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

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

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Hevingham				
NO PREFERRED SITES				

Reasonable Alternative Sites:

Address	Site Reference	Area (ha)	Promoted for	Comments
Hevingham				
NO REASONABLE ALTERNATIVE SITES				

Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Hevingham				
Land at Hevingham	GNLP0292	1.75	Approx. 35 dwellings with a potential play area, open	Although this site is within walking distance of Hevingham Primary School pedestrian access would require crossing

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
			space and local infrastructure	the A140 which is not considered to constitute a safe route to school therefore the site is not preferred for allocation.
6 The Turn	GNLP2002	1.13	15+ dwellings	This site is considered to be unreasonable for allocation as it is located in The Heath which is some distance to the west of the services and facilities in main part of Hevingham village. This part of the village does not have a settlement limit. The Turn is a narrow lane without footways with limited possibility for improvement and consequently it is not possible to achieve a safe walking route to Hevingham Primary School.

PART 2 - SUMMARY OF COMMENTS FROM THE REGULATION 18C DRAFT PLAN CONSULTATION

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP2002 6 The Turn, Hevingham (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	1
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	0 Support, 1 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Site Owner	Object	<p>Comments objecting to site being unreasonable:</p> <p>The Turn is a dead-end road. There is access to the school via a right of way to Westgate Street. Children do not walk to school from the Heath due to the mud on the road and flooding. Mothers take their children by car.</p> <p>Facilities in the village apply to the Heath, both the school and the village hall have the capacity to expand. The</p>		Comments noted but this representation does not provide any evidence to address the issues identified with the site. The site is some distance to the west of the services and facilities in the main part of Hevingham	

		<p>road has two good access points from the Heath.</p> <p>This is an infill site with housing all around, if the site is not considered suitable for building perhaps the frontage could be looked at as a separate site.</p> <p>The proposed site entrance is not into The Turn as you have shown but is directly on to the main road through the Heath.</p>		<p>village, where there is currently no settlement limit. The Turn is a narrow lane without footpaths with limited possibility for improvement. No solution has been offered so therefore it is assumed that a safe walking route to Hevingham Primary School is not achievable.</p>	
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PART 3 - ASSESSMENT OF NEW & REVISED SITES SUBMITTED DURING THE REGULATION 18C CONSULTATION

STAGE 1 – LIST OF NEW &REVISED SITES PROMOTED IN THE SETTLEMENT LIST OF SITES TO BE CONSIDERED FOR RESIDENTIAL/MIXED USE ALLOCATION (0.5 HECTARES OR LARGER)

Address	Site Reference	Area (ha)	Proposal	Status at Reg 18C
Hevingham				
Halls Corner/New Road	GNLP4036	4.19	Up to 25 dwellings, public open space	New site
TOTAL		4.19		

STAGE 2 – HELAA COMPARISON TABLE

Site reference	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 & GI	Transport & roads	Compatibility with neighbouring uses
Hevingham														
GNLP4036	Amber	Amber	Amber	Green	Amber	Green	Green	Green	Green	Green	Green	Green	Amber	Green

STAGE 3 – SUMMARY OF COMMENTS FROM THE REGULATION 18 STAGE C CONSULTATION

(See Part 2 above)

STAGE 4 – DISCUSSION OF NEW & REVISED SITES

In this section sites are assessed in order to establish whether they are suitable for allocation. For the purposes of Sustainability Appraisal, suitable sites are those which are considered to be Reasonable Alternatives. Sites not considered suitable for allocation are not realistic options and therefore are not considered to be reasonable alternatives. The discussion below outlines the reasons why a site has been deemed suitable or unsuitable for allocation. By association this is also the outline of the reasons why a site was deemed to be a reasonable or unreasonable alternative.

A range of factors have been taken into account to establish whether a site should, or should not, be considered suitable for allocation. These factors include: impact on heritage and landscape; impact on the form and character of the settlement; relationship to services and facilities; environmental concerns, including flood risk; and, in particular, a safe walking route to a primary school. Sites which do not have a safe walking route to school, or where a safe walking route cannot be created will not be considered suitable for allocation.

Conclusions in regard to a sites performance against the relevant factors have also been informed by the outcomes of the HELAA, consultation responses received and other relevant evidence

Hevingham

GNLP4036, Halls Corner/ New Road, 4.19ha, up to 25 dwellings and public open space

This 4.19ha site on the edge of Hevingham is proposed for up to 25 dwellings and public open space. The site appears to include the removal of some existing poultry units so there may be the potential for some contamination. There is limited access to services and facilities other than the primary school and bus service. There is no footway but the site is virtually opposite the school so safe pedestrian access should be achievable with improvements. Initial highway evidence has highlighted some constraints on the local road network in terms of constrained carriageway width and junction visibility which may be difficult to mitigate. Other than highways the site seems to have limited constraints so it is shortlisted as being reasonable for further consideration to allow further discussions about highways to take place.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE NEW & REVISED SITES FOR FURTHER ASSESSMENT

Address	Site Reference	Area (ha)	Proposal
Hevingham			
Halls Corner/New Road	GNLP4036	4.19	Up to 25 dwellings, public open space
TOTAL		4.19	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE NEW & REVISED SITES

Site Reference:	GNLP4036
Address:	Halls Corner/New Road, Hevingham
Proposal:	Up to 25 dwellings, public open space

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Poultry Farm and agriculture	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Access, Accessibility to Services, Utilities Capacity, Contamination/Ground Stability, Transport and Roads</p>
<p>HELAA Conclusion This site includes the removal of existing poultry units so there may be the potential for some contamination. There is limited access to services and facilities other than a primary school and bus service. Initial highway evidence highlights some constraints on the local road network in terms of constrained carriageway width and junction visibility which are likely to be difficult to mitigate. The site is in flood zone 1 with no surface water flood risk (need Anglian water view for utilities). There are no concerns regarding landscape, townscape, Biodiversity & Geodiversity or Historic Environment and no loss of open space or GI. Overall this site appears to have limited constraints, other than highways, so subject to being able to resolve these the site is considered to be suitable for the land availability assessment.</p>

FURTHER COMMENTS
<p>Highways No – substandard highway network</p> <p>Development Management Large site in rural location, scale of development would have significant impact on the settlement.</p> <p>Lead Local Flood Authority GREEN – No surface water flood risk on site, few or no constraints, standard information required at a planning stage. No internal & external flooding on site but external flooding within 500m. No watercourses on site or within 100m. No surface water sewer systems on site or within 100m. Not in a source protection zone. The site predominantly has superficial deposits of clay, silt and sand. Comments on infiltration potential are dependent on a complete geotechnical investigation.</p>

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PLANNING HISTORY:

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BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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- None (Representation, Site submission form and boundary plan)

STAGE 7 – INITIAL CONCLUSIONS ON THE SUITABILITY OF NEW AND REVISED SITES FOR ALLOCATION

The new and revised sites shortlisted at Stage 4 have been subject to further consideration with Development Management, the Local Highway Authority and Lead Local Flood Authority and their comments are recorded under Stage 6 above. Based on their views the following initial conclusions regarding the suitability of the sites for allocation have been drawn.

New and revised sites to be considered for allocation:

None

New and revised sites considered to be unreasonable for allocation:

Address	Site Reference	Area (ha)	Promoted for	Reason for rejection
Halls Corner/New Road	GNLP4036	4.19	Up to 25 dwellings, public open space	This site is not considered to be suitable for allocation due to the significant impact it would have on the settlement and the substandard local highway network.

FINAL CONCLUSIONS FOR THE REGULATION 19 VERSION OF THE PLAN

Site assessments prior to the Regulation 18C consultation

Up to the Reg 18C consultation there were 2 sites promoted for residential/mixed use totalling around 50 dwellings and 2.88 hectares of land. The outcome of initial site assessment work (which is detailed in part 1 of this booklet) was that neither site was deemed to be suitable for allocation as they cannot provide a safe walking route to school. Therefore no site was preferred and this option was consulted on as part of the Regulation 18C draft plan consultation.

Summary of comments from the Regulation 18C draft plan consultation

Through the Regulation 18C consultation only one comment was submitted regarding the sites promoted in Hevingham (see part 2 above). This was from the promoter of site GNLP2002 arguing that the site should be considered for allocation. As no evidence was submitted to demonstrate how the issues identified with the site could be overcome no change is proposed to the decision not to allocate any sites in the cluster,

Assessment of new and revised sites submitted through the Regulation 18C consultation

One new site was submitted through the Regulation 18C consultation (GNLP4036) totalling up to 25 dwellings and 4.19 ha of land. All the new and revised sites were subject to the same process of assessment as the earlier sites (detailed in part 3 of this booklet). The conclusion of this work was that this site was not deemed to be suitable for allocation due to the significant impact it would have on the settlement and the substandard local highway network.

Sustainability Appraisal

The sustainability performance of each reasonable alternative site has been considered in the selection of sites. The Sustainability Appraisal includes a scoring and assessment narrative on the sustainability performance of each reasonable alternative and recommendations for mitigation measures which have been incorporated in policy requirements as appropriate. No sites were considered to be reasonable alternatives in the Interim SA but the Sustainability Appraisal (insert link) did consider the new site (GNLP4036) as a reasonable alternative although this did not score particularly well with only two minor positives and everything else minor negatives, neutral or double negatives.

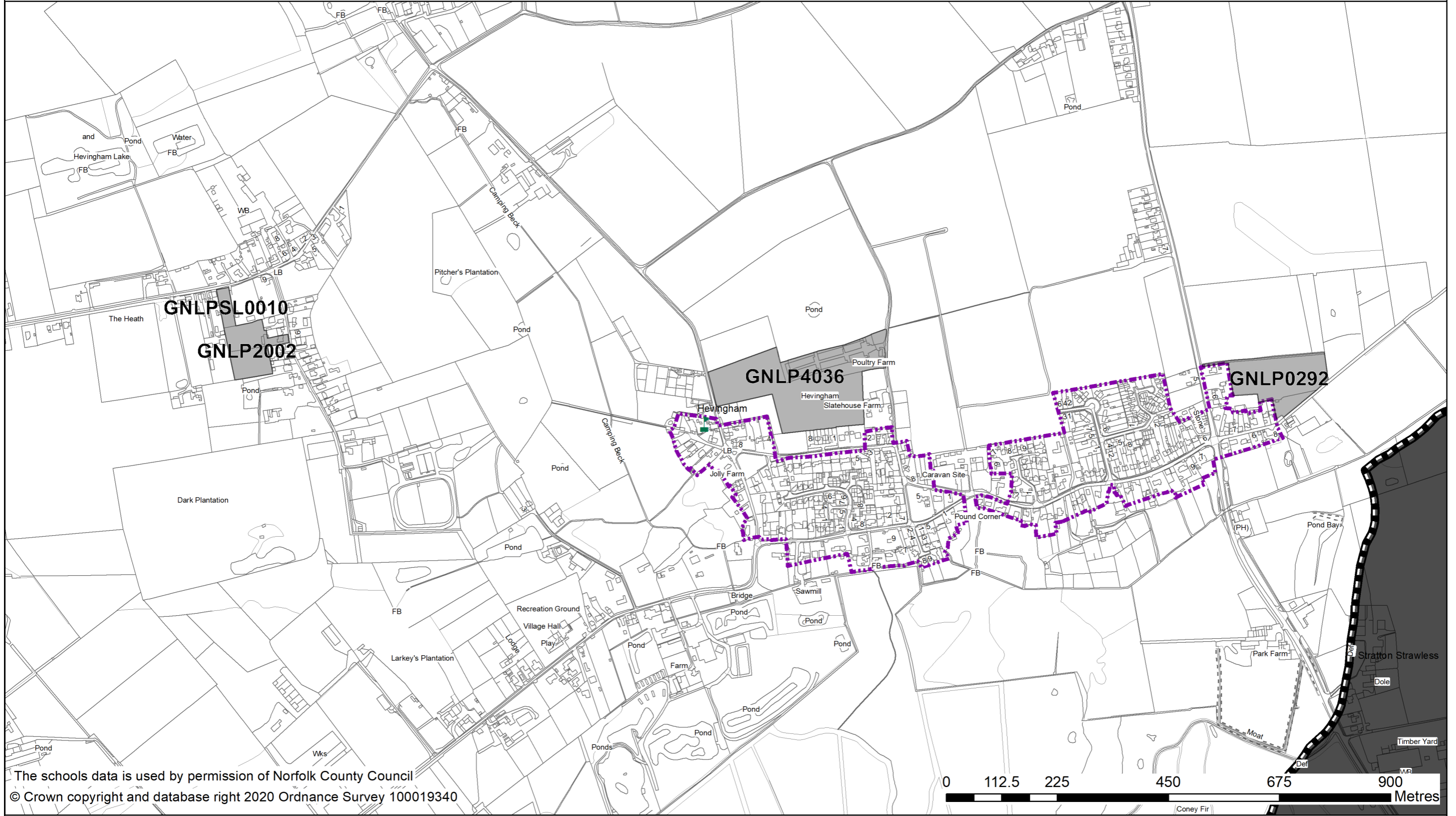
Final conclusion on sites for allocation in the Regulation 19 Plan

Based on all the information contained within this booklet the final conclusion of the site assessment process for Hevingham is not to allocate any sites, as promoted through the Regulation 18C consultation.






See tables of allocated and unallocated sites at appendices A and B for a full list of sites promoted with reasons for allocation or rejection.

HEVINGHAM

GREATER NORWICH LOCAL PLAN PROMOTED SITES BY SCHOOL CATCHMENT AREAS



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	Primary School		Not Allocated		Parish Boundary
	Primary School Catchment (2018-19)		Settlement Boundary		

*new and extant permissions at 1st April 2020 (10 or more dwellings)

N
1:7,153
at A3
Date: 03/12/2020