

Greater Norwich Site Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	
Date Received:	

This form is to be filled out by any interested parties who want to promote a site for a specific use or development to be allocated in the Greater Norwich Local Plan.

Only one form should be submitted for each individual site i.e. it is not necessary for a separate form to be completed for each landowner on a single site in multiple ownerships. However, a separate form must be completed for each individual site submitted.

Your completed form should be returned to the Greater Norwich Local Plan team:

By email: gnlp@norfolk.gov.uk

Or, if it is not possible submit the form electronically,

By Post to:

Greater Norwich Local Plan Team
PO Box 3466
Norwich
NR7 7NX

The site submissions received as part of the Greater Norwich Local Plan Regulation 18 Consultation will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual site(s) being stored by Norfolk County Council and shared with Broadland District Council, Norwich City Council and South Norfolk District Council, and that the details of the site will be published for consultation purposes. Under the (GDPR) General Data Protection Regulation Norfolk County Council will be the data controller.

Further advice and guidance can be obtained by visiting the Greater Norwich Local Plan website or by contacting the Greater Norwich Local Plan team directly:

Website: www.gnlp.org.uk
E-mail: gnlp@norfolk.gov.uk
Telephone: 01603 306603

1a. Contact Details	
Title	Ms
First Name	Debi
Last Name	Sherman
Job Title (where relevant)	Head of Planning
Organisation (where relevant)	One Planning Consultants
Address	Gateway (Unit 3), 83-87 Pottergate, Norwich, Norfolk
Post Code	NR2 1DZ
Telephone Number	01603 518333
Email Address	info@oneplanning.co.uk

1b. I am...	
Owner of the site <input type="checkbox"/>	Parish/Town Council <input type="checkbox"/>
Developer <input type="checkbox"/>	Community Group <input type="checkbox"/>
Land Agent <input type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input checked="" type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

1c. Client/Landowner Details (if different from question 1a)	
Title	Mr
First Name	Tim

Last Name	Davidge
Job Title (where relevant)	
Organisation (where relevant)	Davidge Developments
Address	c/o Patterson Design Suva House, Attleborough,
Post Code	NR17 2AE
Telephone Number	
Email Address	

2. Site Details

Site location / address and post code (please include as an attachment to this response form a location plan of the site on a scaled OS base with the boundaries of the site clearly shown)	Land at Potash Lane, Hethel, NR14 8FB
Grid reference (if known)	
Site area (hectares)	8.54 ha

Site Ownership

3a. I (or my client)....

Is the sole owner of the site	Is a part owner of the site	Do/Does not own (or hold any legal interest in) the site whatsoever
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3b. Please provide the name, address and contact details of the site's landowner(s) and attach copies of all relevant title plans and deeds (if available). Mr Alexander Gray		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
3d. If you answered no to the above question please provide details of why not all of the sites owners support your proposals for the site.		

Current and Historic Land Uses		
4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)		
The land is currently used for agricultural purposes and farmed as arable land.		
4b. Has the site been previously developed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)		

The site comprises arable land, which lies to the north of established residential and agricultural development to the south, employment uses to the north, further employment land to the west and agricultural land to the east.

The site is demarcated by both mature landscaped boundary hedgerows and mature vegetation as well as low level hedging. The land is generally flat and open in character with limited landscape features contained within it. Ditches are characteristic along the Potash Lane highway boundary.

There is no relevant planning history on the site.

Proposed Future Uses

5a. Please provide a short description of the development or land use you proposed, including stating if it is for a settlement boundary revision (if you are proposing a site to be designated as local green space please go directly to question 6).

The site is put forward in two parts. The majority of the proposed allocation 7.7 ha is put forward for employment purposes. It is proposed to put forward a development that can cater for full range of employment uses from high specification research and development facilities to general industrial/storage and distribution uses, overall forming an allocation for general employment use designed to complement and enhance the existing allocations.

The south western corner of the proposed allocation 0.84 ha is put forward a complementary residential allocation of circa 6-8 dwellings with the intended function of providing a small enclave of dwellings that would provide accommodation for those employed in existing businesses in and around Hethel as well as in association with the proposed employment use allocation put forward as part of this submission.

5b. Which of the following use or uses are you proposing?

Market Housing <input checked="" type="checkbox"/>	Business and offices <input checked="" type="checkbox"/>	Recreation & Leisure <input type="checkbox"/>
Affordable Housing <input type="checkbox"/>	General industrial <input checked="" type="checkbox"/>	Community Use <input type="checkbox"/>
Residential Care Home <input type="checkbox"/>	Storage and distribution <input checked="" type="checkbox"/>	Public Open Space <input type="checkbox"/>
Gypsy and Traveller Pitches <input type="checkbox"/>	Tourism <input type="checkbox"/>	Other (Please Specify) <input type="checkbox"/>

5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.

Please see attached

5d. Please describe any benefits to the Local Area that the development of the site could provide.

Please see attached

Local Green Space

If you are proposing a site to be designated as Local Green Space please complete the following questions. These questions do not need to be completed if you are not proposing a site as Local Green Space. Please consult the guidance notes for an explanation of Local Green Space Designations.

6a. Which community would the site serve and how would the designation of the site benefit that community.

N/A

6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.

N/A

Site Features and Constraints

Are there any features of the site or limitations that may constrain development on this site (please give details)?

7a. Site Access: Is there a current means of access to the site from the public highway, does this access need to be improved before development can take place and are there any public rights of way that cross or adjoin the site?

Two access points off Potash Lane are proposed both providing adequate visibility splays. The access for the residential development and employment based development would be taken at entirely separate points off Potash Lane to avoid conflicts and to reflect the very distinct characteristics of the types of development and the characteristics of the development parcels concerned.

In relation to the residential development, within the site a Type 3 access road would be provided to adoptable standards with a footway to ensure safe pedestrian access throughout the development. Off-street parking would also be provided for each dwelling in accordance with the Council parking standards.

The employment use vehicular access would meet the requirements of the Highways Authority and would apply the relevant servicing and parking standards as required in relation to the employment use proposed.

7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?

There are no significant topographical changes/slopes within the site.

7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?

There are no known potential contamination issues within the site, but the site would be subject to the necessary and relevant investigations to ensure that there are no contamination issues on the site.

7d. Flood Risk: Is the site liable to river, ground water or surface water flooding and if so what is the nature, source and frequency of the flooding?

The site has pockets of surface water flood risk. These issues are expected to be addressed at the planning stage via SUDs (soakaway, ponds).

In terms of flood risk, the site is located within Flood Zone 1 (fluvial) with a very low-high risk of flooding from surface water flooding along the northern portion of the site that would be brought forward for employment use. Any proposal for development would include a Flood Risk Assessment and Drainage Strategy to ensure the proposal fully addresses the flood risk issues on site and provides an improvement over the current situation by reducing flood risk through the management of run off and on-site water storage.

It is worth noting that the site can be suitably developed without having to rely on land that is at risk of flooding and any development scheme would take full account of these on-site constraints.

7e. Legal Issues: Is there land in third party ownership, or access rights, which must be acquired to develop the site, do any restrictive covenants exist, are there any existing tenancies?

There are no know legal issues connected to the site.

7f. Environmental Issues: Is the site located next to a watercourse or mature woodland, are there any significant trees or hedgerows crossing or bordering the site are there any known features of ecological or geological importance on or adjacent to the site?

Currently the site is mainly open agricultural land with the majority of landscaping, mature vegetation and ecological features located on the site boundaries. This would enable the development to take full account of these important features and design the respective residential and employment schemes to complement and enhance those features.

A comprehensive landscaping scheme would form part of any proposal and would ensure the proposal assimilates into the surrounding landscape and make a positive contribution to the appearance of the area. Any application would be supported by an Arboricultural Impact Assessment to ensure the proposal does not impact upon the health of the existing trees.

In terms of ecology, any development of the site would be supported by a Preliminary Ecological Appraisal to fully consider the proposals impact upon biodiversity and habitats. The site is not protected and there are no known protected areas in close proximity of it. This would include mitigation measures, which are likely to include landscaping proposals and retention of boundary habitats to maintain corridors for wildlife around and through the site. Enhancement measures would also be included to ensure biodiversity is protected whilst also ensuring a biodiversity net gain within the development.

It is therefore considered that the development of the site would not be detrimental to biodiversity and habitats and would ensure an overall biodiversity net gain through development.

7g. Heritage Issues: Are there any listed buildings, Conservation Areas, Historic Parklands or Schedules Monuments on the site or nearby? If so, how might the site's development affect them?

There is a grade II listed building in proximity to the site, part of the Corporation Farm complex of buildings. The building is located approximately 65m to the east from the closest proposed area to be developed, the residential development. The residential layout is well screened by the existing treeline to the north, east and

south and is considered that it will integrate well to the area and will not result in unacceptable impact on the character of the area.

There is a grade II listed building 30m to the north of the site: Little Potash. Similarly, the building and the area where development for employment is proposed are separated by a strip of trees which would help mitigate any impact on the heritage asset.

The boundary of the site is located at least 40 m from the heritage assets and it is therefore considered due to the separation distances and existing vegetation and boundary treatments that the site can be developed whilst ensuring it does not cause harm or impact on the significance of the setting of the listed buildings.

7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?

Adjacent to the west there is Hethel Engineering Centre with a number of other employment uses having been developed immediately to the east. These are dedicated to supporting the growth and success of high-performance engineering and manufacturing and offers business incubation space, specialist business support, engineering consultancy and conference/training facilities.

Adjacent to the north there is a recently developed unit that provides 3000sqm of employment space. Further to the north there is Group Lotus main factory which provides a wide range of employment.

To the south of the site there is a cluster of residential dwellings.

The rest of the wider area comprises of open agricultural land with a number of agricultural buildings and clusters of residential properties.

It is considered that the development can be readily accommodated with sensitive design and full account being taken of the nature of the neighbouring uses.

7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.

The site is currently used for agricultural purposes. There are no existing buildings or uses that need to relocate.

7j. Other: (please specify):

Utilities			
8a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.			
	Yes	No	Unsure
Mains water supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electricity supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public highway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broadband internet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (please specify):			
8b. Please provide any further information on the utilities available on the site:			

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	<input type="checkbox"/>
1 to 5 years (by April 2021)	<input checked="" type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2038)	<input type="checkbox"/>
9b. Please give reasons for the answer given above.	

Our client has an option agreement on the site and the site is available now. There are no financial or environmental reasons why the proposed development cannot be delivered within the immediate future following the granting of planning permission.

Market Interest

10. Please choose the most appropriate category below to indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.

	Yes	Comments
Site is owned by a developer/promoter	<input type="checkbox"/>	
Site is under option to a developer/promoter	<input type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not known	<input checked="" type="checkbox"/>	

Delivery

11a. Please indicate when you anticipate the proposed development could be begun.

Up to 5 years (by April 2021)	<input checked="" type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input checked="" type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2038)	<input type="checkbox"/>

11b. Once started, how many years do you think it would take to complete the proposed development (if known)?

It is estimated that the residential development would come forward within 1-2 years. The employment use may well take longer to deliver but depending on the development programme could start delivery within the next two extending beyond 5 years to complete the development.

Viability			
12a. You acknowledge that there are likely to be policy requirements and Community Infrastructure Levy (CIL) costs to be met which will be in addition to the other development costs of the site (depending on the type and scale of land use proposed). These requirements are likely to include but are not limited to: Affordable Housing; Sports Pitches & Children's Play Space and Community Infrastructure Levy	<input checked="" type="checkbox"/>		
	Yes	No	Unsure
12b. Do you know if there are there any abnormal costs that could affect the viability of the site e.g. infrastructure, demolition or ground conditions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12c. If there are abnormal costs associated with the site please provide details:			
12d. Do you consider that the site is currently viable for its proposed use taking into account any and all current planning policy and CIL considerations and other abnormal development costs associated with the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12e. Please attach any viability assessment or development appraisal you have undertaken for the site, or any other evidence you consider helps demonstrate the viability of the site.

Other Relevant Information

13. Please use the space below to for additional information or further explanations on any of the topics covered in this form

Check List

Your Details	
Site Details (including site location plan)	
Site Ownership	
Current and Historic Land Uses	
Proposed Future Uses	
Local Green Space (Only to be completed for proposed Local Green Space Designations)	
Site Features and Constraints	

Utilities	
Availability	
Market Interest	
Delivery	
Viability	
Other Relevant Information	
Declaration	

14. Disclaimer

I understand that:

Data Protection and Freedom of Information

The Data Controller of this information under the General Data Protection Regulation (GDPR)2018 / Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk District Council. The purposes of collecting this data are:

- to assist in the preparation of the Greater Norwich Local Plan
- to contact you, if necessary, regarding the answers given in your form
- to evaluate the development potential of the submitted site for the uses proposed within the form

The Site Submission response forms received as part of the Greater Norwich Local Plan Regulation 18 Consultation will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by Norfolk County Council, and the details being published for consultation purposes. Any information you consider to be confidential is clearly marked in the submitted response form and you have confirmed with the Council(s) in advance that such information can be kept confidential as instructed in the Greater Norwich Local Plan: Regulation 18 "- Site Submission Guidance Notes.

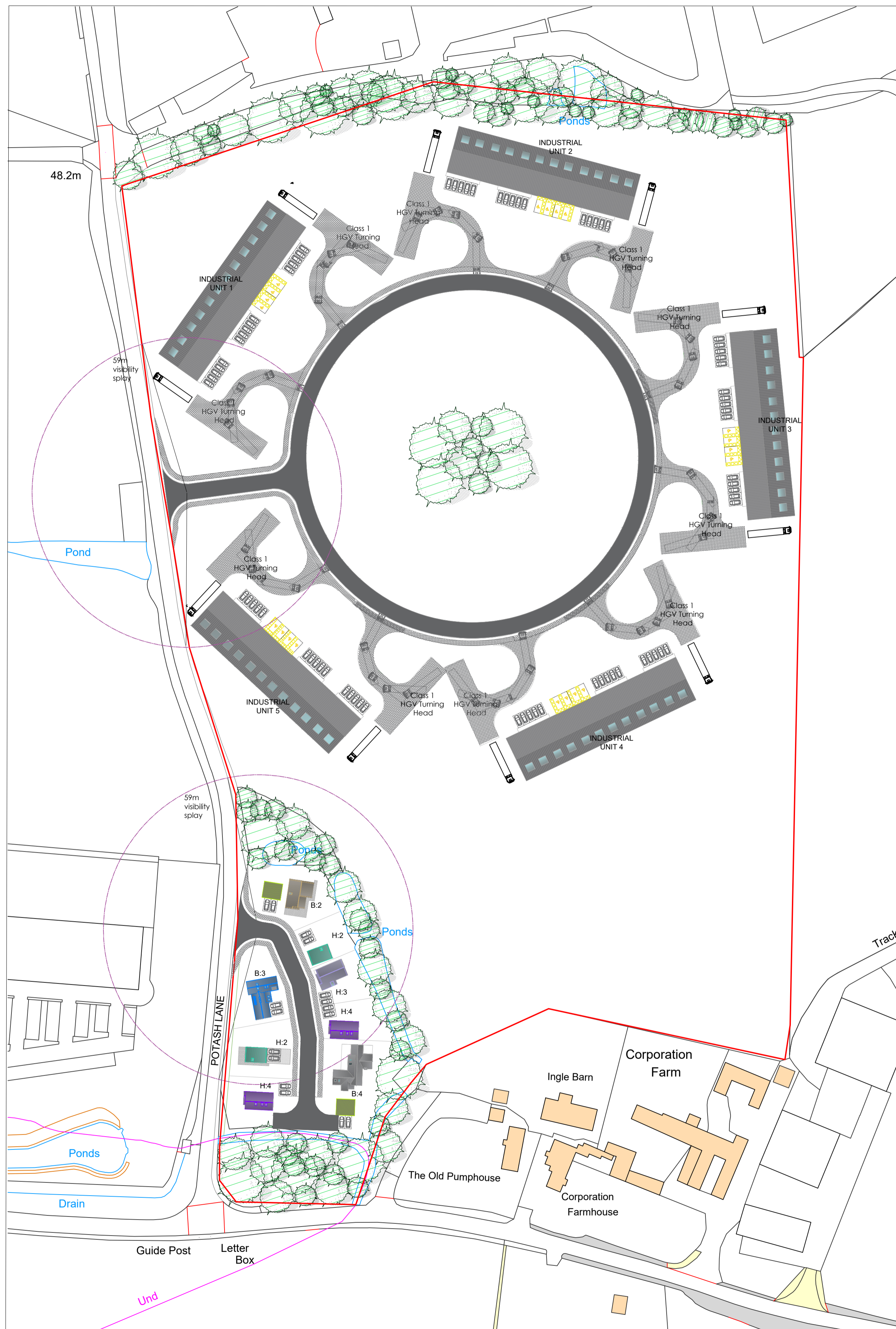
See our Privacy notice here <http://www.greaternorwichlocalplan.org.uk/> for information on how we manage your personal information

Declaration

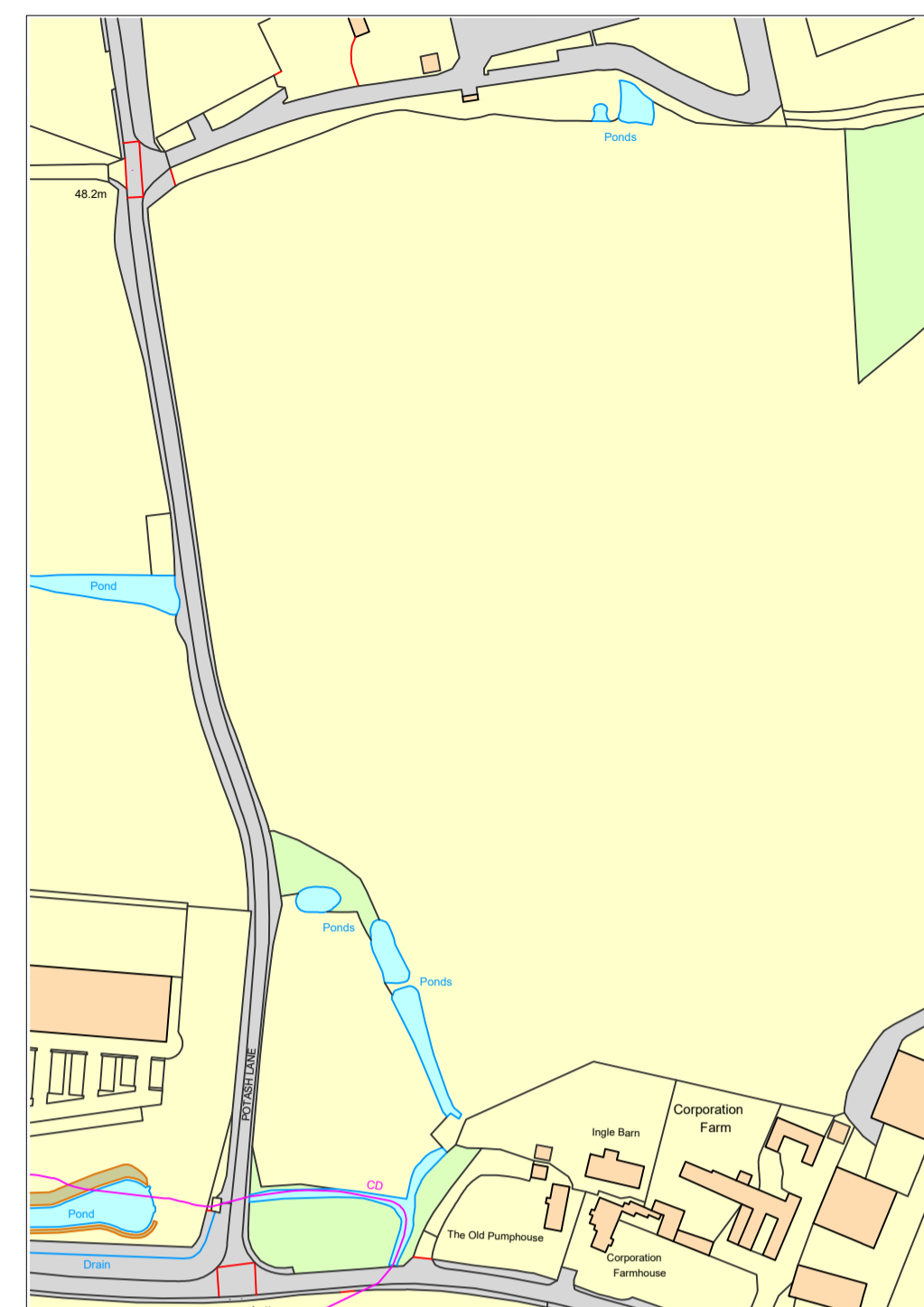
I agree that the details within this form can be held by Norfolk County Council and that those details can be made available for public viewing and shared with Broadland District Council, Norwich City Council and South Norfolk Council for the purposes specified in the disclaimer above.

Name

Date



PROPOSED SITE PLAN
Scale: 1:1000



EXISTING SITE PLAN
Scale: 1:2500

Dwelling Key

- House Type H2: No.2
2 Bedroom
- House Type H3: No.1
3 Bedroom
- House Type H4: No.2
4 Bedroom
- Bungalow Type B2: No.1
2 Bedroom
- Bungalow Type B3: No.1
3 Bedroom
- Bungalow Type B4: No.1
4 Bedroom

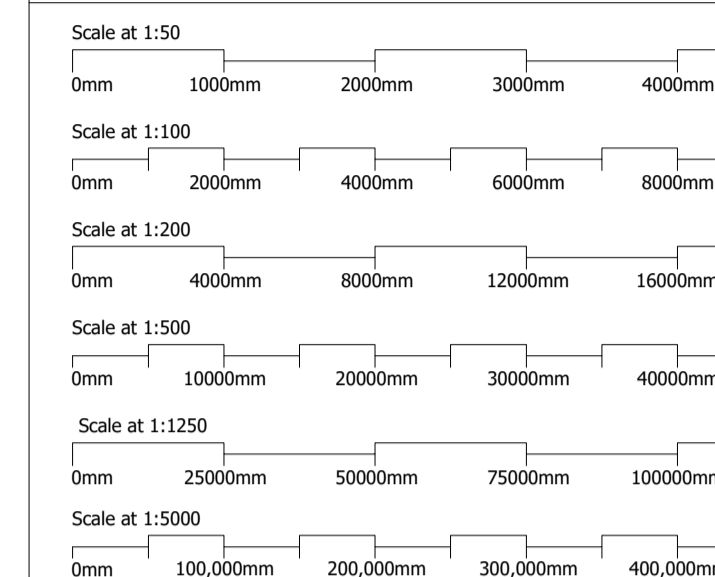
All information is for general guidance only, each plot is subject to site specific alterations and this plan should be used in conjunction with individual plot plans.

A1



Notes

Scales:



COPYRIGHT :
This drawing is the copyright of Patterson DESIGN LTD, and must not be copied, re-issued or loaned without prior written consent of Patterson DESIGN LTD.

LEGAL -
DO NOT SCALE from this drawing.
Contractors must verify all dimensions on site before setting out, commencing work, ordering materials or making any shop drawings.

Any discrepancies and/or conflicting information or specified is to be notified to Patterson DESIGN LTD, prior to construction on site. Construction should only proceed from drawings issued for construction purposes unless prior written consent is obtained. Should any site personnel, or those employed to carry out the works on their behalf choose alternative materials, or components to those specified on Patterson DESIGN LTD drawings, without prior written agreement then they do so at their own risk.

The information contained in this drawing is representational and has been compiled from a dimensional survey only and does not warrant nor certify the structure of the buildings or neighbouring structures at the time of construction. The contractor is to visit the site to make himself acquainted with the buildings and surroundings and undertake any investigation work or make all allowances to ensure that a full and final quotation for the works will be submitted, taking into account all eventualities. Failure to do so will be of the contractor's own risk and no additional payments shall be countenanced for any amendments to the work.

The contractor is to carry out all works in full compliance with the Health and Safety Commission's Approved Code of Practice 'Managing Construction for Health and Safety' and Construction (Design and Management) Regulations 2015. All work and working practices on the site shall be carried out in accordance with the above and to ensure that there is no risk to the site operatives, visitors or public. The contractor is to include all preliminary allowances to cover the prevention of accidents and injury.

All works are to be carried out to comply with manufacturers, suppliers and industry guidelines, local authority regulations, good standards, fire safety recommendations, specialist subcontractor recommendations and services supply and installation regulations. All manufacturers literature is to be kept on site. Provide all relevant guarantees in duplicate for presentation to the client. Allow all necessary attendance and liaison with CA's (and CA personnel) specialist subcontractor trades. Ensure all notifications are submitted to the Local Authority, Building Control and submit materials as required to the Local Authority Planning Department. Carefully examine the drawings and notify any discrepancies to the CA for instruction prior to proceeding.

This drawing and design is for use solely in connection with the project described below.
No Responsibility For Any Error Or Omission In This Specification Will Be Recognised Unless Brought To The Attention Of The Client Or His Agent Prior To Signing The Contracts.

Rev:	Date:	By:	Amendment:
A	03.20	sl	First Issue



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www.pdarchitectural.co.uk

Project:
Land on Potash Lane
Hethel
Norfolk
NR14 8EZ

Client Name:
Davidge Developments

Drawing Title:
Proposed Site Plan

Drawn By:	Checked By:	Project Ref Number:
Samantha Loton	Ashley Broughton	PD-20-514

Date:	Series:	Drawing Number:	Revision:
03.20	Planning	001	A



5c Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.

The proposed allocation is a mixed use allocation for both employment and residential use. Whilst the site is submitted for mixed use purposes, the uses themselves would be laid out separately within the site.

Residential –

The site is suitable for the proposed residential use, it is available and achievable within the next five years, which makes the site deliverable. The Local Plan covers the timeframe to 2038. Development of the site, which is proposed to provide up to 8 dwellings is expected to commence in 2020/2021 following the granting of planning permission. Our client would propose a scheme of open market dwellings and appropriate off site contributions to affordable housing where applicable. Further, the scheme would also provide policy complaint contributions towards open space, green infrastructure and other relevant contributions.

The south western corner of the site which would contain the residential development is physically separate from the remainder of the land to the north by existing vegetation and landscape features in the form of water bodies and mature landscaping features. The site functions effectively as an 'infill plot' between existing residential development (Corporation Farm and Old Thorn Barn) to the east and Hethel Engineering Centre to the west. This part of the site is visually contained, with limited views when seen from Wymondham Road. There are immediate views gleaned from Potash Lane, but the site is not prominent in its wider landscape setting. This is due to the nature and extent of mature vegetation that surrounds the site as well as the backdrop of Hethel Engineering Centre. The land cannot be actively farmed in any commercial sense because of the logistical difficulties in servicing the land with modern agricultural machinery and it remains as a small parcel of land that would be best put to active use to support the wider employment uses that effectively surround the site.

It is our client's view that the site can be developed whilst ensuring it does not encroach into the open countryside and is in keeping with the surrounding development. It is therefore considered the development of the site would accord with Policy 2 of the JCS and Policies DM1.4(d,i) and DM3.8 of the South Norfolk DMPD.

The site is not within a Conservation Area. There are a limited number of Listed Buildings in the vicinity of the site which would not be materially affected by the proposed residential development as it is considered that the distance, visual and functional separation is such that the potential impact on the setting of this heritage asset would be negligible.

In terms of access, a new vehicular access point would be provided onto Potash Lane as part of the development without conflict with the Potash Lane/Wymondham Road junction and in a location that can provided acceptable visibility splays. The creation of the access would not result in the loss of mature landscape features as the highway fronting hedge is of limited height and quality at this point.

There no flood risk issues in this section of the site.

In regard to utilities capacity, there are no known connection issues which would prevent the development of the site coming forward.

The site represents a suitable site for the development proposed and should be considered favourably as part of the ongoing assessment of sites for housing. The proposal represents organic growth of the development Hethel as a strategic employment location and it is entirely appropriate that complimentary levels of residential development are provided to support that expansion.

Employment -

The majority of the site would be developed for employment purposes in a form that supports and compliments the existing provision of employment based development in Hethel. It is the case that, this site would support the existing draft allocation which at present is specialised and does not fully take account of the development of commercial uses that could benefit from being located in close proximity to the existing hi-tech businesses that are established and growing in the area with the Hethel Strategic Employment area.

The site could be designed to offer a variety of employment types to support this wider strategic allocation. It is noted that HETHEL 1 is protectionist in its referencing and does not facilitate a widening of the scope of business types that could benefit from the 'clustering' of associated business and employment uses. Similarly, HETHEL 2 seeks to restrict the type of employment use that can locate there in an attempt to develop a high specification technology based business park. This is applauded but it does not fully account for the symbiotic relationship that can develop for all forms of employment uses, start-up units and associated wider B1, B2 and B8 uses that may wish to co-locate with such a prestigious established employer such as Lotus Cars and Hethel Engineering. The proposed site would offer the flexibility and adaptability to provide such accommodation and can be designed in such a way so as to be responsive to the needs of prospective occupiers. The indicative site layout demonstrates that the proposed units can be designed and positioned to create an imaginative development that would complement and enhance the existing business uses in the locality. There is also adequate scope on the site to prevent adverse impacts on adjacent residential occupiers and take full account of the ecological and landscape features on site.

Vehicular access can be secured off Potash Lane and it is considered that there are no practical or technical barriers to doing so.

It is important to note that GNLP1055 was put forward for high tech employment uses as part of a new garden village. That site is identified as a reasonable alternative but there is no certainty that the employment use element of that allocation, or indeed any of that allocation will be delivered, it therefore follows that alternative provision should be considered, assessed and allocated to safeguard the provision of such land uses in the Wymondham/Hethel area. This site would enable such provision to be secured. The site is available and deliverable.

5d. Please describe any benefits to the Local Area that the development of the site could provide.

The proposed residential development would provide locally based residential accommodation for those employed in these existing flagship employment sites.

In terms of the proposed employment use the allocation would provide a realistic and viable alternative to GNLP1055 and would enable businesses who want to co-locate with the existing high-tech industries a site to develop and flourish.

On this basis, the proposed allocation would provide much needed employment land adjacent to the Hethel Strategic Employment Area enabling a variety of employment uses to be located in the immediate vicinity of the site whilst safeguarding the purpose of the principal allocation which is currently restricted to uses associated with advanced engineering technology-based business. Further, the site is also adjacent to HETHEL2 carried forward allocation employment/commercial development so would enhance that allocation without impacting on the demand for land that would fall within the designated uses.

Overall, the proposal would generate significant turnover and employment for construction firms and related trades during the construction phase of the development. An increase in population would also generate additional household expenditure which will bring benefits to local services and facilities, therefore promoting and encouraging sustainable economic growth. The proposal would also lead to an increase in Council Tax revenue and New Homes Bonus Payments, providing the Council with additional resources to spend on Schools, infrastructure and other services.