

HETHEL (Strategic Employment Area)

Hethel is a small village within the parish of Bracon Ash and Hethel. It is predominately rural in character, comprising isolated housing and farm buildings. However, it is also a strategic employment location and is home to Lotus Cars and the Hethel Engineering Centre.

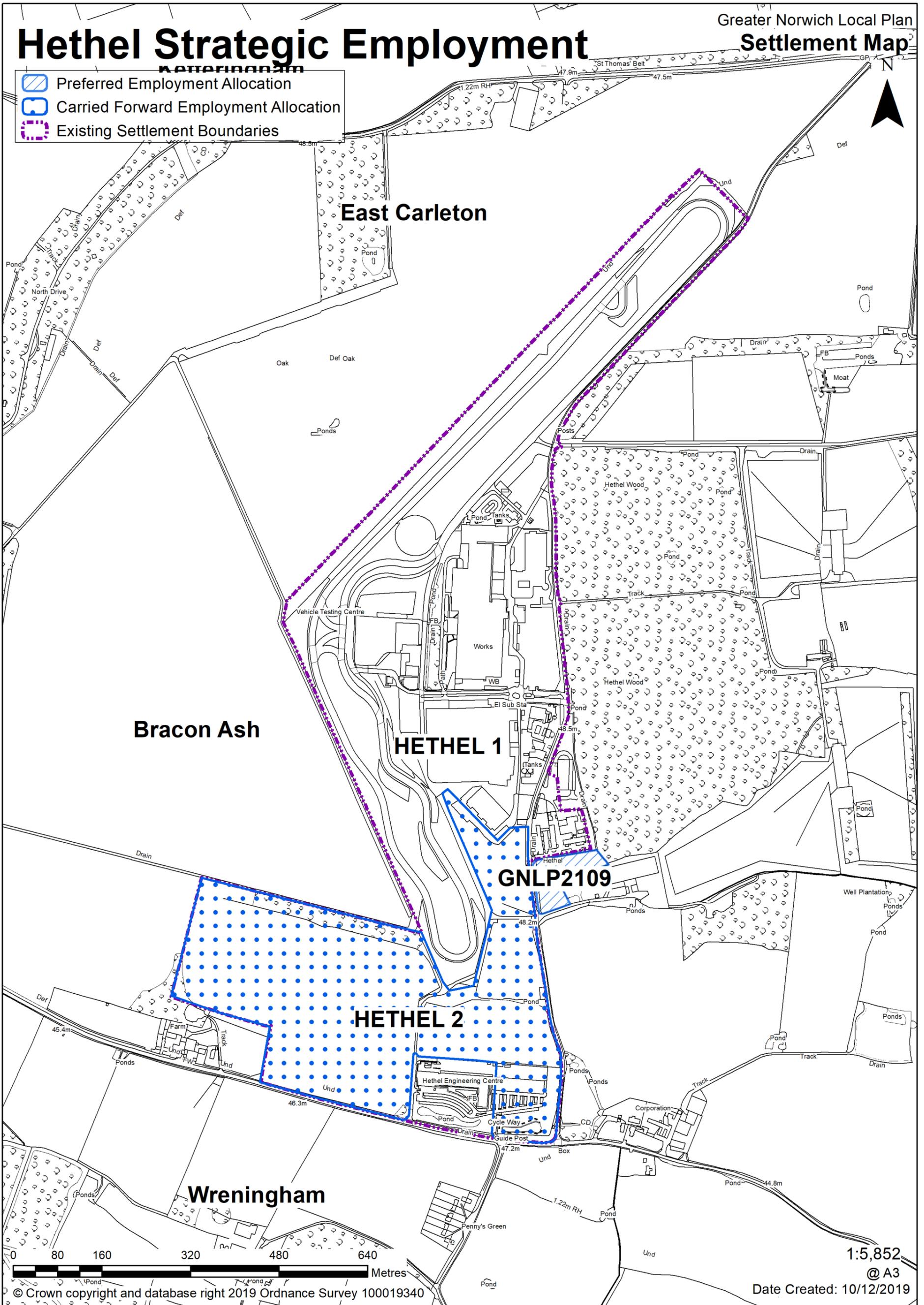
The settlement has a very limited range of services other than those provided by the existing businesses and consequently housing potential is limited. General employment is also not appropriate in this location. Instead the strategic objective is to reinforce the continued growth of advanced engineering and technology-based businesses in land-use terms.

Hethel has been home to the head office and factory of Lotus Cars since the 1960's. The Lotus factory is located on the former RAF Hethel airbase, with the test track using sections of the old runway. More recently the Hethel Engineering Centre has been developed in a prominent position on Wymondham Road, and a number of other employment uses have been developed immediately to the east. The Engineering Centre is 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.

All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

Hethel Strategic Employment

-  Preferred Employment Allocation
-  Carried Forward Employment Allocation
-  Existing Settlement Boundaries



New allocation proposed

POLICY GNLP2109 South of Hethel Industrial Estate, Bracon Ash (approx. 0.79 ha) is allocated for employment uses associated with, or ancillary to, advanced engineering and technology-based business.

Development of this site will be expected to address the following specific matters:

- Limited to uses associated with or ancillary to advanced engineering and technology.
- Submission of a master-plan supported by utilities/infrastructure plan which accords with any master-planning of HETHEL 2.
- Historic Environment Service to be consulted to determine any need for archaeological surveys prior to development
- Off-site improvements, as required by the Highway Authority;
- Adequate landscaping and green infrastructure to be provided;
- A site-specific Flood Risk Assessment is required;
- Ecological Impact Assessment is required.

Notes

GNLP2109: The site is preferred for allocation, allowing capacity within the time period of the plan for the continued growth of employment uses associated with or ancillary to advanced engineering and technology-based businesses at Hethel.

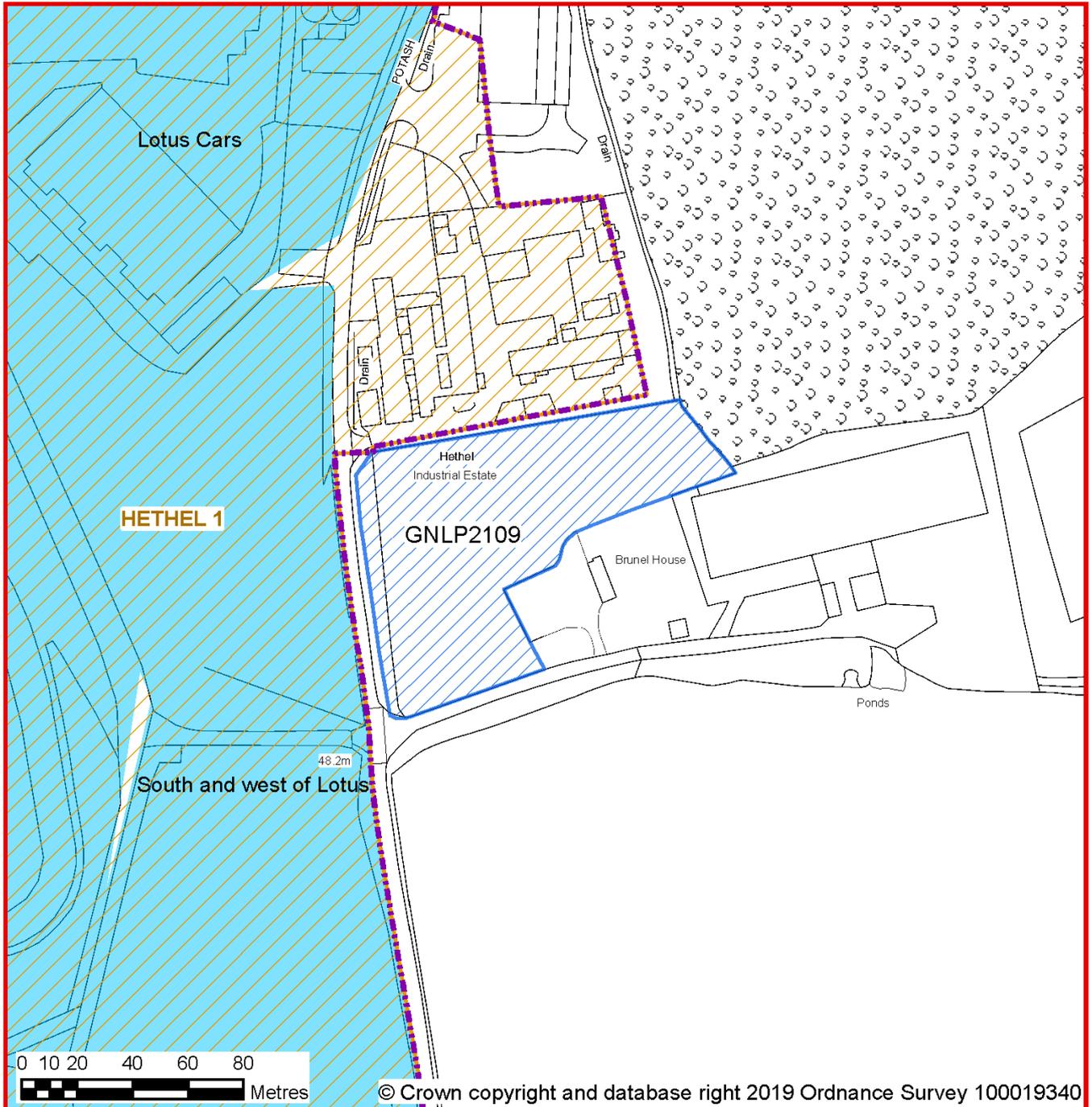
BRACON ASH

Greater Norwich Local Plan
Preferred Site

Site Reference GNLP2109
 Location South of Hethel Industrial Estate
 Allocation Employment
 Area 0.79 ha

N
 1:2,000
 @ A4

Date Created: 24/10/2019



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

Existing allocation to be carried forward

POLICY HETHEL 1 Restriction of employment uses at Hethel

New development within the defined development boundary at Hethel will only be permitted if it is associated with, or ancillary to, advanced engineering and technology-based businesses.

HETHEL

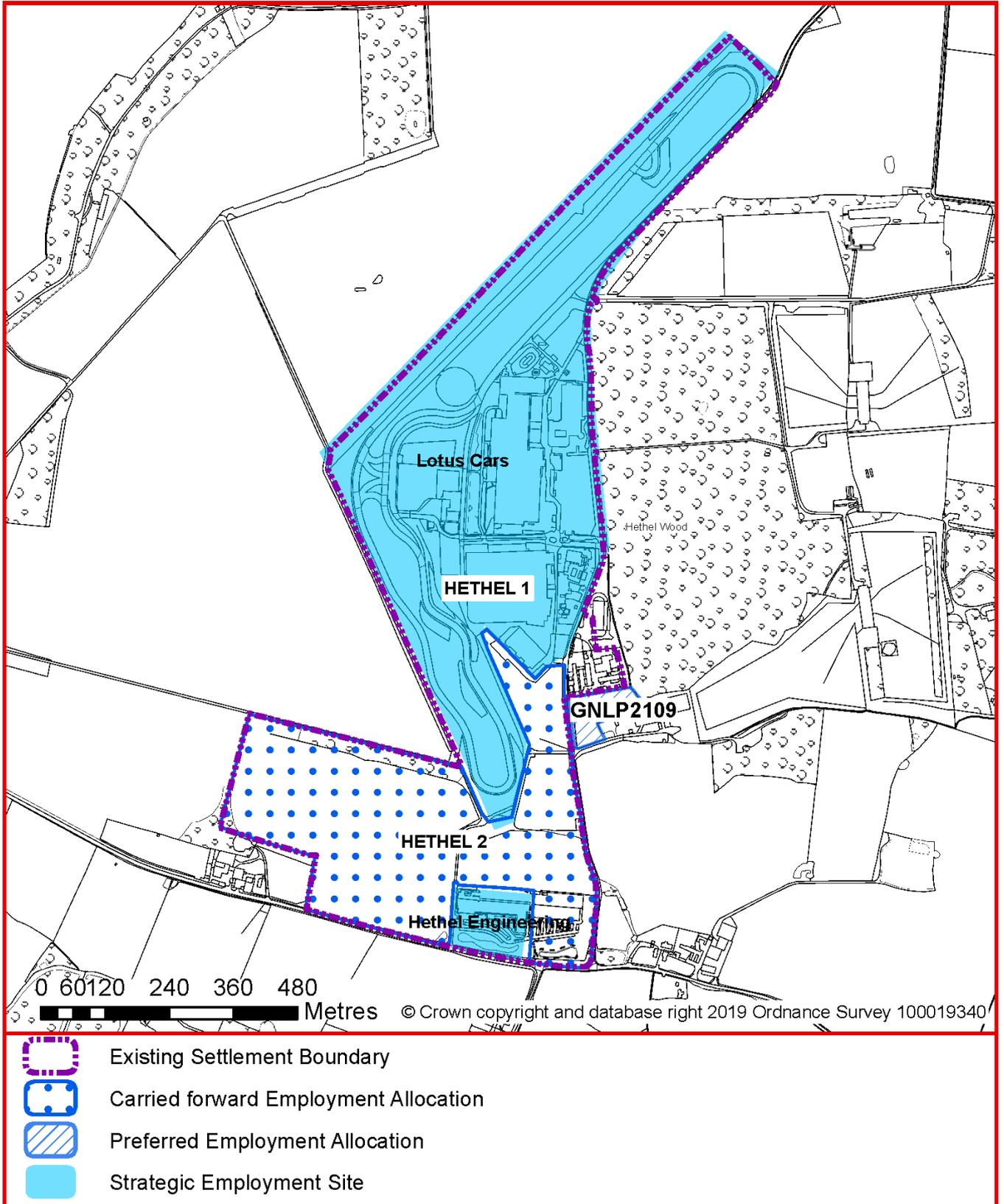
Greater Norwich Local Plan Carried Forward Allocation

Site Reference Hethel 1
 Location Hethel Settlement Boundary Redevelopment of
 Allocation existing uses within the Settlement Boundary at
 Hethel
 Area 62.77 ha

(Also shown as commitments
on other maps)

N
 1:9,500
 @ A4

Date: 30/10/2019



-  Existing Settlement Boundary
-  Carried forward Employment Allocation
-  Preferred Employment Allocation
-  Strategic Employment Site

POLICY HETHEL 2 Land South and South West of Lotus Cars, Hethel (approx. 20 ha) is allocated for uses associated with, or ancillary to, advanced engineering and technology-based business.

The development will be expected to address the following specific matters:

- A masterplan for the whole site. The site to be planned in a way that would enable access to adjacent land for future development if required. Ancillary uses may be permitted to serve the allocation and surrounding employment uses.
- Suitable and safe access.
- Layout and landscaping to protect the residential amenity of nearby White Gables Farm.
- Improved accessibility and cycleway links to Wymondham.
- Improvements to the local footpath network.
- Historic Environment Service to be consulted to determine any need to archaeological surveys prior to development.
- As part of the site is within a Hazardous Installation Consultation Zone the level of public risk will need to be assessed by the Council in consultation with the Environment Agency and the Health and Safety Executive.
- Water main crossing the site may affect the final layout.
- Norfolk Minerals and Waste Core Strategy Policy CS16 applies as this site is within a minerals and waste consultation area. Developers will need to consult Norfolk County Council (Minerals and Waste Policy) as part of any future application on the site.

Notes

HETHEL 2: The site was allocated in the previous Local Plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this Local Plan. The site is re-allocated for employment/commercial development and will help to integrate the Hethel Engineering Centre with the existing developed area. Due to the size of the allocation a range of supporting infrastructure and facilities will be required, and the site should be masterplanned to maximise integration with existing businesses.

HETHEL

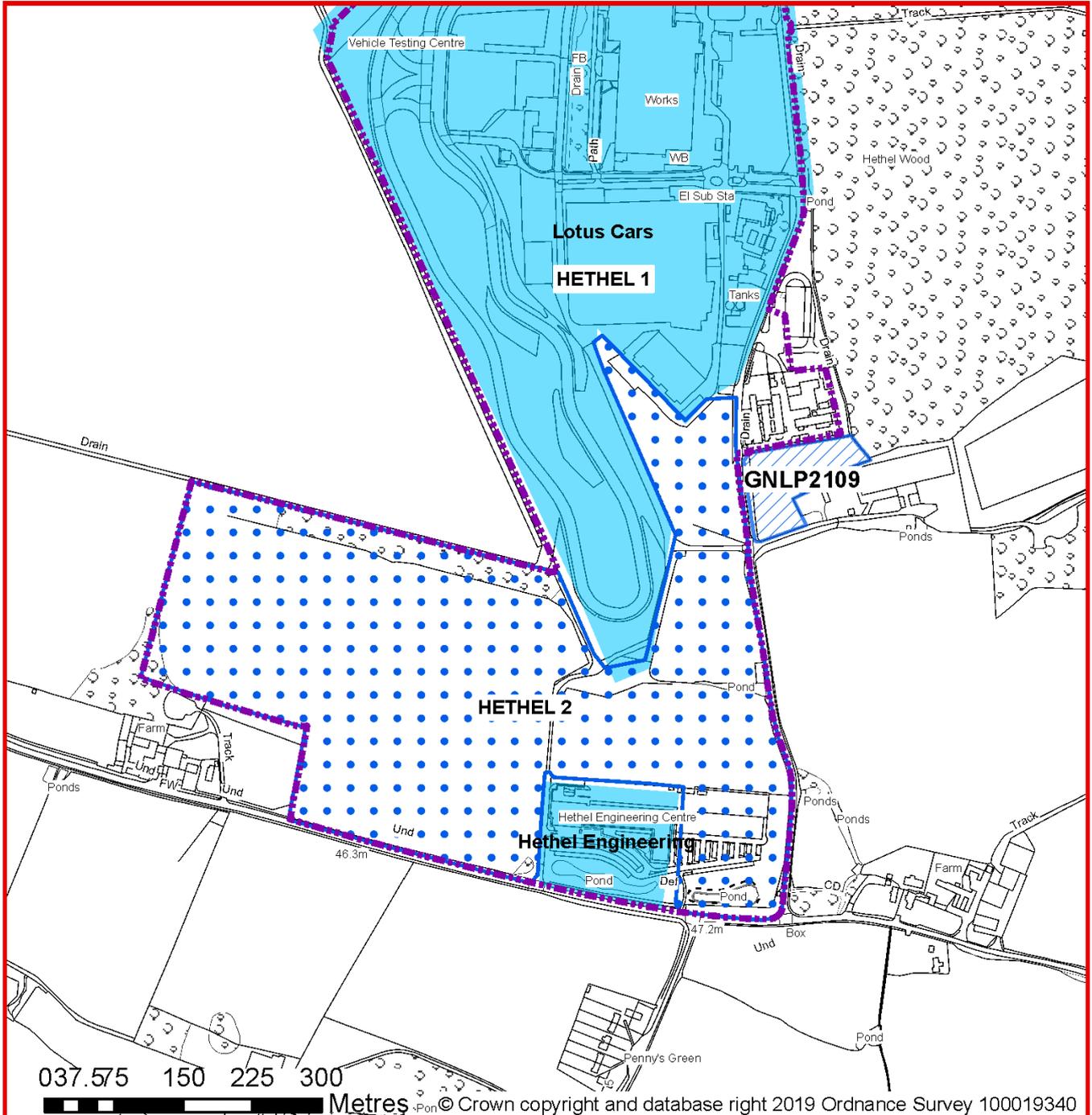
Greater Norwich Local Plan Carried Forward Allocation

Site Reference HETHEL2
 Location Land south and south west of Lotus Cars
 Allocation Employment uses associated or ancillary to advanced engineering and technology-based
 Area 20.0 ha

(Also shown as commitments on other maps)

N
 1:6,000
 @ A4

Date: 30/10/2019



-  Existing Settlement Boundary
-  Carried forward Employment Allocation
-  Preferred Employment Allocation
-  Strategic Employment Site

Reasonable Alternatives

| Address | Site Reference | Area (ha) | Promoted for | Comments |
|--------------------------------------|----------------|-----------|--------------|----------|
| Hethel (Strategic Employment) | | | | |
| NO REASONABLE ALTERNATIVE SITES | | | | |

Unreasonable Sites – Non-residential

| Address | Site Reference | Area (Ha) | Proposal | Reason considered to be unreasonable |
|--------------------------------------|----------------|-----------|------------|---|
| Hethel (Strategic Employment) | | | | |
| East of Potash Lane, Bracon Ash | GNLP2097 | 1.18 | Employment | This site is proposed for employment to be used by Tml Precision Engineering and other local businesses. As of spring 2018, the promoter reports that the industrial development permitted is nearing completion (planning reference: 2011/1041). The development by Tml Precision Engineering will create 3,000 sqm of employment space, complementing the existing long-standing advanced engineering activities in Hethel. Given the existing planning permission and current build out it is not necessary to consider the site further for allocation. |

