

## HETHERSETT

### 1. Settlement characteristics

Hethersett is located on the B1172 on an elevated area of land, which falls away towards the north west and south east. There are attractive long distance views from the village in both directions; with particularly fine views towards the south east where there are several mature trees and mixed plantation woodlands. Views back towards the village from this area and from the B1172 are also noteworthy, particularly across the small area of undeveloped land lying between the Norwich Road and the B1172 west of Hall Close

The village has clearly defined boundaries on three sides; to the north east by Shop Lane/Back Lane, to the south-east by the B1172 (including attractive wooded areas and undeveloped spaces) and to the west by New Road which gives a rather harsh developed edge to the village when viewed from the west. To the north of the village the built-up area is marked by mixed residential development, which has been reinforced by recent infilling.

Hethersett has a wide range of facilities and services, including a recent village hall/community centre and a telecottage.

The B1172 offers excellent access from the village to the A11/A47 Thickthorn junction, and consequently the City and the Norwich Area generally. The B1172 also connects south west to Wymondham and the A11.

### Policies and proposals (see Inset Map 31A)

### 2. Development Limit

The Development Limit has been drawn around the existing development to the west, north and east. To the south it follows the line of development along the B1172, excluding the grounds of Wood Hall, which contribute to the character of this particular part of Hethersett. To the east and west of the village the open character of the areas defined on the Proposals Map is protected under ENV 2 to retain the physical separation between Hethersett and Cringleford and Hethersett and Wymondham, whilst the grounds of Hethersett Hall are also protected as Historic Parkland (policy ENV 5)

Within the Development Limit, further residential development will be provided for within the context of policy HOU 4. Outside the Development Limit, proposals for any new development will be assessed against policy ENV 8 and other more specific Local Plan policies where appropriate.

### 3. Housing

Hethersett has experienced significant growth since the 1960s with both estate scale development and smaller 'adventitious' and 'infill' plots within the existing built-up area.

Two housing allocations have been carried forward from the Norwich Area Local Plan (NALP). At the base date of this Plan neither site had planning permission, however both sites are now completed and are therefore not shown on Inset Map 31A. The first of these lies west of the High School and was originally proposed for housing development in the Hethersett Local Plan (1983).

**~~Policy HET 1: Housing allocation, west of Hethersett High School~~**  
**~~2 hectares of land to the west of Hethersett High School is allocated for residential development.~~**

**Attention:** Please note that Local Plan policy HET 1 has been discontinued since 28<sup>th</sup> September 2007 as part of the 'saved policy' process, because the scheme has been completed.

The second lies adjacent to the Steepletower housing development.

**~~Policy HET 2: Housing allocation, east of Hethersett High School~~**  
**~~1.30 hectares of land to the east of Hethersett High School is allocated for residential development.~~**

**Attention:** Please note that Local Plan policy HET 2 has been discontinued since 28<sup>th</sup> September 2007 as part of the 'saved policy' process, because the scheme has been completed.

### 4. Recreation and leisure

The Hethersett Local Plan (1983) and the NALP (1994) identified deficiencies in open space provision for the needs of the existing population, amounting to a requirement of an additional 7 hectares of public open space.

Of the four sites allocated for public open space in the Hethersett Local Plan, the site south of Memorial Playing Field has been developed, the land east of High School has been developed as open space to meet the needs of the Steepletower estate, and the village hall has been built on part of the Back Lane allocation. The balance of the Back Lane allocation, and the site west of the Hethersett High School are retained as allocations. This gives an area of 4.94 hectares to meet the identified need for additional open space.

**Policy HET 3: Land allocated for use as public open space in Hethersett**  
**3.24 hectares to the west of Hethersett High School and 1.7 hectares of land to the east of the village hall on Back Lane are allocated for use as public open space.**

## 5. Shops and offices

It is likely that there will only be limited demand for additional shops and commercial premises in Hethersett. Any that are proposed should be encouraged to locate in a central position. This would ensure that they are conveniently situated for use by the whole community and reduce reliance on car borne trips. By distinguishing a specific central area it may also help to create a more recognisable village 'centre'.

**~~Policy HET 4: Central Business Area, Hethersett~~**

**~~In the Central Business Area as defined on the Inset Map, proposals for new shops and offices, or a change of use of existing residential accommodation for retail or office purposes will normally be permitted subject to satisfactory access and servicing arrangements.~~**

**Attention:** Please note that Local Plan policy **HET 4** has been **discontinued** since 28<sup>th</sup> September 2007 as part of the 'saved policy' process. Applicants should now instead refer to Local Plan policy **SHO 4** (Town Centres).

## 6. Traffic and car parking

Land has been allocated for a new off-street car park off Great Melton Road. This should relieve some of the existing problems caused by indiscriminate parking on the forecourts or roadside adjacent to existing commercial premises in the vicinity of Great Melton Road and Henstead Road.

**Policy HET 5: Provision for a new car park, Great Melton Road, Hethersett**  
**Provision will be made for a new off-street car park to the east of the existing shopping parade off Great Melton Road.**

~~**Policy HET 6: Off street car parking in the Hethersett Central Business Area**~~

~~**Proposals to provide off-street car parking facilities within the Central Business Area will be permitted provided that access does not prejudice highway safety and that the car park does not damage the appearance of the area or the amenities of nearby residents.**~~

**Attention:** Please note that Local Plan policy **HET 6** has been **discontinued** since 28<sup>th</sup> September 2007 as part of the 'saved policy' process. Applicants should now instead refer to Local Plan policy IMP 6 (Visual impact of parked cars), IMP 8 (Safe and free flow of traffic) and IMP 9 (Residential amenity).

The detailed design of a car park (policy HET 5) will be required to retain as many trees on the site as possible and, if feasible, provide car parking spaces set back from the road frontage. The possibility of also utilising land to the rear of the shopping parade for further car parking facilities will be investigated if additional provision is necessary. Subject to normal planning considerations, proposals received for off-street car parking facilities elsewhere will receive favourable consideration.

The previous Local Plan required a new vehicular access to be provided to serve the High School from Back Lane once this road had been improved. The School when originally developed provided for such an access and the present arrangements are temporary. The District Council still considers this to be desirable in order to relieve the problems associated with school traffic on Queens Road at the end of the school day.

~~**Policy HET 7: Rear vehicular access to Hethersett High School**~~

~~**The District Council will press the County Council as Education Authority to provide a rear vehicular access to the high school, via Back Lane, once road improvements have been completed along Back Lane.**~~

**Attention:** Please note that Local Plan policy **HET 7** has been **discontinued** since 28<sup>th</sup> September 2007 as part of the 'saved policy' process. Applicants should now instead refer to Local Plan policy IMP 8 (Safe and free flow of traffic).