

## 5.9 Bracon Ash

Four potential housing sites and a potential new settlement were included in the early 2018 Regulation 18 Site Proposals consultation document. For the four housing sites, the document concluded *“Should Bracon Ash be identified for further development, growth options are available, though consideration would need to be given to site related constraints”*. In relation to the proposed new settlement, it concluded *“If a location for a new settlement is sought, GNLP1055 could provide housing, employment and community facilities, if the CWSs and areas of flood risk are avoided, and assuming appropriate mitigation measures. A very significant amount of work would need to be done to further investigate the constraints and opportunities of a site of this size”*.

Three additional sites have been submitted through the consultation:

Site Reference	Promoter Details				Site Address	Site Area (ha)	Development Description
	Title	First Name	Last name	Organisation			
GNLP2087	Mr	Kian	Saedi	La Ronde Wright	South of Cuckoofield Lane	1.72	Residential development for 15 dwellings
GNLP2097	Mr	Neil	Dyer	Raycone Ltd	East of Potash Lane	1.18	Employment (permission 2011/1041)
GNLP2109	Mr	Neil	Dyer	Raycone Ltd	South of Hethel Industrial Estate	0.79	10 small business units

GNLP2087 is a 1.72 ha “backland” site promoted for 15 dwellings. It has reasonable access to services. Constraints relate to access, the shape of the site and its impact on the townscape and surface water flood risk.

GNLP2097 is a 1.18 ha site permitted for industrial development, with that development nearing completion. The site’s promotion is acknowledged and is likely best dealt with as a proposed development boundary extension.

GNLP2109 is a 1.18 ha site proposed for 10 small business industrial units adjacent to existing employment uses at Hethel. Constraints relate to a Health and Safety Executive Hazardous Installation consultation Zone and proximity to ancient woodland and a listed building.

Should Bracon Ash be identified for further development, the newly submitted housing site GNLP2087 provides an additional growth option, though its development would not be in keeping with the existing form of the village. Site GNLP2109 provides an opportunity for

additional employment development to complement site GNLP2097 which is close to completion.