

<b>Settlement Name:</b>	<b>Redenhall with Harleston</b>
<b>Settlement Hierarchy:</b>	<p>Harleston is identified as a Main Town in the Greater Norwich Local Plan. The town is compact in form and sits on a plateau between Starston Beck to the north and the River Waveney to the south.</p> <p>The town centre has many historic buildings and is based on a triangle of roads comprising The Thoroughfare, Broad Street, The Old Market Place and Exchange Street. The town has a good range of speciality shops and services, although the potential for expansion of the town centre is physically limited. Residential development has recently been completed on Mendham Lane, and there are proposals in place at both Fullers Place (planning application reference 2017/0099) and Spirketts Lane (carried forward allocation HAR4).</p> <p>To the south of the town is the main employment area which benefits from good access to the A143. Whilst there has been some take up of the existing employment allocations, there remains a need to have land available for employment development to retain the balance of uses within the town (see carried forward allocations HAR6 and HAR7).</p> <p>Existing sewerage infrastructure and surface water flooding are constraints in Harleston, including in the town centre. As a result, all allocated sites will need to show how they will address surface water drainage and sewerage infrastructure constraints to the satisfaction of Anglian Water, the Lead Local Flood Authority and the Environment Agency. A new water supply will be required to provide for the proposed level of growth in Harleston.</p> <p>The Draft Strategy sets a requirement for 623 homes in Harleston between 2018 and 2038. 450 homes need to be found by new allocations. 173 homes are in existing commitments, of which 5 were built in 2018/19. 95 homes are expected on existing allocation HAR 4. Another 73 homes have planning permission, of which 29 are on existing allocation HAR 3.</p> <p>Early work in the Towards a Strategy document identifies Harleston as a Town (together with Aylsham, Diss, Long Stratton and Wymondham) and suggests that circa 900 – 1000+ additional homes should be provided between them. This site assessment booklet looks in detail at the sites promoted in Harleston to determine which are the most suitable to contribute towards the overall allocation figure for the Main Towns.</p>

**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)**

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
<b>Harleston</b>			
Land South of Rushall Road, Harleston	GNLP0209	1.27	Approx. 40 dwellings
West of Shotford Road	GNLP2088	7.30	150 dwellings
North of Green Lane	GNLP2098	2.52	65 dwellings
South of Redenhall Road	GNLP2099	4.40	110 dwellings
Mendham Lane	GNLP2105	1.00	20 dwellings
South of Spirketts Lane	GNLP2108	7.10	160-175 dwellings
South of Needham Road	GNLP2116	7.00	160 dwellings
Briar Farm	GNLP2136	27.00	Residential led mixed use development, 350 dwellings, care, employment, retail
<b>Redenhall</b>			
Land @ Church Lane, Redenhall	GNLP3048	0.59	Residential (unspecified)
<b>Needham (site well related to Harleston)</b>			
North of Needham Road	GNLP2115	6.00	175 dwellings
<b>Total area of land</b>		<b>64.18</b>	

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

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

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
<b>Harleston</b>			
Land adjacent to 10 Frere Road	GNLP0237	0.28	Approx. 10 dwellings
SMB Property Consultancy	GNLP0263	0.48	Unspecified number of residential development or retail uses

(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**

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
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														
<b>Harleston</b>														
GNLP0209	Amber	Green	Amber	Green	Green	Amber	Green	Amber	Amber	Amber	Amber	Green	Amber	Green
GNLP2088	Amber	Green	Amber	Green	Green	Amber	Amber	Amber	Amber	Amber	Green	Green	Green	Green
GNLP2098	Green	Green	Amber	Green	Green	Amber	Amber	Amber	Amber	Amber	Green	Green	Green	Green
GNLP2099	Amber	Green	Amber	Green	Green	Amber	Amber	Amber	Amber	Amber	Amber	Green	Green	Amber
GNLP2105	Amber	Green	Amber	Green	Green	Amber	Amber	Amber	Amber	Amber	Green	Green	Green	Green
GNLP2108	Amber	Green	Amber	Green	Green	Amber	Amber	Amber	Amber	Amber	Green	Green	Green	Green
GNLP2116	Amber	Green	Amber	Green	Green	Amber	Amber	Amber	Amber	Amber	Green	Green	Green	Green
GNLP2136	Green	Green	Amber	Green	Green	Amber	Amber	Amber	Green	Amber	Amber	Green	Green	Green
<b>Redenhall</b>														
GNLP3048	Green	Amber	Green	Green	Green	Green	Green	Green	Amber	Amber	Amber	Amber	Amber	Green
<b>Needham (site well related to Harleston)</b>														
GNLP2115	Amber	Amber	Amber	Green	Green	Amber	Green	Amber	Amber	Amber	Green	Green	Green	Green

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

Site Reference	Comments
<b>Harleston</b>	
GNLP0209	<p><b>General comments</b> One comment raised regarding the site to be accepted for hybrid use between small scale privately owned retirement residences or social housing, single storey fitting in with the Terence Airey Court social housing.</p> <p><b>Harleston Town Council comments</b> Concerns: - About the suitability of this land for development due to previous rejected applications on grounds of highways, environmental. - Loss of ancient hedgerows and mature oak trees; disturbance of colony of bats. - increase in traffic near to a dangerous junction. - Housing close to the boundary of the adjacent listed building and its curtilage.</p> <p>We would prefer land to be limited to provision of retirement complex / almshouses with a community environmental orchard / woodland area. The current hedgerows and trees is the best remaining roadside approach into the town of Harleston.</p>
GNLP2088	<p><b>General comments</b> One comment in support of site. With respect to site reference GNLP2088 the applicant welcomes the Council's conclusions that the site represents a suitable site for future residential development and provide for the natural expansion of Harleston. We highlight that there are no fundamental constraints or impacts that cannot be mitigated through the subsequent policy allocation, applications and development process. See full report.</p> <p>Objections raised concerns regarding lack of parking spaces, traffic congestion, access, unsuitable roads, loss of agricultural land, removal of historic setting and building on greenfield sites.</p> <p><b>Norfolk FA comments</b> Norfolk FA are supportive of residential development in Harleston, associated to the proposed S106 agreement and potential to develop an open space which could host football provision. Harleston Town FC are a growing football club and have plans to try to develop either their existing facility, or a new facility which could host all of their football provision.</p> <p><b>Redenhall with Harleston Town Council comments</b></p>

	<p>GNLP2088 - West of Shotford Road - Residential development - 150 dwellings proposed - Discounted - There are concerns about the narrow access from Shotford Road as this is a long narrow stretch of land which backs onto the existing development of Cherrywood which may add to noise pollution. Any access from this proposed development onto Needham Road will cause problems as it will open straight on to a hill with a sweeping corner making visibility poor. Needham is a historic entrance to the town which has on-street parking causing narrowing of the road to single lane.</p>
GNLP2098	<p><b>General comments</b>  One comment in support of site. With respect to site references GNLP2098 and GNLP2099 the applicant welcomes the Council's conclusions that the sites represent suitable sites for future residential development and provide for the natural expansion of Harleston. We highlight that there are no fundamental constraints or impacts that cannot be mitigated through the subsequent policy allocation, applications and development process, see full report.</p> <p><b>Redenhall with Harleston Town Council comments</b>  GNLP2098 - North of Green Lane - Residential development - 65 dwellings proposed - Discounted - There is no logical way that this site could be accessed given the constraints of the surrounding area. Green Lane is a narrow footpath which leads to the by-pass and there is no route viable through either Lovat Close or Church View. The adjoining site of GNLP2099 has also been discounted (see below)</p>
GNLP2099	<p><b>General comments</b>  One comment in support of site. With respect to site references GNLP2098 and GNLP2099 the applicant welcomes the Council's conclusions that the sites represent suitable sites for future residential development and provide for the natural expansion of Harleston. We highlight that there are no fundamental constraints or impacts that cannot be mitigated through the subsequent policy allocation, applications and development process, see full report.</p> <p>One objection raised concerns as the land is elevated and would have an overbearing impact on the second most important approach to the town.</p> <p><b>Norfolk FA comments</b>  Norfolk FA are supportive of residential development in Harleston, associated to the proposed S106 agreement and potential to develop an open space which could host football provision. Harleston Town FC are a growing football club and have plans to try to develop either their existing facility, or a new facility which could host all of their football provision.</p>

	<p><b>Redenhall with Harleston Town Council comments</b>  GNLP2099 - South of Redenhall Road - Residential development - 110 dwellings proposed - Discounted - The rising ground from Redenhall Road towards the roundabout is often flooded, due to water running off the fields, this creates problems for drivers entering the town. The approach to the town would be compromised by development overlooking over the main road and would be an unattractive entrance to this historic market town.</p>
GNLP2105	<p><b>General comments</b>  One comment in support of site. With respect to site reference GNLP2105 the applicant welcomes the Council's conclusions that the site represents a suitable site for future residential development and provide for a limited but valuable expansion of Harleston. We highlight that there are no fundamental constraints or impacts that cannot be mitigated through the subsequent policy allocation, applications and development process, see full report.</p> <p>Objections raised concerns regarding a need for the current allotments which have been extremely successful and there is a waiting list for plots(8). Harleston has an ageing population (34% over 60) with lower than average health, a higher than average lack of qualifications (36%)and blighted by a lack of connectivity (no train station, no bus station, 5 buses to Norwich a day and 7 to Diss a day)and lack of employment opportunities. Some rare wildlife has been sighted around the allotment hedges and trees.</p> <p><b>Redenhall with Harleston Town Council comments</b>  GNLP2105 - Mendham Lane - Residential development - 20 dwellings proposed - Discounted - This site is currently in use as allotments, and the town council are of the opinion that this would again give an overbearing approach into the industrial/town area as this site sits adjacent to GNLP2136.</p>
GNLP2108	<p><b>General comments</b>  One comment in support of site. With respect to site reference GNLP2108 the applicant welcomes the Council's conclusions that the site represents a suitable site for future residential development and provide for the natural expansion of Harleston. We highlight that there are no fundamental constraints or impacts that cannot be mitigated through the subsequent policy allocation, applications and development process, see full report.</p> <p>One objection raised concerns regarding increase in population. The CLA has objected to the use of a scoring system that promotes growth in market towns at the expense of surrounding villages. Your plan aims to provide "local Housing" and "to grow a vibrant healthy community" but fails to recognise that the housing proposed will be for people from outside Harleston with outside jobs and needing to drive to work.</p>

	<p><b>Redenhall with Harleston Town Council comments</b> GNLP2108 - South of Spirketts Lane - Residential development - 160 - 175 dwellings proposed - Acceptable but not as far as the by-pass - As this site has housing to the west and commitments to the north and east, the council would not be averse to this site being developed in the future.</p> <p><b>Norfolk FA comments</b> Norfolk FA are supportive of residential development in Harleston, associated to the proposed S106 agreement and potential to develop an open space which could host football provision. Harleston Town FC are a growing football club and have plans to try to develop either their existing facility, or a new facility which could host all their football provision</p>
GNLP2116	<p><b>General comments</b> Objections raised concerns regarding destruction of the Apollo Rooms as it is a vital resource to be retained for the community. Other issues raised include destruction of the historic setting which Harleston currently holds. 2115 and 2116 actually join up the parishes of Needham and Redenhall with Harleston in areas which play important parts in maintaining historic distinction between the two communities.</p> <p>One comment submitted in support of site. With respect to site references GNLP2115 and GNLP2116 the applicant welcomes the Council's conclusions that the sites represent suitable sites for future residential development and provide for the natural expansion of Harleston. We highlight that there are no fundamental constraints or impacts that cannot be mitigated through the subsequent policy allocation, applications and development process, see full report.</p> <p><b>Redenhall with Harleston Town Council comments</b> GNLP2116 - South of Needham Road - Residential development - 160 dwellings proposed - Discounted - for the same reasons as GNLP 2115.</p>
GNLP2136	<p><b>General comments</b> Objections raised concerns regarding scale of development, to use the Apollo Rooms as a community resource, lack of services and infrastructure, change the nature of a historic market town and impacts on wildlife.</p> <p>One comment submitted in support of site. Additional provided include: maps, detailed projection report, Utilities overview report, housing brochure, flooding and drainage report, landscape summary report, preliminary arboricultural survey and a preliminary ecological appraisal.</p>



	<p><b>Redenhall with Harleston Parish Council comments</b></p> <p>Consideration should be taken on not only the overall impact of such a large development, but the impact on the rural nature of the approach to the town via the A143. If this site is accepted for development, careful consideration must be given to the design and environmental approach to the houses. A plan to plant a woodland area along the perimeter of the development would shield properties from traffic noise from the by-pass as well as providing a softer welcoming approach to the town, due consideration of the same nature must be afforded to residents living on Jays Green.</p>
<b>Needham (Site well related to Harleston)</b>	
GNLP2115	<p><b>General comments</b></p> <p>One comment submitted in support of site. There are no fundamental constraints or impacts that cannot be mitigated through the subsequent policy allocation, applications and development process.</p> <p>Objections raised concerns regarding joining up the settlement of Needham and Harleston eroding the distinction between the two. Other issues include losing the tourist impression of a small historic town, site is grade 2 agricultural land, flood risk, scale &amp; property type, wildlife, ecological &amp; townscape impacts, traffic congestion, lack of facilities &amp; footpaths and infrastructure.</p> <p><b>Starston Parish Council comments</b></p> <p>The Parish Council opposes the proposed development in line with the view expressed at the Neighbourhood Plan even 17/11/18 and in the Parish Plan 2008, that Starston remains separate to Harleston. Residents do not want Harleston and Starston to join.</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.**

### Harleston

#### **Reasonable alternatives:**

##### GNLPO209

This site is located to the west of Harleston. It lies to the south of Rushall Road, adjacent to the existing settlement boundary and partly within. There are some small areas of surface water flood risk and a couple of established tree belts which may have some effect on the developable area. There is a listed building to the east so historic environment impacts need to be considered. There is no footway along Rushall Road but if pedestrian access can be linked into Glamis Court through into Wilderness Lane then there are footways in place through to Harleston Primary School

##### GNLPO2088

This site is located to the south west of Harleston, near to the existing settlement boundary with potential access points from Shortford Road and Needham Road. It seems likely that vehicular access will need to be taken from Needham Road. There is a large pocket of surface water flood risk on the site which is likely to affect the access point from Shortford Road and the wider developable area. There are some established trees around the boundary of the site and part of the site is on Grade 2 Agricultural Land. A safe pedestrian route can be provided to Harleston Primary School therefore the site is considered to be a reasonable alternative.

### GNLP2098

This site is located to the north east of Harleston, adjacent to the existing settlement boundary north of Green Lane. There is a band of surface water flood risk running across the site which may affect the developable area. Some highway improvements are likely to be needed to gain vehicular access from Green Lane and there are safe pedestrian routes to Harleston Primary School from both Green Lane and Church View so the site is considered to be a reasonable alternative.

### GNLP2099

This site is located to the north east of Harleston, adjacent to the existing settlement boundary to the south of Redenhall Road. The northern and southern boundaries of the site are affected by surface water flood risk. The site appears to be elevated from the road so consideration would need to be given as to whether development would be overbearing in this location. Subject to the provision of a short section of footway it is possible to provide a safe pedestrian route to Harleston Primary School therefore the site is concluded to be a reasonable alternative subject to further investigation of the levels within the site.

### GNLP2108

This site is located to the south of the town off Spirketts Lane. It is adjacent to the existing settlement boundary which currently runs along the north side of Spirketts Lane. A Public Right of Way runs through the site. A short section of footpath would need to be provided to link to the existing footpath on Spirketts Lane and then a continuous pedestrian route exists to Harleston Primary School. The site appears to have minimal other constraints therefore it is considered to be a reasonable alternative.

### GNLP2136

This is a very large site proposal located to the east of the town around Briar Farm, adjacent to the settlement boundary. A development of this scale would have a large impact on the form and character of Harleston and it may be that a decision is taken to allocate only part of the site. There is a band of surface water flood risk running through the northern part of site with smaller pockets elsewhere which may affect the overall developable area. There are numerous potential vehicular and pedestrian access points to the site and it is likely that a safe pedestrian route to school could be provided so therefore the site is considered to be a reasonable alternative.

### **Not reasonable alternatives:**

#### GNLP2105

This site is currently allotments off Mendham Lane to the South East of the town. The site promoter states that the allotment holders are under a fixed term 5 year licence which expires in October 2019. The allotments seem to be well used so even if there is no legal issue with bringing the land forward for development, alternative allotment provision would need to be investigated. Unless adjacent site 2136 were allocated in its entirety residential development here would be

disconnected from the rest of the town and out of keeping with form and character being a predominantly commercial area. It is not possible to provide a safe pedestrian route to school unless taken through 2136 and therefore the site is not considered to be a reasonable alternative. The stretch of road between the A143 and the start of the existing footpath on Mendham Lane is likely to be heavily used by vans and lorries accessing the industrial estate and would not be desirable as a route to be used by children.

#### GNLP2116

This site, south of Needham Road, is located to the south west of Harleston. It is located some distance from the existing settlement boundary near to the roundabout with the A143. There are some small areas of surface water flood risk which are unlikely to affect the overall developable area, some established trees around the site boundary and parts of the site are on grade 2 agricultural land. There is a pedestrian footway along the northern side of Needham Road but the site is over 2km to school. For this reason, it is not considered to be reasonable alternative. Consultation comments also expressed concern that development in this location would further extend the built up area between Needham and Harleston.

#### Redenhall

##### **Not reasonable alternatives:**

#### GNLP3048

This site at Church Close, Redenhall is not considered to be a reasonable alternative. The boundary of the site is at surface water flood risk. There is currently no settlement boundary in this location and no justification to provide one. Although there is a footpath for much of the route into Harleston the site is more than 2km to the Primary School and the route would involve navigating the roundabout junction with the A143.

#### Needham

##### **Reasonable alternatives:**

#### GNLP2115

This site is located in the parish of Needham but is adjacent to the existing settlement limit for Harleston. There are small areas of surface water flood risk affecting the site but these are unlikely to affect the developable area. Gunshaw Hall, a listed building, is nearby so historic environment impacts may need to be considered. The site is on Grade 2 agricultural land. Consultation comments relate to the issue of further joining up development between Harleston and Needham. There is a footpath along Needham Road to Harleston Primary School which is 1.8km away so therefore the site is considered to be a reasonable alternative.

**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.

<b>Address</b>	<b>Site Reference</b>	<b>Area (ha)</b>	<b>Proposal</b>
<b>Harleston</b>			
Land South of Rushall Road, Harleston	GNLP0209	1.27	Approx. 40 dwellings
West of Shotford Road	GNLP2088	7.30	150 dwellings
North of Green Lane	GNLP2098	2.52	65 dwellings
South of Redenhall Road	GNLP2099	4.40	110 dwellings
South of Spirketts Lane	GNLP2108	7.10	160-175 dwellings
Briar Farm	GNLP2136	27.00	Residential led mixed use development, 350 dwellings, care, employment, retail
<b>Needham (Site well related to Harleston)</b>			
North of Needham Road	GNLP2115	6.00	175 dwellings
<b>Total area of land</b>		<b>55.59</b>	

**STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES**

<b>Site Reference:</b>	GNLP0209
<b>Address:</b>	Land South of Rushall Road
<b>Proposal:</b>	Residential development of approx. 40 dwellings.

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Arable agricultural	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<b>Amber Constraints in HELAA</b> Access, Utilities Capacity, Flood Risk, Significant Landscapes, Townscapes, Biodiversity & Geodiversity, Historic Environment and Transport & Roads
<b>HELAA Conclusion</b> This is a greenfield site which it is proposed to access from Elizabeth Walk/Glamis Court, rather than Rushall Road. Whilst there would be traffic impacts, they would be limited and likely to be mitigable. The site is within 400m of the Harleston Conservation Area, but would not meaningfully affect it. Development may impact on the setting of The Grove, a listed building, and the site itself offers an attractive setting to the surrounding development, containing mature trees. The location is an attractive green entrance to the development with good mature trees and is sited in a river valley landscape designation – consequently it would be preferable to set back within the site with landscaping retained to the front. The site’s proximity to the town centre and local services (such as schools, shops and employment opportunities) means that it is well located. Sewerage, surface water and water supply network enhancements would all be necessary; mitigation of surface water drainage would be particularly important. The site is concluded as being suitable for the land availability assessment.

<b>FURTHER COMMENTS</b>
<b>Highways</b> No comments
<b>Development Management</b> Any development would need to retain existing landscaping – very sensitive
<b>Minerals &amp; Waste</b> No comments
<b>Lead Local Flood Authority</b> No comments

**Children's Services**

Harleston has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

**PLANNING HISTORY:****2006/1766 / 2005/2280**

Historic refusal for dwelling on the site (1970s). 2006/1766 temporary approval for use as a traveller site (western half of the site) which was subsequently revoked; 2005/2280 refusal for use as traveller site; pre-app enquiry 2015 for potential residential development on the site, access from Rushall Road was considered to be inadequate as trees along Rushall Road frontage are protected by Tree Preservation Orders. Access via Titlow Road would have required demolition of a property at Terence Airey Court.

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION**

No additional documents submitted to support this proposal.

<b>Site Reference:</b>	GNLP2088
<b>Address:</b>	West of Shottford Road
<b>Proposal:</b>	Residential development (150 dwellings proposed)

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Arable agricultural	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<b>Amber Constraints in HELAA</b> Access, Utilities Capacity, Flood Risk, Market Attractiveness, Significant Landscapes, Townscapes and Biodiversity & Geodiversity.
<b>HELAA Conclusion</b> This greenfield site lies south of Needham Road, Harleston, north of the A143 (a further access could be taken from Shottford Road to the east). Initial evidence would suggest that the Highways Authority would support the site. It is reasonably well related to the town, so is accessible to bus services, employment, and the high school as well as GP and retail but there are also listed buildings nearby. The site lies partially on Grade 2 agricultural land and entirely within the designated river valley. There is an area at risk of surface water flooding within the site, and the 1:1000 extent is significant. Any development in Harleston may impact on Gawdyhall Big Wood to the north of the town which may require mitigation, although there are no obvious ecological issues with the site itself. Sewerage, surface water and water supply network enhancements would all be necessary; mitigation of surface water drainage would be particularly important. There are no constraints regarding contaminated land and there would be no loss of publicly accessible open space. Avoiding the area at risk of flooding, approximately 6ha of the site is considered suitable for the land availability assessment.

<b>FURTHER COMMENTS</b>
<b>Highways</b> No comments
<b>Development Management</b> Avoidance of flood risk area would mean development away from existing built form. Not a preferred option.
<b>Minerals &amp; Waste</b> No comments
<b>Lead Local Flood Authority</b> No comments
<b>South Norfolk Council flood comments</b> Surface water flood risk extending along the access route and large area into the centre of the site with depths above 300mm for all current day risk events.



**Children's Services**

Harleston has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

**PLANNING HISTORY:**

Historic refusals for dwellings on north of site (1970s/1980s) High Performance PolyEthylene pipe approved across the site 2005/0759

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION**

No additional documents submitted to support this proposal.

<b>Site Reference:</b>	GNLP2098
<b>Address:</b>	North of Green Lane
<b>Proposal:</b>	Residential development (65 dwellings proposed)

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Arable agricultural	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<p><b>Amber Constraints in HELAA</b> Utilities Capacity, Flood Risk, Market Attractiveness, Significant Landscapes, Townscapes and Biodiversity &amp; Geodiversity.</p>
<p><b>HELAA Conclusion</b> This greenfield site lies entirely within the designated river valley, north of Green Lane and adjacent to existing housing to the east of the town. Initial evidence would suggest that the Highway Authority would support the site. Being well-related to the built form, it has access to bus services, employment, GP, retail, primary and secondary schools. There is a line of surface water flood risk within the site, and at 1:1000 extent, this is significant. A listed building within 400m is unlikely to be affected by the site's development. Any development in Harleston may impact on Gawdyhall Big Wood to the north of the town which may require mitigation, although there are no obvious ecological issues with the site itself. Sewerage, surface water and water supply network enhancements would all be necessary; mitigation of surface water drainage would be particularly important. There are no constraints regarding contaminated land and there would be no loss of publicly accessible open space. Although the site has some constraints, the area outside the flood risk (approximately 1.8ha) is considered suitable for the land availability assessment.</p>

<b>FURTHER COMMENTS</b>
<p><b>Highways</b> No comments</p>
<p><b>Development Management</b> Adjacent to 1970s single storey development. Issues include site access, landscape impact and flooding</p>
<p><b>Minerals &amp; Waste</b> No comments</p>
<p><b>Lead Local Flood Authority</b> No comments</p>
<p><b>South Norfolk Council flood comments</b> surface water flood risk along northern boundary extending to central part of eastern side of site. Watercourse through centre of site.</p>

**Children's Services**

Harleston has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

**PLANNING HISTORY:**

2011 screening opinions for wind turbines on the larger site

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION**

No additional documents submitted to support this proposal.

<b>Site Reference:</b>	GNLP2099
<b>Address:</b>	South of Redenhall Road
<b>Proposal:</b>	Residential development (110 dwellings proposed)

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Arable agricultural	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<p><b>Amber Constraints in HELAA</b>  Access, Utilities Capacity, Flood Risk, Market Attractiveness, Significant Landscapes, Townscapes, Biodiversity &amp; Geodiversity, Historic Environment and Compatibility with Neighbouring uses.</p>
<p><b>HELAA Conclusion</b>  This greenfield site lies entirely within the designated river valley, south of Redenhall Road and adjacent to existing housing to the east of the town. Initial evidence would suggest that the Highway Authority would support the site. Being well-related to the built form, it has access to bus services, employment, GP, retail, primary and secondary schools. There is a line of surface water flood risk at the site's north and south boundaries, which could be avoided. Listed buildings and the conservation area within 400m are unlikely to be affected by the site's development. Any development in Harleston may impact on Gawdyhall Big Wood to the north of the town which may require mitigation, although there are no obvious ecological issues with the site itself. Sewerage, surface water and water supply network enhancements would all be necessary; mitigation of surface water drainage would be particularly important. It is approximately 150m from the sewage works (there are intervening dwellings) but there are no constraints regarding contaminated land and there would be no loss of publicly accessible open space. Although the site has some constraints, it is considered suitable for the land availability assessment.</p>

<b>FURTHER COMMENTS</b>
<p><b>Highways</b>  No comments</p> <p><b>Development Management</b>  Impact on entrance to town due to elevated nature of site.</p> <p><b>Minerals &amp; Waste</b>  No comments</p> <p><b>Lead Local Flood Authority</b>  No comments</p> <p><b>Children's Services</b></p>

Harleston has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

**PLANNING HISTORY:**

Not known

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION**

No additional documents submitted to support this proposal.

<b>Site Reference:</b>	GNLP2108
<b>Address:</b>	South of Spirketts Lane
<b>Proposal:</b>	Residential development (160-175 dwellings proposed)

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Arable agricultural	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<p><b>Amber Constraints in HELAA</b> Access, Utilities Capacity, Flood Risk, Market Attractiveness, Significant Landscapes, Townscapes and Biodiversity &amp; Geodiversity.</p>
<p><b>HELAA Conclusion</b> This greenfield site lies south of Spirketts, Harleston, north of the A143. Initial evidence would suggest that the Highway Authority would support the site. It is reasonably well related to the town, so is accessible to bus services, employment, and primary and high schools, as well as GP and retail, but there are also listed buildings nearby. The site lies entirely within the designated river valley. There is a small area at risk of surface water flooding at the site boundary, which could be avoided. Any development in Harleston may impact on Gawdyhall Big Wood to the north of the town which may require mitigation, although there are no obvious ecological issues with the site itself. Sewerage, surface water and water supply network enhancements would all be necessary; mitigation of surface water drainage would be particularly important. There are no constraints regarding contaminated land and there would be no loss of publicly accessible open space. Although the site has some constraints, it is considered suitable for the land availability assessment.</p>

<b>FURTHER COMMENTS</b>
<p><b>Highways</b> No comments</p> <p><b>Development Management</b> The site is in the river valley and this together with the relationship to the employment allocation to the east needs consideration. Pedestrian connectivity to the primary school appears to be possible. Vehicular access would need to be off Spirketts Lane. Depending on numbers for allocation, site could support a development to the north with significant landscaping to the south or allocation of less of the site 2/3?</p> <p><b>Minerals &amp; Waste</b> No comments</p> <p><b>Lead Local Flood Authority</b> No comments</p>

**Children's Services**

Harleston has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

**PLANNING HISTORY:**

2005 application for High Performance PolyEthylene pipeline across site

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION**

No additional documents submitted to support this proposal.

<b>Site Reference:</b>	GNLP2136
<b>Address:</b>	Briar Farm
<b>Proposal:</b>	Residential led mixed use development, 350 dwellings, care, employment, retail

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
The land is currently in agricultural (arable) use, with a number of agricultural buildings and significant areas of hardstanding around them.	Greenfield

<b>CONSTRAINTS IDENTIFIED IN THE HELAA</b>
<b>Amber Constraints in HELAA</b> Utilities Capacity, Flood Risk, Market Attractiveness, Significant Landscapes, Biodiversity & Geodiversity and Historic Environment.
<b>HELAA Conclusion</b> This large site (27ha) lies entirely within the river valley, west of the A143, with potential access from Mendham Lane, Jays Green or existing housing development to the east of the town. Initial evidence would suggest that the Highway Authority would support the site. Being well-related to the built form, it has access to bus services, employment, GP, retail, primary and secondary schools. There is a line of surface water flood risk within the site, which could be avoided. The conservation area within 400m is unlikely to be affected by the site's development. Any development in Harleston may impact on Gawdyhall Big Wood to the north of the town which may require mitigation, and there are ponds on and adjacent to the site which may require ecological surveys. Sewerage, surface water and water supply network enhancements would all be necessary; mitigation of surface water drainage would be particularly important. There are no constraints regarding contaminated land and there would be no loss of publicly accessible open space. Although the site has some constraints, it is considered suitable for the land availability assessment.

<b>FURTHER COMMENTS</b>
<b>Highways</b> No comments
<b>Development Management</b> Depending on numbers to be delivered in Harleston, if part of site comes forward then the southern parcel or the site immediately adjacent Harvest Way would be the preference. If whole site comes forward there are constraints to address including surface water flowpath coming through the site, access strategy as poor network to the north, sensitive approach to river valley and landscape and layout to respond to this, noise mitigation, Public Right Of Way through site. Access strategy – obviously no direct access to bypass



**Minerals & Waste**

No comments

**Lead Local Flood Authority**

No comments

**South Norfolk Council flood comments**

Some low risk surface water flood risk through northern part of site.

**Children's Services**

Harleston has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

**PLANNING HISTORY:****2005/2279**

Refusal for traveller site (southern section), approved application for residential development in north-west section.

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION**

- Sketch Masterplan
- Phasing Plan
- Detailed Projections
- Utilities Overview Note
- Flooding and Drainage Note
- Landscape Summary Note
- Preliminary Arboricultural survey
- Preliminary ecological appraisal
- Viewpoint location Map

<b>Site Reference:</b>	GNLP2115
<b>Address:</b>	North of Needham Road, Needham
<b>Proposal:</b>	Residential development (175 dwellings proposed)

<b>CURRENT USE OF SITE:</b>	<b>BROWNFIELD/GREENFIELD:</b>
Arable agricultural	Greenfield

### **CONSTRAINTS IDENTIFIED IN THE HELAA**

#### **Amber Constraints in HELAA**

Access, Accessibility to Services, Utilities Capacity, Flood Risk, Significant Landscapes, Townscapes and Biodiversity & Geodiversity.

#### **HELAA Conclusion**

Although mostly within Needham parish, this site lies at the edge of Harleston, north of Needham Road. It is accessible to bus routes, employment, GP surgeries, retail and Archbishop Sancroft High School, but also close to listed buildings, although these may not be affected by development. Initial evidence suggests the Highway Authority would support the site. There is a Site of Specific Scientific Interest within 3km and some areas within the site are at risk of surface water flooding, both of which may require mitigation. Sewerage, surface water and water supply network enhancements would all be necessary; mitigation of surface water drainage would be particularly important. The site is in agricultural land class 2, which is among the best and most versatile. However, there are no known constraints in relation to utilities infrastructure or contamination/ground stability. Although the site has some constraints, it is considered suitable for the land availability assessment

### **FURTHER COMMENTS**

#### **Highways**

No comments

#### **Development Management**

No access from Gothic Close, would need access from Needham Road. Fields either side of Needham Road form part of character entrance to town. Not a preferred site. Would only want to see part of site developed, but then access would be difficult.

#### **Minerals & Waste**

No comments

#### **Lead Local Flood Authority**

No comments

#### **Children's Services**

Harleston has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

**PLANNING HISTORY:**

No planning history

**BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION**

No additional documents submitted to support this proposal.

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

Seven reasonable alternative sites have been identified in Harleston cluster at Stage 5 of this booklet. These sites were considered to be worthy of further investigation to look at their potential for allocation as the initial assessment did not flag up any major constraints that would preclude development. These sites have been subject to further discussion with Development Management, Highways, Flood Authority and Children’s Services in order to identify preferred sites for allocation and their comments are recorded under Stage 6 above.

Harleston is a Main Town and the ‘Towards a Strategy’ document identifies a requirement for 900 – 1000+ dwellings across this sector of the hierarchy. Through further discussion site GNLP2108 was identified for 150 dwellings and site GNLP2136 for 300 dwellings. Both sites are well located to the existing built form of the town, although highways improvements are likely to be required.

There are considered to be no reasonable alternatives to this approach.

Sites GNLP0209, GNLP2088, GNLP2098, GNLP2099, GNLP2105, GNLP2115, GNLP2116, GNLP3048, GNLP0156, GNLP2065, GNLP0385, GNLP0464, GNLP0056, GNLP0057, GNLP2121, GNLP2036 have been dismissed. For most of these sites there is no safe walking route to school, and for some the highway constraints or landscape impacts ruled the site out.

In conclusion there are two sites identified as preferred options in Harleston providing for 450 new homes. The Draft Strategy sets a requirement for 623 homes in Harleston between 2018 and 2038. 450 homes need to be found by new allocations. 173 homes are in existing commitments, of which 5 were built in 2018/19. 95 homes are expected on existing allocation HAR 4. Another 73 homes have planning permission, of which 29 are on existing allocation HAR 3.

**Preferred Sites:**

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
<b>Redenhall with Harleston</b>				
South of Spirketts Lane, Harleston	GNLP2108	7.10	150 dwellings	This site is preferred for allocation as it is well located in terms of the form and character of Harleston. The site is in the designated river valley and this together with the relationship to the existing employment allocation to the east needs consideration. The allocation of the site is subject to provision of two satisfactory

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
				accesses, a frontage footway to connect with existing footways and revision of the speed limit. Consideration may need to be given to improving the Shotford Road junction with London Road.
Briar Farm, Harleston	GNLP2136	27.00	300 dwellings (mixed use and significant open space)	This site is preferred for allocation as it is well located in terms of the form and character of Harleston. The design of the development will need to overcome constraints including surface water flow path through the site, and the need for a sensitive approach to the river valley landscape. Development would require submission of a transport assessment and mitigation of any highway concerns.

#### Reasonable Alternative Sites:

Address	Site Reference	Area (ha)	Proposal	Reason for not allocating
<b>Redenhall with Harleston</b>				
NO REASONABLE ALTERNATIVE SITES				

#### Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
<b>Redenhall with Harleston</b>				
Land south of Rushall Road, Harleston	GNLP0209	1.27	Approx. 40 dwellings	This site is not preferred for allocation as it provides an attractive landscape approach to the town, with sensitive hedgerows and trees along the site boundary which form part of the roadside approach into Harleston.
West of Shortford	GNLP2088	7.30	150 dwellings	This site is not considered to be suitable for allocation as in highway terms it appears to be

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Road, Harleston				impossible to achieve an acceptable visibility splay within the highway or land promoted within the site boundary. The centre of the site has a significant area of surface water flood risk and avoiding this area would mean development would be located away from the existing built form, contrary to form and character.
North of Green Lane, Harleston	GNLP2098	2.52	65 dwellings	Although there are safe pedestrian routes to Harleston Primary School from both Green Lane and Church View, the site is not considered to be appropriate for allocation as Jay's Green is not suitable for vehicular access. In addition, there is a band of surface water flood risk running across the site which would affect the developable area.
South of Redenhall Road, Harleston	GNLP2099	4.40	110 dwellings	This site is not considered suitable for allocation as there are concerns about the visual impact of developing an elevated site at the entrance to the town and the cost implications that this could have for the development. In highways terms development would probably require the realignment of Redenhall Road.
Mendham Lane, Harleston	GNLP2105	1.00	20 dwellings	This site is not considered to be suitable for allocation as residential development here would be disconnected from the rest of the town and out of keeping with form and character being a predominantly commercial area. The stretch of road between the A143 and start of the existing footpath on Mendham Lane is likely to be heavily used by commercial vehicles and so would not be a desirable route to be used by children to get to school. The site

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				would be more acceptable if developed alongside site GNLP2136.
North of Needham Road, Needham (considered with Harleston as well related to built-up area)	GNLP2115	6.00	175 dwellings	This site is not preferred for allocation as it is wholly within the river valley and on grade 2 agricultural land. There is poor connectivity into Harleston and concern about possible coalescence of Needham and Harleston. If developed highway improvements would be required including two satisfactory access points.
South of Needham Road, Harleston (considered with Harleston as well related to built-up area)	GNLP2116	7.00	160 dwellings	This site is not preferred for allocation as although there is a pedestrian footway the site is some distance to Harleston Primary School. Development in this location would further extend the built-up area between Needham and Harleston.
Land at Church Lane, Redenhall	GNLP3048	0.59	Residential (unspecified number)	This site is not considered to be suitable for allocation as there is currently no settlement limit in this location and no justification to provide one as Redenhall has limited services and facilities. Although there is a footpath for much of the route into Harleston the site is some distance from the primary school and would involve pedestrians navigating the roundabout junction with the A143.

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

<b>STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:</b>	Site GNLP2108 Land South of Spirketts Lane, Harleston (Preferred Site)
<b>TOTAL NUMBER OF REPRESENTATIONS:</b>	6
<b>SUPPORT/ OBJECT/ COMMENT BREAKDOWN:</b>	1 Support, 4 Object, 1 Comment

<b>RESPONDENT (OR GROUP OF RESPONDENTS)</b>	<b>SUPPORT/ OBJECT/ COMMENT</b>	<b>BRIEF SUMMARY OF COMMENTS</b>	<b>MAIN ISSUES REQUIRING INVESTIGATION</b>	<b>DRAFT GNLP RESPONSE</b>	<b>PROPOSED CHANGE TO PLAN</b>
Member of the public	Object	<ul style="list-style-type: none"> <li>• Number of GPs, their services and provision of NHS dental care declined in last 6 years.</li> <li>• Local school full and large community function facility needed.</li> </ul>		Policy wording has been reconsidered during further site assessment. Including adjustments on policy requirements. These are setting two points of access from Spirketts Lane; and, having regard	None  Allocate with alterations to policy wording.



				to nearby listed building.  GNLP2108 remains the preferred site in Harleston to meet housing requirement.	
Anglian Water	Comment	No reference to water efficiency forming part of design unlike other allocation policies. See also comments on Policy 2	<ul style="list-style-type: none"> <li>Consistent policy approach to water efficiency needed</li> </ul>	This matter is dealt with under Policy 2 that applies to all sites. It is not necessary to include it in the allocation policy	None
Landowner via Durrant's	Support	<ul style="list-style-type: none"> <li>Flood zone 1, low risk of flooding</li> <li>Natural extension of the town</li> <li>Not within a designated area</li> <li>No trees that are subject to TPO</li> <li>Good access with no challenge to surrounding road network</li> <li>Good access to town centre</li> <li>No utilities constraints (barring foul drainage upgrade required for HAR4)</li> <li>No contamination/ground work issues</li> <li>Attractive area for housing</li> </ul>		Policy wording has been reconsidered during further site assessment. Including adjustments on policy requirements. These are setting two points of access from Spirketts Lane; and, having regarding to	Allocate with alterations to policy wording.

		<ul style="list-style-type: none"> <li>• No detrimental impact on sensitive landscapes or their setting</li> <li>• In-fill site so no loss of open space</li> <li>• Suitable, available and achievable,</li> </ul>		<p>nearby listed building.</p> <p>GNLP2108 remains a preferred site in Harleston to meet housing requirement.</p>	
Redenhall with Harleston TC	Object	<ul style="list-style-type: none"> <li>• JCS envisaged 200-300 new homes (Moderate) but number considered by developers for Briar Farm is now 420.</li> <li>• In light of this the site should not be considered until infrastructure and employment constraints are resolved</li> <li>• Objective 6 of JCS should be adopted in GNLP (adequate services must exist/be provided for new homes/jobs to be developed)</li> <li>• Believe there should be review every 5 years to investigate infrastructure support/quality which determines whether further growth can be permitted.</li> <li>• Issues of flooding in Harleston, stormwater being a particular issue.</li> <li>• Proportionately more growth here compared to Diss with less employment and local services.</li> </ul>	Further consideration of infrastructure and employment constraints, particularly regarding flooding and education.	<p>The issues and concerns raised are acknowledged but new housing is a key priority.</p> <p>Matters to do with overall housing numbers, timing development, phasing infrastructure, and distribution of growth across the settlement hierarchy are dealt with under the Part 1 Strategy of the GNLP.</p>	Allocate with alterations to policy wording.

		<ul style="list-style-type: none"> <li>• Hospitals are all over 20 miles away and there is only limited public transport to get there.</li> <li>• Increased number of children means either the school would need extending or a new school would need to be provided.</li> <li>• HAR 6&amp;7 need to be realised before new sites allocated.</li> </ul>			
Historic England	Object	<ul style="list-style-type: none"> <li>• No designated assets within boundary but to west are the grade II listed Dove House and its garden wall. Proposed site is set back from these building.</li> <li>• Suggest third bullet point is amended to reference the listed building</li> </ul>		It is accepted that the policy should acknowledge the potential for harm to the heritage assets and the requirement for measure to address this.	Use standard wording – policy amended to take account of listed building to the west

<b>STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:</b>	Site GNLP2136 Land at Briar Farm, Harleston (Preferred Site)
<b>TOTAL NUMBER OF REPRESENTATIONS:</b>	7
<b>SUPPORT/ OBJECT/ COMMENT BREAKDOWN:</b>	2 Support, 4 Object, 1 Comment

<b>RESPONDENT (OR GROUP OF RESPONDENTS)</b>	<b>SUPPORT/ OBJECT/ COMMENT</b>	<b>BRIEF SUMMARY OF COMMENTS</b>	<b>MAIN ISSUES REQUIRING INVESTIGATION</b>	<b>DRAFT GNLP RESPONSE</b>	<b>PROPOSED CHANGE TO PLAN</b>
Action for Harleston	Object	<ul style="list-style-type: none"> <li>• Infrastructure has not kept pace with increase in residents.</li> <li>• Transport, drainage, sewerage, school, medical, dental and employment issues.</li> <li>• A Major Cumulative Impact Study is needed</li> </ul>	Further consideration of cumulative impact of development	The revised scheme masterplan includes 2.5 ha for older people's specialist housing that contributes to a sub-regional need. The obligation for employment land is removed; this obligation is unnecessary given the other employment	Allocate with a different description of development that includes specialist older people's housing.

				<p>allocations in Harleston.</p> <p>GNLP2136 remains the preferred site in Harleston to meet housing requirement.</p>	
Member of the public	Object	<ul style="list-style-type: none"> <li>• Assessment booklet inaccuracies – p2, 13 and 24 identifies 350 dwelling whereas 28&amp;29 state 300</li> <li>• HELAA identifies site as having amber for 6 of the 14 categories (42.85%)</li> <li>• Booklet not up to date, p1 references Fullers Place development which is almost complete and p8 references Apollo Rooms which were demolished in advance of development of 40+ retirement properties</li> <li>• p1 advises of some take up of existing employment allocations suggesting not all have been taken up, this may cause doubt on the need for further employment allocations?</li> <li>• P1 sewerage and flooding is referenced, who will take</li> </ul>	Investigate inaccuracies in the site assessment booklet and update as appropriate.	<p>The issues and concerns raised are acknowledged but new housing (including specialist housing for older people) is a key priority. Where it is possible and reasonable to new development can mitigate impact or even bring improvements. Examples may include highways works, or provision of additional recreational space. Mitigations through the</p>	None

		<p>responsibility should the development or town be subjected to flooding? There are local flooding issues.</p> <ul style="list-style-type: none"> <li>• woodland perimeter has been discussed for Jays Green side, what about residents on other sides (Barley Close, Harvest Way)?</li> <li>• No planned timetable for dwellings to be built. Development will disrupt town which already has infrastructure difficulties.</li> <li>• Conflict between p11 – would impact form and character of Harleston, and p28 – well located in terms of form and character</li> </ul>		<p>development process can also address ‘amber’ rated constraints as well. Finally, the assessment booklet will be reviewed and checked for inaccuracies.</p>	
Member of the public	Object	Support Action for Harleston comments		Comment noted	Allocate with a different description of development that includes specialist older people’s housing.
Anglian Water	Comment	No reference to water efficiency forming part of design unlike other allocation policies. See also comments on Policy 2	Consistent policy approach to water efficiency needed	This matter is dealt with under Policy 2 that applies to all sites. It is not necessary to include it in the allocation policy.	None

Member of the public	Object	<ul style="list-style-type: none"> <li>• Number of GPs, their services and provision of NHS dental care declined in last 6 years.</li> <li>• Local school full and large community function facility needed.</li> </ul>		The GNLP Team is working with NHS commissioners so that healthcare investment can be timed appropriately with new development.	None
Redenhall with Harleston TC	Support	<ul style="list-style-type: none"> <li>• Agree in principle</li> <li>• Disagree with HELAA conclusion – nearest bus stop is at least half a mile.</li> <li>• In discussion with the developer they have shown the site to potentially have 420 homes rather than the 300 on the GNLP paperwork.</li> <li>• An additional vehicular access road is also proposed from Jays Green which is not on the original documentation – this will need serious consideration. Suggest Highways Agency survey Jay's Green Road and its junction with School Lane.</li> <li>• Noted that 21 acres would be allocated for open space but planners</li> </ul>		<p>The issues and concerns raised are acknowledged but new housing (including specialist housing for older people) is a key priority.</p> <p>Specific requirements for highways we be considered through consultation with Norfolk County Council highways.</p>	Allocate with a different description of development that includes updated highways obligations.

		<p>should be mindful of visual impact from the A143 approach to the town.</p> <ul style="list-style-type: none"> <li>• The additional 120 housing negates any requirement for further housing.</li> </ul>			
Scott Properties Ltd via Strutt & Parker LLP	Support	<ul style="list-style-type: none"> <li>• Support client's site being preferred.</li> <li>• Updated masterplan and supporting info as more dwellings can be provided.</li> <li>• Policy wording recommended to be amended to acknowledge low demand for local employment land and increase housing numbers.</li> <li>• Masterplan shows proposed access points and a new footpath.</li> <li>• Consideration given to surrounding developments and large open space buffer provided. Noise survey has confirmed A143 noise not a constraint to development.</li> <li>• Draft drainage strategy prepared to address issues.</li> <li>• Updated planning and delivery strategy will be agreed following pre-application advice and public consultation.</li> <li>• Available, deliverable, suitable, achievable and a logical expansion to the town</li> </ul>	Consider submitted masterplan and increased number of dwellings	<p>The revised scheme masterplan includes 2.5 ha for older people's specialist housing that contributes to a sub-regional need. The obligation for employment land is removed; this obligation is unnecessary given the other employment allocations in Harleston.</p> <p>GNLP2136 remains the preferred site in Harleston to meet housing requirement.</p>	Allocate with a different description of development that includes specialist older people's housing.



<b>STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:</b>	Site GNLP2099 South of Redenhall Road, Harleston (Unreasonable Residential Site)
<b>TOTAL NUMBER OF REPRESENTATIONS:</b>	1
<b>SUPPORT/ OBJECT/ COMMENT BREAKDOWN:</b>	0 Support, 1 Object, 0 Comment

<b>RESPONDENT (OR GROUP OF RESPONDENTS)</b>	<b>SUPPORT/ OBJECT/ COMMENT</b>	<b>BRIEF SUMMARY OF COMMENTS</b>	<b>MAIN ISSUES REQUIRING INVESTIGATION</b>	<b>DRAFT GNLP RESPONSE</b>	<b>PROPOSED CHANGE TO PLAN</b>
Ben Reay	Object	<ul style="list-style-type: none"> <li>Well connected, sustainable &amp; suitable</li> <li>Safe vehicular access can be achieved via eastern boundary by reducing ground level, a bank will be formed further into the site behind which would be a footpath with significant tree/hedge planting.</li> <li>Highest part of site to have ground level reduced and single storey dwellings/tree and hedge planting to help views – Surrounding developments had similar issues and do not look overly prominent.</li> </ul>	Policy requirements relating to vehicular access, visibility splay, visual impact in the landscape, and drainage strategy.	GNLP2099 is not considered a preferred alternative over GNLP2108 or GNLP2136. A third site allocation in Harleston would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.	None  Site not to be allocated.

		<ul style="list-style-type: none"><li>• Sufficient open space has been provided which can be utilised to deal with surface water drainage.</li><li>• Local facilities within walking distance.</li><li>• Well related to existing settlement.</li><li>• HELAA comments are favourable</li></ul>			
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<b>STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:</b>	Site GNLP2115 North of Needham Road, Needham (Technically in Needham Parish but considered with Harleston as well related to the built-up area) (Unreasonable Residential Site)
<b>TOTAL NUMBER OF REPRESENTATIONS:</b>	1
<b>SUPPORT/ OBJECT/ COMMENT BREAKDOWN:</b>	0 Support, 1 Object, 0 Comment

<b>RESPONDENT (OR GROUP OF RESPONDENTS)</b>	<b>SUPPORT/ OBJECT/ COMMENT</b>	<b>BRIEF SUMMARY OF COMMENTS</b>	<b>MAIN ISSUES REQUIRING INVESTIGATION</b>	<b>DRAFT GNLP RESPONSE</b>	<b>PROPOSED CHANGE TO PLAN</b>
Landowners via Durrants	Object	<ul style="list-style-type: none"> <li>• Natural continuation of settlement pattern.</li> <li>• Flood zone 1, low risk</li> <li>• not located in designated area</li> <li>• No TPO subjected trees</li> <li>• Satisfactory access can be provided without challenging surrounding road network.</li> <li>• Dispute their being poor connectivity into Harleston, main thoroughfare into town is via Needham Road,</li> </ul>		GNLP2115 is not considered a preferred alternative over GNLP2108 or GNLP2136. A third site allocation in Harleston would be in excess of the strategic requirement for new homes as set out in the Part 1 Strategy.	None  Site not to be allocated.

		<p>eastern boundary has a footpath and another footpath to Swan Lane</p> <ul style="list-style-type: none"> <li>• Town centre is 950m away.</li> <li>• No utilities constraints or contamination/ ground stability issues</li> <li>• Marketable and desirable area for housing</li> <li>• no detrimental impact on sensitive landscapes and their setting</li> <li>• Whilst it is understood that there are concerns about connecting Needham with Harleston, there is a natural divide caused by the A143 with height differences either side providing a naturally stark break.</li> <li>• Site is grade 2 agricultural land and grade 2 lands are treated the same as grade 3 land forming natural arable rotation of the area. The land forms part of larger field which is grade 3.</li> <li>• Noted that site is in River Valley, but so are all sites in Harleston.</li> <li>• Will have no impact on nearby listed buildings</li> <li>• No loss of open space – essentially an extension development</li> <li>• Available &amp; achievable</li> </ul>			
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		<ul style="list-style-type: none"><li>• Could provide additional capacity in a phased way</li></ul>			
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## **PART 3 - ASSESSMENT OF NEW & REVISED SITES SUBMITTED DURING THE REGULATION 18C CONSULTATION**

No new or revised sites submitted through the Regulation 18C consultation

## **FINAL CONCLUSIONS FOR THE REGULATION 19 VERSION OF THE PLAN**

### **Site assessments prior to the Regulation 18C consultation**

Up to the Regulation 18C consultation there were 10 sites promoted for residential/mixed use in Harleston totalling approximately 1,070 dwellings and 64.18 hectares of land.

The outcome of initial site assessment work (which is detailed in part 1 of this booklet) was to prefer GNLP2108 for 150 dwellings, and to prefer GNLP2136 for a mixed use scheme that included 300 homes. This matched the then strategic requirement for approximately 450 dwellings in Harleston, as defined in the Part 1 Strategy consulted upon in January 2020. GNLP2108 and GNLP2136 were favoured for their proximity to the town centre, whilst being sites that could be made suitable in highways, landscape, and townscape terms.

### **Summary of comments from the Regulation 18C draft plan consultation**

Through the Regulation 18C consultation comments were received about the preferred sites. Some opposed the principle of development, while other comments focused on matters to do with highways, townscape, landscape, and impact on local facilities. No new housebuilding in Harleston is not a strategic option but where possible the consultation comments received have resulted in changes to policy wording. Such as to add to the highway obligations, landscaping to account for the River Waveney valley, and safeguarding public rights of way.

Some comments were also received about the existing allocations proposed for carrying forward HAR 4, HAR 5, HAR 6, and HAR 7. These views are acknowledged but in conclusion existing allocations are still considered suitable. Even though during the intervening time, since adoption in 2015, development proposals have changed and may continue to evolve.

HAR 4 even though it is yet to build out is still a suitable housing allocation that will come forward in the new plan period up to 2038. As to HAR 5, it remains a sustainable location for commercial uses but it is recognised that a recent application for housing may come forward instead. For HAR 6 and HAR 7 the pragmatic approach is to continue these allocations, thereby allowing the potential for further employment in a part of the town known for these uses.

A further eight sites, all of which were assessed as 'unreasonable' for allocation by the GNLP Team, were part of the January to March 2020 consultation. A single response to GNLP2099 came from the promoter, and likewise in respect to GNLP2115. In both cases the promoter argued for their site, saying its constraints can be overcome, that it offers an opportunity for high-quality development, and that the landowner would bring it to market.

The representations for GNLP2099 and GNLP2115 have been considered, but the case has not been made for elevating either site from unreasonable to an allocation. GNLP2099 is not required to meet the strategic housing number for Harleston, and it is not preferable over other sites due to its visual prominence at the entrance to the town and highways constraints of Redenhall Road. Likewise, GNLP2115 is not needed to meet the plan's objectives and is not preferable over other sites. Due to its more peripheral location on the south-western edge of the town.

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

No new or revised sites were submitted during the January to March 2020 consultation.

### **Sustainability Appraisal**

The sustainability performance of each reasonable alternative 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. The Sustainability Appraisal ([insert link](#)) highlighted a number of negative and positive impacts for the sites in Harleston but also showed how broadly all sites promoted scored similarly.

Sites in Harleston obviously have commonalities. Shown in equal scoring for matters of 'Air quality and Noise', 'Biodiversity, Geodiversity and Green Infrastructure', 'Deprivation', 'Health', 'Crime', 'Transport & Access to Services', 'Historic Environment', 'Natural Resources, Waste & Contaminated Land'. Based on the post-mitigation scoring matrix, out of the 15 criteria, sites typically scored 5 to 8 'reds', 3 to 5 'neutrals', and 2 to 6 'greens'. Some sites scored major positives – for criteria such as 'Housing', 'Population and Communities', 'Education', and 'Economy',

Issues flagged up by the sustainability appraisal have informed and assisted in corroborating the site selection process. Helping to establish a preferential order for selecting sites and informing the identification of policy requirements. Leading to the optimal sites to be chosen for meeting the strategic requirement for new homes in Harleston.

## **Final conclusion on sites for allocation in the Regulation 19 Plan**

The consultation feedback received during 2020 has given confidence to the deliverability of new residential development in Harleston. A factor that has featured in considerations for overall housing numbers in the Part 1 Draft Strategy increasing by 5,000 homes. On this basis, and through consultation with elected councillors, the strategic housing requirement in Harleston is increased to circa 555 homes; but, to significantly exceed 555 homes in the plan period up to 2038 is considered unacceptable.

GNLP2108, which was a preferred site option, is now an allocation. The representations received for GNLP2108 gives assurance for the deliverability of development, and policy wording has been reconsidered during further site assessment work. For highways purposes two points of vehicular access are required from Spirkett's Lane.

GNLP2136, which was a preferred site option, is now an allocation. While the site itself is unchanged the mix of uses and housing number is increased. Increasing from 300 homes to 360 homes with a 90 bed care unit/extra care housing scheme, whilst still retaining land for retail or employment, open space, and community uses.

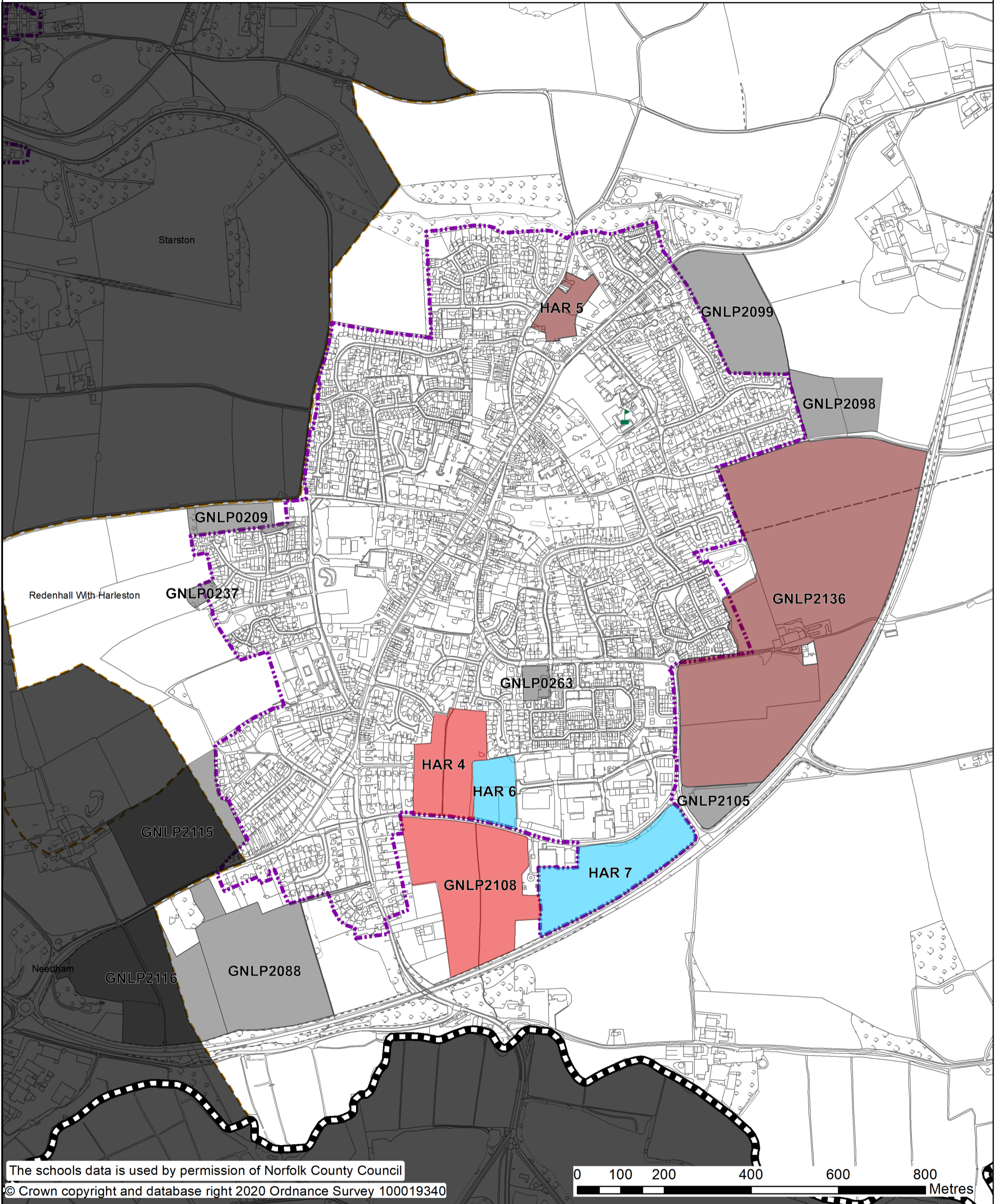
The increased amount of housing promoted on GNLP2136 is a helpful contribution to securing the extra 5,000 homes across the plan area. An older people's housing scheme will contribute usefully too in meeting specialist housing needs in the south-east of South Norfolk district. Also following the Regulation 18C consultation policy wording for GNLP2136 has been updated with amendments prompted by consultee feedback on issues such as highways.

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.



# REDENHALL WITH HARLESTON

GREATER NORWICH LOCAL PLAN  
PROMOTED SITES BY SCHOOL CATCHMENT AREAS



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- |  |                                    |  |                       |  |                     |
|--|------------------------------------|--|-----------------------|--|---------------------|
|  | Primary School                     |  | Housing Allocation    |  | Not Allocated       |
|  | Primary School Catchment (2018-19) |  | Mixed Use Allocation  |  | Settlement Boundary |
|  |                                    |  | Employment Allocation |  | Parish Boundary     |

N  
1:8,000  
at A3  
Date: 25/11/2020

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