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Sent by email: [gnlp@norfolk.gov.uk](mailto:gnlp@norfolk.gov.uk)

Date: 12/12/2018

Our Ref: WR7376

Dear Sirs,

**Re: Representations to Stage B Regulation 18 Consultation on New, Revised and Small Sites – Site Reference GNLP2128**

On behalf of our client, FCC Environment Ltd (FCC) we are writing to make representations to the Stage B Regulation 18 Consultation on New, Revised and Small Sites. This representation is focused on the FCC's Pulham Market site which was submitted during the Growth Options and Site Proposals Consultation and which was subsequently referenced GNLP2128.

Due to the site size and strategic location, FCC submitted their Pulham Market site for a convenience retail / services including a small to medium sized refuelling station alongside associated retail / employment units. The site was a former waste transfer and recycling centre leaving the underutilised previously developed and distributed land that is now available for sustainable redevelopment. The proposed services would provide an enhanced retail / services offer to the surrounding local communities.

Within the Housing and Economic Land Availability Assessment (HELAA) Addendum October 2018, the site is considered as suitable. FCC supports the site suitability conclusions from the Suitability Assessment that *"for the purposes of the HELAA capacity assessment this site is considered to be Suitable"* and continue to promote the brownfield site for future redevelopment. FCC also supports the conclusions from the availability and achievability assessment that *"based on the site suitability analysis it is considered that this site is*

*appropriate for the land availability assessment, subject to any caveats in the suitability conclusions”.*

It is noted that, so far, there have been six comments for the FCC site. The comments state that a petrol station is planned for Scole which is approximately 16km to the south of FCCs Pulham Market site and therefore suggest housing for the site. It is considered that the development of a petrol station at Scole would not impact the viability of FCC's Pulham Market site given the distance and lack of other suitable facilities in the wider area.

Whilst the site has been identified for potential convenience retail / services including a small to medium sized refuelling station, FCC would be happy to consider the redevelopment of the site for residential uses as well, as per the comments received for the site.

We would be grateful if you could confirm receipt of these representations. If you have any queries, please do not hesitate to contact me.

Yours faithfully,

Francesca Wray

Project Planner

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For and on behalf of Sirius Planning Ltd