

Our Ref: 402993/CH/AW

Sent by email to: GNLP@norfolk.gov.uk

14th December 2018

Dear Greater Norwich Planning Policy Team,

Greater Norwich Joint Local Plan – Regulation 18 Consultation

Site: Land Off Mendham Lane, Harleston

Site Reference: GNLP2105

I write further to the current Regulation 18 consultation with respect to the Joint Local Plan and in particular to the above site. We hereby submit comments with respect to the above site references, GNLP2105 for Land Off Mendham Lane, Harleston and in response to the Site Proposals Document Addendum New, Revised and Small Sites document and Housing and Economic Land Availability Assessment (HELAA).

On behalf of our client we welcome and support the Council's decision and consideration that the site represents a suitable site and option for future residential development as identified within the HELAA and Site Proposals Document Addendum for New, Revised and Small Sites. To supplement this though and address some of the points raised in the site appraisal we would wish to make the following comments.

Suitability

We would reiterate that the site is suitable for residential development being well related and located adjacent to the settlement boundary of Harleston and adjacent to existing 20th Century residential development to the west. As a result the site forms a natural extension to the settlement of the market town of Harleston which has seen similar scales of growth in the recent past. Harleston being a Market Town with all the facilities needed for occupants needs and acting as a focus for the rural hinterland both in Norfolk and to the south along the Waveney Valley, together

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with its easy access on to the A143 make it a sensible and reasonable location for significant growth in the emerging plan.

The site is within close proximity to all the services and facilities within Harleston which provide all necessary day to day needs for future households. We would also highlight that none of the potential impacts or constraints identified in the HELAA cannot be overcome or mitigated against. In particular we note that the initial conclusions within the HELAA suitability analysis and comments of the Highway Authority highlight suitable access can be achieved.

However, we disagree that the site is entirely reliant on the site to the north coming forward (reference GNLP2136). The site has an existing access on to Mendham Lane and this could either be improved and/or relocated as part of the policy allocation and any development coming forward. The limited number of units indicated for the site (approximately 20 units) reflects this and the site's other constraints, and which can be further reduced as further analysis is undertaken. The site sits immediately opposite the existing employment allocation on the other side of Mendham Lane, with existing built development to the northwest of the site and the A143 runs along the southeast boundary.

The HELAA analysis highlights potential constraints include a small part of the site that is at risk of surface water flooding as identified on the Environment Agency Flood Risk Maps. However, as noted in the analysis the dwellings can be located outside of any areas at risk. Otherwise, there is nothing to indicate that a standard approach to landscaping and SUDS techniques would not be able to mitigate for any potential impacts of site and minimise risk on and off site. Therefore, this would not be a constraint on development.

The fundamental considerations and impacts relating to transport, flood risk, landscape, biodiversity, and townscape implications can all be mitigated for and made acceptable. We would also highlight that this is a very realistic and attractive site to come forward being located on the edge of the town within walking distance to the various facilities in the town including a schools, playing fields, shops, bus services and employment facilities. Therefore, the site represents a very suitable site for development to be included in the emerging plan.

Availability

We also take the opportunity to reiterate that the site is available and owned by our client and there are no known legal restrictions to bringing the site forward in the short term and indeed that would prevent an immediate delivery of new homes.

Achievability

In this regard we would highlight that the site is available now in freehold ownership of our client and there are no technical, legal, or viability constraints that would not prevent it from being

developed within years 1 - 5. This is considered realistic for a site which is attractive being located on the edge of an existing settlement and with easy access to highway network and various education and employment opportunities in Harleston.

Summary

With respect to site references 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

We would stress that the proposals put forward in contrast to recent speculative applications and individual piecemeal development within the District represent an opportunity to help deliver a planned future for Harleston and wider local community. One that helps to address the specific existing and future needs of the District and the local community in a sustainable and accessible location and at the same time seeks to minimise the environmental impacts of future development. We would therefore welcome your support for the inclusion of the above site in the emerging joint local plan.

Do please feel free to contact me should you have any queries regarding the above.

Yours sincerely

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