**Opposition to Briar Farm Development**

**Planning Reference 2136**

1. In the first instance, I believe it would be beneficial to all concerned for the narrative contained within the Harleston Assessment Booklet to be uniform throughout in relation to its numerical information content i.e. pages 2, 13 and 24 of the booklet identifies “residential led mixed use development, 350 dwellings, care, employment, retail” whereas pages 28 and 29 clearly state 300 dwellings – which is it?
2. Page 4 of the Harleston Assessment Booklet provides the HELAA table which identifies 42.85% (6 of 14) of the assessment criteria for GNLP 2136 as falling in the “amber” category which is a significant concern.
3. It would appear that the Harleston Assessment Booklet has not been updated recently, since page 1 references proposals being in place for the Fullers Place development which is now almost completed after some two years, and page 8 which references the Apollo Rooms which were demolished some months ago in advance of the development of 40+ retirement properties on the site, further straining the existing medical and dental resources within the town.
4. I would comment that on Page 1, there is reference to “some take up of the existing employment allocations” which suggests that not all employment allocations have been taken up, which may well cast doubt on the need for further employment allocations?
5. Page 1 also references issues regards sewerage infrastructure and flooding. This is of particular importance to all residents. On the assumption that development in whole or part, progresses on GNLP 2136, or any part of the town, I would be interested to know as to **who will take responsibility** should areas of the development, or the town, be subjected to flooding. I have attached appendices (photos) to this document which clearly show significant water levels in the pond adjacent to Briar Farm, and also in the ditches adjacent to properties in Harvest Way. I am also aware that there have been flooding issues in at least two properties in Jays Green since the development of the Poppies, and also a number of residents in Harvest Way and adjacent roads have complained of waterlogged gardens.
6. As a resident of the Poppies, it is noted that page 9 of the Harleston Assessment Booklet references comments from Redenhall and Harleston Town Council which identifies the need to “plan to plant a woodland area along the perimeter of the development…….due consideration of the same nature must be afforded to residents living on Jays Green”. What about residents of Barley Close and Harvest Way? Should they not be treated as equals to those residents on Jays Green?
7. With the above in mind, it is noted that nowhere in the consultation documentation is there reference to the planned timetable for building the 300 to 350 dwellings. I have it on reliable authority that a period of 10 years would not be unusual for such a development to be completed, which, taking into account the recent road closures and traffic light installations due to the Fullers Place development, will bring further disruption to a town already suffering from infrastructure difficulties.
8. Page 11 of the Harleston Assessment Booklet states that GNLP 2136 is “ very large site proposal…. A development of this scale would have a large impact on the form and character of Harleston….” However, on page 28 of the same document, under the “preferred sites” table, it states “the site is preferred for allocation as it is well located in terms of the form and character of Harleston. Yet another conflict!!
9. In summary, there are a number of issues relating to further significant housing development in Harleston, these being:
10. Flood risk (linked to climate change)
11. Infrastructure issues relating to access to medical and dental services
12. Infrastructure issues relating to sewerage in the town
13. Infrastructure issues relating utility supplies, as identified several times in the Harleston Assessment Booklet i.e. pages 14, 16, 18, 20, 22, 24, and 26
14. Infrastructure issues relating to access to school places
15. Infrastructure issues relating to parking in the town which is becoming steadily more congested.