



Redenhall with Harleston Town Council

Clerk: Mrs. C. Crane

Notice of Meeting

To members of the Public and Press

You are cordially invited to attend a meeting of **Redenhall with Harleston Town Council's Planning and Development Committee** which will be held at the Council Offices, Memorial Leisure Centre on **Monday 29th April 2024 at 10am** to consider the business detailed below.

Signed: *Clare Crane* - Town Clerk

Date: 24th April 2024

Members of the press and public are welcome to attend – there will be an opportunity for public participation agenda item 6.

SELFLESSNESS, INTEGRITY, OBJECTIVITY, ACCOUNTABILITY, OPENNESS, HONESTY & LEADERSHIP

AGENDA

1. Welcome
2. To formally note the resignation of Cllr Keith Harrison from the Planning and Development Committee.
3. To receive and consider accepting apologies from members unable to attend.
4. To receive and note any declarations of members' pecuniary and/or non-pecuniary/other interests pertaining to items on the following agenda, to note any dispensations granted in respect of business to be discussed and to consider any requests for dispensations.¹
5. To receive and approve the minutes of the last Planning and Development Committee meeting on Monday 8th April 2024 (copy herewith)
6. To note progress on decisions made at the last meeting of the Planning and Development Committee (copy herewith)
7. To consider a resolution under Standing Orders 3e to suspend the meeting to hear comments from members of the public on items to be discussed on the agenda (the period of designated time for public participation is 20 minutes unless directed by the Chairman of the meeting and individual members of the public are entitled to speak for a maximum of 5 minutes each).²
8. To receive and consider the new planning applications received and ratify comments and verdict. (copy herewith)
 - a) Application: [2024/1021](#)
Applicant: Rob Highcroft
Location: 56 London Road Harleston Norfolk IP20 9BZ
Proposal: Two storey side extension
Application Type: Householder
 - b) Application: [2024/1146](#)
Applicant: Mr and Mrs Armstrong
Location: 1 Straight Lane Harleston Norfolk IP20 9HZ
Proposal: Demolition of existing single storey extension and proposed new single storey extension
Application Type: Householder

¹ All details to be found at <https://harleston-tc.gov.uk/your-town-council/become-a-councillor/>

² All details to be found at <https://harleston-tc.gov.uk/your-town-council/become-a-councillor/>

9. [To receive and note planning decisions made by South Norfolk and other planning authorities since the last meeting](#) (copy herewith)
10. [To receive and note the planning decisions which remain outstanding by South Norfolk and other planning authorities](#) (copy herewith)
11. To determine which sections of the Greater Norwich Local Plan (GNLP) the Planning and Development Committee wishes to receive as hard copy documents upon their availability in May 2024. The GNLP comprises three main sections: Part 1 - The Strategy, Part 2 - The Sites Plan, and Part 3 - The Monitoring Framework.
12. To receive and approve the 'planning sections' of the drafted Biodiversity and Sustainability Policy (copy herewith)
13. To note the date of the next Planning and Development Committee meeting as Monday 13th May 2024 starting at 10am in the Meeting Room at the Memorial Leisure Centre.
14. Public Bodies (Admissions to Meetings to consider a resolution under the Public Bodies (Admissions to Meetings) Act 1960 and Standing Orders 3d to exclude members of the public and press in order to discuss the following items which is properly considered to be of a confidential nature.
15. To receive confidential reports relating to enforcement cases (for information only)

[**Any other planning applications received up to the day before the meeting may be considered, to allow a response within the statutory 21-day period. These can be found on the Town Council website.**](#)



Redenhall with Harleston Town Council

Clerk: Mrs. C. Crane

Minutes

**Redenhall with Harleston Town Council's Planning and Development Committee
held at the Council Offices, Memorial Leisure Centre at 10am
on Monday 8th April 2024**

In Attendance: Councillors: John Graham, Clive Attwood, Shelagh West, Michael Hardy, Paul MBA

Cllr Harrison arrived at 10.30am

Also present: Clare Crane (Town Clerk) and Mrs Carolyn Malinowski (Planning Advisor)

Members of Public: None

1. Welcome

Cllr MBA welcomed everyone to the meeting.

2. To formally note the resignation of Clive Digby on March 18th, 2024, and express gratitude for his service to the council.

Noted

3. To consider and agree the co-option of Cllr John Graham on to the Planning and Development Committee in line with the terms of reference.

Unanimously agreed.

4. To elect the following for the Planning and Development Committee.

a) Chair

Councillor John Graham nominated himself for the position, and his appointment was unanimously agreed upon.

b) Vice Chair

Councillor Shelagh West nominated herself for the position, and her appointment was unanimously agreed upon.

- Both items are to be updated on the Town Council website.
- The details of the amendments to the committee will be provided at the next Town Council meeting for reference.

Action: Town Clerk

5. To receive and consider accepting apologies from members unable to attend.

Apologies were received from Councillor Harrison, who arrived at the meeting at 10:30 a.m.

6. To receive and note any declarations of members' pecuniary and/or non-pecuniary/other interests pertaining to items on the following agenda, to note any dispensations granted in respect of business to be discussed and to consider any requests

for dispensations.

It was noted that the applicant for item 10b was a former council employee.

7. To receive and approve the minutes of the last Planning and Development Committee meeting on Monday 4th March 2024 (copy herewith)

The committee received and unanimously approved the minutes, signed and dated by Cllr John Graham.

8. To note progress on decisions made at the last meeting of the Planning and Development Committee (copy herewith).

Noted.

9. To consider a resolution under Standing Orders 3e to suspend the meeting to hear comments from members of the public on items to be discussed on the agenda (the period of designated time for public participation is 20 minutes unless directed by the Chairman of the meeting and individual members of the public are entitled to speak for a maximum of 5 minutes each).¹

Not required.

10. To receive and consider the new planning applications received and ratify comments and verdict. (copy herewith)

a) Application 2024/0456

Proposal: Change of use of ground floor retail space to residential

Location: 16 Old Market Place Harleston Norfolk IP20 9BE

Applicant: Mr Richard Perfitt

Application Type: Change of Use

Stance: Town Council are in support of the Planning Application

Comments: The Town Councils Planning and Development Committee support the application in light of the pre application advice from the Conservation Officer.

Our support is subject to the details of the proposed works to the buildings frontage and the materials to be employed being acceptable in accordance with the Harleston Conservation Area Character Appraisal and Management Guidelines.

We trust this will be the subject of a Listed Building Consent application.

b) Application 2024/0675

Proposal: Single storey side extension

Location: 21 Lovat Close Harleston Norfolk IP20 9HJ

Applicant: Mrs R Riches

Application Type: Householder

Stance: Town Council are in support of the Planning Application

Comments: The Town Council Planning and Development Committee supports this application subject to conforming with Redenhall with Harleston Neighbourhood Plan Design Guidance and Code section BU13.

c) Application 2024/0720

Proposal: Restoration of front facing brickwork to original condition and hue

Location: 2 London Road Harleston Norfolk IP20 9BW

Applicant: Mr Daniel Green

Application Type: Listed Building Consent

¹ All details to be found at <https://harleston-tc.gov.uk/your-town-council/become-a-councillor/>

Stance: The Town Council are neither objecting to or supporting the Planning Application
Comments: The Town Council Planning and Development Committee has no objection and leaves this in the hands of the Conservation Officer as an adjunct to the original planning application 2023/2022.

d) SNDC Ref [SN0652](#)

The South Norfolk Council Redenhall With Harleston Tree Preservation Order 2024 No.

SN0652 Tree(s) at : 3 Candles Lane Harleston Norfolk IP20 9JA

Easting: 624759 Northing : 283569

The Town Council Planning and Development Committee note the details of the TPO.

e) Application: [2024/0862](#)

Applicant: PlnC

Location: 1-5 Market Place Harleston Norfolk IP20 9AD

Proposal:

Conversion of 1st floor to 2 new flats

Application Type: Full Planning Permission

Stance: The Town Council are in support of the Planning Application

Comments: The Town Council Planning and Development Committee support in principle in line with policy RWH10 of the Redenhall with Harleston Neighbourhood Plan.

f) Application: [2024/0863](#)

Applicant: PlnC

Location: 1-5 Market Place Harleston Norfolk IP20 9AD

Proposal:

Conversion of 1st floor to 2 new flats

Application Type: Listed Building Consent

Stance: The Town Council are in support of the Planning Application

Comments: The Town Council Planning and Development Committee support in principle in line with policy RWH10 of the Redenhall with Harleston Neighbourhood Plan and are happy for the Conservation Officer to approve all proposed alterations in accordance with The Harleston Conservation Area Character Appraisal and Management Guidelines.

All comments were submitted to the planning authority through their planning portal during the meeting. No additional action is necessary.

11. [To receive and note planning decisions made by South Norfolk and other planning authorities since the last meeting](#) (copy herewith)

Please refer to the Town Council website for the latest information.

12. [To receive and note the planning decisions which remain outstanding by South Norfolk and other planning authorities](#) (copy herewith)

Please refer to the Town Council website for the latest information.

13. To receive an update on street lighting relating to land north of Spirketts Lane.

The Clerk reported that the developers have contacted Norfolk County Council (NCC) to discuss Section 38. However, it's important to note that Section 38 has not been submitted to NCC yet. Once submitted, Norfolk County Council Highways will engage with the Town Council to discuss potential on-estate street lighting for the development, including considerations for maintenance and costs post-adoption of the highways. The developers have requested NCC to initiate formal consultation with the Town Council and they will follow up on this matter with them promptly.

The Town Council Planning and Development Committee duly acknowledged this information.

14. To note the agreed Town Council comments submitted to SNDC regarding 2023/3610 land south of Spirketts Lane (copy herewith)

Thank you to all the councillors involved, and a special acknowledgment to Mrs. Malinowski, for their diligent efforts in compiling and submitting these comments to the Planning Authority. (Appendix 1)

15. To receive and consider any updates on planning application 2023/3610 land south of Spirketts Lane and agree any necessary actions.

Unanimously agreed, if it has not yet been decided to refer this matter to the Development Management Committee (SNDC) for review, then the Town Council requests that the District Councillors refer this matter to the Development Management Committee.

Action: Town Clerk

16. To discuss the activity taking place on the Spirketts Lane North and South sites and agree any actions.

It was noted that a councillor had conversed with the workers at the site, who confirmed that archaeological investigations are underway on both sites, which will be a requirement for the applications. The Clerk was requested to add this information to the Town Council website.

Action: Town Clerk

17. To note South Norfolk Council has officially approved the Greater Norwich Local Plan during a Full Council meeting. This establishes a five-year supply of deliverable housing sites for the Plan area.

<https://democracy.southnorfolkandbroadland.gov.uk/documents/s6416/Adoption%20of%20the%20Greater%20Norwich%20Local%20Plan.pdf>

The Clerk was instructed to request a hard copy from SNDC. If obtaining a hard copy directly was not feasible, the Clerk was tasked with investigating the printing costs for the Town Council to retain a copy.

Action: Town Clerk

18. To receive and note the following and consider any further action: -

a) Traffic considerations in Harleston

The Clerk was instructed to forward the letter dated January 16, 2024, received from the NCC Major and Estate Development Team Manager. This correspondence was presented to the Town Council during the January 2024 meeting (Appendix 2).

Action: Town Clerk

b) Adoption Statement: The Greater Norwich Local Plan

Noted

19. To note the date of the next Planning and Development Committee meeting as Monday 29th April 2024 starting at 10am in the Meeting Room at the Memorial Leisure Centre.

Noted

Additionally, Councillor Keith Harrison expressed a desire to resign from this committee, and this information was noted.

Action: Town Clerk

20. Public Bodies (Admissions to Meetings to consider a resolution under the Public Bodies (Admissions to Meetings) Act 1960 and Standing Orders 3d to exclude members of the public and press in order to discuss the following items which is properly considered to be of a confidential nature.

Unanimously agreed.

21. To receive confidential reports relating to enforcement cases (for information only)
Received and noted.

Meeting ended at 11.32am

Signed

Dated

DRAFT

Town Council comments on application 2023/3610: Land South of Spirketts Lane

The Town Council recognises that the site South of Spirketts Lane, the subject of application 2023/3610, has been allocated for development.

However, the Town Council **OBJECTS** to the following aspects of the proposed development: Community Infrastructure, Traffic Generation and Safety and High-Quality Design. The development does not satisfy the requirements of Policies RWH5, RWH15 and RWH2 of the Redenhall with Harleston Neighbourhood Plan which address these aspects.

Neighbourhood Plan Policy RWH5: Community Infrastructure and growth**Healthcare**

The impact of new developments on the quality of local healthcare provision is of great concern to local residents, strongly expressed during the Neighbourhood Plan consultation. Policy RWH5 states “New developments will be supported if it can be demonstrated that sufficient supporting infrastructure ...will be made available to meet the needs of that development”

If this development is approved, in addition to recently approved developments, there will be 800 more houses in Harleston, substantially increasing the demand for healthcare.

South Norfolk District Council (SNDC) officers informed the Town Council that they engage with the medical practices and the Norfolk and Waveney Integrated Care Board (ICB) to understand capacity requirements. The ICB stated that Harleston Medical Practice has not requested to increase space at their practice at this time. SNC are having conversations with the Practice to understand what they want to do in the future to safeguard their position, but have advised it is not necessary at this stage to deliver mitigation in terms of healthcare.

We note the ICB commented in relation to this application

The ... primary healthcare service directly impacted by the proposed development...is: Harleston Medical Practice. The latest demand and capacity information suggests that there is currently some estate capacity at this facility, however the figures below do not take into account additional space requirements for PCN roles, community clinics, acute outpatient services or mental health services taking place within GP practices, all of which are for the benefit of patients to allow care closer to home.

Paddock Road – capacity 1,662

Bullock Fair – capacity 1,934

The Paddock Road site, although understood to be financed by the NHS, has not been used by the GP practice for many years, so it is difficult to understand how its capacity should be included in the capacity assessment unless it is brought back into use.

The ICB have commented that the intention of NHS England and the Norfolk and Waveney ICS is to promote Primary Healthcare Hubs with co-ordinated mixed professionals. The Paddock Road site is ideally located, near the GP surgery and a free car park, for use as an ancillary healthcare site. This would enable Harleston residents to receive care services locally rather than having to travel elsewhere, which is difficult for many people.

While we recognise that plans for capacity are subject to ongoing review by SNDC and the ICB, our concern is there may be a time lag, with residents moving in to new dwellings before extra capacity has been put into place, resulting in a deterioration in the quality of healthcare provision locally, or a need for new patients to travel further afield.

The Town Council requests that:

- The capacity of the surgery at Bullock Fair (excluding Paddock Road) is reassessed in the light of the expected number of patients within the surgery's catchment area, taking into account all currently approved developments plus the extra residents expected if this development is approved, and plans made for extra capacity at the surgery at the appropriate time to match the expected growth in population.
- The use of Paddock Road as a community hub be pursued. This would enable residents to receive care closer to home and would mitigate the burden which will be placed on Harleston's healthcare infrastructure by the delivery of extra dwellings.

With no plans currently in place to provide additional health care provision in Harleston, we do not consider this development complies with Policy RWH5.

Education

Norfolk County Council have stated (in their comments of 1st March 2024) that there is currently spare capacity as follows:

- | | |
|--|----|
| • Early Education: | 1 |
| • Harleston Sancroft Academy ages 4 – 11: | 42 |
| • Harleston Sancroft Academy ages 11 – 16: | 5 |
| • | |

They also stated that the children generated from the Briar Farm development will result in an additional demand of:

- | | |
|------------------|----|
| • Children 2-4: | 28 |
| • Children 4-11: | 97 |
| • Children 11-16 | 50 |

Therefore, even without taking account of the recent approval of the development on Land North of Spirketts Lane, there will be a shortfall in the school capacity across all sectors prior to consideration of this proposed development.

This development is stated by NCC to generate an additional 12 Early Education places, 42 Primary School places, 22 High School places and pro-rata SEND. This requires mitigation, funded through CIL, of £1.9 million (at 2023 prices) from this proposed development, to increase class space and improve the educational facilities.

We request that this sum will be forthcoming and will be used to plan the expansion of capacity for Early Years, Primary and Secondary school places at Harleston Sancroft Academy, to become available to accommodate the extra pupils as and when required.

Without this contribution, the development will not comply with Policy RWH5.

Neighbourhood Plan Policy RWH15: Traffic generation and safety

Policy RWH 15 requires measures to be taken to mitigate potential impacts of major new developments upon highway and pedestrian safety as well as on traffic flows elsewhere in the town.

The Briar Farm development, Lidl, and the site north of Spirketts Lane are all located close to each other and will generate traffic using Spirketts Lane and Mendham Lane and the junctions of Spirketts Lane/Mendham Lane and Spirketts Lane/Shotford Road. This proposed development is located in the same area and will also add to traffic at these locations.

NCC advised us that the Highways Authority has to consider each planning applications on its individual merits, and in the case of Briar Farm, Lidl and Land North of Spirketts had concluded in each case that the roads and junctions in question had sufficient capacity for development.

We were however advised by SNDC that although developers put in individual Traffic Assessments, NCC Highways will look at the whole picture, having regard to the traffic already there and the allocated sites cumulatively, to determine whether the development is acceptable in this wider context. Presumably they would initiate any works required to mitigate overall traffic growth if this is warranted by the additional traffic emanating from this proposed site when taken in conjunction with the previous traffic flows including those from the approved sites.

The Town Council proposes the following mitigations:

1) Carry out a feasibility study on the benefits of providing a roundabout at the junction of the A143 and Mendham Lane, in the light of the cumulative increase in traffic from the four adjoining sites at Briar Farm, Lidl, North of Spirketts Lane and South of Spirketts Lane. This would make it easier and safer for traffic exiting Mendham Lane to join the A143, especially those turning right, and reduce congestion and delays.

2) A 30mph limit to be introduced for the whole length of Spirketts Lane. Currently the 30mph limit extends from the junction with Shotford Road, to the west of the site North of Spirketts Lane, with a 60mph limit from that point to Mendham Lane. The sites to the North and South of Spirketts Lane have separately proposed a 30mph speed limit across their frontages, and NCC stated that it should encompass the adjacent Bowling Club. We propose the final stretch of road between the Bowling Club and Mendham Lane should also have a 30mph limit.

3) The provision of a footpath along the whole length of Spirketts Lane, to make it possible for residents in the proposed new development to walk to Lidl safely rather than driving there. If no footpath is provided, residents wishing to walk to Lidl may resort to walking on the road, which with the increase in traffic will be even more dangerous.

Neighbourhood Plan Policy RWH2: High Quality Design

“Development proposals should be consistent with the principles laid out in the Redenhall with Harleston Design Guidance and Code. The design of all new developments should reflect Redenhall with Harleston’s local distinctiveness and seek to enhance its quality. All proposals for new development should respect the scale, materials, form, function and character of the existing and surrounding buildings in the area”

The Design Guidance and Code identifies 10-character areas. The proposed development is adjacent to Character Area 2 bordered by London Road to the north and Mendham Lane to the northeast and will be opposite the development site North of Spirketts Lane. These are the “surrounding buildings”.

Character Area 3 comprises the industrial estate and lorry park situated opposite the proposed development site, and to the North of these, the Bullfinch Drive housing development, which is some distance removed from the proposed site.

In view of the fact that nearby buildings on Spirketts Lane and Shotford Road were built at an earlier period and are much more spacious, we believe the design of houses on the proposed site should be of similar character and quality to the houses on the site opposite i.e. land North of Spirketts Lane. As described in that site’s Design and Access Statement, these reflect the characteristic forms of Harleston’s local distinctiveness, and provide high quality designs. The brickwork is buff and red and is in harmony with the palette of the surrounding buildings, and it is stated:

The proposed materials and architectural style have been informed by the surrounding vernacular, ensuring that the development is in keeping with its context.

Multi Stock facing brickwork and brick detailing has been proposed which will provide interest to the development. The use of accent detailing such as corbel detailing, voussoir course and soldier course to add interest and help break up the mass of the units. Traditional brick chimneys have been proposed in key locations.

Large windows with simple fenestration are used throughout the development which will bring generous amounts of natural daylight into the internal spaces.

The Design and Access Statement for the proposed site states that it “sits opposite Character Area 3, from which the dwellings take influence of contemporary styling”. We disagree this should be regarded as the primary influence, given that the nearest residential area in Character Area 3 is Bullfinch Drive, a considerable distance away on the other side of the industrial estate, which was developed prior to the adoption of the Neighbourhood Plan. The nearest site is the land north of Spirketts Lane. We disagree with the stated intention of using “contemporary styling”, which is not in accordance with Policy RWH2.

According to the Design and Access Statement, some of the Key design principles are:

- Contemporary design approach with an urban front door in anthracite grey
- Grey contemporary windows and a black entrance door
- 25mm recessed brick panel with brick detail in engineered blue/black brick

The description of Character Style 1, the largest character area in the site, states for most of the dwellings “The house type is proposed to have a contemporary aesthetic in terms of the material treatment and elevation style”.

The designs are generic, and not in keeping with Harleston’s distinctive character. The dark colours of windows and doors and brick detail are not in keeping with the palette of nearby houses. Many of the windows are small and featureless. Front Doors and windows features fail to reinforce the distinctiveness of local buildings.

They do not comply with RWH2 or Design Guidance and Code QP.02, which points out that “There is a great variety of roof pitches & decorative bargeboards. In addition, door decoration is a feature in the town in terms of styles and & quality”, and states that any new development shall

- I. Use materials and Architectural detailing that contributes to the historic and vernacular character of the area. It is important that the materials used in proposed development are of high quality & reinforce local distinctiveness.
- ii. Demonstrate that the palette of materials has been selected based on a solid knowledge of the local vernacular style and traditions.
- iii. Reflect an intelligent understanding of the building details of the historic settlement cores without resulting in low quality imitations of past styles

The Town Council requests that further consideration be given to the designs, taking into account the Design Guidance and Code, and having regard to the designs planned for the Land North of Spirketts Lane, to bring the designs into line with the requirements of RWH2 and the Design Guidance and Code.

We note the statement in the National Planning Policy Framework:

Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.

Based on the current designs, the proposed development does not comply with Policy RWH2 and does not reflect the Design Guidance and Code.

Open Space

We note that the two attenuation basins provide a large proportion of the area of open space. Given that they will be required to capture rainfall when necessary, we request consideration to be given as to whether the basins are being correctly regarded as open space.

Streetlights

Norfolk Constabulary have commented

As the development is a green field site there is capacity to incorporate measures that fall within the definition of Crime Prevention Through Environmental Design (CPTED) and should include features such as secure vehicle parking, adequate lighting of common areas, defensible space and a landscaping and lighting scheme which when combined, enhances Natural Surveillance and safety.

The Town Council requests that streetlights should be provided by developers within the site, which are sufficient in number to adequately light the common areas as requested by Norfolk Constabulary, and developers should present proposals as to the number and location of the lights to the Town Council. The lights should conform to the established pattern of the existing street lights owned by the Town Council, as is stated in Design Guidance and Code QP.04.

Neighbourhood Plan non-strategic policies: their role in ensuring sustainable development

The National Planning Policy framework states

12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed

28. Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.

29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.

30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

As stated above, we recognise the site for this proposed developments has been allocated in line with the GNLP's strategic policies.

The Neighbourhood Plan policies are designed to shape the nature of developments at a non-strategic level, so as to protect the quality of life of residents. We believe the present proposals depart from the requirements of the Neighbourhood Plan set out in RWH2, RWH5 and RWH 15. We hope that further steps will be taken as proposed above, to ensure the proposed development does align with those Policies.

Without such steps, the planning application conflicts with the Neighbourhood Plan, and as stated in the National Planning Policy Framework paragraph 12, we therefore do not believe this development should be permitted.

Appendix: public comments

The public was engaged through the Town Council website and social media, where the following message was posted.

Have Your Say: Shape the Future of Your Town with Us!

19th March 2024

Redenhall with Harleston Town Council is asked to provide feedback to South Norfolk District Council on all planning applications within the Town.

The Town Council's Planning and Development Committee has been compiling their comments on planning application:-

2023/3610: Land South of Spirketts Lane Residential development of 162 dwellings with associated access, parking, open space, landscaping, and surface water attenuation

We would greatly appreciate any additional insights you may have before the comment document is submitted to the planning authority (SNDC).

If you have any additional points you would like the Town Council's Planning and Development Committee to consider for inclusion in their submission, please feel free to email us at enquiries@harleston-tc.gov.uk within the next 7 days.

You can access the full details of the application, on the SNDC planning portal: 2023/3610

It's important to emphasize that while the Town Council offers valuable local knowledge, it serves as a statutory consultee of South Norfolk District Council (SNDC) and does not determine any Planning Applications.

Responses received as direct quotes from the public.

1. We strongly object the planning application for a residential development at Spirketts Lane ,.. as Harleston residents we would like to see more green spaces and woodland created not housing . The new developments are already a strain on our infrastructure. It would be nice for councils to think about the quality of life of future generations living within town and leaving a positive legacy rather than just making money.
2. Further to your request for comments please consider the following in relation to the above planning application:
Another greenfield site- was this site in the Local Plan for development
Flooding
Environmental issues - more vehicles, traffic management
Drainage - causing additional flooding
The more fields we lose the more flooding we will have when water has nowhere to soak away
Schools, doctors, dentists.
We love Harleston please don't let it outgrow itself.
3. I'm am writing to express my strong disapproval and opposition for the above planning application. With over 300 houses currently being built in the town at the moment – the town's infrastructure is already in grave danger of being overwhelmed. We have one dentist up to capacity - taking on no further NHS patients and already unable to offer its current patients appointments within a reasonable timeframe, the primary and high school are also at full capacity, the small doctors surgery struggles to offer reasonably timed appointments to their patients and could in no way cope with hundreds more patients. This is a small, beautiful market town that has undergone

8th April 2024

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unnecessary and unpopular change in the last two years – it is not big enough to accommodate hundreds of new homes as it is and it certainly couldn't cope with any more nor in my view is there sufficient demand for such a disproportionate number of new dwellings.

4. Thank you for the opportunity to comment on the Town council's response to the planning document. I cannot disagree with any of the Town Council's suggestions and comments, rather reinforce a few?

1/ Healthcare: I agree that the Paddock Road surgery needs to be brought back into use asap, but anticipate that the staffing of such additional surgery space, with medical staff, is going to continue to be a major challenge. I wonder could Paddock Road also be made to contain an NHS Dental Surgery too, to help ameliorate this 'dental desert'?

3/ Traffic: I totally agree that Spirketts Lane is bound to experience substantial amounts of additional traffic and the volume of traffic entering and exiting onto the A143 could be significant. Your idea of a roundabout on that stretch of the A143 is a good one, that may also have the additional benefit of slowing traffic down on approach to the entrance to the badly engineered, Redenhall roundabout. Given the certainty that additional traffic will also head out of town on the London Road, perhaps some thought needs to be given to the parking along one side of the road. Perhaps one of the empty fields should be purchased to provide a car park for the cottages on London Road?

4/ High Quality Design: My biggest worry with the design quality is that, if of a low, Persimmon-type standard again, all the developers will be doing is increasing the size of the existing developments in the locale, which have already had a negative impact on the demographics of Harleston. Yes, I believe North and South should match, but I also believe that those new builds should match the existing properties in Spirketts Lane, in terms of size and quality of build, thus ameliorating the negative impact of nearby cheap housing. This however, may well not sit well with the plan to build 160 extra houses in a small space, housing density being the overall aim?

6/ Lighting: 'The lights should conform to the established pattern of the existing streetlights owned by the Town Council, as is stated in Design Guidance and Code QP.04'. The Town Council earlier made much of the fact that all of the Town Centre lights have been converted to LED? Yet, this boast belies the operational effectiveness of lighting around the edges of the Town, on the Redenhall and London Roads, which are next to useless. It does worry me that if the standard of lighting required by the Town Council is to the low standard of the majority of lighting in Harleston, it will not be adequate, for either crime prevention or the night-time economy of Harleston?

I hope my input is of some small use? Congratulations to HTC for some good work, though.

The End

16th January 2024

Hi Clare,

Thank you for your emails and the letter attached and sincere apologies for the delay in responding.

Please find below a coordinated response from my team and Highways colleagues (including our Safet Audit Team and Asset Management team) to your queries (stated in the letter attached).

Firstly, with regards to the development side of your queries, the following are my team's comments regarding development:

When dealing with the Lidl application, we asked the applicant to assess the impact of the development on the Spirketts Lane junction with B1116 Shotford Road. The results of the analysis demonstrated that it operated within capacity and therefore we were not able to pursue any improvements. Given the location of Lidl, there will inevitably be traffic accessing it from other parts of the town and this was assessed in the Transport Assessment that accompanied the planning application.

The new development on Mendham Lane (354 dwellings, along with 91 extra care apartments and 16 extra care bungalows) is being constructed. It is removed from the Shotford Road junction so it was not possible to seek improvements to that junction and again, land would not have been available. As with the Lidl application, the site has suitable access to major roads e.g. A143 and B1116, but there will inevitably be some traffic movements to access local facilities, the site is however well located to enable walking to town.

The residential and Lidl developments together are bringing forward new cycleway at the east side of Mendham Lane between the roundabout at Harvest Way and the allotments near Spirkett's Lane.

We are presently dealing with an application for the allocated site HAR4 north of Spirketts Lane which is for 91 dwellings and whilst there is a policy requirement which relates to the Spirketts Lane/Shotford Road junction or a roundabout at the Mendham Road/A143 junction, 91 dwellings is not of a scale which would be able to deliver a roundabout. There is also insufficient land at the junction (i.e. in the ownership of the highway authority) to deliver a roundabout of an appropriate layout. Policy HAR4 has a number of requirements a developer of the site should be expected to meet. Within this is the requirement to provide new and/or improved pedestrian / cycle links to the town centre and surrounding employment/other allocations. Due to the unavailability of highway the ability for the current applicant to provide improvements east along Spirketts Lane is limited. We remain in discussion with the district council and the applicant, and at this time the expected highway works from this development are likely to include extending the 30mph speed limit across the site, footway/cycleway across the site frontage, direct access within the site to HAR6, pedestrian access between the site and Footpath 36, improved pedestrian access to Willow Walk and improved access along Footpath 25 towards the town centre.

The Highway Authority has to consider planning applications on their individual merits. In line with the National Planning Policy Framework (NPPF) the highway authority can only require mitigation where it is necessary to make development acceptable and is proportionate and reasonable. The evidence presented to support the above applications demonstrated that the requested roundabout is not necessary and it would therefore be neither proportionate, nor reasonable for the Highway Authority to require a high-cost scheme that could only be delivered with 3rd party land.

With regard to your other queries within the letter, our Asset Management Team and Safety Team have commented as follows:

We would not look to install an HGV restriction on Spirketts Lane at this time.

HGV traffic has a legitimate need to access the Fuller Road industrial estate from B1116 Shotford Road. The alternative would be direct HGV's via Needham Road, which has more residential dwellings than Spirketts Lane, and a far longer route via A143 and Mendham Lane. None of the locations on this longer route are accident cluster sites which require safety engineering improvements.

We have reviewed the safety record of both Spirketts Lane/Shotford Road and Mendham Road/A143.

Whilst, a fatal accident did occur at the junction of A143/Mendham Road in July 2020. Neither location qualifies as a cluster site and the overall accident numbers are low at each location. A143/Mendham has a good standard of junction provision and is to a relatively modern standard with right turn lane and double white line system.

Whilst Spirketts Lane/Shortford Road is a more historic evolved junction, sideways visibility is to Manual for Streets standard, and the junction provision would appear to be adequate for the level of use.

In these circumstances the County Council would not be able fund a comprehensive Transport Assessment.

If future funding becomes available for market town network strategies we will consider the priority of settlements for inclusion in a programme of reviews.

I hope this helps answer your queries.

Kind regards

Liz

Liz Poole
Major and Estate Development Team Manager
Growth and Investment
Tel: 01603 638009
County Hall, Martineau Lane, Norwich, NR1 2SG

Planning and Development – Progress Report – 29th April 2024

<u>Committee</u>	<u>Minutes Reference</u>	<u>Subject</u>	<u>Action</u>	<u>Assigned to</u>	<u>Timescale</u>	<u>Comments or further actions</u>
Planning	11/09/2023 Item 10	Planning decisions awaiting SNDC	Provisional date for application 2023/1505 for the Planning Committee at SNDC is 19 th December 2023. Should it not be on this agenda it will be on the agenda for 23 rd January 2024. Clerk to advise Mrs Malinowski and Cllrs Hardy and MBA when democratic services have advised.	Town Clerk	ASAP	Matter Outstanding
Planning	8/04/24 Item 4	Electing chair and vice chair of the committee	Councillor John Graham nominated himself for the position of Chair and Councillor Shelagh West nominated herself for the position of Vice Chair both appointments were unanimously agreed upon. This information needs to be updated on the Town Council website and details of the amendments will be provided at the next Town Council meeting for reference	Town Clerk	Website – ASAP Next Town Council meeting	Matter Actioned and Closed Matter Actioned and Closed
Planning	8/04/24 Item 15	Spirketts Lane South updates on planning application	Checking - if it has not yet been decided to refer this matter to the Development Management Committee (SNDC) for review, then the Town Council requests that the District Councillors refer this matter to the Development Management Committee.	Town Clerk	ASAP	Matter Actioned and Closed
Planning	8/04/24 Item 16	Spirketts Lane North and South and works underway	Spirketts Lane North and South sites are currently undergoing archaeological investigations on both sites, which will be a requirement for the applications. The Clerk was requested to add this information to the Town Council website.	Town Clerk	ASAP	Matter Actioned and Closed
Planning	8/04/24 Item 17	Hard copy of the Greater Norwich Local Plan which SNDC has approved.	The Clerk was instructed to request a hard copy from SNDC. If obtaining a hard copy directly was not feasible, the Clerk was tasked with investigating the printing costs for the Town Council to retain a copy.	Town Clerk	ASAP	Matter Closed
Planning	8/04/24 Item 18	Traffic considerations letter dated January 16, 2024 to be forwarded	The Clerk was instructed to forward the letter dated January 16, 2024, received from the NCC Major and Estate Development Team Manager. This correspondence was presented to the Town Council during the January 2024 meeting (Appendix 2).	Town Clerk	ASAP	Matter Actioned and Closed

Planning and Development – Progress Report – 29th April 2024

Planning	8/04/24 Item 19	Resignation of committee member	Councillor Keith Harrison expressed a desire to resign from this committee, and this information was noted.	Town Clerk	Ready for next meeting.	Matter Closed
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