



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 8th April 2024 at 10am** to consider the business detailed below.

Signed: *Clare Crane* - Town Clerk

Date: 3rd 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 Clive Digby on March 18th, 2024, and express gratitude for his service to the council.
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.
4. To elect the following for the Planning and Development Committee.
 - a. Chair
 - b. Vice Chair
5. To receive and consider accepting apologies from members unable to attend.
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.¹
7. To receive and approve the minutes of the last Planning and Development Committee meeting on Monday 4th March 2024 (copy herewith)
8. To note progress on decisions made at the last meeting of the Planning and Development Committee (copy herewith)
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).²
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
 - b) Application [2024/0675](#)
Proposal: Single storey side extension
Location: 21 Lovat Close Harleston Norfolk IP20 9HJ
Applicant: Mrs R Riches
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/>

- 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
 - 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
 - e) Application: [2024/0862](#)
 Applicant: PInC
 Location: 1-5 Market Place Harleston Norfolk IP20 9AD
 Proposal:
 Conversion of 1st floor to 2 new flats
 Application Type: Full Planning Permission
 - f) Application: [2024/0863](#)
 Applicant: PInC
 Location: 1-5 Market Place Harleston Norfolk IP20 9AD
 Proposal:
 Conversion of 1st floor to 2 new flats
 Application Type: Listed Building Consent
11. [To receive and note planning decisions made by South Norfolk and other planning authorities since the last meeting](#) (copy herewith)
 12. [To receive and note the planning decisions which remain outstanding by South Norfolk and other planning authorities](#) (copy herewith)
 13. To receive an update on street lighting relating to land north of Spirketts Lane.
 14. To note the agreed Town Council comments submitted to SNDC regarding 2023/3610 land south of Spirketts Lane (copy herewith)
 15. To receive and consider any updates on planning application 2023/3610 land south of Spirketts Lane and agree any necessary actions.
 16. To discuss the activity taking place on the Spirketts Lane North and South sites and agree any actions.
 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>
 18. To receive and note the following and consider any further action: -
 - a. Traffic considerations in Harleston
 - b. Adoption Statement: The Greater Norwich Local Plan
 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.
 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.
 21. 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 4th March 2024**

In Attendance: Councillors: Clive Digby, Clive Attwood, Shelagh West, Michael Hardy, Paul MBA.

Also present: Emma Chandler (Deputy Clerk) and Mrs Carolyn Malinowski (Planning Advisor)

Members of Public: one member of the public

1. **Welcome**
Cllr Digby welcomed everyone to the meeting
2. **To receive and consider accepting apologies from members unable to attend.**
Apologies were received from Cllr Harrison due to work commitments.
Unanimously accepted.
3. **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.**
Cllr Attwood declared an interest in item 10.
4. **To receive and approve the minutes of the last Planning and Development Committee meeting on Monday 5th February 2024**
Minutes were the approved by the committee and signed and dated by Cllr Digby
5. **To note progress on decisions made at the last meeting of the Planning and Development Committee.**
Noted
6. **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).**
The member of the public wished to speak about Harleston Shed, he reiterated that the project has been in process for a number of years and that they feel that the Recreation Ground is the best location as there are already a number of organisations operating from the grounds

7. [To receive and consider the new planning application received and ratify comments and verdict.](#)

a) Application: [2024/0355](#)

Applicant: Mr A. Macdonald

Location: 37 Redenhall Road Harleston Norfolk IP20 9HE

Proposal: Replacement boundary wall to front

Application Type: Householder

Planning Committee Comment – Neutral - The Town Council agreed for the Conservation Officer to decide if the proposed design materials are in keeping with the setting of the grade two listed building.

b) Application: [2024/0409](#)

Applicant: Mr Daniel Green

Location: 2 London Road, Harleston, Norfolk, IP20 9BW

Proposal: Installation of new gated driveway

Application Type: Householder

Planning Committee Comment – Neutral - The Town Council Planning Committee can see advantages to this development but have some concerns regarding the additional direct access onto the London Road adding traffic at a point close to the exit from JD Young Car Park and the busy junction of London Road with Church Street, which experiences heavy use already. The Planning Committee also have concerns regarding the potential damage to the tree roots due to the installation of the turntable and driveway, and the potential loss of the hedge. The Town Council agreed for the Conservation Officer to decide if the proposed design materials are in keeping with the setting of the listed building.

c) Application: [2024/0410](#)

Applicant: Mr Daniel Green

Location: 2 London Road Harleston Norfolk IP20 9BW

Proposal: Installation of new gated driveway

Application Type: Listed Building Consent

Planning Committee Comment – Neutral - The Town Council Planning Committee can see advantages to this development but have some concerns regarding the additional direct access onto the London Road adding traffic at a point close to the exit from JD Young Car Park and the busy junction of London Road with Church Street, which experiences heavy use already. The Planning Committee also have concerns regarding the potential damage to the tree roots due to the installation of the turntable and driveway, and the potential loss of the hedge. The Town Council agreed for the Conservation Officer to decide if the proposed design materials are in keeping with the setting of the listed building.

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

Appl Number: 2024/0251

App Type: Works to trees in Conservation Area

Parish: Redenhall With Harleston

Location: Memorial Gardens Broad Street Harleston Norfolk

Proposal: Yew – Fell

Decision: No objections (Delegated)

Date of decision: 15 February 2024

Application Number: 2023/0518

Application Type: Approval of Condition Details

Parish: Redenhall With Harleston
Grid Ref: 625082 282826
Location: Land To The East Of Mendham Lane Harleston Norfolk
Proposal: Details of conditions of 2022/0015 – 11 Drawings for offsite highway improvements and 12 offsite highway improvements
Approval of details – Approved on 16th February 2024

9. To receive and note the planning decisions which remain outstanding by South Norfolk and other planning authorities

Application: 2023/3645
Applicant: Ms Carole Weatherley
Location: 4 The Thoroughfare Harleston Norfolk IP20 9AX
Proposal: Change of use from retail storage to residential, first and second floor.
Application Type: Listed Building Consent
Town Council View: The Town Council support the application in terms of Neighbourhood Plan Policy RWH10 in relation to “living over the shop” on the assumption that this is for long term residential accommodation as opposed to short term lets.
Should any external works prove necessary they should conform to the South Norfolk Harleston Conservation Area Character Appraisal and Management Guidelines as well as the Redenhall with Harleston Design Guidance and Code.
South Norfolk View: Pending

Application 2023/3644
Applicant: Ms Carole Weatherley
Location: 4 The Thoroughfare Harleston Norfolk IP20 9AX
Proposal: Change of use from retail storage to residential, first and second floor
Application Type: Full Planning Permission
Town Council View: The Town Council support the application in terms of Neighbourhood Plan Policy RWH10 in relation to “living over the shop” on the assumption that this is for long term residential accommodation as opposed to short term lets.
Should any external works prove necessary they should conform to the South Norfolk Harleston Conservation Area Character Appraisal and Management Guidelines as well as the Redenhall with Harleston Design Guidance and Code.
South Norfolk View: Pending

Application 2023/3445
Applicant: Mr Yusef Karakus
Location: 5 Keeleys Yard Harleston Norfolk IP20 9BQ
Proposal: Replacement windows
Application Type: Listed Building Consent
Town Council View – Neutral – The Town Council would wish to see the policies in the Harleston Conservation Area Character Appraisal and Management Guidelines adhered to and are happy for the Conservation/Heritage officer to decide if the materials proposed in the replacement windows are acceptable.
South Norfolk View – Pending

Application Number : 2023/3008
App Type : Approval of Condition Details
Parish : Redenhall With Harleston

Grid Ref : 625082 282826

Location : Land To The East Of Mendham Lane Harleston Norfolk

Proposal : Details reserved by condition 21 of planning permission 2022/0067 – remediation report

Town Council not yet consulted as at 10th October 2023

Application Number : 2023/1862

App Type : Approval of Condition Details

Parish : Redenhall With Harleston

Grid Ref : 625082 282826

Location : Land To The East Of Mendham Lane Harleston Norfolk

Proposal : Details of condition 7 of 2022/0067 – (7) Detailed estate roads

Town Council – Not yet consulted as of the 18/07/2023

Application Number : 2023/1861

App Type : Approval of Condition Details

Parish : Redenhall With Harleston

Grid Ref : 625082 282826

Location : Land To The East Of Mendham Lane Harleston Norfolk

Proposal : Details of conditions 20 and 24 of 2022/0067 – (20) landscape and ecological management plan (24) noise assessment

Town Council – Not yet consulted as of the 18/07/2023

Application 2023/1505

Applicant: Mr John Stokes

Location: Land West Of 15 Needham Road Harleston Norfolk

Proposal: Outline planning permission for 2 dwellings and associated garages with all matters reserved except for access

Application Type: Outline Planning Permission

Committee View: Object – Referring to the Redenhall with Harleston Neighbourhood Plan.

1.22 Due to the level of new housing growth proposed in the current and emerging Local Plan, the Redenhall with Harleston Neighbourhood Plan is not allocating further sites for development. It should be noted that the following sites are already allocated

HAR1 120 dwellings completed

HAR3 33 dwellings completed

HAR4 Planning permission applied for 91 dwellings

HAR7 150 dwellings allocated

GNLP2136 360 dwelling plus 90 extra care housing

This far exceeds the JCS requirements of 200-300 new dwellings

Neighbourhood Plan Policy RWH19 Landscape character and Town Gateways states

The visual scenic value of the landscape and countryside in the Neighbourhood Plan area outside the defined settlement boundary will be protected from development that may adversely affect this character.

Town Gateways

Where green gateways or substantially undeveloped entrances currently exist, these should be maintained as soft entrances to assist with rural to urban transition. The approach from Needham roundabout past the Cherry Tree is identified as one of the important soft gateways to be maintained.

Regarding South Norfolk Council policy DM1.3, we also do not believe these proposals provide overriding economic, social, and environmental benefits. This application is contrary to this policy.

South Norfolk View: Pending

Amendment received 11th October 2023. Case officer has agreed comments from the Town Council to be provided by the 8th November 2023

Committee View on Amended Application: Object

The Town Council would like to reaffirm its objection to the application as submitted on the 26th June 2023.

The application conflicts with Neighbourhood Plan policy RWH19 in that it is outside the defined settlement boundary and within an identified town gateway. According to RWH19, both these considerations require the site to be protected from development.

The Town Council would like to point out that NPPF policy 12 states "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". Since the Neighbourhood Plan has been adopted recently NPPF policy 11d does not apply as claimed by the applicant in their Planning Statement.

Application 2023/1418

Applicant: NA

Location: Land North Of Spirketts Lane Harleston Norfolk

Proposal: Erection of 91 x dwellings with associated landscaping and external works

Application Type: Full Planning Permission

2022/2122

Applicant: Mr John Mewse

Location: 4 School Lane Harleston Norfolk IP20 9HG

Proposal:

Proposed garden room open on one side and replacement of existing toilet lean to

Application Type: Householder

Committee View: No Comment on 15 December 2022 (The Town Council reviewed this application with no comments.).

South Norfolk Council View: Pending

Application 2022/1929

Proposal: Erection of new gate, new paint colour and signage to dwelling. (Retrospective)

Location: 1 Redenhall Road Harleston Norfolk IP20 9EN

Applicant: Miss Farah Moussavi

Application Type: Listed Building Consent

Committee View: Object – This is in contravention of South Norfolk Councils Character

Appraisal and Management Guidelines with regard to 'Painting Buildings' and also the 'Design Code' in relation to the colour palette. The additional of the signage (metal sculpture and lamp

4th March 2024

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on the front of the building) is not in keeping with a Grade II Listed Building and the general tone of the Conservation Area.

South Norfolk Council View: Pending

Application 2022/1843

Proposal: Erection of new gate, new paint colour and signage to dwelling.

(Retrospective)

Location: 1 Redenhall Road Harleston Norfolk IP20 9EN

Applicant: Miss Farah Moussavi

Application Type: Householder

Committee View: Object – This is in contravention of South Norfolk Councils Character

Appraisal and Management Guidelines with regard to 'Painting Buildings' and also the 'Design Code' in relation to the colour palette. The additional of the signage (metal sculpture and lamp on the front of the building) is not in keeping with a Grade II Listed Building and the general tone of the Conservation Area.

South Norfolk Council View: Pending

10. To receive and provide feedback on:

a) Harleston Shed Block Plan

b) Harleston Shed Floor Plan

In principle the Planning Committee had no objections to the application but stressed that at present there was no formal agreement in place for the lease of the land. There were also concerns from both parties that planning permission for the installation of toilets on the Recreation Ground by Harleston Town Football Club has not yet been submitted and this is a crucial factor for Harleston Shed to consider before submitting their planning application. The Deputy Clerk suggested that Harleston Shed contact the Football Club to determine their timeline for installation.

This matter will be discussed at the next Leisure Centre Management Committee meeting due to be held in April.

Action – Harleston Shed

11. To receive and note Planning Application DCLG Reference APP/L2630/D/24/3337415

Location: 17 Maltings Drive Harleston Norfolk IP20 9EY

Appeal By: Mr Joseph Newson 17 Maltings Drive Harleston IP20 9EY

Noted

12. To receive and note Planning Application 2024/0251 Town and Country Planning Act 1990

Town and Country Planning (Tree Preservation) (England) Regulations 2012

Notification of intention to undertake work to tree(s) in a Conservation Area.

Proposal: Yew - Fell

Location: Memorial Gardens Broad Street Harleston Norfolk

Applicant: Mr Stephen Cox

Application Type: Notice of works to trees in Conservation Area

Noted

13. To discuss the street lighting for the developments to the North and South of Spriketts Lane and agree recommendation for the Town Council.

The Planning committee proposed to recommend to the Town Council that requests for street lighting should be sort from developers at the planning stage. They recommend that the installation should be at the cost of the developer and that the Town Council will then take on

the maintenance and ongoing costs of the streetlights to ensure that all new developments have street lighting as Norfolk County Council no longer take on new contracts for street lighting. The Committee requested that the Clerk contact the Planning Department at South Norfolk District Council to gain clarification on the development 2023/1418 Land North of Spirketts Lane as there were no plans for street lighting from the developer, but the Planning Committee had requested street lighting in their consultation comments.

Action – Town Clerk

14. To receive and note correspondence on the status of the Greater Norwich Local Plan (GNLP)

Received and noted

15. To receive and note the details from the Town Council's Planning & Development Committee's Training session conducted by Andrea Long from Compasspoint on February 27th.

Received and noted

16. To review Phase 1 and 2 of the 'Development concerns' document and discuss and agree next step action for Phase 3.

It was agreed that Cllr West and Mrs Malinowski would compile the information received over the course of the training and meeting with stakeholders for publication to the website.

Mrs Malinowski will then draft the comments from the Planning Committee for application 2023/3610 – Land South of Spirkets Lane for publication to the website and a final social media campaign to gather final comments from residents before submission to South Norfolk District Council.

Action: Mrs Malinowski & Cllr West

17. To note the date of the next Planning and Development Committee meeting as Monday 8th April 2024 starting at 10am in the Meeting Room at the Memorial Leisure Centre.

Noted

18. 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.

Agreed.

19. To receive confidential reports relating to enforcement cases (for information only)

Noted

Meeting ended at 12.21pm

Signed

Dated

Planning and Development – Progress Report – 8th 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	04/03/2024 Item 10	Harleston Shed	The Deputy Clerk suggested that Harleston Shed contact the Football Club to determine their timeline for installation. This matter will be discussed at the next Leisure Centre Management Committee meeting due to be held in April.	Harleston Shed	April 2024	Completed Matter Closed
Planning	04/03/2024 Item 13	Street Lighting for North and South of Spirketts Lane	The Committee requested that the Clerk contact the Planning Department at South Norfolk District Council to gain clarification on the development 2023/1418 Land North of Spirketts Lane as there were no plans for street lighting from the developer, but the Planning Committee had requested street lighting in their consultation comments.	Town Clerk	ASAP	Completed Matter Closed
Planning	04/03/2024 Item 16	Phase 3 action for Development Concerns	It was agreed that Cllr West and Mrs Malinowski would compile the information received over the course of the training and meeting with stakeholders for publication to the website. Mrs Malinowski will then draft the comments from the Planning Committee for application 2023/3610 – Land South of Spirketts Lane for publication to the website and a final social media campaign to gather final comments from residents before submission to South Norfolk District Council.	Cllr West and Mrs Malinsowski	Part one by 11 th March Part 2 by 18 th March	Completed Matter Closed



Redenhall with Harleston Town Council

Clerk: Mrs. C. Crane

28th March 2024

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.

Memorial Leisure Centre, Wilderness Lane, Harleston, Norfolk. IP20 9DD

Telephone: 01379 854519, email: enquiries@harlestontc.gov.uk

<https://harleston-tc.gov.uk/>

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 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 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

Dear Councillors,

Just recently a new development has been given permission in Spirketts lane, to the north of the road – 2023/1418; for 89 dwellings.

This is on top of all the other developments given permission to build at that end of the Town. It does not take much imagination to see that a potential problem is looming on the horizon with all these developments concentrated in such a small area.

Each proposed new development seems to be able to justify their individual traffic situation without problems; however, unless the Town traffic situation is considered in its totality, it is very probable that existing problems will become worse, and new ones will develop.

To see where this continued development is leading the Town, we need only consider the extra number of dwellings added recently, or in progress, or proposed; which will generate much more traffic.

If the developments which have already been accepted are considered: -

The Bullfinch Drive estate comprises 221 dwellings (information provided by the Post Office)

The Harvest way estate comprises 119 dwellings (information provided by the Post Office)

The Kestrel close estate comprises 33 dwellings (information provided by the Post Office)

The Waveney place complex comprises 46 dwellings (from their publicity information)

The Briar farm estate will comprise 461 dwellings (from planning information)

Spirketts lane north will comprise 89 Dwellings (from the planning information)

And

When the Spirketts land south is allowed this will be a further 162 dwellings (from the planning information)

This will have resulted in 969 new dwellings in the last few years, most of which will have some form of vehicular transportation, which will require parking and road space as it moves around the Town.

Even if you leave out the 46 dwelling on the Waveney place complex (due to the proposed age of the residents); most of the dwellings could have one or more vehicles. (For the larger family houses, it is likely that each dwelling **will** have more than one vehicle.)

When you add into this equation that in the not-too-distant future a Lidl supermarket is going to be built in the same area, with the resultant traffic attending the store; most of which will come from local residents, the effect on the roads of Harleston is going to be marked.

There are already problems within the Harleston area, without the Briar farm, Lidl, and both Spirketts lane developments being up and running.

Now that all the traffic trying to go to the Co-op car park is routed down Wilderness Lane and Weavers Croft and then Paddock Road, without parking restrictions in the residential roads; problems are already occurring both for the drivers using the roads, and the residents. (Not taking into account those individuals who are leaving the car park via Paddock Road, because they don't like the flap-plates in the car park exit.)

Where the road narrows at the junction of Old Market place, and Mendham Lane drivers are already encountering problems due to the number of vehicles trying to come into, or go out of Town. This can only get worse.

In Mendham lane itself, householders who have nowhere else to park, park on the unregulated road; meaning that drivers trying to pass to and fro Mendham lane already encounter problems with vehicles trying to pass on what is effectively a single-track road. This can only exacerbated when the traffic flow from the Town to the proposed Lidl supermarket, and back to the Town, starts to take place.

Rather than wait for these developments to be completed, and finding that any action to resolve issues has become urgent, could I suggest that the Town Council, and all the other Councils involved should give thought to what can be done to resolve the problems which exist, and which are logically going to appear.

It is well beyond time for the traffic situation of Harleston to be considered as a whole and not piecemeal. Harleston needs a plan to take account of what is likely to happen; before Harleston totally grinds to a halt.

It is to be hoped that instead of imposing changes on the residents without consultation; that this time the Councils would consider proper consultations with the residents about any proposed changes.

Yours sincerely,

Barry Woods
Chairman
Action for Harleston

Norwich City Council

**Regulations 17 and 26 of the Town and Country Planning (Local Planning)
(England) Regulations 2012 (as amended)
Planning and Compulsory Purchase Act 2004 (as amended)**

Adoption Statement: The Greater Norwich Local Plan

In accordance with the above regulations, notice is hereby given that Norwich City Council adopted the Greater Norwich Local Plan on 12th March 2024 as part of the Adopted Local Plan for Norwich.

The Greater Norwich Local Plan (adopted March 2024), known as the GNLP, is a joint local plan for Broadland, Norwich, and South Norfolk which covers the period 2018 to 2038. It contains strategic and non-strategic policies. It sets out the vision, objectives, and spatial strategy for the area, and allocates sites for different types of development, such as housing and employment, to deliver planned growth to 2038.

The GNLP will be used with other adopted parts of the Local Plan for Norwich to assess planning applications. The GNLP consists of three documents 'The Strategy', 'The Sites Plan' and 'The Monitoring Framework'.

Any person aggrieved by Norwich City Council's adoption of the GNLP may make an application to the High Court under section 113 of the Planning and Compulsory Purchase Act 2004 (as amended) on the ground that:

- the document is not within the appropriate power; and/or
- a procedural requirement has not been complied with.

Any such application must be made before the end of the period of six weeks beginning with the day after plan adoption (the date of adoption was 12th March 2024).

The GNLP was subject to an independent examination conducted by Mike Worden BA (Hons) Dip TP MRTPI and Thomas Hatfield BA (Hons) MA MRTPI, inspectors appointed by the Secretary of State. The recommendations of the inspectors are published in the form of an Inspectors' Report under section 20(8) of the Act. The adopted version of the GNLP includes all the main modifications recommended by the inspectors. The main modifications are available in schedules J1.2 to J1.6 from [here](#).

The Inspectors' Report, the GNLP, this adoption statement, the Sustainability Appraisal, the Sustainability Appraisal Post-Adoption Statement, the Policies Maps and the Habitats Regulation Assessment are available [here](#).

Paper copies of the GNLP, this adoption statement and the Sustainability Appraisal are available for inspection during normal office hours at Norwich City Council, St Peters Street, Norwich, NR2 1NH.

For further information and to make an appointment to view the paper copy documents, please contact the Greater Norwich Local Plan Team: phone 01603 306603 or email gnlp@norfolk.gov.uk.

A copy of this Adoption Statement will be sent to the Secretary of State for Levelling Up, Housing and Communities.

Graham Nelson, Executive director of development and city services, Norwich City Council

13th March 2024