

Redenhall with Harleston

Harleston is identified as a Main Town in the GNLP. The town is compact in form and sits on a plateau between Starston Beck to the north and the River Waveney to the south.

The town centre has many historic buildings and is based on a triangle of roads comprising The Thoroughfare, Broad Street, The Old Market Place and Exchange Street. The town has a good range of speciality shops and services, although the potential for expansion of the town centre is physically limited. Residential development has recently been completed on Mendham Lane, and there are proposals in place at both Fullers Place (planning application reference 2017/0099) and Spirketts Lane (carried forward allocation HAR4).

To the south of the town is the main employment area which benefits from good access to the A143. Whilst there has been some take up of the existing employment allocations, there remains a need to have land available for employment development to retain the balance of uses within the town (see carried forward allocations HAR6 and HAR7).

Existing sewerage infrastructure and surface water flooding are constraints in Harleston, including in the town centre. As a result, all allocated sites will need to show how they will address surface water drainage and sewerage infrastructure constraints to the satisfaction of Anglian Water, the Lead Local Flood Authority and the Environment Agency. A new water supply will be required to provide for the proposed level of growth in Harleston.

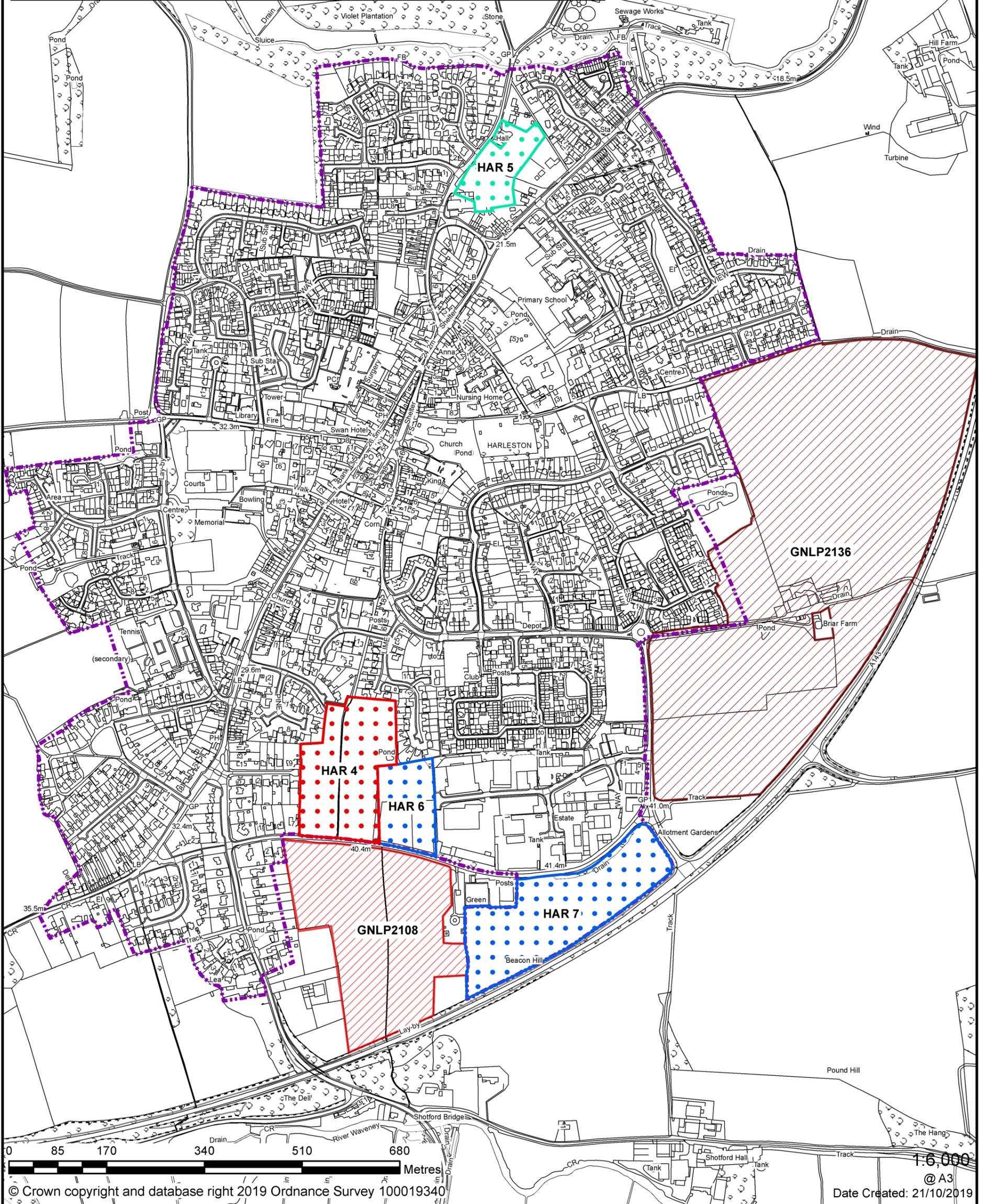
There are two sites identified as preferred options in Harleston providing for 450 new homes. There is one carried forward residential allocation for 95 homes plus an additional 173 dwellings with planning permission. This gives a total deliverable housing commitment for Harleston of 718 homes between 2018 – 2038.

All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

Redenhall with Harleston

Greater Norwich Local Plan Settlement Map

-  Preferred Mixed Use Allocation
-  Preferred Housing Allocation
-  Carried forward Employment Allocation
-  Carried forward Housing Allocation
-  Carried forward Retail/Commercial Allocation
-  Existing Settlement Boundaries



New allocations are proposed

POLICY GNLP2108 Land South of Spirketts Lane, Harleston 7.10 ha is allocated for residential development. The site is likely to accommodate at least 150 homes, 33% of which will be affordable, and open space.

More homes may be accommodated, subject to an acceptable design and layout being achieved and any infrastructure constraints addressed.

The development will be expected to address the following specific matters:

- Access (vehicular and pedestrian) to be from both Spirkett's Lane and Shotford Road.
- Safeguarding of existing Public Right of Way (PROW) to River Waveney.
- Layout and landscaping to take account of the River Valley location and the potential to mitigate noise from the adjacent A143.
- Contribution towards green infrastructure protection or enhancement along the Waveney valley corridor.
- Design and layout to take account of existing residential development on Spirketts Lane and Shotford Road to the north and west, and employment development/allocations to the northeast and east, to protect the amenity of existing and future residents.
- Historic Environment Service to be consulted to determine any need for archaeological surveys prior to development.
- A proportionate contribution towards a new public water supply to help meet the requirements of the development.
- A suitable drainage strategy.

Notes

GNLP2108: This site is preferred for allocation as it is well located in terms of the form and character of Harleston. The site is in the designated river valley and this together with the relationship to the existing employment allocation to the east needs consideration. The allocation of the site is subject to provision of two satisfactory accesses, a frontage footway to connect with existing footways and revision of the speed limit. Consideration may need be given to improving the Shotford Road junction with London Road.

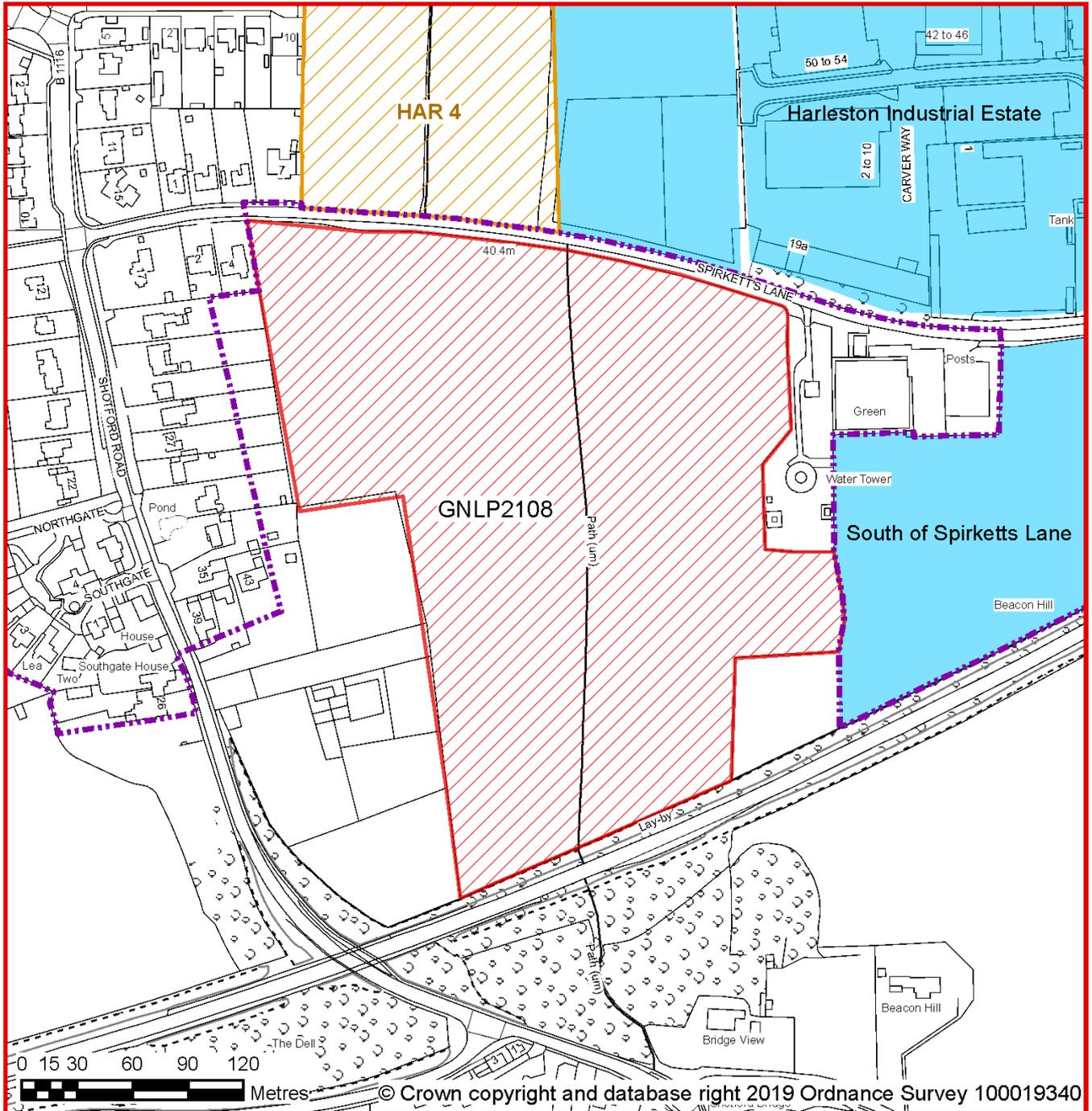
HARLESTON

Greater Norwich Local Plan
Preferred Site

Site Reference GNLP2108
 Location South of Spirketts Lane
 Allocation Residential Development (150 dwellings)
 Area 7.10 ha

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 @ A4

Date Created: 24/10/2019



-  Preferred Housing Allocation
-  Existing Settlement Boundaries
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Strategic Employment Sites

POLICY GNLP2136 Land at Briar Farm, Harleston 27.00 ha is allocated for mixed-use development. The site is likely to accommodate at least 300 homes, 33% of which will be affordable as well as care, employment, retail, open space and community facilities.

More homes may be accommodated, subject to an acceptable design and layout being achieved and any infrastructure constraints addressed.

The development will be expected to address the following specific matters:

- Masterplan to identify the mix of uses on the site and the relationship between them, to be accompanied by a phasing and infrastructure plan;
- Access (vehicular and pedestrian) to be via Mendham Lane with further pedestrian and cycle access from Barley Close;
- A new footpath connection to the existing Public Right of Way to the north of the site, creating a new link to the proposed open space to Angles Way;
- Submission of a Transport Assessment;
- Safeguarding of existing Public Right of Way east of Mendham Lane;
- Design and layout to take account of the existing residential and employment development to the west, northwest and north of the site, to protect the amenity of existing and future residents;
- Layout and landscaping to take account of the River Valley location and the potential to mitigate noise from the adjacent A143;
- Contribution towards green infrastructure protection or enhancement along the Waveney valley corridor;
- Appropriate investigation works and mitigation measures to address the surface water flooding to the north east of the site will be required;
- A proportionate contribution towards a new public water supply to help meet the requirements of the development.

Notes

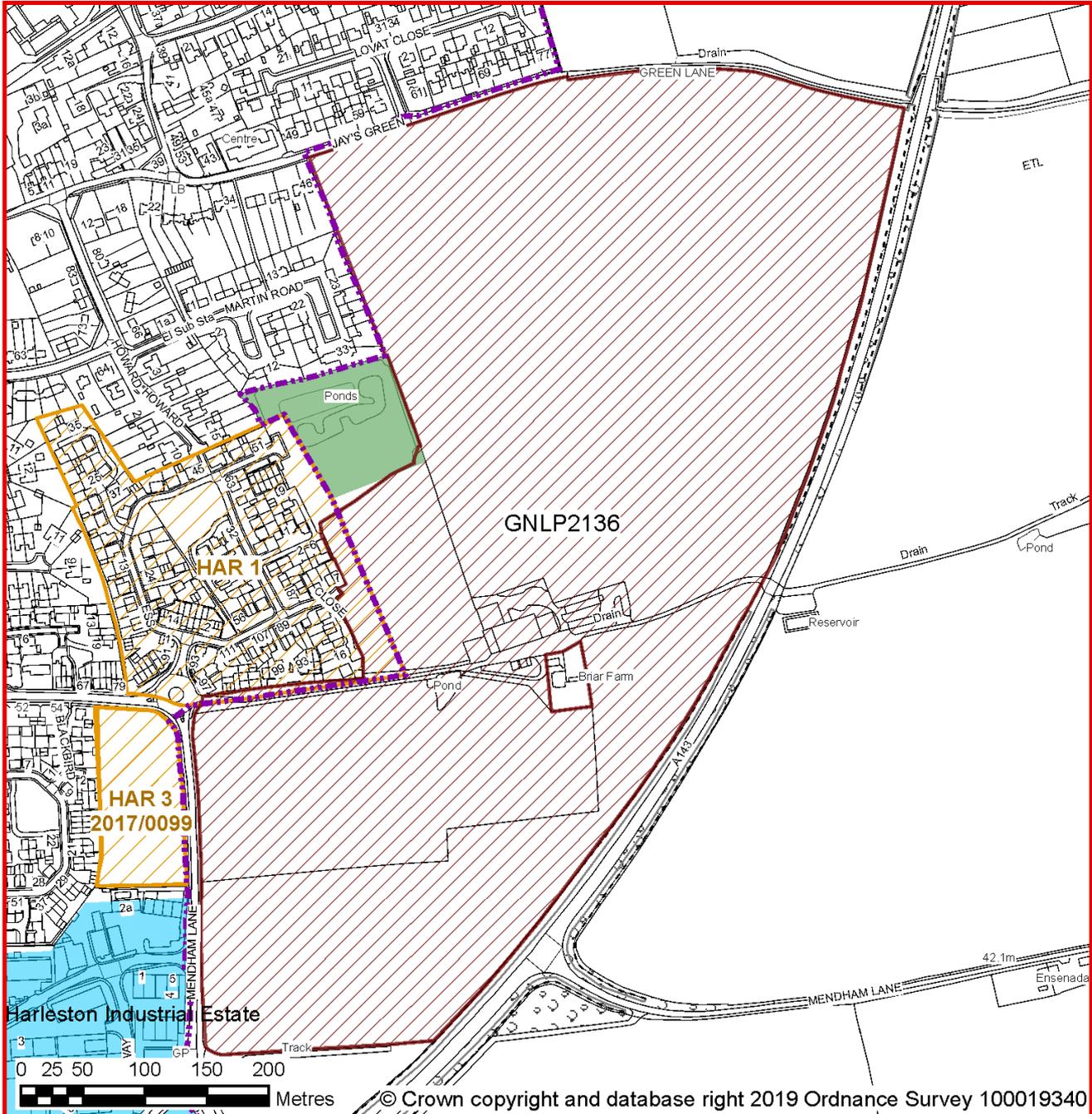
GNLP2136: This site is preferred for allocation as it is well located in terms of the form and character of Harleston. The design of the development will need to overcome constraints including surface water flow path through the site, and the need for a sensitive approach to the river valley landscape. Development would require submission of a transport assessment and mitigation of any highway concerns.

HARLESTON

Site Reference GNL2136
 Location West of A143
 Allocation Residential Development (300 dwellings)
 Area 27.00 ha


 N
 1:4,500
 @ A4

Date Created: 24/10/2019



-  Preferred Mixed Use Allocation
-  Existing Settlement Boundaries
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Green Infrastructure and Open Space Commitments
-  Strategic Employment Sites

Existing allocations to be carried forward

POLICY HAR 4 Land at Spirketts Lane, Harleston (approx. 3.19 ha) is allocated for residential development. This will accommodate approximately 95 homes.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

- Provide new and/or improved pedestrian and cycleway links to the town centre, Fuller Road Industrial Estate and other allocated employment sites;
- Provide highways access via both Willow Walk and Spirketts Lane;
- Provide appropriate screening along the south-eastern part of the site bordering the existing lorry park to mitigate potential impacts on residential areas;
- Contribute towards green infrastructure protection or enhancement along the Waveney valley corridor;
- Implement a suitable drainage strategy where practicable;
- Wastewater infrastructure capacity must be confirmed prior to development taking place.

Notes

HAR 4: The site was allocated in 2015 as part of the current local plan but has not yet been developed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period. The site is considered in the calculation of the housing requirement, providing at least 95 homes, but more may be accommodated, subject to an acceptable design and layout, etc. being achieved.

REDENHALL WITH HARLESTON

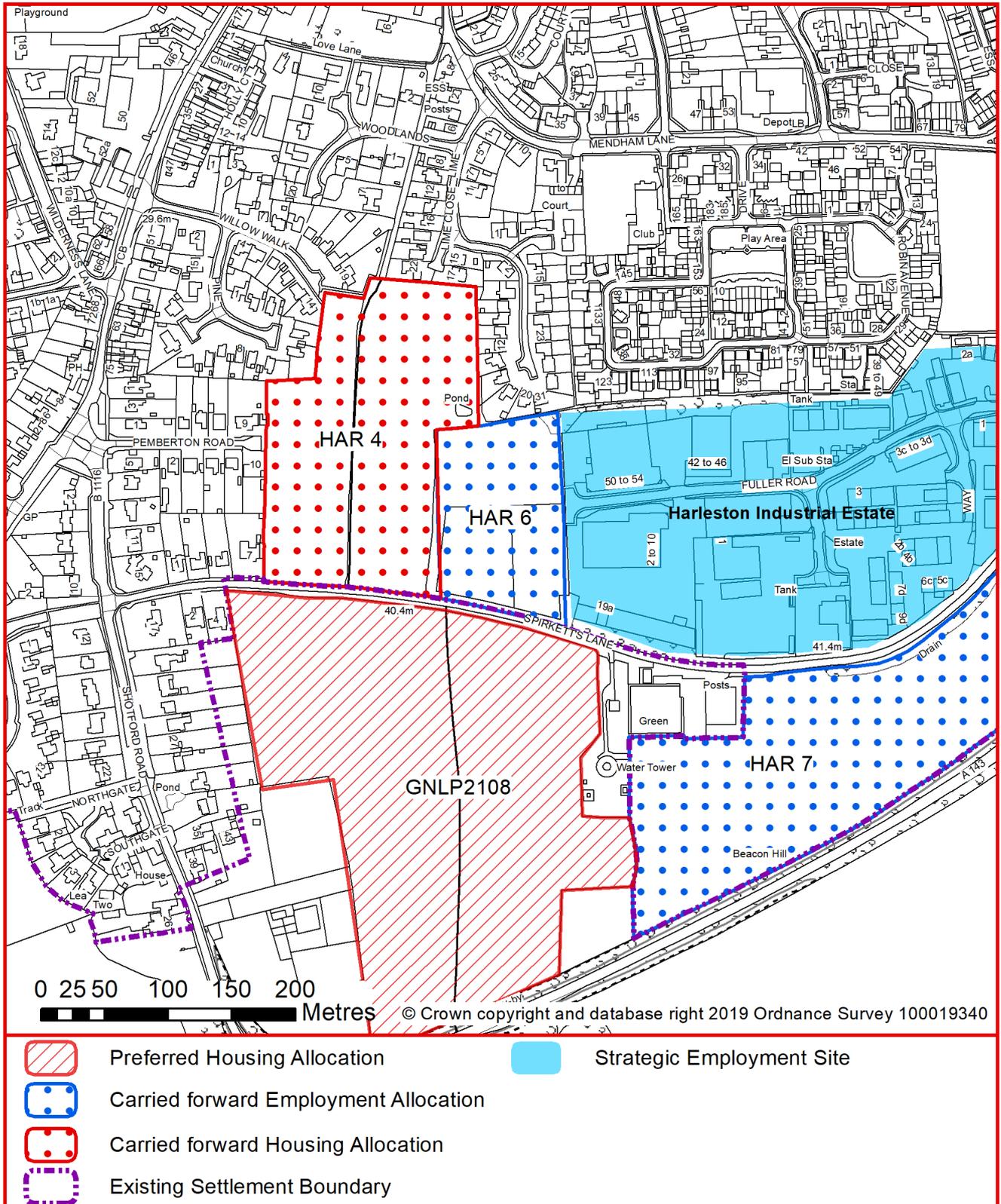
Greater Norwich Local Plan
Carried Forward Allocation

Site Reference HAR 4
 Location Land at Spirketts Lane, Harleston
 Allocation Residential Development (approx. 95 homes)
 Area 3.19 ha

(Also shown as commitments
on other maps)

1:4,000
@ A4

Date: 04/12/2019



POLICY HAR 5 Land off Station Hill, Harleston (approx. 1.23 ha) is allocated for mixed use: employment uses in Class B1, a small-scale food store, and/or health and community facilities.

The development will be expected to address the following specific matters:

- Will be limited to any food store provision to a single site of 270m² net floorspace, to be run by a single operator;
- Will not be allowed to develop any dedicated non-food retail or class A2, A3, A4 or A5 units. Any non-food retail will only be acceptable if it is ancillary to the main use of the building (for instance, a trade counter for direct sales to the public);
- Will be restricted to B1 employment uses (B2 and B8 uses will not be permitted);
- Must ensure that any building designs for the elevated sections of the site are low-profile and appropriate in terms of overlooking, with landscape screening to elevated area boundaries overlooking adjacent development;
- Must ensure the layout, form and character of development relates well to the adjacent housing, listed building setting and ex-railway station buildings;
- Wastewater infrastructure capacity must be confirmed prior to development taking place;
- Historic Environment Service to be consulted to determine any need for archaeological surveys prior to development.

Notes

HAR 5: The site was allocated in 2015 as part of the current local plan but has not yet been developed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period. The site is re-allocated for employment/commercial development.

HARLESTON

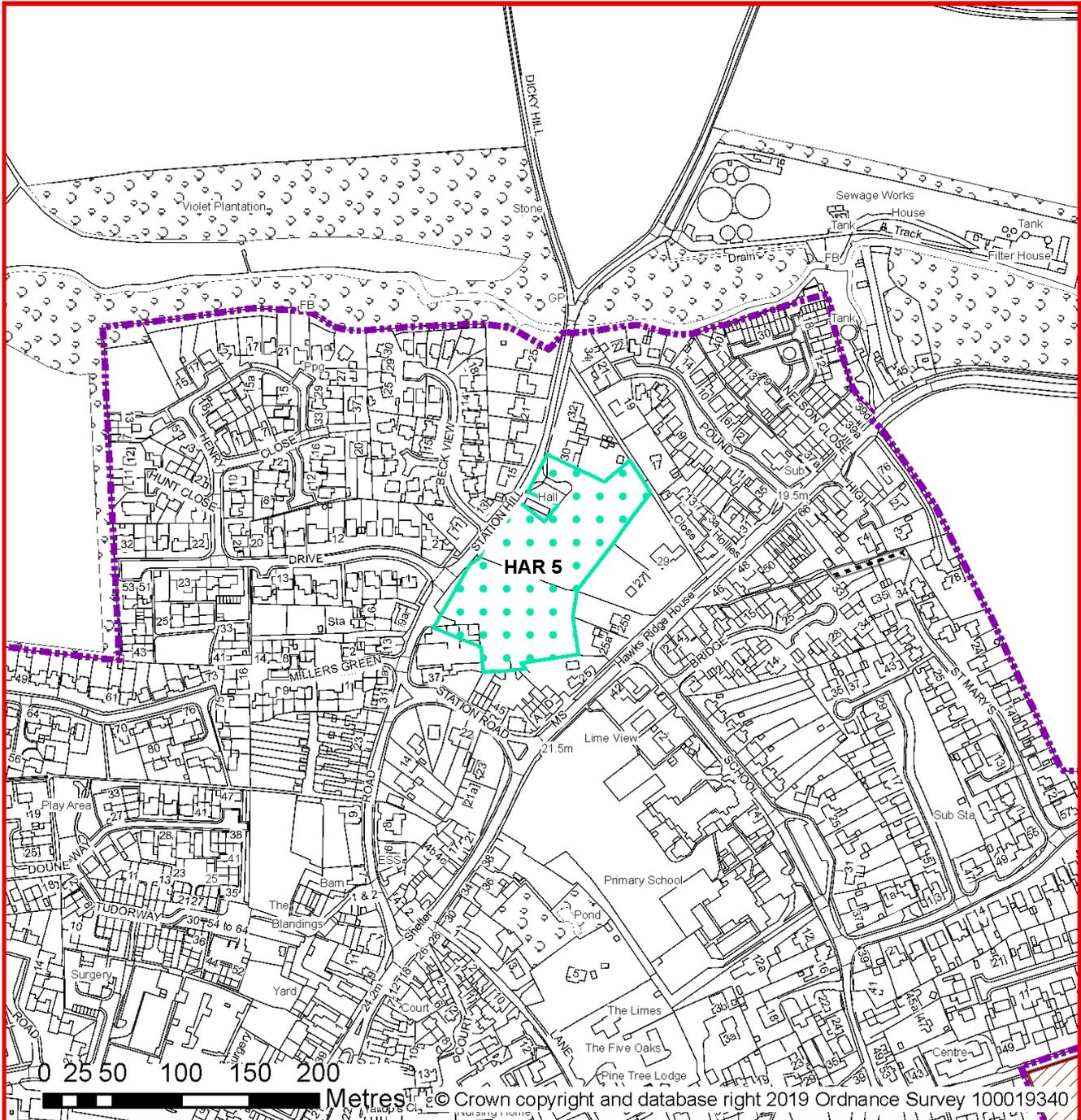
Greater Norwich Local Plan Carried Forward Allocation

Site Reference HAR5
 Location Land off Station Hill
 Allocation Mixed use; employment uses in Class B1, small scale food store, and/or health and community facilities)
 Area 1.23 ha

(Also shown as commitments on other maps)


 N
 1:4,000
 @ A4

Date: 30/10/2019



-  Existing Settlement Boundary
-  Carried forward Retail/Commercial Allocation
-  Preferred Mixed Use Allocation

POLICY HAR 6 Land north of Spirketts Lane, Harleston (approx. 1.6 ha) is allocated for employment uses in Class B1/B2.

The development will be expected to address the following specific matters:

- Restrict employment uses to ensure that amenity impacts on adjacent housing are not unacceptable;
- Deliver pedestrian and cycleway links to Spirketts Lane and existing and proposed adjacent housing areas to the west;
- Provide enhanced landscape screening on western and northern boundaries of the site;
- Contribute towards green infrastructure protection or enhancement along the Waveney valley corridor;
- Deliver a suitable drainage strategy (SuDS where practicable);
- Wastewater infrastructure capacity must be confirmed prior to development taking place.

Notes

HAR 6: The site was allocated in 2015 as part of the current local plan but has not yet been developed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period. The site is re-allocated for employment/commercial development.

HARLESTON

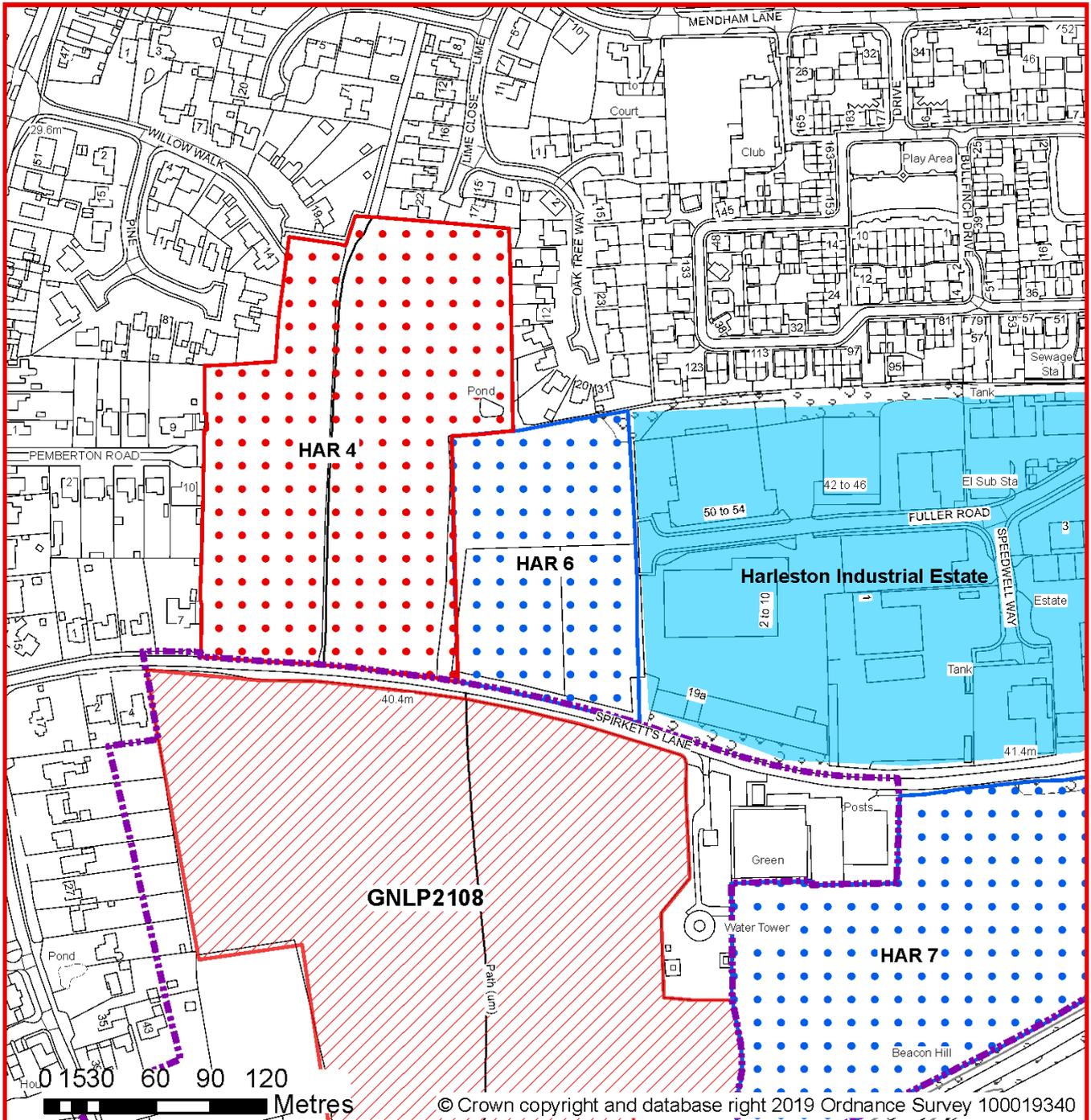
Greater Norwich Local Plan Carried Forward Allocation

Site Reference HAR6
 Location Land north of Spirketts Lane Employment
 Allocation uses in Class B1 & B2)
 Area 1.6 ha

(Also shown as commitments
on other maps)

N
 1:3,000
 @ A4

Date: 30/10/2019



- Existing Settlement Boundary
- Carried forward Employment Allocation
- Carried forward Housing Allocation
- Preferred Housing Allocation
- Strategic Employment Site

POLICY HAR 7 Land south of Spirketts Lane, Harleston (approx. 4 ha) is allocated for employment uses in class B1, B2 and B8.

The development will be expected to address the following specific matters:

- Provide road access from Spirketts Lane (rather than directly off the A143);
- Provide footway/cycleway links for the length of the Spirketts Lane site frontage to join to new footway/cycleway links from allocated housing site HAR 4;
- Provide enhanced planting along all site boundaries;
- Protect the mature tree belt along the Spirkett's Lane frontage;
- Contribute towards green infrastructure protection or enhancement along the Waveney valley corridor;
- Deliver a suitable drainage strategy (SuDS where practicable);
- Wastewater infrastructure capacity must be confirmed prior to development taking place;
- Historic Environment Service to be consulted to determine any need for archaeological surveys prior to development.

Notes

HAR 7: The site was allocated in 2015 as part of the current local plan but has not yet been developed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period. The site is re-allocated for employment/commercial development. The site is a key gateway location into to the town but is remote from residential dwellings and is therefore considered more appropriate for B2 and B8 development. A high quality B1 business park could also work well in this location. Due to its gateway location by the A143 junction this site will need to be designed carefully to provide an appropriate and attractive entrance to Harleston. It will be important to encourage sustainable travel modes to and from the site.

HARLESTON

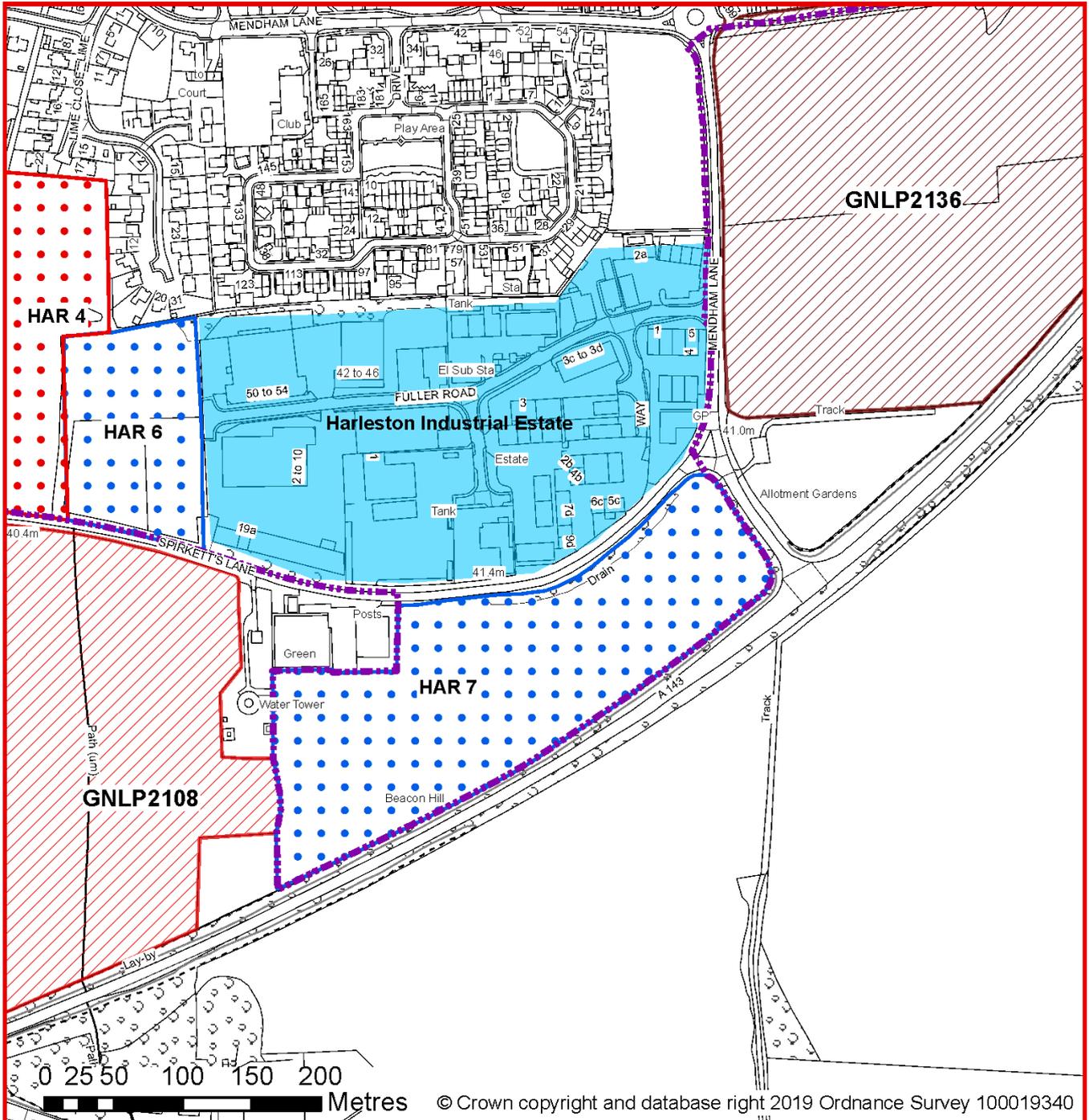
Greater Norwich Local Plan
Carried Forward Allocation

Site Reference HAR7
Location Land south of Spirketts Lane Employment
Allocation uses in Class B1, B2 & B8
Area 4.0 ha

(Also shown as commitments
on other maps)

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Date: 30/10/2019



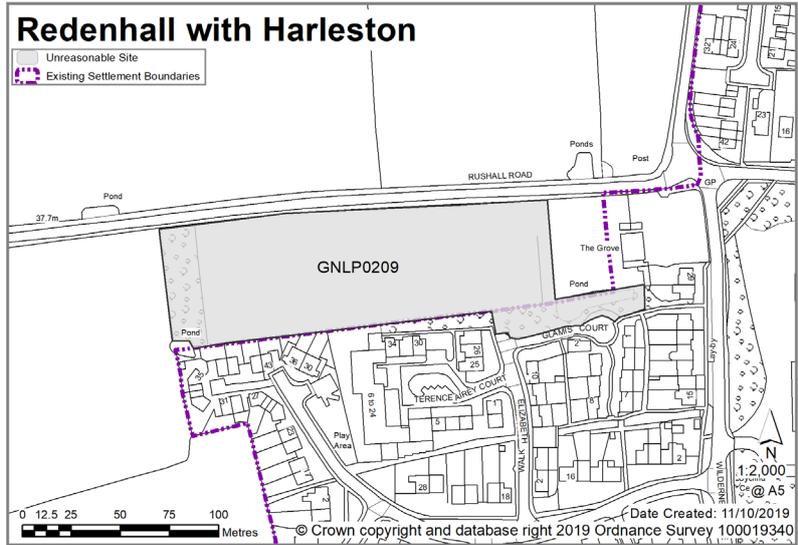
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	Existing Settlement Boundary		Preferred Mixed Use Allocation
	Carried forward Employment Allocation		Strategic Employment Site
	Carried forward Housing Allocation		
	Preferred Housing Allocation		

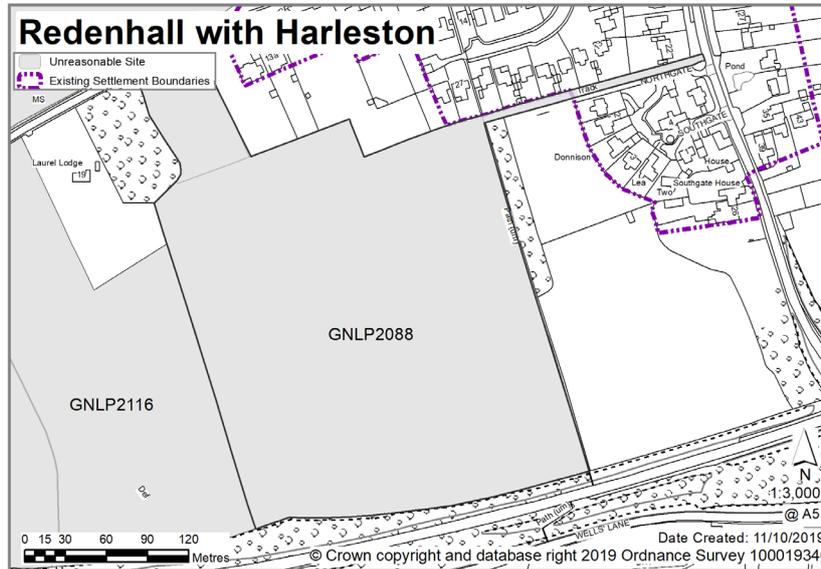
Reasonable Alternatives

Address	Site Reference	Area (ha)	Proposal	Reason for not allocating
Redenhall with Harleston				
NO REASONABLE ALTERNATIVE SITES				

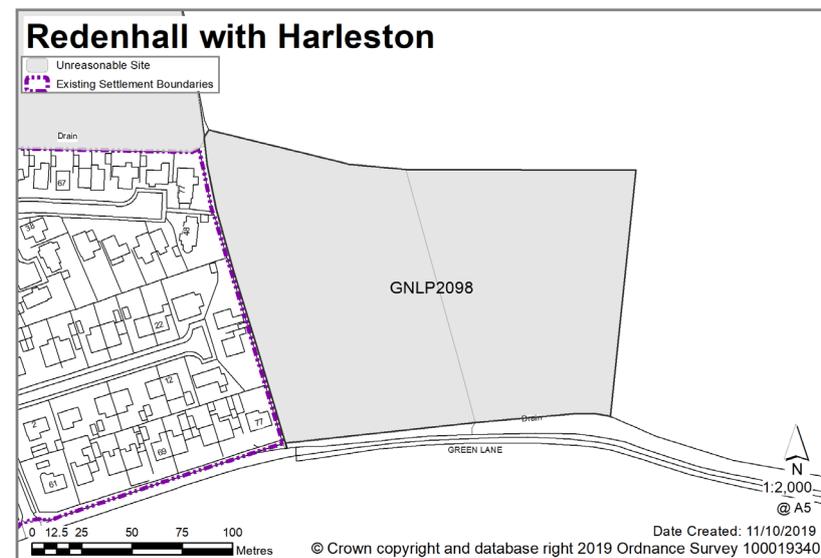
Unreasonable Sites - Residential

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Redenhall with Harleston				
Land south of Rushall Road, Harleston	GNLP0209	1.27	Approx. 40 dwellings	This site is not preferred for allocation as it provides an attractive landscape approach to the town, with sensitive hedgerows and trees along the site boundary which form part of the roadside approach into Harleston.
 <p>Redenhall with Harleston</p> <p>Unreasonable Site Existing Settlement Boundaries</p> <p>RUSHALL ROAD</p> <p>GNLP0209</p> <p>37.7m Pond</p> <p>Ponds</p> <p>Post</p> <p>The Grove</p> <p>Pond</p> <p>Play Area</p> <p>TERENCE AVEY COURT</p> <p>COAKES COURT</p> <p>WALKER DRIVE</p> <p>Layby</p> <p>0 12.5 25 50 75 100 Metres</p> <p>© Crown copyright and database right 2019 Ordnance Survey 100019340</p> <p>Date Created: 11/10/2019</p> <p>1:2,000</p> <p>A5</p>				
West of Shortford Road, Harleston	GNLP2088	7.30	150 dwellings	This site is not considered to be suitable for allocation as in highway terms it appears to be impossible to achieve an acceptable visibility splay within the highway or land promoted within the site boundary. The centre of the site has a significant area of surface water flood risk and avoiding this area would mean development would be located away from the existing built

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				form, contrary to form and character.

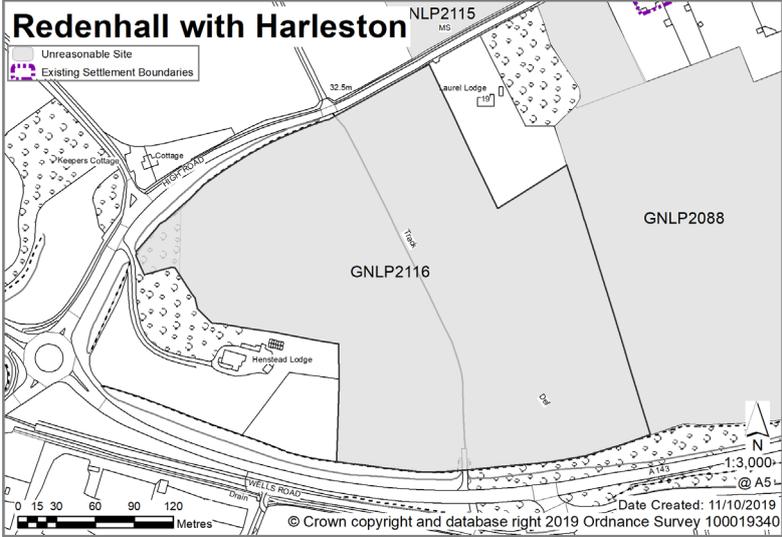


North of Green Lane, Harleston	GNLP2098	2.52	65 dwellings	Although there are safe pedestrian routes to Harleston Primary School from both Green Lane and Church View, the site is not considered to be appropriate for allocation as Jay's Green is not suitable for vehicular access. In addition, there is a band of surface water flood risk running across the site which would affect the developable area.
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
South of Redenhall Road, Harleston	GNLP2099	4.40	110 dwellings	This site is not considered suitable for allocation as there are concerns about the visual impact of developing an elevated site at the entrance to the town and the cost implications that this could have for the development. In highways terms development would probably require the realignment of Redenhall Road.
Mendham Lane, Harleston	GNLP2105	1.00	20 dwellings	This site is not considered to be suitable for allocation as residential development here would be disconnected from the rest of the town and out of keeping with form and character being a predominantly commercial area. The stretch of road between the A143 and start of the existing footpath on Mendham Lane is likely to be heavily used by commercial vehicles and so would not be a desirable route to be used by children to get to school. The site would be more acceptable if developed alongside site GNLP2136.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
<p>North of Needham Road, Needham</p> <p>(Technically in Needham Parish but considered with Harleston as well related to the built-up area)</p>	GNLP2115	6.00	175 dwellings	<p>This site is not preferred for allocation as it is wholly within the river valley and on grade 2 agricultural land. There is poor connectivity into Harleston and concern about possible coalescence of Needham and Harleston. If developed highway improvements would be required including two satisfactory access points.</p>
<p>South of Needham Road, Harleston</p>	GNLP2116	7.00	160 dwellings	<p>This site is not preferred for allocation as although there is a pedestrian footway the site is some distance to Harleston Primary School. Development</p>

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
(Technically in Needham Parish but considered with Harleston as well related to the built-up area)				in this location would further extend the built-up area between Needham and Harleston.
				
Land @ Church Lane, Redenhall	GNL2116	0.59	Residential (unspecified number)	This site is not considered to be suitable for allocation as there is currently no settlement limit in this location and no justification to provide one as Redenhall has limited services and facilities. Although there is a footpath for much of the route into Harleston the site is some distance from the primary school and would involve pedestrians navigating the roundabout junction with the A143.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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