

APPENDIX A

Preferred Allocations in Harling

Land to the north of Kenninghall Road, adjacent East Harling Primary School.

POLICY H1:

Land amounting to approximately 1.5 hectares is allocated for a residential development, averaging 30 dwellings per hectare, of approximately 40 dwellings. A minimum of 0.08 hectares of children's play space will be provided along with related landscaping and facilities. Development will be subject to compliance with adopted Core Strategy policies and:

- i. provision of access to the site from Kenninghall Road, along with widening of this carriageway;
- ii. retention and enhancement of perimeter hedgerows and trees, and retention of hedgerow on the site which lies in close proximity to the south-west corner;
- iii. provision of significant internal open space, hedgerows and tree planting within the site;
- iv. provision of low-density housing to maintain the rural character of the area;
- v. provision of pedestrian access along Kenninghall Road,

Description

The preferred site forms part of a wider site [042]012 that comprised a large area of arable land with a single dwelling to the south, the totality of which was capable of accommodating approximately 319 dwellings to the east of Harling. Approximately 40 new dwellings are required in Harling and it is proposed that the southern section of the site (which lies adjacent to Kenninghall Road) is identified for residential development due to concerns from the highway authority regarding vehicular access on to Quidenham Road to the north. The average development density will be 30 dwellings per hectare on the site. Significant landscaping can be found around the boundary and within the site that is to be retained and enhanced. Immediately adjacent to the west of the site is East Harling Primary School. To the north-west of the site lies residential development and to the east of the site is arable land. On the opposite side of Quidenham Road lies an historic landfill site.

Constraints

There are substantial trees and hedgerows along the majority of the major boundaries of the site and a substantial hedgerow within the site can be found, enclosing the south-western corner. Although there are currently no Tree Preservation Orders (TPO's) on or adjacent to the site, some trees are worthy of preservation/ retention. Furthermore, there is currently a large dwelling near to the southern boundary of the site which could impact upon the way the site is developed.

The site lies within a landscape described as moderately sensitive by the Breckland District Settlement Fringe Landscape Assessment. According to this document, development on the site should be of low density.

The Breckland Strategic Flood Risk Assessment identifies a history of sandbag deliveries along the southern boundary of the site, adjacent to Kenninghall Road, although it is not considered that there is a risk of flooding that may affect the site.

The Highways Authority considers that the desirability of vehicular access to Quidenham Road is doubtful and therefore access should be taken from King Street/Kenninghall Road. However, carriageway widening and further footway provision on this road would need to be provided from land within the site.

Norfolk County Council stated that it is less than 400m from the site to the nearest bus stop, however this stop only serves the 10a bus (which runs a commutable route to Old Buckenham, Mulbarton and Norwich). The next closest bus stop is on Pound Corner, just over 400m away from the southwest corner of the site.

The Local Education Authority has confirmed that there is sufficient capacity at the adjoining Primary School to meet existing and forecasted pupil numbers and as a consequence there is no requirement to acquire additional land as part of this allocation. The layout of the site and the location of open space within it could be delivered in such a way as to allow for future school expansion should the Local Education Authority's position change.

An historic landfill site can be found in close proximity to the northern boundary of the site, on the opposite side of Quidenham Road. As such a preliminary site investigation would be required including gas monitoring.

Deliverability

The Strategic Housing Land Availability Assessment (SHLAA) indicates that the site is deliverable and that there are no severe constraints to development on this site. It is expected that 150 homes could be delivered from 2009-2014 and 169 homes from 2014-19.

Any phasing of the site will be addressed as part of negotiations in the grant of planning permission. This negotiation will also include any provision for the delivery of key infrastructure and services, including the provision of open space and affordable housing in accordance with the Development Plan.

The land is in single ownership and will be available for development when required.

REASONABLE ALTERNATIVE OPTIONS

ALTERNATIVE OPTION H2: Residential allocation of land at junction of Garboldisham Road and Lopham Road

Description/Capacity

The site has been identified as deliverable/developable by the Strategic Housing Land Availability Assessment. This is an area of arable land, which is capable of accommodating 40 dwellings. Significant landscaping can be found along the northern, eastern and western boundaries of the site. To the south of the site lies open arable land whilst residential land can be found to the north, east and west.

Residential properties, along The Crescent, to the north of the site, are Grade II listed. Garboldisham Road runs immediately alongside the western boundary of the site whilst Lopham Road runs immediately to the north.

The Crescent, in East Harling, is one of 3 developments by the architect George John Skipper (1856-1948) for the then Thetford Rural District Council as an experiment in cheap house building techniques in response to the Housing and Planning Act (Addison Act) of 1919, which required Councils to build 500,000 new homes for the working classes.

The Harling development is the larger of the 2 remaining developments - Garboldisham was demolished by the District Surveyor prior to listing - incorporating 8 pairs of semi detached dwellings on an overall plot of approximately 5 acres, whilst the development at Blo Norton incorporates 4 pairs on an overall plot of approximately 2 acres. Documentary evidence confirms that the Garboldisham development was comparable to that of its neighbour at Blo Norton.

The Council's Historic Buildings Officer has advised that the site's allocation for additional development, would in his opinion, be of detriment to the listed Crescent by virtue of the visual impact on the overall composition. Subsequently there would be a negative effect on the character and special interest of the Crescent, which is the most significant of the two remaining social housing developments by George Skipper.

Reasons why the site is not a preferred choice

The setting of Listed Buildings to the north (The Crescent) would be adversely affected by the erection of numerous dwellings on this piece of land which lies in close proximity. Although there is existing residential development to the north and west of the site, the other boundaries of the site are surrounded by relatively undeveloped landscape. The site is located in a very prominent position to the south of the village and any development is likely to have a greater impact on the landscape than at the preferred option. The Highway Authority have stated that a cumulative assessment of the impact on the junction with the B1111 road would be required.

Concerns were raised previously by the Local Development Framework Task & Finish Group at its meeting on 22 September 2009 about the suitability of this site for development given the setting of the Listed Buildings and the highways and landscape issues. Since that meeting the authority has received approximately two dozen letters in support of the site but these have been received outside of any consultation period. Given the updated evidence regarding the impact on this site on the setting of the Listed Crescent properties it would not be unreasonable for the Group to determine that this site is not a reasonable alternative and as such it should not progress to the next round of consultation.

ALTERNATIVE OPTION H3: Residential allocation of land adjacent to Lopham Road, on the eastern boundary of Harling

Description/Capacity

The site forms part of the submitted site [042]016 and [042]010. The site has been identified as deliverable/developable by the Strategic Housing Land Availability Assessment. The eastern section of the site is currently overgrown land whilst the western section of the site is managed grassland. The site is capable of accommodating 40 dwellings. Planning permission has been granted to the south-west of the site for the erection of 10 dwellings whilst open land surrounds the site to the north-east and south-east. There are existing residential properties to the north-

west of the site. The entrance to the site, which would be from Lopham Road, would lie adjacent to a small business park.

Reasons why the site is not a preferred choice

Planning permission has already been granted for a scheme comprising of 10 dwellings to the south-west of the site. Development of this site would therefore represent piecemeal development. Additionally, the site lies in a peripheral location on the eastern edge of Harling and is not within easy walking distance of a doctor's surgery. The eastern section of the site extends beyond the 35m contour line which the Breckland District Settlement Fringe Landscape Assessment states should be the limit to development because of the impact upon the Harling Heathlands landscape. The site has some biodiversity and geodiversity importance because of the existence of a lime pit and pine tree belt. Any development would have to ensure the protection of these features. Finally, Highways are concerned because Lopham Road has a severely sub-standard junction with Garboldisham Road (B1111) and limited pedestrian facilities to village services.

ALTERNATIVE OPTION H4: Residential allocation of land west of the Glebe.

Description/Capacity

The site is a small northern section of the submitted site, [042]003. Site [042]003 was identified in the SHLAA as unsuitable/unachievable due to access issues, although this has to be considered that the SHLAA was assessing the wider site and not the smaller area presented as H4. To the east of the site is low density residential development. To the north are allotments and to the west is a small area of woodland beyond which are residential properties. To the south is grassland. The site is in a moderate/high sensitive landscape. The northern section of the site has capacity to deliver the 40 houses required for Harling.

Reasons why the site is not a preferred choice

There are issues surrounding access which would be achieved from the Glebe. However, the Highways Authority indicate that access constraints are not insurmountable and given the reduced size of Site H4 compared to submitted site (042)003 it is likely that a smaller site can be accessed from the Hill Harling Barn Road given that this road is constructed to an estate road standard. Natural England has raised objections that the development of wider site (042)003 could impact on Mid Harling Fen SSSI but again, it should be borne in mind that Site H4 comprises the northern part of the site (042)003 and is some 700 metres from the SSSI. Additionally the site itself has biodiversity interest due to surrounding woodland and lack of agricultural activity.

Neighbours to the site have raised the issue that the site is prone to flooding and is boggy in nature and photographic evidence has been submitted to the Local Planning Authority showing parts of the site under shallow water. The site itself is within a defined Environment Agency flood Zone 1 (i.e. not at risk from flooding) but it is a point where a number of watercourses discharge towards the River Thet. Notwithstanding this, the site promoter recognises that the site experiences periodic and localised waterlogging and is prepared to implement remedial measures to improve drainage of the site and safe on-site attenuation of surface water.

The site is in a moderate/high sensitive landscape and has a rural/natural character to it. The site is located in the River Thet landscape character type which is typified by the shallow valley of the river and its tributaries. The landscape is one of small enclosed fields and fens which are sensitive to development. This is reflected in

Core Policy 11 of the Adopted Core Strategy which identifies river valleys as requiring particular protection. The Landscape Character Assessment recommends maintaining the historic small scale fields surrounding settlements.

ALTERNATIVE OPTION H5: Residential allocation of land west of the Glebe.

Description/Capacity

This small site sits in a relatively low density area of the village. To west is a field of grass. In other directions are residential properties. The site was identified in the SHLAA as capable of delivering 16 houses. The site is in a moderate sensitive landscape.

Reasons why the site is not a preferred choice

The site is not large enough on its own to deliver the required number of houses in Harling. However, the site could be combined with parts of the other alternative options. Highway improvements to establish a safe access and new footpath provision would be required. It is uncertain whether these improvements would render the development unviable. There are potential tree issues on the site and the development of the site could impact upon the setting of the Grade II Listed Building opposite the site. Natural England have also raised concerns that the development could impact upon Mid Harling Fen SSSI.

599000

599500

600000

287000

287000

286500

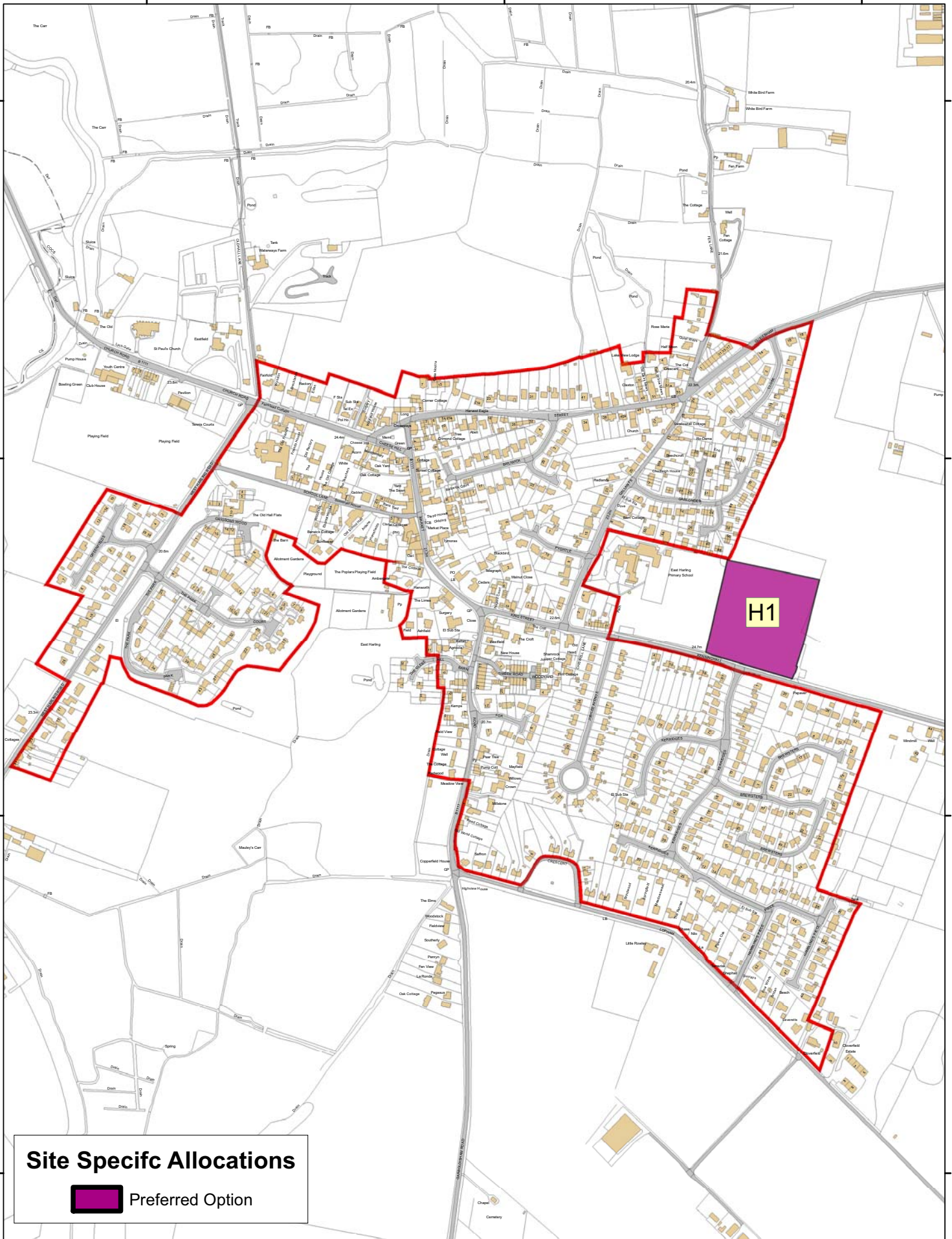
286500

286000

286000

285500

285500



Site Specific Allocations

 Preferred Option

Breckland Council

Elizabeth House
Walpole Loke
Dereham
NR19 1EE

Tel. 01362 656870 - Fax. 01362 656297

Harling

0 70 140 280 420 560 Meters

599000

599500

600000

287000

286500

286000

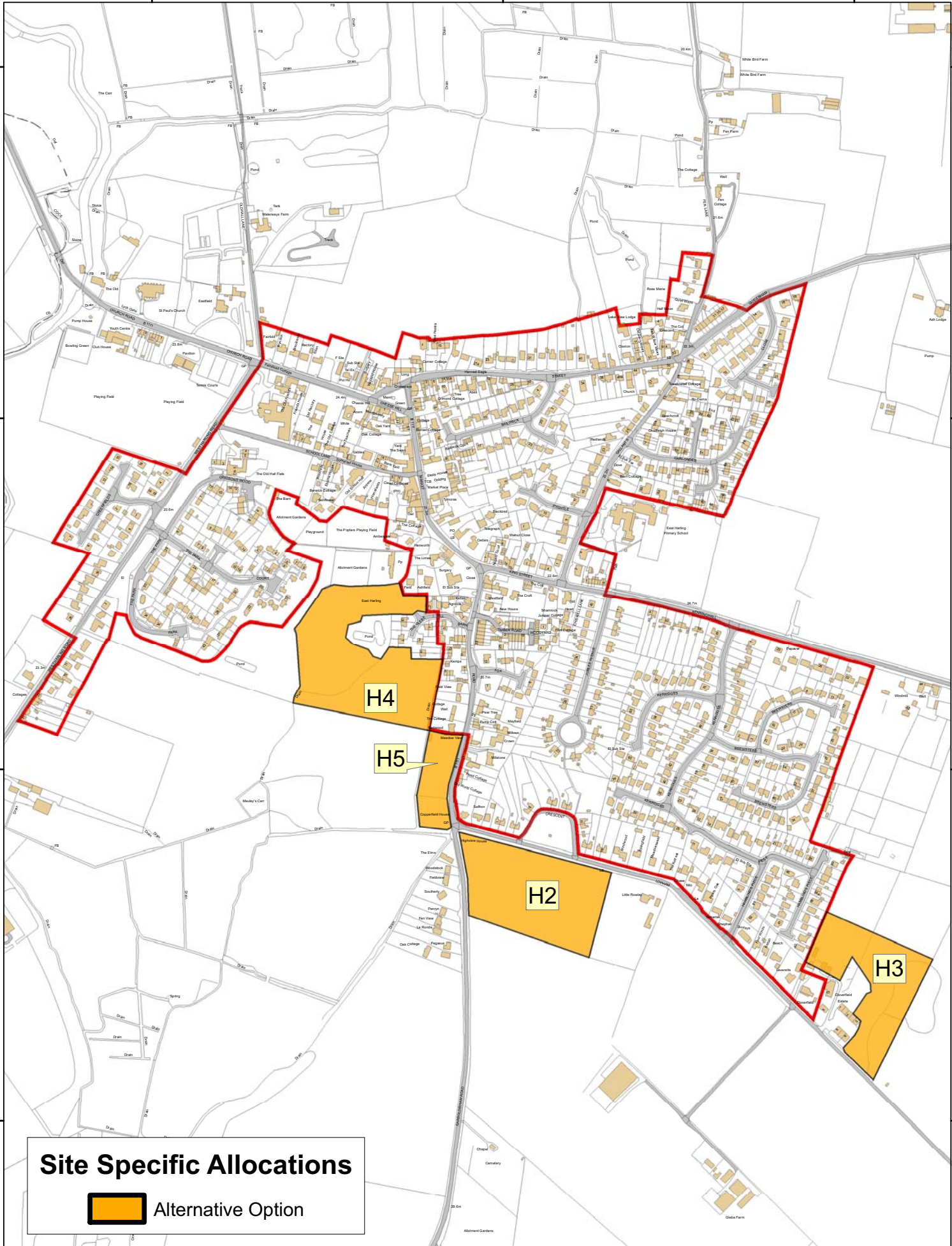
285500

287


286

285

285



Site Specific Allocations

 Alternative Option

Breckland Council

Elizabeth House
Walpole Loke
Dereham
NR19 1EE

Tel. 01362 656870 - Fax. 01362 656297

Harling

