

**PROPOSED RESIDENTIAL DEVELOPMENT
OF UP TO 110 DWELLINGS
AT LAND SOUTH OF
REDENHALL ROAD, HARLESTON
GREATER NORWICH LOCAL PLAN REFERENCE: 2099**

We have investigated the development potential of this site and believe that all issues referred to can be overcome as follows:

1. Highways

A safe vehicular access can be achieved and would be positioned towards the eastern boundary of the site where the required visibility splays of 120 x 2.4m can be achieved by reducing the ground level at the front of the site to a level not more than 600mm above the level of Redenhall Road.

A bank would be formed further into the site behind which there would be a footpath together with significant hedge and tree planting.

2. Existing site levels contributing to an overbearing development

The existing settlement to the west and south of the site, ie High Court, St Mary's Close and Church View had exactly the same issues to deal with, and do not look overly prominent as you approach Harleston along Redenhall Road. We have attached an initial layout which indicates:

- a) A reduction in ground level (of up to 2m) at the highest part of the site.
- b) Single storey dwellings along the western and eastern boundaries.
- c) Significant tree and hedge planting along the northern, western and eastern boundaries to screen the rising landform.

3. Surface water drainage

Our client's drainage engineer has pointed out that the NPPF actively encourages developers to consider opportunities offered by new development to reduce the causes and impacts of flooding and goes on to say that the indicative layout indicates sufficient public open space which can be used for the management, storage and treatment of surface water runoff which could be managed in such a way that overland flow of surface water is reduced to QBAR and therefore volume and rate of field runoff could also be reduced.

In terms of connectivity we have attached a drawing indicating the distance of the site from local facilities which are all within walking distance.

A footpath can be provided linking the site to the existing footpath on Redenhall road and the existing public footpath on the eastern boundary of the site assists connectivity still further.

The site is well related to the existing built settlement on the edge of the town and can be accessed from the A143 without the need to drive through Harleston town centre.

It is also adjacent to existing housing meaning that occupants of the new houses will feel they are part of the town rather than being isolated adjacent to the A143 and an industrial estate.

Finally, it is worthy of note that the HELAA comments favourably on this site.

13th March 2020