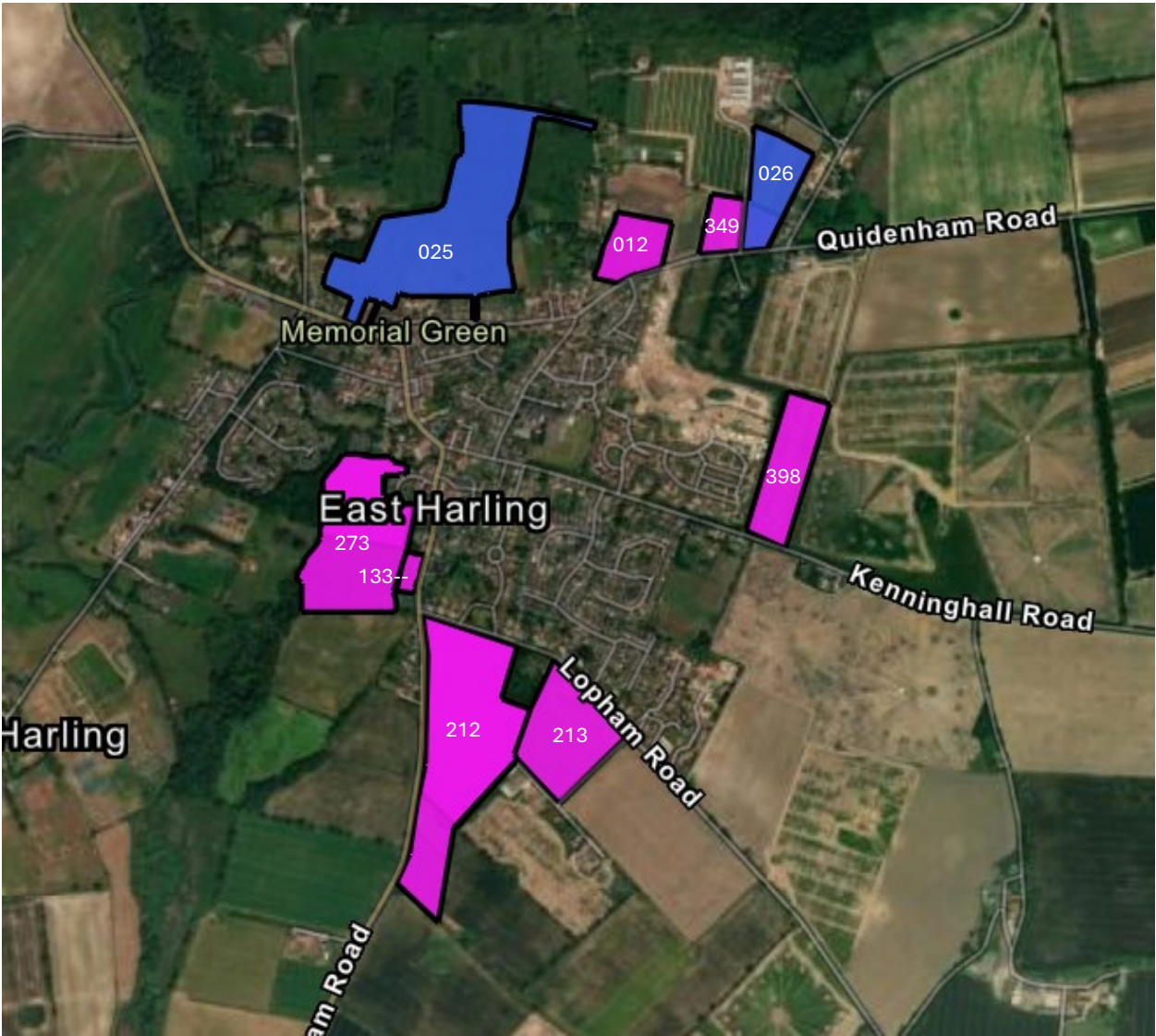


Harling Parish Council – Formal Response to Call For Sites



Housing Site Submissions 2022



Housing Site Submissions - Call For Sites 2025



**SITE NO. 133****LOCATION:** Garboldisham Road, NR16 2PTBROWNFIELD/**GREENFIELD**/MIXED/VACANT/DERELICT**Potential for 14 homes**

<b>SITE SIZE (ha)</b>	0.68
<b>CURRENT USE</b>	Horse Paddock
<b>OWNERSHIP</b>	
<b>SITE HISTORY</b> Eg what was the site previously used for, has there been previous planning applications or developer interest.	Housing site submission 2022, Previously refused planning permission.
<b>SITE CONDITIONS</b> eg in a flood risk area, likely contamination present	Backs onto a flood plain
<b>SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)</b>	No
<b>CONSERVATION AREA</b>	No
<b>BIODIVERSITY ON SITE</b> Eg Great crested newts/water voles/Badgers/Bats/Barn Owls/rare flora Veteran trees	Potentially, surrounded by mature trees and native hedgerow.
<b>SITE PHYSICAL CONSTRAINTS</b> Eg pylons/sub stations	None
<b>LEGAL BURDENS</b> Eg ransom strip/restrictive covenant/access issues/third party land	Not known
<b>SURROUNDING/ADJACENT LAND USES</b>	Residential to north, grazing land to east, south & west
<b>AWARENESS OF ANY INFRASTRUCTURE REQUIREMENTS</b>	B111 is a busy road, access could be problematic. There are no pavements within that location.
<b>LOCALISED UTILITY PROVISION</b> Eg water/gas/electricity	Utility providers to advise
<b>PARISH COUNCIL COMMENTS ON THE SUITABILITY OF THE SITE FOR DEVELOPMENT:</b>  POTENTIAL – SUBJECT TO ROAD INFRASTRUCTURE IMPROVEMENTS, ADDITION OF PAVEMENTS Exit onto Garboldisham road could be problematic as it's a busy road. To achieve suitable vision splays would require loss of native hedgerow/wildlife corridors. Suggest density should be lower than 14 homes and be a mixture of 1 and 2 bedroom homes.	

**SITE NO. 273****LOCATION:** Rear of the Glebe, N16 2LZBROWNFIELD/**GREENFIELD**/MIXED/VACANT/DERELICT**Potential for 65 homes.**

<b>SITE SIZE (ha)</b>	6.6
<b>CURRENT USE</b>	Grazing land
<b>OWNERSHIP</b>	
<b>SITE HISTORY</b> Eg what was the site previously used for, has there been previous planning applications or developer interest.	Housing site submission 2022
<b>SITE CONDITIONS</b> eg in a flood risk area, likely contamination present,	Flood risk area. Receives off-run from Kenninghall road and surrounding development. Drone footage showing extensive flooding held.
<b>SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)</b>	No
<b>CONSERVATION AREA</b>	No
<b>BIODIVERSITY ON SITE</b> Eg Great crested newts/water voles/Badgers/Bats/Barn Owls/rare flora Veteran trees	Likely. Numerous ponds on site. The site has woodland (Grigsons wood) to the west with mature trees. Bats, Great Crested Newts and owls observed by parishioners. Dragonfly breeding site.
<b>SITE PHYSICAL CONSTRAINTS</b> Eg pylons/sub stations	None
<b>LEGAL BURDENS</b> Eg ransom strip/restrictive covenant/access issues/third party land	Access would be made via The Glebe. The potential is for 65 homes which would generate significant traffic movement along a road not designed for that capacity.
<b>SURROUNDING/ADJACENT LAND USES</b>	Allotments to the north, housing and paddocks to the east, grazing to the south, farm and woodland to the west.
<b>AWARENESS OF ANY INFRASTRUCTURE REQUIREMENTS</b>	Road infrastructure/access through The Glebe would not support an additional 65 homes and the traffic they would generate.
<b>LOCALISED UTILITY PROVISION</b> Eg water/gas/electricity	Utility providers to advise

**PARISH COUNCIL COMMENTS ON THE SUITABILITY OF THE SITE FOR DEVELOPMENT:**

UNSUITABLE.

Serious risk of flooding – documented over many years. Residents on the Glebe have requested sand bags as their properties have flooded on numerous occasions. Circa £20k of flood prevention works have been spent on a single property at the Glebe and it still floods. Highways England released documents recently stating there were NO plans to upgrade the infrastructure to help residents with flooding, sewage and surface water. Residents have been informed by Anglian Water and Highways England that they can't alleviate the flooding due to being 'Over subscribed' with houses. Additional development will compound the issue for existing residents.

Entrance/exit would be via The Glebe which has numerous cars parked along the pavements either side. The access road was not designed for increased traffic.

Significant impact on biodiversity.

**SITE NO. 212/213**

**LOCATION:** Junction of Garboldisham Road/Lopham Road, NR16 2PX

BROWNFIELD/**GREENFIELD**/MIXED/VACANT/DERELICT

**Potential for 200 homes**

<b>SITE SIZE (ha)</b>	7.58
<b>CURRENT USE</b>	Agricultural farmland
<b>OWNERSHIP</b>	
<b>SITE HISTORY</b> Eg what was the site previously used for, has there been previous planning applications or developer interest.	Housing site submission 2022 Previous developer interest (Gladmans). Potential for archaeological finds.
<b>SITE CONDITIONS</b> eg in a flood risk area, likely contamination present,	No flood/contamination risk known.
<b>SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)</b>	No
<b>CONSERVATION AREA</b>	No
<b>BIODIVERSITY ON SITE</b> Eg Great crested newts/water voles/Badgers/Bats/Barn Owls/rare flora Veteran trees	Mature native hedgerow to perimeter, forming important wildlife corridors.
<b>SITE PHYSICAL CONSTRAINTS</b> Eg pylons/sub stations	None
<b>LEGAL BURDENS</b> Eg ransom strip/restrictive covenant/access issues/third party land	None known

<b>SURROUNDING/ADJACENT LAND USES</b>	The Crescent (Grade II Listed) , Lopham Road and further housing is to the north, farmland to the east, Glebe Farm and Harling Cemetery to the south, farm land and housing to the west.
<b>AWARENESS OF ANY INFRASTRUCTURE REQUIREMENTS</b>	Lopham Road is narrow, cars required to mount the verge when buses approach. The junction with Garboldisham Road is dangerous and unsuitable for additional traffic of the volume proposed. There are no pavements in that area.
<b>LOCALISED UTILITY PROVISION</b> Eg water/gas/electricity	Utility providers to advise
<b>PARISH COUNCIL COMMENTS ON THE SUITABILITY OF THE SITE FOR DEVELOPMENT:</b>  <p>POTENTIAL SUBJECT TO AN ACCEPTABLE ACCESS POINT, REDUCTION IN THE PROPOSED DEVELOPMENT AREA &amp; INVESTMENT IN LOCAL SERVICES: GP SURGERY/PRIMARY SCHOOL/DRAINAGE</p> <p>Previously submitted for development and received extensive objection from the parish. The application was subsequently withdrawn. The proposal was for in excess of 200 homes at that time.</p> <p>The PC may consider the site should the number of homes be reduced. The PC preference is for smaller developments to achieve integration into the village envelope. Additionally, smaller developments will have less impact on local infrastructure: roads/school/Doctors.</p> <p>Concerns regarding traffic flow as cars exit from Lopham Road onto the Garboldisham Road. Our preference for lower density supports less vehicle movement along Market Street (through the centre of the village) in order to access the A11.</p> <p>Residents along Lopham Road have stated sewerage smells are present since development at Taylor Drift. Fears are that this will increase with further development. Anglian Water required to flush sewers at least twice a year.</p>	

<b>SITE NO. 398</b> <b>LOCATION:</b> Kenninghall Road, NR16 2QN  BROWNFIELD/ <b>GREENFIELD</b> /MIXED/VACANT/DERELICT <b>Potential for 30 homes</b>	
<b>SITE SIZE (ha)</b>	0.91
<b>CURRENT USE</b>	Pig farming
<b>OWNERSHIP</b>	
<b>SITE HISTORY</b>	Housing site submission 2022

Eg what was the site previously used for, has there been previous planning applications or developer interest.	Submitted for planning, refused and appealed. Refused at appeal.
<b>SITE CONDITIONS</b> eg in a flood risk area, likely contamination present,	Prominent position on entry to the village
<b>SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)</b>	No
<b>CONSERVATION AREA</b>	No
<b>BIODIVERSITY ON SITE</b> Eg Great crested newts/water voles/Badgers/Bats/Barn Owls/rare flora Veteran trees	Mature native hedgerow to the west and bordering Kenninghall Road forms important wildlife corridors.
<b>SITE PHYSICAL CONSTRAINTS</b> Eg pylons/sub stations	None
<b>LEGAL BURDENS</b> Eg ransom strip/restrictive covenant/access issues/third party land	Designated public footpath to the east of the site.
<b>SURROUNDING/ADJACENT LAND USES</b>	Pig farming to the north and east, Kenninghall Road and grazing land to the south, extensive recent development to the west (Poppyfields)
<b>AWARENESS OF ANY INFRASTRUCTURE REQUIREMENTS</b>	
<b>LOCALISED UTILITY PROVISION</b> Eg water/gas/electricity	Utility providers to advise
<b>PARISH COUNCIL COMMENTS ON THE SUITABILITY OF THE SITE FOR DEVELOPMENT:</b>  UNSUITABLE  Site was subject to a planning application a few years previously, following refusal it was appealed and subsequently refused by the secretary of state. Would require loss of native hedgerow/important wildlife corridors to achieve safe access. Likely veteran trees to the north of the site that have huge bio-diversity value and provide homes to Little and Tawny owls. Kenninghall Road/the east of the village has seen significant development since 2009 and traffic through the village has arguably doubled. The PC raise concerns about increasing this yet again along Market Street to exit to the A11. Lack of pavement provision to access the village centre/school safely on foot.	

**SITE NO. 350**      **\*\*This site appears to have been removed from the Call for sites Map Viewer\*\***  
**LOCATION:** Quidenham Road  
  
 BROWNFIELD/**GREENFIELD**/MIXED/VACANT/DERELICT  
**Potential for 80 homes**

<b>SITE SIZE (ha)</b>	
<b>CURRENT USE</b>	Pig farming field/arable
<b>OWNERSHIP</b>	
<b>SITE HISTORY</b> Eg what was the site previously used for, has there been previous planning applications or developer interest.	Housing site submission 2022
<b>SITE CONDITIONS</b> eg in a flood risk area, likely contamination present,	
<b>SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)</b>	No
<b>CONSERVATION AREA</b>	No
<b>BIODIVERSITY ON SITE</b> Eg Great crested newts/water voles/Badgers/Bats/Barn Owls/rare flora Veteran trees	Likely. 3no mature oaks to southern boundary (shared with 398 site), potentially veteran trees. Home to Little and Tawny owls. Lots of bat activity reported and Barn owls witnessed.
<b>SITE PHYSICAL CONSTRAINTS</b> Eg pylons/sub stations	None
<b>LEGAL BURDENS</b> Eg ransom strip/restrictive covenant/access issues/third party land	Designated public footpath to the east of the site.
<b>SURROUNDING/ADJACENT LAND USES</b>	Grazing land to the north, arable/pig field to the south, pig field to the south and residential to the west
<b>AWARENESS OF ANY INFRASTRUCTURE REQUIREMENTS</b>	Significant road infrastructure work would be required, likely opposite the Eccles Road junction. This area is prone to car accidents with reduced visibility when exiting the junction from Eccles Road.
<b>LOCALISED UTILITY PROVISION</b> Eg water/gas/electricity	Utility providers to advise
<b>PARISH COUNCIL COMMENTS ON THE SUITABILITY OF THE SITE FOR DEVELOPMENT:</b>  <b>UNSUITABLE</b> The PC refuse to support any further large development where associated traffic will exit along White Hart Street to access the B1111 and village services. The sharp bend at the junction with Memorial Green is a pinch point. Approaching that bend there is little parking provision for properties resulting in cars being parked both sides of the street. Entrance/Exit would be opposite Eccles Road junction. To achieve highways compliance there would be significant loss of trees, and new road infrastructure required. Lack of pavement to access the village centre/school safely on foot.	



**SITE NO. 026****LOCATION:** Eccles Road, NR16 2JDBROWNFIELD/**GREENFIELD**/MIXED/VACANT/DERELICT**Potential for 40/60 homes**

<b>SITE SIZE (ha)</b>	2.3
<b>CURRENT USE</b>	Arable farmland
<b>OWNERSHIP</b>	
<b>SITE HISTORY</b> Eg what was the site previously used for, has there been previous planning applications or developer interest.	Housing site submission 2025. Previously submitted for planning and withdrawn.
<b>SITE CONDITIONS</b> eg in a flood risk area, likely contamination present,	None known
<b>SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)</b>	No
<b>CONSERVATION AREA</b>	No
<b>BIODIVERSITY ON SITE</b> Eg Great crested newts/water voles/Badgers/Bats/Barn Owls/rare flora Veteran trees	Unlikely given it is regularly farmed.
<b>SITE PHYSICAL CONSTRAINTS</b> Eg pylons/sub stations	None
<b>LEGAL BURDENS</b> Eg ransom strip/restrictive covenant/access issues/third party land	None known
<b>SURROUNDING/ADJACENT LAND USES</b>	Farmland to north and west, residential to east and south.
<b>AWARENESS OF ANY INFRASTRUCTURE REQUIREMENTS</b>	
<b>LOCALISED UTILITY PROVISION</b> Eg water/gas/electricity	Utility providers to advise



**PARISH COUNCIL COMMENTS ON THE SUITABILITY OF THE SITE FOR DEVELOPMENT:****UNSUITABLE**

Again, PC raise concerns over traffic exiting onto White Hart Street to access the B1111 and village services. The sharp bend at the junction with Memorial Green is a pinch point.

Approaching that bend there is little parking provision for properties resulting in cars being parked both sides of the street. If the entrance/exit was located on Eccles Road this would be preferable however, density of homes would need to be reduced in order to reduce impact on White Hart Street overall.

Would require crossing point to access pavement if a separate pedestrian access was placed at the southern end of the site.

**SITE NO. 349**

**LOCATION:** Quidenham road, NR16 2NG

BROWNFIELD/**GREENFIELD**/MIXED/VACANT/DERELICT

**Potential for 16 homes**

<b>SITE SIZE (ha)</b>	1.13
<b>CURRENT USE</b>	Dog Exercising field
<b>OWNERSHIP</b>	
<b>SITE HISTORY</b> Eg what was the site previously used for, has there been previous planning applications or developer interest.	Previously farm land.
<b>SITE CONDITIONS</b> eg in a flood risk area, likely contamination present,	Fenced area, previously farmed.
<b>SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)</b>	No
<b>CONSERVATION AREA</b>	No
<b>BIODIVERSITY ON SITE</b> Eg Great crested newts/water voles/Badgers/Bats/Barn Owls/rare flora Veteran trees	Unlikely to be of high biodiversity value
<b>SITE PHYSICAL CONSTRAINTS</b> Eg pylons/sub stations	No
<b>LEGAL BURDENS</b> Eg ransom strip/restrictive covenant/access issues/third party land	None known
<b>SURROUNDING/ADJACENT LAND USES</b>	Arable farmland to the north, east & west, residential to the south
<b>AWARENESS OF ANY INFRASTRUCTURE REQUIREMENTS</b>	

<b>LOCALISED UTILITY PROVISION</b> Eg water/gas/electricity	Utility providers to advise
<b>PARISH COUNCIL COMMENTS ON THE SUITABILITY OF THE SITE FOR DEVELOPMENT:</b>  UNSUITABLE Previously refused planning permission. Again, the PC refuse to support any further development where associated traffic will exit along White Hart Street to access the B1111 and village services. The sharp bend at the junction with Memorial Green is a pinch point. Approaching that bend there is little parking provision for properties resulting in cars being parked both sides of the street. Would require crossing point to access pavement.	

<b>SITE NO. 012</b> <b>LOCATION:</b> Quidenham Road, NR16 2DJ  BROWNFIELD/ <b>GREENFIELD</b> /MIXED/VACANT/DERELICT <b>Potential for 25 homes</b>	
<b>SITE SIZE (ha)</b>	1.7
<b>CURRENT USE</b>	None
<b>OWNERSHIP</b>	
<b>SITE HISTORY</b> Eg what was the site previously used for, has there been previous planning applications or developer interest.	Housing site submission 2022
<b>SITE CONDITIONS</b> eg in a flood risk area, likely contamination present,	Previously a vineyard
<b>SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)</b>	No
<b>CONSERVATION AREA</b>	No
<b>BIODIVERSITY ON SITE</b> Eg Great crested newts/water voles/Badgers/Bats/Barn Owls/rare flora Veteran trees	Likely. Deer observed entering the site. Site not noticeably farmed. Mature native hedgerow to boundary of the site and mature tree's within hedge.
<b>SITE PHYSICAL CONSTRAINTS</b> Eg pylons/sub stations	None
<b>LEGAL BURDENS</b> Eg ransom strip/restrictive covenant/access issues/third party land	Not known
<b>SURROUNDING/ADJACENT LAND USES</b>	Farm land to the north and east, residential to the south and west.

<b>AWARENESS OF ANY INFRASTRUCTURE REQUIREMENTS</b>	Access would need to be opposite Drakes Close junction requiring a roundabout or potentially traffic lights. While this may slow traffic entering the village it would add to the traffic issue exiting the village via White Hart Street.
<b>LOCALISED UTILITY PROVISION</b> Eg water/gas/electricity	Utility providers to advise
<b>PARISH COUNCIL COMMENTS ON THE SUITABILITY OF THE SITE FOR DEVELOPMENT:</b>  UNSUITABLE Again, the PC refuse to support any further development where associated traffic will exit along White Hart Street to access the B1111 and village services. The sharp bend at the junction with Memorial Green is a pinch point. Approaching that bend there is little parking provision for properties resulting in cars being parked both sides of the street. Would require crossing point to access pavement and significant loss of native hedgerow that forms an important wildlife corridor.	

<b>SITE NO. 025</b> <b>LOCATION:</b> Church Road/White Hart Street, NR16 2NB  BROWNFIELD/ <b>GREENFIELD</b> /MIXED/VACANT/DERELICT <b>Potential for 125 homes</b>	
<b>SITE SIZE (ha)</b>	8 ha (6 ha suitable, 2 ha BNG)
<b>CURRENT USE</b>	Cattle grazing land
<b>OWNERSHIP</b>	
<b>SITE HISTORY</b> Eg what was the site previously used for, has there been previous planning applications or developer interest.	Housing site submission 2025. Subject to planning previously. Application received in excess of 200 objections for a significantly smaller development.
<b>SITE CONDITIONS</b> eg in a flood risk area, likely contamination present,	Boggy ground towards the north near the fen
<b>SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)</b>	No
<b>CONSERVATION AREA</b>	No
<b>BIODIVERSITY ON SITE</b> Eg Great crested newts/water voles/Badgers/Bats/Barn Owls/rare flora Veteran trees	Likely. Land is prone to flooding and remains boggy toward the north & east of the site all year round. TPO's on some trees. Bats & Red deer observed.
<b>SITE PHYSICAL CONSTRAINTS</b>	None

Eg pylons/sub stations	
<b>LEGAL BURDENS</b> Eg ransom strip/restrictive covenant/access issues/third party land	None Known
<b>SURROUNDING/ADJACENT LAND USES</b>	Grazing farmland to the north & east, Residential & services (Fire station/dentists) to the south, farm, grazing and residential to the west
<b>AWARENESS OF ANY INFRASTRUCTURE REQUIREMENTS</b>	Road infrastructure at access points and within site itself.
<b>LOCALISED UTILITY PROVISION</b> Eg water/gas/electricity	Utility providers to advise
<p><b>PARISH COUNCIL COMMENTS ON THE SUITABILITY OF THE SITE FOR DEVELOPMENT:</b></p> <p>POTENTIAL SUBJECT TO AN ACCEPTABLE ACCESS POINT, REDUCTION IN THE PROPOSED DEVELOPMENT AREA &amp; INVESTMENT IN LOCAL SERVICES: GP SURGERY/PRIMARY SCHOOL/DRAINAGE &amp; UTILITY PROVISION</p> <p>The site has been put forward for planning previously and met with objection due to access concerns. The site as shown suggests potential access points from Cheese Hill (adj to the Fire Station), White Hart Street. We would not accept any access/egress from Fen lane. Fen Lane is an unadopted road and totally unsuitable for any additional dwellings or increased traffic movement. Many applications have been made in recent years and all have been refused at planning and appeal. White Hart Street access could bring grid lock for reasons referred to in previous sites above. The access alongside the Fire Station is a narrow gravel track and unsuitable in terms of highways requirements. That said, if suitable, safe access onto Cheese Hill could be achieved there is potential for the site as traffic wouldn't be pulled through the centre of the village.</p> <p>The north of the site is adjacent to the fen so consistently boggy and supporting of wildlife with high bio-diversity value. Density of homes would potentially need to reduce due to less land suitable for development. Current developer plans detail housing in an area known to flood regularly (east of the site)</p> <p>There was some concern that a small supermarket would compete with local businesses and encourage an increase in traffic from outside the village. Furthermore, HGV traffic would require access placing more strain on already congested roads.</p> <p>It should be noted the site holds historic importance for the village having been the site of the Lamb &amp; sheep market, the old fairstead.</p> <p>Finally, residents questioned whether providing a car park would alleviate the parking along Harlings roads. Human nature is to park as close to your home/destination as possible. This being the case there are numerous reports of drivers experiencing difficulty exiting West Harling Road due to parked vehicles near to the junction. The police have been notified but the issue persists. Increased vehicular traffic would exacerbate this issue.</p>	

### **In summary:**

The responses above are based on a public consultation held at the Riverside Centre in East Harling on 6 September 2025. Each site was presented with relevant information, and residents provided their feedback either in writing or through discussions with councillors for inclusion in the formal response. Additional comments were submitted via the Harling Matters Facebook page and directly to Breckland Council.

There is general agreement that further development should only proceed after comprehensive evaluation of village infrastructure, including roads, parking, drainage, sewerage, medical facilities, schools, and the capacity of the village hall. Current wait times for doctor appointments are significant, leading to concerns about the sustainability of existing services if development increases.

While some parishioners support new development, they emphasise the need to address infrastructure issues first. Concerns also include the capacity of the water system, frequent leaks, regular maintenance required for sewer systems, and increased road traffic, especially where pavements are absent. Four major accidents were reported in August, one involving air ambulance services. Traffic calming measures for Quidenham Road were suggested. Following the 3 Squirrel development and removal of native hedgerow, an increase in vehicle speed has been noted at the village entrance. Residents of Drake Close have reported limited visibility when exiting onto the main road, and concerns about potential gridlock during peak traffic times have been consistently raised.

Respondents expressed a preference for smaller 1- and 2-bedroom homes rather than larger properties, with many indicating these should be affordable and available to local residents.

East Harling has experienced considerable development over the past 20 years. The Parish Council has accommodated these developments and adopted green space on the 3 Squirrels site. Although East Harling is regarded as a service centre due to its GP surgery, dental practices, shops, post office, recreation ground, halls, and fire station, there are concerns about current service capacities. The GP surgery was recently rated among the lowest in Norfolk. Further large-scale development may affect already constrained services.

Feedback also indicates that East Harling has met or exceeded development targets compared to other villages over the past decade. As a result, the formal position is: **No further development should occur without corresponding improvements to infrastructure.**