Broadland Site Specific Proposals Additional Sites Reepham Whitwell Street (X48-01)

The proposed scheme is submitted in response to being identified by Broadland in 2012 as an ‘additional site’ under consideration to meet the requirements for new homes in Reepham, as a Key Service Centre where approximately 100-200 new homes are proposed

 up to 2026, subject to service constraints.

The scheme is based on consultations with the County Council Education Service and also takes into account the requirements of site concept statements that have been prepared for other sites in Reepham outlined in the Preferred Options Document 2013.

The outline scheme proposes the allocation of 0.5 hectares (1.25 acres) of the site adjacent to the Primary School, required by the County Council to safeguard an area of land for future expansion of the school due to windfall sites and new residential allocations.

The 22 dwellings will be a mix of house types as shown on the plan with detached and semi-detached houses and some terrace dwellings throughout the scheme and with bungalows on the south east boundary. There will be a requirement that 33% of the dwellings within the scheme will be for social housing/affordable.

Under the Code for Sustainable Homes the dwellings will be required to be built to Code Level 3 and in some cases to Code Level 4 for water efficiency. A SUDS sustainable drainage system will be incorporated into the scheme to ensure that any water run-off is contained within the site.

The principal vehicle access will be from Mill Road and incorporate road widening and a footpath along the whole frontage. There will also be a footpath link to Bar Lane for pedestrian and cycle access to the town centre.

A Landscape Belt is proposed along the south east boundary adjacent to the existing housing and there is additional landscaping within the scheme. A centrally sited recreational play area is also proposed for the dwellings.

The layout of 22 dwellings within this site of 1.28ha ( 1.88 acres) represents a density of about 17 dw per ha (12 per ac) which is considered appropriate for this site that is surrounded by existing development, and includes significant vehicle and pedestrian improvements to Mill Road and a land allocation to enable planned expansion of the Primary School.

The proposed scheme is put forward as a sustainable residential/educational allocation that takes into account the relevant policies of the Development Plan comprising the Core Strategy and the National Planning Policy Framework.

Hugh Ivins BA (T & C Planning) MRTPI