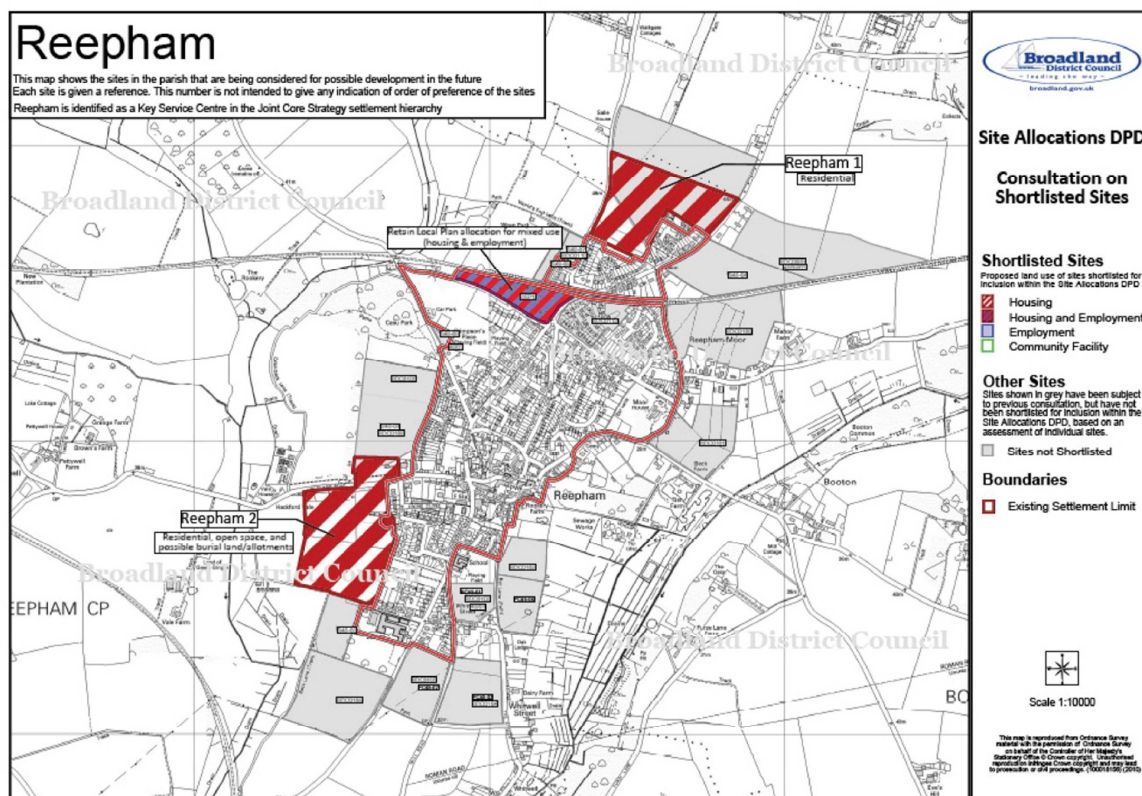


Reepham 1 - Development Options:

Public Consultation – 7th May 2013



Broadland District Council has designated Reepham as a key service centre and allocated the settlement as suitable to receive additional housing.

According to Broadland, the sites shown have been shortlisted because:

- There is the potential to deliver community facilities
- They have the potential to provide safe vehicle access
- They would have less impact on the landscape and environment than other options

The Reepham 1 site is being promoted by The Salle Estate, who have been custodians of the wider countryside around Reepham for many years and their vision for the development is to create something that will benefit Reepham into the future. It is considered as an appropriate site for up to 100 houses, with the intention of constructing a wholly sustainable solution to modern housing, including

- Seeking high levels of sustainable construction, possibly utilising the Code for Sustainable Homes
- Developing homes with minimal energy requirements, perhaps to the Passivhaus standard
- Providing a sustainable drainage solution for both foul and surface water
- Incorporating sustainable transport links
- Seeking a high standard of design, reflecting local materials and context
- Making some land available for self-build opportunities

The promoters of the site would welcome your views on the following issues around the development of the site.

Design:

1. The developers want to ensure that the design of the new dwellings reflects the character of Reepham.

How important do you think this is?

1 = not at all 2 3 4 5 = Very Important
☐ ☐ ☐ ☐ ☐

2. Should the housing designs strive to improve sustainability and energy performance over and above current minima?

Yes ☐ No ☐

3. It is proposed to make a small number of plots available for self-build opportunities.

How important do you think this is?

1 = not at all 2 3 4 5 = Very Important
☐ ☐ ☐ ☐ ☐

4. The site will incorporate some public open space and play areas for children.

How important do you think this is?

1 = not at all 2 3 4 5 = Very Important
☐ ☐ ☐ ☐ ☐

5. The site will be surveyed for wildlife and ecological value, and the development will seek specialist ecologist's views on providing an improved, bio-diverse environment on completion of the development.

Do you think this is important?

1 = not at all 2 3 4 5 = Very Important
☐ ☐ ☐ ☐ ☐

6. The development will include a provision of around 30% of the units as affordable housing for either rent or shared ownership, managed through a local registered provider, (Housing Association).

How important do you think that this should be reserved for local people?

1 = not at all 2 3 4 5 = Very Important
☐ ☐ ☐ ☐ ☐

Transport:

7. Do you think the site has good pedestrian, cycle and vehicular access to Reepham and the surrounding area?

Yes ☐ No ☐ Don't know ☐

8. Is the proximity of the site to the Sustrans cycle route important?

Yes ☐ No ☐ Don't know ☐

9. The site is located close to designated employment areas. How important do you think this is?

1 = not at all 2 3 4 5 = Very Important
☐ ☐ ☐ ☐ ☐

- 10.** The development of the site will maintain the local footpath links to and through the site.

Do you think this is important?

1 = not at all

☐

2

☐

3

☐

4

☐

5 = Very Important

☐

- 11.** The proposal includes suggestions for operating a car pool for residents.

Do you think this is a good idea?

Yes ☐

No ☐

Don't know ☐

- 12.** It also includes provision for an electric bus school service pick up point.

Do you think this is a good idea?

Yes ☐

No ☐

Don't know ☐

- 13.** The development proposes to prevent or limit vehicular traffic onto Wood Dalling Road, limiting these to pedestrian and cycle access only. The primary access is off Cawston Road. The existing hedge will be re-aligned to provide safe visibility. This will provide vehicular access to Norwich via Cawston.

Is this an appropriate access arrangement?

Yes ☐

No ☐

Don't know ☐

- 14.** If not, please state your preferred alternative?

Sustainable Drainage:

- 15.** The proposal incorporates a sustainable reed bed sewage disposal system, avoiding loading the current sewers. This will provide additional clean wetlands, and a willow plantation to provide biomass fuels. It will also open up an extended footpath through an increased bio-diverse landscape.

Do you think this is an important feature?

1 = not at all

☐

2

☐

3

☐

4

☐

5 = Very Important

☐

- 16.** Surface water from roofs and drives will be collected and retained on site through a sustainable drainage system, and will only 'run-off' at the pre-development green field rate, preventing flooding often associated with development.

How important do you think this is?

1 = not at all

☐

2

☐

3

☐

4

☐

5 = Very Important

☐

General:

17. Do you think the development proposal has sufficiently considered its impact on the environment?

Yes ☐

No ☐

Don't know ☐

18. If not, what additional considerations should be included?

19. Given the allocation of Reepham as a settlement suitable for additional housing of the scale proposed, do you support this development?

Yes ☐

No ☐

Don't know ☐

20. If not, please state why?

Please hand in the form today or alternatively you can send it to:

Alan Irvine at:

Heath Farm House, Postwick. Norwich. NR13 5HB.

or by email to airvine@alanirvine.co.uk

All replies by 17th May 2013 please.

Name

Address

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Telephone No

E-mail address

(Name and address can be withheld if preferred).