

REEPHAM (including Booton, Guestwick, Heydon, Salle and Wood Dalling)



Reepham is identified as a key service centre. Services include a high school, primary school, shop, doctor's surgery, village hall, library, and public houses. Booton, Guestwick, Heydon, Salle and Wood Dalling are all identified as smaller rural communities in the countryside where there are no settlement limits and limited services and facilities.

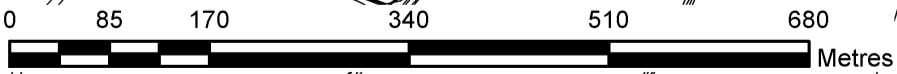
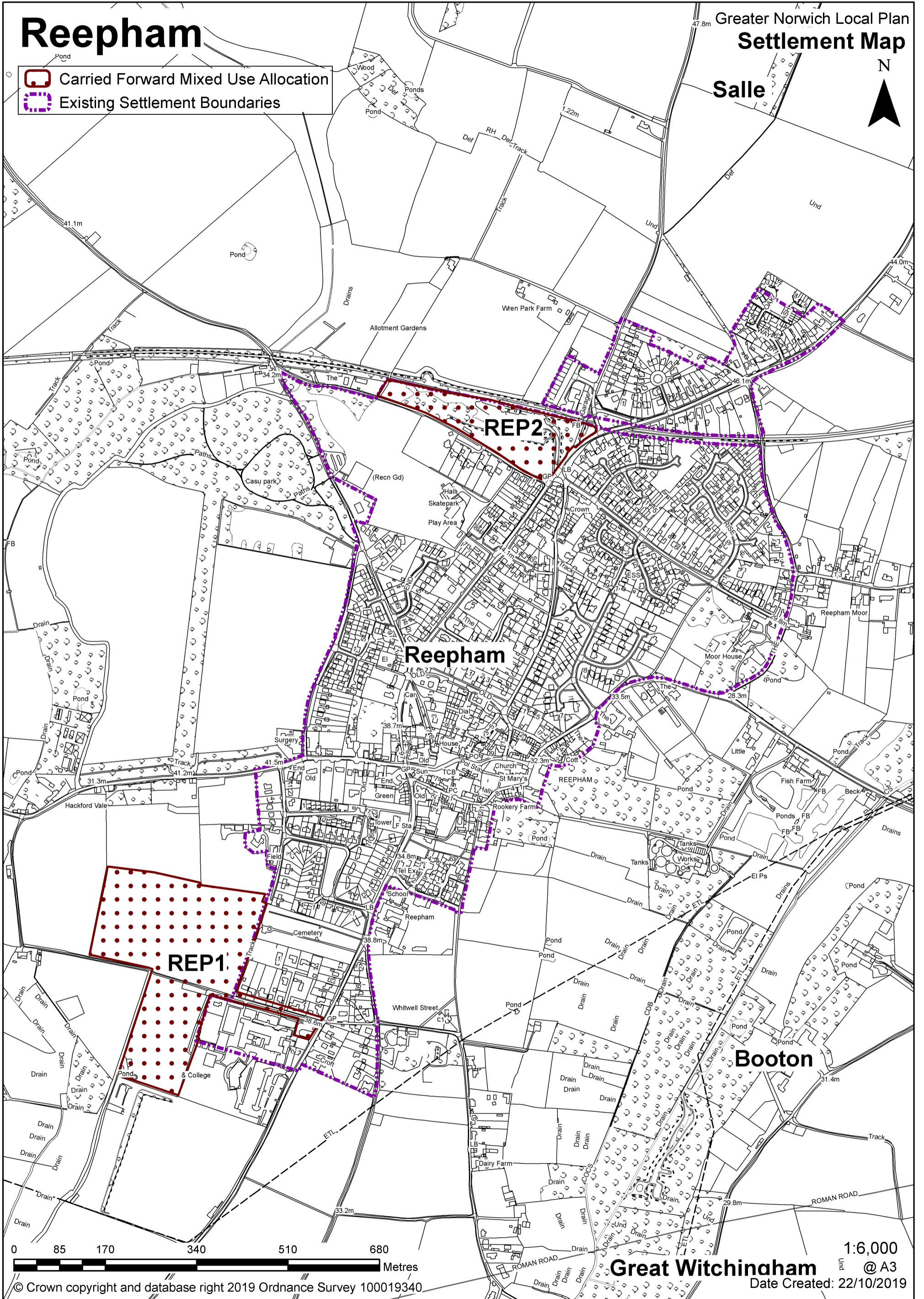
There are currently no new allocations proposed in this key service centre. There are two carried forward residential allocations for 120 homes and a total of 28 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the centre of 148 homes between 2018 – 2038.

All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

Reepham

Salle

-  Carried Forward Mixed Use Allocation
-  Existing Settlement Boundaries



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Great Witchingham

1:6,000

@ A3

Date Created: 22/10/2019

No new allocations are proposed

Notes:

High amounts of existing commitments and environmental/infrastructure constraints limit the potential for additional housing.

Existing allocations to be carried forward

POLICY REP1 Land off Broomhill Lane, Reepham (approx. 8.2ha) is allocated for residential development & community facilities (including cemetery land, recreational open space and a sports hall). This comprises land to the north (approx. 5.7 ha) and south (approx. 2.5 ha) of Broomhill Lane, Reepham. The site will accommodate approximately 100 homes in total.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

- Vehicular access to be from a realigned and improved Broomhill Lane, incorporating appropriate traffic management measures and footway provision, with pedestrian access linking to Park Lane and Broomhill Lane.
- Off-site improvements to the highway network may also be necessary, as required by the highway authority, potentially including extension of the 30mph speed limit on Whitwell Road and consideration of extending the 20mph speed limit to the High School.
- Provision of a sports hall for the High School to be located in proximity to the existing school facilities.
- Provision to be made for an extension of the existing town cemetery.
- Norfolk Mineral and Waste Core Strategy Policy CS16 applies as this site is underlain by safeguarded mineral resources.

Notes

REP1: The site was allocated in 2016 as part of the current local plan but has not yet been developed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period up to 2038. The site is considered in the calculation of the housing requirement, providing at least 100 homes, but more may be accommodated, subject to an acceptable design and layout, etc. being achieved. REP1 will also be incorporated into the settlement limit once it is completed.

REEPHAM

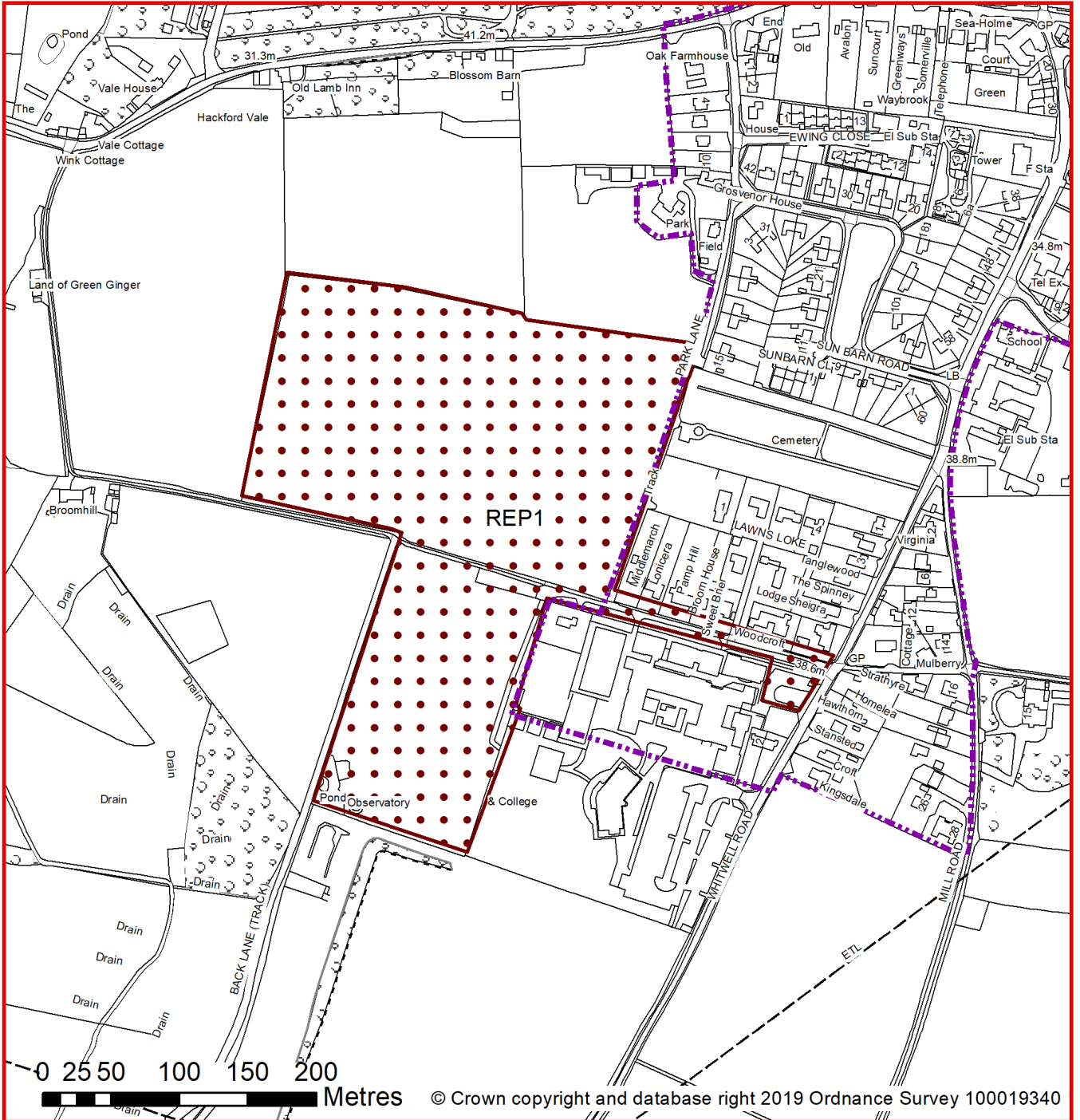
Greater Norwich Local Plan Carried Forward Allocation



Site Reference REP 1
 Location Land off Broomhill Lane
 Allocation Mixed Use
 Area 8.2 ha

(Also shown as commitments
on other maps)

N
 1:4,000
 @ A4

Date: 04/12/2019



-  Carried forward Mixed Use Allocation
-  Existing Settlement Boundary

POLICY REP2 Land at former station yard, Station Road, Reepham (approx. 2.8 ha) is allocated for a mixed development of residential and employment. This will accommodate approximately 20 homes, B1 and B2 employment uses.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

- Access (vehicular and pedestrian) to be from Station Road, with possible pedestrian access to Stoney Lane.
- Pollution control measures should ensure that development does not lead to pollution of the water environment as source protection zone nearby.

Notes

REP2: The site was allocated in 2016 as part of the current local plan but has not yet been developed. The principle of development is already accepted and it is expected that development will take place within the new local plan time-period up to 2038. A planning permission exists for the site (reference: 20180963) that if developed will provide for a 60 bed care home and 20 assisted flats and 15 assisted bungalows. REP2 will also be incorporated into the settlement limit once it is completed.

REEPHAM

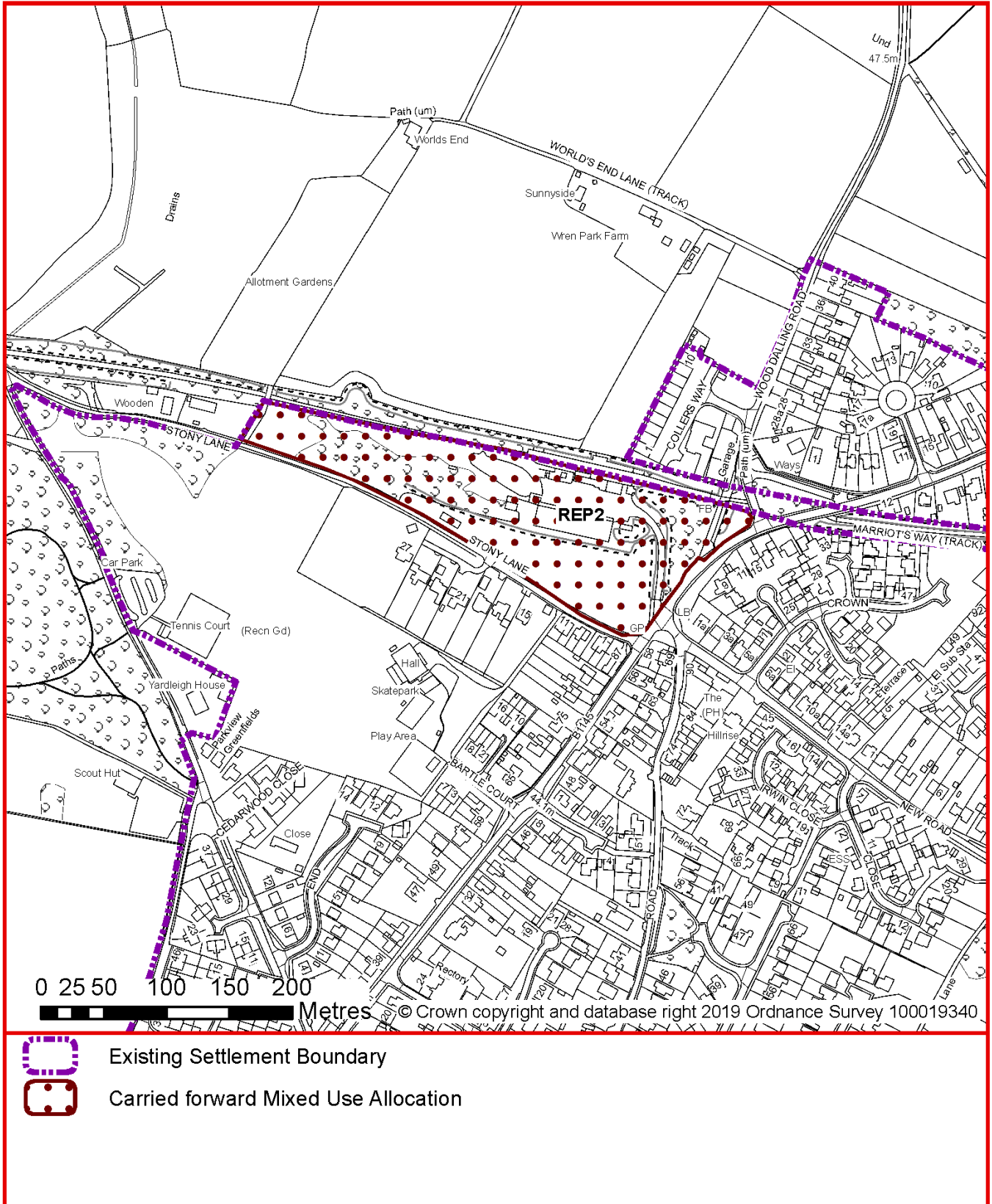
Greater Norwich Local Plan Carried Forward Allocation

Site Reference REP2
 Location Land at former station yard, Station Road Mixed
 Allocation Use
 Area 2.8 ha

(Also shown as commitments
on other maps)

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Date: 31/10/2019

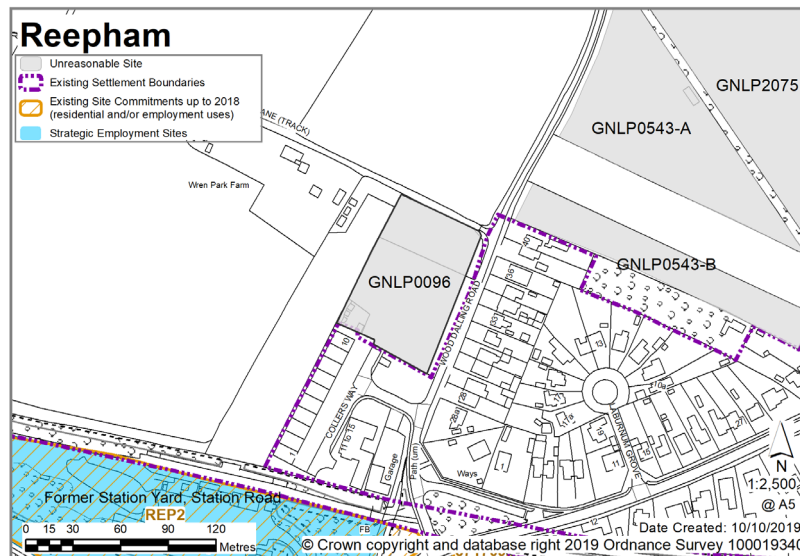


Reasonable Alternatives

Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
Reepham (Booton, Guestwick, Heydon, Salle and Wood Dalling)				
NO REASONABLE ALTERNATIVE SITES – HIGH AMOUNTS OF EXISTING COMMITMENTS AND ENVIRONMENTAL/INFRASTRUCTURE CONSTRAINTS LIMIT THE POTENTIAL FOR ADDITIONAL HOUSING				

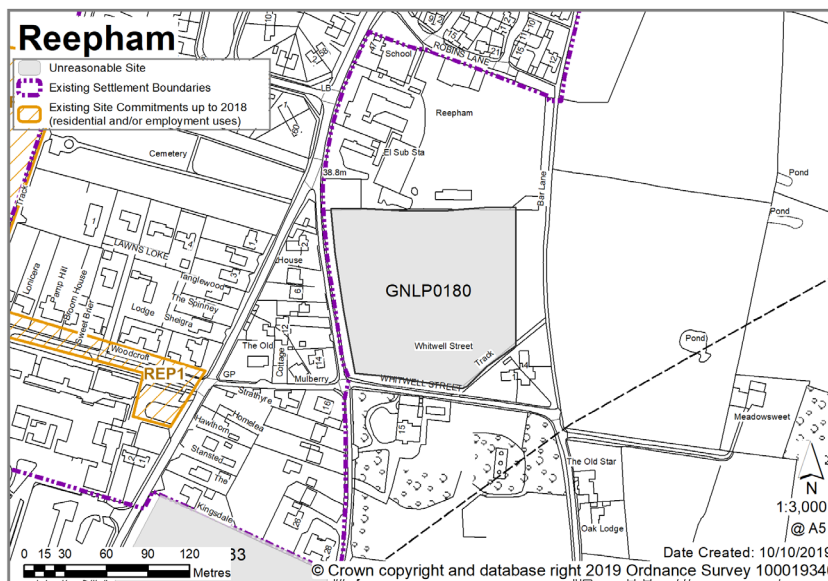
Unreasonable Sites – Residential

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Reepham (Booton, Guestwick, Heydon, Salle and Wood Dalling)				
Land off the Wood Dalling Road (adjacent to Collers Way)	GNLP0096	0.70	15 dwellings	This site could have potential for development if Wood Dalling Road was widened to 5.5m along with a 2m frontage footway between the access and southwards to Collers Way. However, the site is not considered to be suitable for allocation as it has potential landscape impacts and high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Reepham.

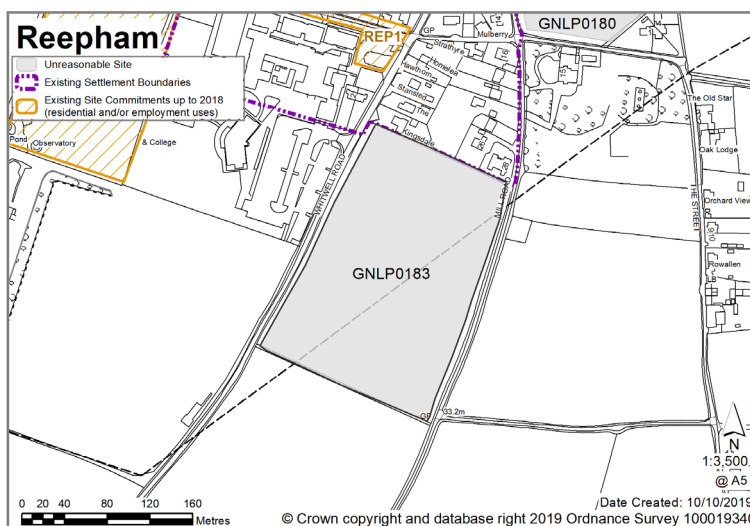


Land north of Whitwell Street	GNLP0180	1.70	35 dwellings	This site is not considered to be suitable for allocation due to limitations in the highway network. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the
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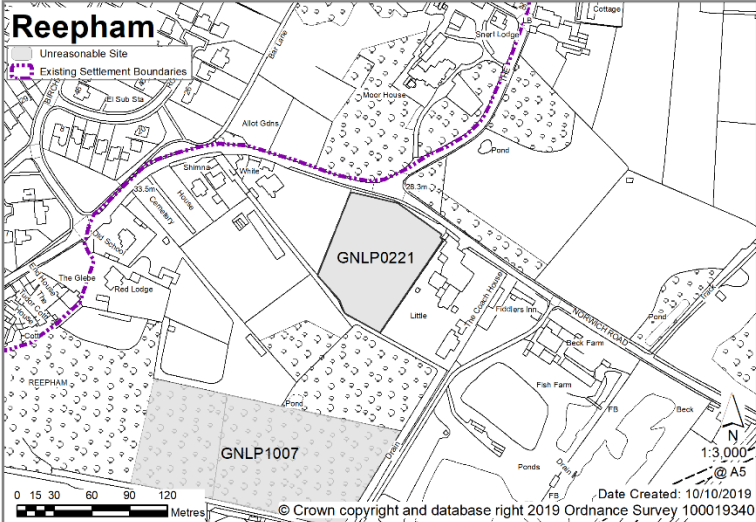
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				potential for additional new housing in Reepham.



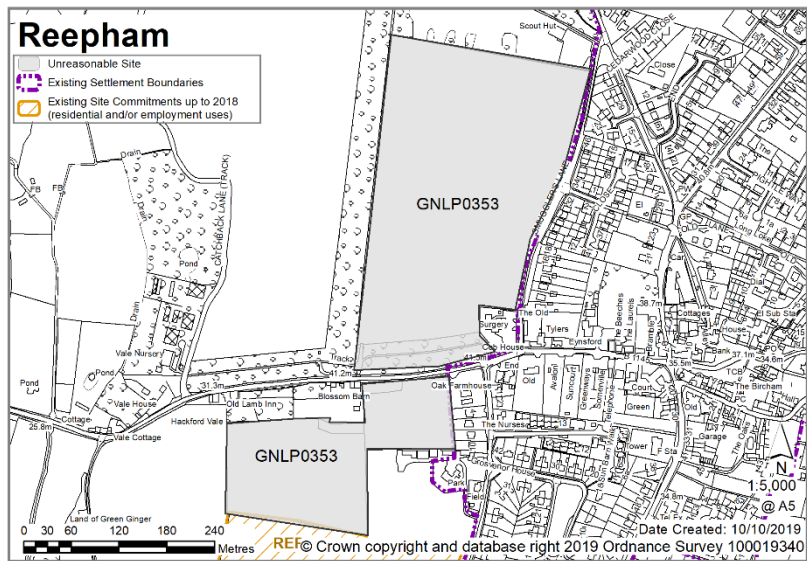
Land east of Whitwell Road	GNLP0183	3.50	65-70 dwellings	This site is not considered to be suitable for allocation due to highway constraints. A footway is required to link with the town centre but there is not sufficient space to enable this to the north of site. In addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Reepham.
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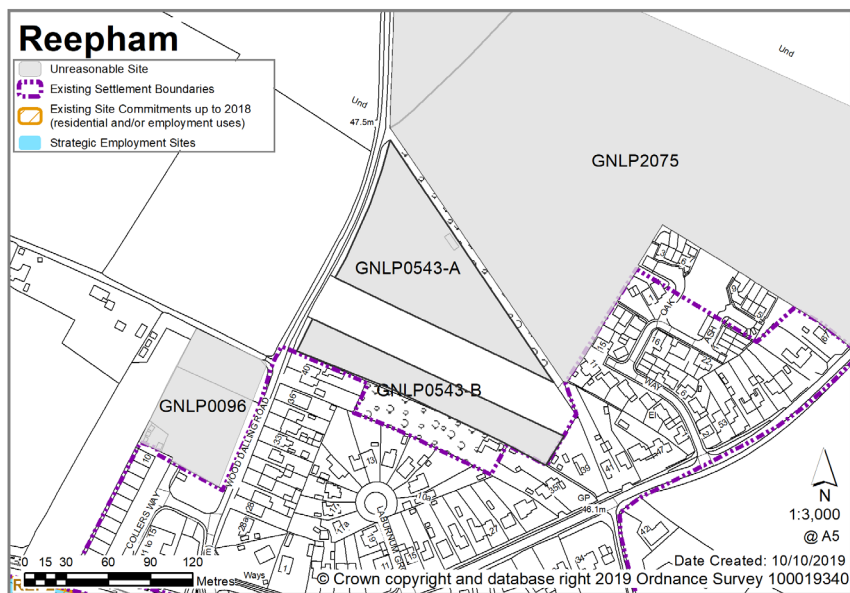
Land off Norwich Road	GNLP0221	0.66	5 or more dwellings	This site is not considered to be suitable for allocation as there is no pedestrian footway to access facilities in the town, such as the schools. In
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				<p>addition, high amounts of existing commitments and environmental/infrastructure constraints limit the potential for additional new housing in Reepham.</p>
 <p>The map shows the town of Reepham with various planning designations. A purple dashed line indicates 'Existing Settlement Boundaries'. A grey shaded area is labeled 'Unreasonable Site'. Specific sites are marked as GNL0221 and GNL1007. Other features include 'The Glebe', 'The Priory Lodge', 'Alet Gens', 'Mac House', 'Pond', 'Little', 'Fiddlers Int', 'Pain Farm', 'Beck Farm', and 'Beck'. A scale bar at the bottom left shows 0, 15, 30, 60, 90, and 120 metres. A north arrow and scale of 1:3,000 @ A5 are shown at the bottom right. The date created is 10/10/2019. Copyright is attributed to Ordnance Survey 100019340.</p>				
<p>Land north and south of the B1145 and Dereham Road</p>	<p>GNLP0353</p>	<p>11.67</p>	<p>100-200 dwellings</p>	<p>This site is not considered to be suitable for allocation on highway grounds. The footway from the east of the site to the town centre is narrow and not suitable for an increased number of users with no scope for improvement. The B1145 vertical alignment and presence of mature trees reduce certainty the acceptable visibility distances could be achieved. In addition, high amounts of existing commitments and environmental/infrastructure constraints limit the potential for additional new housing in Reepham.</p>

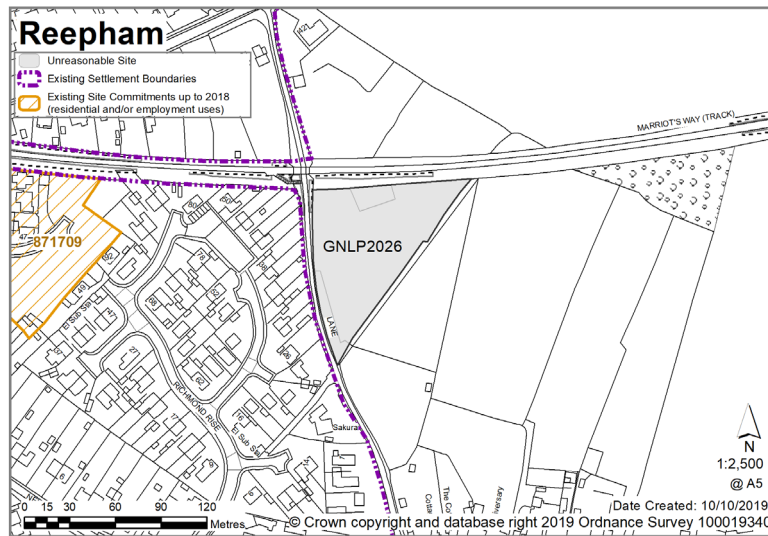
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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Land adjacent Wood Dalling Road	GNLP0543 A & B	1.34	10-35 dwellings	These sites are not considered to be suitable for allocation. As well as landscape impacts, there are highway constraints and it does not appear feasible to extend pedestrian and cycle facilities to the site or to improve Wood Dalling Road to an acceptable standard. There is an area of surface water flood risk on GNL0543A which would affect the developable area. In addition, high amounts of existing commitments and environmental/infrastructure constraints limit the potential for additional new housing in Reepham.
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Orchard Lane	GNLP2026	0.63	5 dwellings	This site is not considered to be suitable for allocation as it is accessed via a single-track road without footways so there is no safe walking route to school. In addition, high amounts of existing commitments and environmental/infrastructure constraints limit the potential for additional new housing in Reepham.



Cawston Road	GNLP2075	7.34	Residential (unspecified number)	This site is not considered to be suitable for allocation. As well as landscape impacts, there are highway constraints and it does not appear feasible to extend pedestrian and cycle facilities to the site. In addition, high amounts of existing commitments and environmental/infrastructure constraints limit the potential for additional new housing in Reepham.
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable

Unreasonable Sites - Non-Residential

Address	Site Reference	Area (Ha)	Proposal	Reason considered to be unreasonable
Reepham				
The Old Rectory Meadow, Reepham	GNLP1007	1.69	Infrastructure extension	This site is not preferred for allocation as no identified need exists and this proposal could be dealt with by a planning application if needed.

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