

Settlement Name:	Reepham (Booton, Guestwick, Heydon, Salle and Wood Dalling)
Settlement Hierarchy:	<p>Reepham is identified as a Key Service Centre in the Greater Norwich Local Plan. 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.</p> <p>At the base date of the plan there are two carried forward residential allocations for 120 homes and a total of 28 additional dwellings with planning permission on small sites.</p> <p>The 'Towards a Strategy' document identifies that 400-600 dwellings in total should be provided between all the Key Service Centres. This site assessment booklet looks in detail at the sites promoted in Reepham to determine which are the most suitable to contribute towards the overall allocation figure for the Key Service Centres.</p>

STAGE 1 – COMPLETE LIST OF SITES PROMOTED IN THE SETTLEMENT

LIST OF SITES TO BE CONSIDERED FOR RESIDENTIAL/MIXED USE ALLOCATION (0.5 HECTARES OR LARGER)

Address	Site Reference	Area (ha)	Proposal
Reepham			
Land off the Wood Dalling Road, Reepham (adjacent to Collers Way)	GNLP0096	0.70	Up to 15 dwellings
Land north of Whitwell Street	GNLP0180	1.52	Approx. 35 dwellings with open space and estate road
Land East of Whitwell Road	GNLP0183	3.66	65-70 dwellings with open space and estate road
Land off Norwich Road	GNLP0221	0.66	5 or more dwellings
Land north and south of the B1145 and Dereham Road	GNLP0353	11.67	100-200 dwellings across 2 parcels of land to include affordable housing, open space and potential expansion for doctors surgery
Land adjacent Wood Dalling Road	GNLP0543 A and B	1.34	10-35 dwellings
Orchard Lane	GNLP2026	0.63	5 dwellings

Cawston Road	GNLP2075	7.34	Residential (unspecified number)
Total area of land		27.52	

LIST OF SITES TO BE CONSIDERED AS SETTLEMENT BOUNDARY EXTENSIONS (SETTLEMENT BOUNDARY PROPOSALS AND SITES LESS THAN 0.5 HECTARES)

Address	Site Reference	Area (ha)	Proposal
Reepham			
The Old Rectory Kitchen Garden	GNLP1006	0.26	1-6 dwellings

(Sites of less than 0.5ha are not considered suitable for allocation and therefore have not been assessed in this booklet. These sites will be considered as part of a reappraisal of settlement boundaries to be published with the Regulation 19 Submission version of the Plan).

LIST OF SITES SUBMITTED FOR OTHER USES

Address	Site Reference	Area (ha)	Proposal
Reepham			
The Old Rectory Meadow	GNLP1007	1.69	Infrastructure extension for Reepham Sewage Works

(Sites submitted for other uses are considered in separate 'Non-Residential' Site Assessment booklets and therefore have not been assessed in this booklet).

STAGE 2 – HELAA COMPARISON TABLE

RESIDENTIAL/MIXED USE

	Categories													
	Site access	Access to services	Utilities Capacity	Utilities Infrastructure	Contamination/ ground stability	Flood Risk	Market attractiveness	significant landscapes	Sensitive townscapes	Biodiversity & Geodiversity	Historic environment	Open Space and GI	Transport & Roads	Compatibility with neighbouring uses
Site Reference	Reepham													
GNLP0096	Amber	Green	Amber	Green	Green	Green	Green	Amber	Green	Amber	Green	Green	Amber	Green
GNLP0180	Amber	Green	Amber	Green	Green	Green	Green	Green	Amber	Amber	Amber	Green	Amber	Green
GNLP0183	Green	Green	Amber	Green	Green	Green	Green	Green	Green	Green	Green	Green	Amber	Green
GNLP0221	Amber	Green	Amber	Green	Amber	Green	Green	Green	Amber	Amber	Amber	Green	Amber	Green
GNLP0353	Green	Green	Amber	Green	Green	Amber	Green	Green	Amber	Green	Amber	Green	Amber	Green
GNLP0543 B	Amber	Green	Amber	Green	Green	Green	Green	Green	Green	Amber	Green	Green	Amber	Green
GNLP0543 A	Amber	Green	Amber	Green	Green	Amber	Green	Amber	Green	Amber	Green	Green	Green	Green
GNLP2026	Amber	Green	Amber	Green	Amber	Green	Green	Green	Green	Amber	Amber	Green	Amber	Green
GNLP2075	Amber	Green	Amber	Green	Green	Amber	Green	Amber	Green	Green	Amber	Green	Amber	Green

STAGE 3 – SUMMARY OF CONSULTATION COMMENTS

Site Reference	Comments
Reepham	
GNLP0096	<p>General comments</p> <p>Two comments in support of proposal. This site should be a single storey linear development to reflect the existing bungalows along Wood Dalling Road.</p> <p>Objections raised concerns regarding poor public transport, remote from employment centres, overstretched infrastructure and traffic congestion. One comment suggest: 'To encourage more business and employment in Reepham I believe this land should be made available to expand the Collers Way Industrial estate.'</p> <p>Reepham Town council</p> <p>Reservations were expressed concerning the proximity of the site to the adjacent industrial area of Collers Way. Given that the Collers Way industrial estate appears to be fully occupied and that the estate is very congested it was felt that serious consideration should be given to designating this site as suitable for commercial/light industrial development. If the site continues to be considered for housing development, concerns were raised about the distance from the town centre and, in particular, the schools</p>
GNLP0180	<p>General comments</p> <p>Comments raised in support of the site as it will provide community benefit for the primary school as it needs additional land to expand to cater for the existing allocations. Another comment suggests the site needs a high percentage of self-build and social housing to accommodate the needs and to be within the character to the town.</p> <p>One comment by the agent. The landowner would be happy to consider the requirements of the Education Authority and NCC Highways should a housing scheme be progressed. During Broadland District Council's previous allocation process a scheme was developed indicating 0.5H set aside for possible expansion of the primary school together with localised road widening agreed with Highways. An indicative layout suggested 20-25 dwellings with a density to suit the site context. The land owner is willing to work with all potential stake holders moving forward and is flexible on density to achieve a proposal that addresses all needs.</p> <p>Objections raised concerns regarding the site is adjacent to the primary school and may be required for future expansion. It would also impact the Grade II listed former rectory, it has poor public transport and only basic infrastructure.</p> <p>Reepham Town Council comments</p>

	<p>Concerns were raised about access from the site to and from School Road/Whitwell Road. Given an adequate traffic management solution to the problem of vehicular access to the site and subject to the provision of sufficient land within the development area to allow for expansion of the primary school buildings and playing field the council would have no objections to development on this site.</p>
GNLP0183	<p>General comments Comment submitted by the agent: The land owner would be happy to consider the proposed density to suit the context, there is an opportunity to develop a scheme that ensures that the approach into Reepham is carefully considered. Housing could be contained to follow the established high school boundary on the opposite side of Whitwell Road, if preferred, with a 'soft edge' to landscaping and layout, particularly when viewed from the south. The land owner would be happy to work with local bodies to establish design principles and ensure that any proposal would provide an attractive and positive approach into Reepham.</p> <p>This site was subject to pre-application consultations, involving widening of Whitwell Road and an open space area in agreement with Broadland DC</p> <p>Objections raised concerns regarding the site is outside the development boundary, is a greenfield site and the scale of development is too large. Other concerns include lack of infrastructure, overstretched facilities, poor access and has an unsuitable road network.</p> <p>Reepham Town Council comments It is likely that Reepham Town Council would find this site unacceptable because it is outside the settlement boundary and would represent an unwelcome and inappropriate development on one of the main access routes in to the town. Concerns were also raised about the lack of safe pedestrian access to the site from either Whitwell Road or Mill Road at the rear of the site.</p>
GNLP0221	<p>General comments Objections raised concerns regarding visual impacts with nearby conservation area, has basic infrastructure and over stretched services.</p> <p>Reepham Town Council comments Reepham Town Council would find development of this site unacceptable because of the lack of a safe pedestrian access to and from the site. Given the location of the site it is unlikely that a safe pedestrian route from the site to the town centre could be created.</p>
GNLP0353	<p>General comments</p>

	<p>Objections raised concerns regarding traffic congestion, pollution, road safety, loss of rural environment, added pressure on services, lack of public transport and limited sewage capacity.</p> <p>Comment made: the site next to the surgery as a standalone would be suitable for smaller affordable housing in particular for the elderly with the proximity of the surgery. Access to Smugglers Lane from Dereham Road could be improved by moving the surgery car park to the other side of the (extended?) surgery and shaving off some of the land on the corner to improve access.</p> <p>One comment in support of site by agent. Submitted analysis documents.</p> <p>Reepham Town Council comments Concerns are the lack of safe pedestrian access from the sites to the town centre and the schools. The pavement along the Dereham road (only pedestrian access) is too narrow for pedestrians to pass others safely; neither does it extend to the frontages of the two sites on Dereham Road. Pedestrians leaving the site to the south of Dereham Road would have to cross the main road where visibility is restricted. It is unlikely that the existing pedestrian access could be improved to an acceptable standard. Sites are outside the settlement boundary and would represent an unwelcome and inappropriate development.</p>
<p>GNLP0543 A and B</p>	<p>General comments Objections raised concerns regarding Site A is greenfield outside the settlement boundary. Issues raised include poor public transport, only has basic overstretched infrastructure and will change the rural character.</p> <p>One comment in support of site as long as it includes a high percentage of social housing and self-builds.</p> <p>Reepham Town Council comments A - the town council finds this site unacceptable because it is outside the settlement limit, it is not contiguous with existing development and there is no safe pedestrian access to the site. Concern was also expressed about the distance of the site from the town centre and schools.</p> <p>B - this site unacceptable because it is very narrow and would not allow for development appropriate to the location and in keeping with existing development. There is concern about the lack of safe pedestrian access to the site and the distance of the site from the town centre and schools.</p>
<p>GNLP2026</p>	<p>General comments Objections raised concerns regarding the unsuitable location with poor infrastructure and unsuitable road networks. The addition of x5 homes on this potential site would only increase the traffic problem</p>

	<p>we already have on The Moor. Should this development go ahead a 20mph limit/traffic calming measures on Orchard Lane and that part of The Moor so affected should be an essential condition to permission being given.</p> <p>Norfolk Wildlife Trust comments We note the proximity of this site to the Marriot's Way CWS and are concerned at the potential ecological impacts of housing in this location. Should this site be progressed to the next consultation stage, then we would expect it to be accompanied by further details demonstrating how it would be deliverable without resulting in damage to adjoining areas of ecological value, for example through providing sufficient stand-off between development and priority habitats, and where proportional the provision of green infrastructure to ensure that the site has a net benefit for biodiversity.</p> <p>Reepham Town Council comments Reepham Town Council object to this site as it is on a narrow road with high banks with no opportunity to widen the road. There are highway concerns regarding access onto Cawston Road and there is no reasonable walking / cycle route into Reepham town centre</p>
GNLP2075	<p>General comments Objections raised concerns regarding impacts on the landscape, capacity of the local road network, lack of suitable local infrastructure, site access, lack of footpaths, limited parking, townscape impacts and loss of grade II agricultural land.</p> <p>Reepham Town Council comments Reepham Town Council object to this site as it is the furthest away from the centre of Reepham and even further from the schools. There are no footpaths or access to the town centre. There would be an increase in traffic as a result. The site has already been earmarked as a cable route for the wind farm project so would be restricted for development. The town council have already identified better sites for development in Reepham.</p>

STAGE 4 – DISCUSSION OF SUBMITTED SITES

In this section sites are assessed in order to establish whether they are suitable for allocation. For the purposes of Sustainability Appraisal, suitable sites are those which are considered to be Reasonable Alternatives. Sites not considered suitable for allocation are not realistic options and therefore are not considered to be reasonable alternatives. The discussion below outlines the reasons why a site has been deemed suitable or unsuitable for allocation. By association this is also the outline of the reasons why a site was deemed to be a reasonable or unreasonable alternative.

A range of factors have been taken into account to establish whether a site should, or should not, be considered suitable for allocation. These factors include: impact on heritage and landscape; impact on the form and character of the settlement; relationship to services and facilities; environmental concerns, including flood risk; and, in particular, a safe walking route to a primary school. Sites which do not have a safe walking route to school, or where a safe walking route cannot be created will not be considered suitable for allocation.

Conclusions in regard to a sites performance against the relevant factors have also been informed by the outcomes of the HELAA, as set out under stage 2, consultation responses received, as summarised in stage 3, and other relevant evidence.

Reepham is classified as a Key Service Centre in the Greater Norwich Local Plan. The village has a primary and a secondary school, village hall, food shop, pub, library and both a GP and dentist surgery. The historic core of the village runs on a linear axis north-east to south-west. The village has evolved in a concentrated pattern, mostly to the north, but the schools are in the south. As yet the existing commitments REP1 and REP2 have not been built out, although progress is being made. There is the potential for some increase in numbers on REP1 perhaps to circa 150. On the REP2 site full planning permission has been given, subject to a S106 Agreement, for a 60 bed care home, 20 assisted flats and 15 assisted bungalows, and food store and offices (B1a use) (20180963).

In assessing sites in Reepham key considerations are the existing built form, proximity to the schools, access to the market place, and suitability of the road network. Also, the quality of the agricultural land around Reepham is generally Agricultural Land Classification Grade 3, but with Grade 2 to the north east of the town. Further factors are investigating the potential for small-scale sites of 1 ha or less, as per paragraph 68 of the NPPF.

Site GNLP0353 gives the option for larger scale growth at circa 200 dwellings, with the potential for the area to the south of the B1145 to link through the existing allocation REP1 to access the schools. GNLP0180 and GNLP0183 have the benefit of their proximity to the schools. These are regarded as reasonable alternatives for more detailed assessment.

Other sites are less well located being further from the main facilities of the town and have access constraints.

Sites GNLP0096, GNLP0543A and GNLP0543B are located on the narrow Wood Dalling Road in a section which does not have footways. However, there may be the potential for footway provision to be extended to serve GNLP0096, and GNLP0543A (and possibly to the Cawston Road). GNLP0543B is divorced from the built up edge of the town, and it would be difficult to provide footway provision without the agreement of the adjoining landowner but there may also be the possibility of footway provision to Cawston Road. Therefore, whilst these three sites have significant difficulties they are regarded as reasonable alternatives for more detailed assessment.

Site GNLP2075 lies between Cawston Road and Wood Dalling Road, though access would most likely be off Cawston Road. The existing footways on Cawston Road and Wood Dalling Road do not extend as far as the site, and so it is likely to be difficult to provide safe pedestrian access. However the size of the site could accommodate circa 180 dwellings which could mean that such provision is viable. Therefore, whilst the site has its difficulties it is regarded as a reasonable alternative for more detailed assessment. The Agricultural Land Classification map shows that the site comes within Grade 2 therefore, following the sequential approach, other sites would be preferred on this factor.

Site GNLP0221 does not have a pedestrian footway along the Norwich Road to enable access to the town and its facilities such as the schools. GNLP2026 is accessed via a single track road (Orchard Lane) without footways. Therefore, these sites are not regarded as reasonable alternatives for more detailed assessment.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE SITES FOR FURTHER ASSESSMENT

Based on the assessment undertaken at stage 4 above the following sites are considered to be reasonable alternatives.

Address	Site Reference	Area (ha)	Proposal
Reepham			
Land off the Wood Dalling Road, Reepham (adjacent to Collers Way)	GNLP0096	0.70	15 dwellings
Land north of Whitwell Street	GNLP0180	1.70	35 dwellings
Land East of Whitwell Road	GNLP0183	3.50	65-70 dwellings
Land north and south of the B1145 and Dereham Road	GNLP0353	11.67	100-200 dwellings
Land adjacent Wood Dalling Road	GNLP0543A & B	1.34	10-35 dwellings
Cawston Rd	GNLP2075	7.34	Residential (unspecified number)
Total area of land		26.25	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP0096
Address:	Land off the Wood Dalling Road (adj to Collers Way)
Proposal:	15 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Land used for pasture	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA

Access, Utilities Capacity, Significant Landscapes, Biodiversity and Geodiversity, Transport and Roads

HELAA Conclusion

There are a good range of services within walking distance of this site. The adjacent site is in industrial use, which may require a buffer. The northern part of the site is in agricultural land class 2 and the impact on heritage assets is likely to be minimal. It is likely that the water supply and sewerage network would need to be upgraded. There is a small area at risk of flooding, and a PRoW on the boundary. Initial highway evidence has indicated that a suitable access could be achieved and subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Although there are constraints to be overcome, the site is considered suitable for the land availability assessment.

FURTHER COMMENTS

Highways

Yes. Widen Wood Dalling Rd to 5.5m and provide 2m footway at dev frontage & southwards to Collers Way.

Development Management

No significant concerns with site apart from the number of dwellings it could deliver. Booklet states buffer may be required to industrial estate reducing developable area and 15 dwellings on this 0.7ha site in this location could be excessive. Settlement limit extension instead?

Minerals & Waste

No safeguarded mineral resources.

Lead Local Flood Authority

No comments

PLANNING HISTORY:

No recent history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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No additional documents submitted to support this proposal.

Site Reference:	GNLP0180
Address:	Land north of Whitwell Street
Proposal:	35 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Access, Utilities Capacity, Townscapes, Biodiversity and Geodiversity, Historic Environment, Transport and Roads
HELAA Conclusion The site is proposed for housing and potential expansion of the adjacent primary school and is well related to the built up area of Reepham with good accessibility to services. Initial highway evidence has indicated that a suitable access could be achieved but there are concerns about the road/footpath capacity nearby. It is likely that the water supply and sewerage network would need to be upgraded. There are no known constraints from utility infrastructure, contamination or ground instability, and the site at low risk of flooding. The site is not in a sensitive landscape area, and there would be no loss of public open space but there may be a need for mitigation to address heritage impacts. Assuming a reduced area available for housing due to potential expansion of the primary school, it is considered that 1ha is suitable for the land availability assessment

FURTHER COMMENTS
Highways No (Earlier comment – No-, Network)
Development Management Check with highways an issue with Mill Road/Whitwell Road junction as appears constrained. Road widening assumed to be required as would footpath provision. Some harm to heritage asset to south.
Minerals & Waste The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. As the site is under 2 hectares it is exempt from the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 – ‘safeguarding’, in relation to mineral resources. If the site area is amended in the future to make the area over 2 hectares CS16 (or any successor policy) will apply.
Lead Local Flood Authority No comments

PLANNING HISTORY:

No relevant history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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No additional documents submitted to support this proposal.

Site Reference:	GNLP0183
Address:	Land East of Whitwell Street
Proposal:	65-70 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Utilities Capacity, Transport and Roads
HELAA Conclusion This site is located on the edge of the built-up area of Reepham with good accessibility to services. Initial highway evidence has indicated that a suitable access could be achieved and any impact on local roads could be mitigated. It is likely that the water supply and sewerage network would need upgrading. There are surface water flood issues and the site has overhead telegraph cables, but these should not preclude development. There are no known constraints from utility infrastructure, contamination or ground instability, and the site at low risk of flooding. The site is not in a sensitive landscape area, and there would be no loss of public open space. Impact on the historic core of the town would be minimal and there is no known need for ecological mitigation. This site is considered suitable for the land availability assessment.

FURTHER COMMENTS
Highways No. Footway required to link with town, not sufficient highway to enable facility to be provided north of site.
Development Management Does not seem an unreasonable site subject to suitable connection to footpaths
Minerals & Waste The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.
Lead Local Flood Authority No comments

PLANNING HISTORY:
No relevant history

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BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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No additional documents submitted to support this proposal.

Site Reference:	GNLP0353
Address:	Land north and South of the B1145 and Dereham Road
Proposal:	100-200 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural land with a mix of arable and grazing	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Utilities Capacity, Flood Risk, Townscapes, Historic Environment, Transport and Roads
HELAA Conclusion This site is proposed for housing with open space and potential expansion of the adjacent GP surgery and car park. There are many services within walking distance. Initial highway evidence has indicated that a suitable access could be achieved and any impact on local roads could be mitigated. There are areas at risk of surface water flooding, but with a site of this size, these could be avoided. Sewerage upgrades are likely to be needed, and there may be a need to mitigate impact on the conservation area and protect tree belts. There are no known constraints from utilities infrastructure, contamination or ground instability, and development here would not affect a designated landscape or public open space. There are a number of constraints but the site is considered suitable for the land availability assessment.

FURTHER COMMENTS
Highways No. Footway east of site to town centre narrow and not suitable for increased number of users, no scope for improvement. B1145 vertical alignment & presence of mature trees reduce certainty the acceptable visibility distances could be achieved.
Development Management Site raises some landscape and tree issues. Allocation of the southern part of site may tie in better with existing allocation and result in less townscape/tree issues
Minerals & Waste No safeguarded mineral resources.
Lead Local Flood Authority No comments

PLANNING HISTORY:

Enquiry proposed water pipeline through the site, unsure if implemented.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Concept Plan

Site Reference:	GNLP0543 A&B
Address:	Land adjacent to Wood Dalling Road
Proposal:	10-35 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA

Amber Constraints in HELAA

Access, Utilities Capacity, Flood Risk, Significant Landscapes, Biodiversity and Geodiversity

HELAA Conclusion

The site is not contiguous with current housing and is not particularly well related to the existing settlement pattern, however there is a good range of core services within walking distance. Initial highway evidence has indicated that a suitable access could be created and impact on local roads could be mitigated. It is likely that the water supply and sewerage network would need upgrading. Part of the site is at risk of flooding and the northern half encroaches onto grade 2 agricultural land. Boundary hedges may have ecological value. There are no known constraints from utilities infrastructure, contamination or ground instability. The impact on heritage assets is considered to be minimal and there would be no loss of public open space. This site has a number of constraints but on balance and avoiding the area at risk of flooding, approximately 0.7ha of the site is considered suitable for the land availability assessment.

FURTHER COMMENTS

Highways

No. A - Not sufficient land to enable improvement of Wood Dalling Road to an acceptable standard. B - insufficient frontage to provide safe access.

Development Management

Sites not considered suitable for a number of reasons namely: landscape, built form, tree shadowing, shape/size of sites, location

Minerals & Waste

No safeguarded mineral resources.

Lead Local Flood Authority

No comments

PLANNING HISTORY:

No relevant history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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No additional documents submitted to support this proposal.

Site Reference:	GNLP2075
Address:	Cawston Road
Proposal:	Residential (unspecified number)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Access, Utilities Capacity, Flood Risk, Significant Landscapes, Historic Environment, Transport and Roads
HELAA Conclusion This is a 7.34 ha site located between Reepham Road and Cawston Road. Initial highway evidence suggests that the local road network is considered to be unsuitable and access could be problematic. Access off Reepham Road is not favoured and there is no footway. The south and west of the site is at risk of surface flooding and the site is within 400m of one Grade II listed building. Additionally, half of the site is on Grade 2 agricultural land. Subject to being able to overcome the identified constraints, particularly access, the site is concluded as suitable for the land availability assessment.

FURTHER COMMENTS
Highways No. Not feasible to provide suitable pedestrian/cycle facilities.
Development Management comments Unsuitable site due to location, landscape impact, built form and possible highway impact.
Minerals & Waste No safeguarded mineral resources.
Lead Local Flood Authority No comments

PLANNING HISTORY:
No relevant history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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No additional documents submitted to support this proposal.

STAGE 7 – SETTLEMENT BASED APPRAISAL OF REASONABLE ALTERNATIVE SITES AND IDENTIFICATION OF PREFERRED SITE/S (WHERE APPROPRIATE).

Six reasonable alternative sites have been identified in Reepham cluster at stage 5 of this booklet. These sites were considered to be worthy of further investigation to look at their potential for allocation as the initial assessment did not flag up any major constraints that would preclude development. These sites have been subject to further discussion with Development Management, Highways, Flood Authority and Children’s Services in order to identify preferred sites for allocation and their comments are recorded under stage 6 above.

Reepham is a Key Service Centre and the ‘Towards a Strategy’ document identifies a requirement for 400-600 dwellings across this sector of the hierarchy. Through further discussion of the environmental and infrastructure constraints, combined with the high number of planned, but as yet unbuilt housing sites in the town, no sites are preferred for allocation. There is not considered to be a reasonable alternative to this approach to housing growth in Reepham.

All sites considered prior to this stage (GNLP0096, GNLP0180, GNLP0183, GNLP0221, GNLP0353, GNLP0543 A & B, GNLP2026, GNLP2075) have been dismissed as unreasonable for housing development for a variety of reasons, including highway constraints, access issues, landscape impacts.

Therefore in conclusion 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.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Reepham (Booton, Guestwick, Heydon, Salle and Wood Dalling)				
NO PREFERRED SITES - HIGH AMOUNTS OF EXISTING COMMITMENTS AND ENVIRONMENTAL/INFRASTRUCTURE CONSTRAINTS LIMIT THE POTENTIAL FOR ADDITIONAL HOUSING				

Reasonable Alternative Sites:

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:

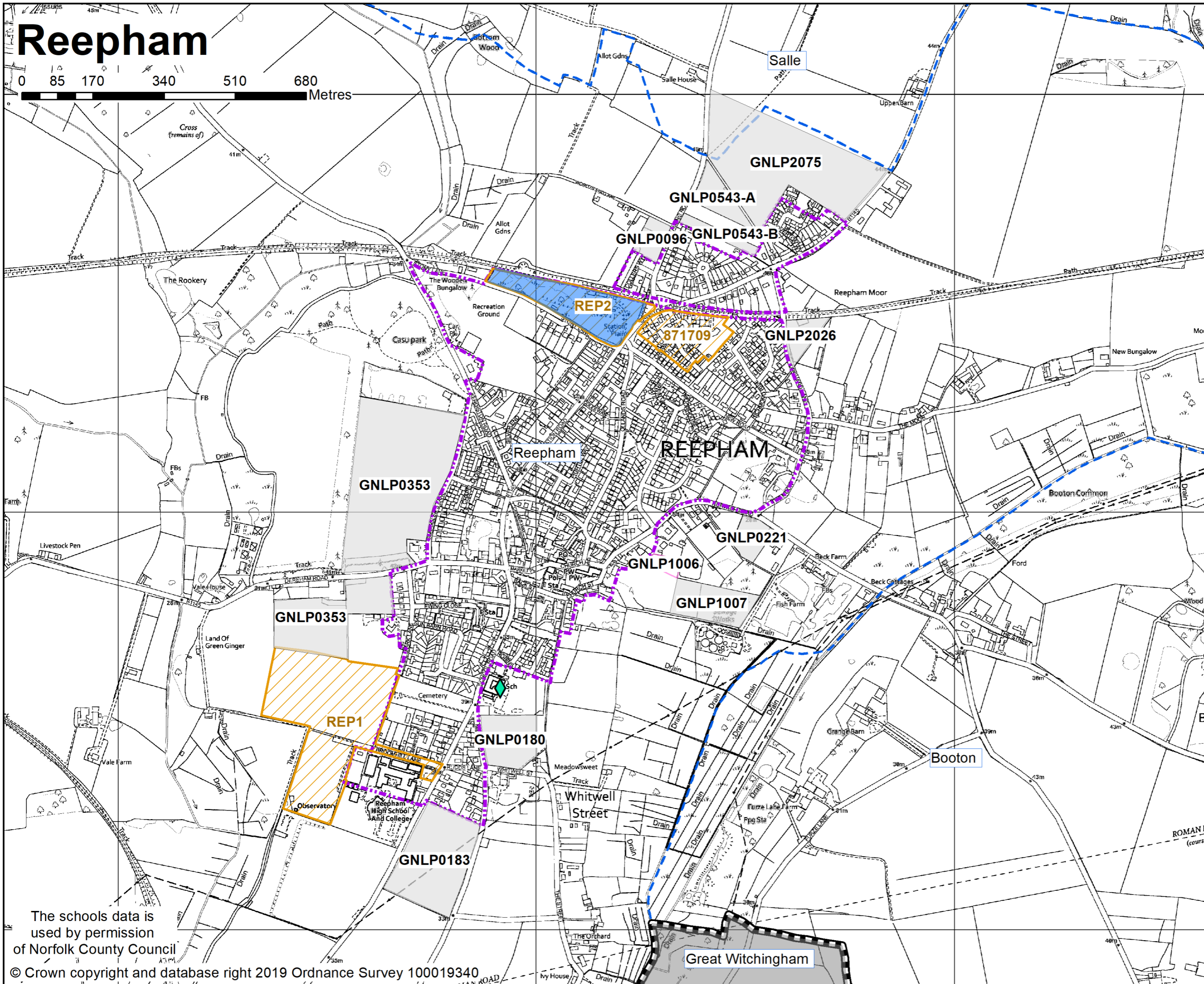
Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Reepham (Booton, Guestwick, Heydon, Salle and Wood Dalling)				
Land off the Wood Dalling Road (adjacent to Collers Way)	GNLP0096	0.70	15 dwellings	This site could have potential for development if Wood Dalling Road was 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 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

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				constraints limit the potential for additional new housing in Reepham.
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 addition, high amounts of existing commitments and environmental/ infrastructure constraints limit the potential for additional new housing in Reepham.
Land north and south of the B1145 and Dereham Road	GNLP0353	11.67	100-200 dwellings	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.
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 GNLP0543A which would affect the developable area. In addition, high amounts of existing commitments and environmental/infrastructure

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				constraints limit the potential for additional new housing in Reepham.
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.



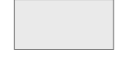


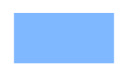


Reepham

0 85 170 340 510 680 Metres



Greater Norwich Local Plan

Promoted Sites by School Catchment Areas

-  Primary School
-  Primary School Catchment
-  Unreasonable Site
-  Small Site
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Strategic Employment Sites
-  Existing Settlement Boundary
-  Parish Boundary

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