Broadland Site Specific Proposals Preferred Options Reepham Whitwell Road (PO48-02)

The proposed scheme is submitted in response to the site being selected by Broadland as a ‘preferred option’ for meeting 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 also takes into account the requirements of the Site Concept Statement and the Site Location Plan outlined in the Preferred Options Document 2013

The outline scheme proposes the development of 45 dwellings on part of the site with the remainder allocated for recreational open space and landscaping.

The 45 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 eastern boundary. There will be a requirement that 33% of the dwellings within the scheme are 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 Whitwell Road and incorporate road widening and a footpath along the whole road frontage to link with the public footpath. There will also be a footpath link to Mill Road for pedestrian and cycle access to the town centre.

Landscaping is proposed along the northern boundary adjacent to the existing housing and within the scheme, in addition a significant landscaping scheme is proposed to enhance the existing tree belt along the southern boundary. Within this area the scheme also includes a recreational area with a pedestrian link to the dwellings.

The layout of 45 dwellings within this site represents a density of about 20 dw per ha which is considered appropriate for an edge of settlement site that includes significant vehicle and pedestrian improvements to Whitwell Road and an extensive belt of additional landscaping to the south.

The proposed scheme takes into account the relevant policies of the Development Plan comprising the adopted Core Strategy and the National Planning Policy Framework.

Hugh Ivins BA (T & C Planning) MRTPI