

Greater Norwich Local Plan Examination Inspectors Matters Issues and Questions (Part 2)

Tuesday 8 March (pm) Matter 12: Key Service Centres
w.Land at former station yard, Station Road, Reepham (ref REP2)

Broadland's Site Allocations DPD states 'REP2 Land at the former station yard Station Road (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'

The GNLP has amended this to 20 homes, E(g) and B2 employment uses, and reduced the Development guidelines from six to two, removing a previous requirement for 'affordable housing'

Q – Are the site allocations soundly based ?.

The responses follow the 4 questions put by the Inspectors.

A1 - This site was granted planning permission on 6 March 2019 (20180963) for a Food Store, Offices and 60 bed Care Home, 20 Assisted Flats 15 Assisted Bungalows, all conditioned to a C2 Residential Institution Use only and Assembly Room/Clubhouse.

A2 – The delivery assumptions are not justified as the planning application made no provision was for the 20 open market and affordable homes as required by the 2016 REP2 Allocation. The Planning Officer in the Committee report (9 Jan 2019) stated 'It is recognised that the mix of uses proposed does not strictly meet the terms of the allocation under Policy REP2' Nonetheless it was approved and all residential facilities conditioned to C2 uses.

This means it is now justified to re allocate the 20 houses for market and affordable use, that are no longer available on REP2 to be provided elsewhere in Reepham.

A3 – The policy requirements applicable to REP2 relating to housing delivery are no longer justified and effective due to the approval of 20180963 for Residential Institution use. The REP1 Allocation should be removed altogether.

A4 – There can be no uplift in capacity or extension to the site that would allow for an additional 20 market and affordable homes on or adjacent to the site.

The only way forward to maintain the availability of the 20 homes for market and affordable provision is to reallocate them on other allocations. The two Allocations GNLP0183 (65-70 Dwellings) and GNLP0180 (35 Dwellings), including a modification of REP1 to 50 dwellings, would ensure that the required housing allocation for Reepham of 155 homes is maintained and made immediately available to 2036.

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9 February 2022