

Land at Dereham Road, Reepham

(HELAA Ref: GNLPO353)

Delivery Statement

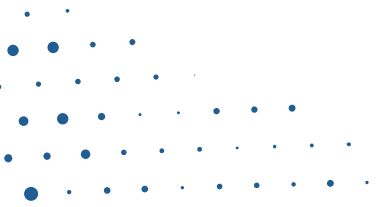
March 2021





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SITE LOCATION PLAN (NORTH AND SOUTH SITES)

EXECUTIVE SUMMARY

This Delivery Statement ('the Statement') has been prepared for Pigeon Investment Management Ltd ('Pigeon') on behalf of Michael and Jackie Buxton ('the Landowners') and Pigeon Capital Management 2 Ltd, who are promoting land at Dereham Road, Reepham (the 'Site'). The Site comprises (i) land to the north of Dereham Road that is being promoted for high-quality office accommodation, land for possible future expansion of Reepham Surgery and landscaping; and (ii) land to the south of Dereham Road to deliver a high-quality landscape-led scheme comprising around 50 new homes, including bungalows, affordable homes and self-build plots, together with informal public open space and landscaping.

The proposal will deliver a high-quality landscape-led scheme including a site suitable for the relocation of an existing local employer that is seeking new premises to allow their business to continue to grow, as well as land to facilitate the expansion of Reepham surgery thereby facilitating the provision of much needed additional floorspace at the existing surgery and housing to meet local needs.

As a Key Service Centre in the Greater Norwich Local Plan (GNLP) area, Reepham is a sustainable location well suited to the provision of new housing for the District. The town has a good range of local services and facilities including a nursery school, primary school, and high school, doctor's surgery, public houses, local convenience stores and a range of other food and retail outlets.

The Concept Plans (Appendix 2) illustrate how the Site can provide a new high quality, landscape-led scheme to the west of Reepham, comprising:

- Public Open Space including strategic landscaping which will contribute to enhanced green infrastructure and biodiversity;
- High-quality office accommodation providing a site suitable for the relocation of an existing local employer to secure their long-term contribution to the local economy;
- Land to facilitate the expansion of the existing GP surgery;
- Around 50 new homes including bungalows, affordable homes and self-build plots.

A sensitively designed structural landscaping scheme will also help integrate the overall scheme into the local landscape. The Concept Plans additionally show the opportunities for creating green corridors within the Site, which will provide opportunities for informal recreation and wildlife access and provide links to the wider public rights of way network.

The Site is immediately available, achievable and suitable for development. The Landowners have entered into a partnership with Pigeon to progress the Site through the planning process and the Site can deliver homes within the forthcoming five years. The evidence prepared by the Council and the suite of technical studies prepared on behalf of Pigeon also demonstrate that with appropriate mitigation there are no site constraints which would act as a barrier to early delivery.



LAND AT DEREHAM ROAD

1.0 INTRODUCTION

This Delivery Statement ('the Statement') has been prepared for Pigeon Investment Management Ltd ('Pigeon') on behalf of Michael and Jackie Buxton ('the Landowners') and Pigeon Capital Management 2 Ltd, who are promoting land at Dereham Road, Reepham (the 'Site'). The Site comprises (i) land to the north of Dereham Road that is being promoted for high-quality office accommodation, land for possible future expansion of Reepham Surgery and landscaping; and (ii) land to the south of Dereham Road to deliver a high-quality landscape-led scheme comprising around 50 new homes, including bungalows, affordable homes and self-build plots, together with informal public open space and landscaping.

Reepham is recognised as a Key Service Centre in the Greater Norwich area and is therefore a sustainable location suited to the provision of new housing and community facilities. The town has a good range of services and facilities including a nursery school, primary school, and high school, doctor's surgery, public houses, local convenience stores and a range of other food and retail outlets.



The Site provides a sustainable location adjacent to the existing settlement edge and in close proximity to the infrastructure, services and facilities within Reepham.

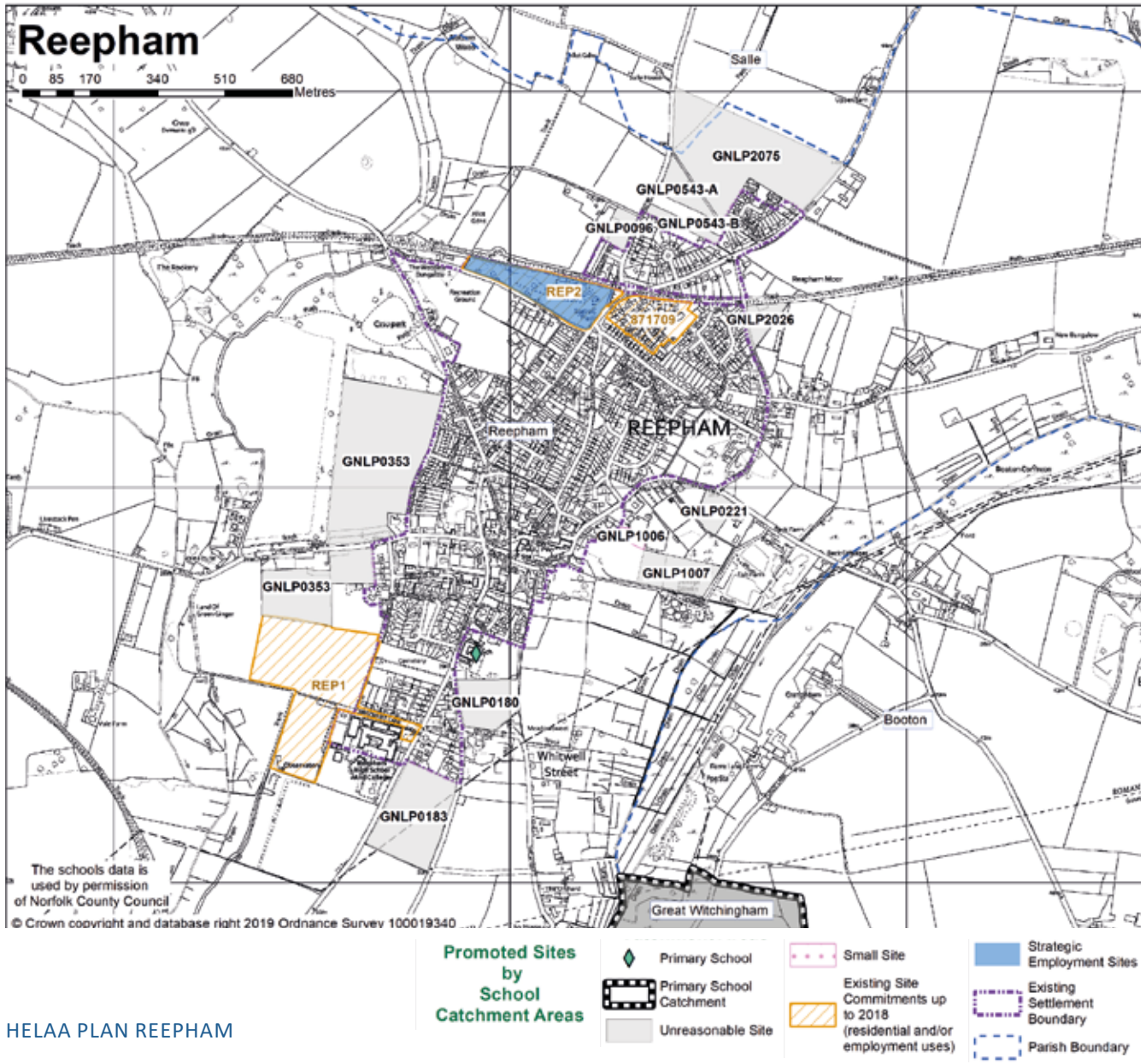
This Delivery Statement demonstrates that all relevant technical matters can be fully addressed and that there are no known constraints to the early delivery of the Site. This Statement is accompanied by two Concept Plans to demonstrate how the Site will be brought forward to deliver a high quality, landscape-led scheme comprising:

- Public Open Space including strategic landscaping which will contribute to enhanced green infrastructure and biodiversity;
- High-quality office accommodation providing a site suitable for the relocation of an existing local employer to secure their long-term contribution to the local economy;
- Land to facilitate for the expansion of the existing GP surgery;
- Around 50 new homes including bungalows, affordable homes and self-build homes.

The Greater Norwich Infrastructure Needs Report identifies that the surgery in Reepham is too small to accommodate the registered number of patients. Similarly, a significant local employer has identified that their existing accommodation is limiting their ability to operate successfully and further expand the business. The proposed development of the Site provides the opportunity to address both of these issues to the benefit of the community, by increasing the capacity of the surgery and ensuring that a significant local employer remains in the town. The relocation of the employer is also likely to reduce the demand on existing car parking spaces within the town centre.

This Statement describes the Site's characteristics which confirm that it is an achievable, available and deliverable site with no known constraints which cannot be appropriately addressed. It sets out how the Site is capable of delivering a new high-quality mixed-use scheme in the early years of the plan period.

In light of this Statement, the Councils are requested to give further consideration to the case for the allocation of the Site, as outlined, so that it may be included as an allocation in the emerging GNLP. Pigeon is committed to delivering high-quality sustainable development on Land at Dereham Road and would therefore welcome the opportunity to work with the Councils in further developing a deliverable masterplan framework for the Site to support a balanced, sustainable and sound Development Plan.



HELAA PLAN REEPHAM

2.0 PLANNING POLICY CONTEXT

Broadland District Council, Norwich City Council and South Norfolk Council are currently working together with Norfolk County Council to prepare the Greater Norwich Local Plan (GNLP). The plan will guide the development across the three authorities up to 2038.

Work on the GNLP commenced in 2016. Since then, the Local Authorities carried out a Call for Sites exercise in May to July 2016, a Regulation 18 consultation on growth options and site proposals in early 2018 and a Regulation 18 consultation on new revised and small sites between October and December 2018 and a third Regulation 18 Consultation in February and March 2020. The Local Plan is currently the subject of a Regulation 19 Consultation with representations due by 15th March 2021.

A revised timetable for the Greater Norwich Local Plan was published by the Greater Norwich Development Partnership Board in January 2020. It is anticipated that the Plan will be submitted to the Secretary of State in July 2021 and, if found sound, adopted around September 2022.



National planning policy requires that local planning authorities produce Local Plans to meet, as a minimum, the identified future housing and employment needs over the plan period. To determine the minimum number of homes and jobs needed, the National Planning Policy Framework (NPPF) requires that strategic policies should be informed by local housing and economic needs assessments.

The Site was assessed in the Housing and Economic Land Availability Assessment (HELAA) 2017 for a residential development of between 100 and 200 dwellings including affordable housing, self-build plots, open space and the potential for expansion of the doctor's surgery. The assessment concluded that the Site is suitable for development with appropriate mitigation.

Pigeon can confirm that the land is immediately available for development and that there are no major constraints which cannot be appropriately mitigated which would preclude the Site from being developed within the anticipated timeframes. This Delivery Statement and the HELAA both identify that the Site can be brought forward within the immediate five years.

Reepham is identified as a Key Service Centre and offers a sustainable location for growth. It has a wide range of services and facilities including a nursery school, primary school and high school, doctor's surgery, public houses, local convenience stores and a range of other food and retail outlets.

The surrounding countryside also offers a wealth of recreational and leisure opportunities including access to country walks. As such, the town has the potential to accommodate sustainable growth and the proposed landscape-led scheme on Land at Dereham Road would provide much needed new homes in close proximity to key community infrastructure as well as ensuring that the existing community infrastructure and employment can be enhanced.

Despite the sustainability credentials of Reepham, the GNLP does not propose any additional allocations at this Key Service Centre beyond saved allocations and so the town is planned to receive significantly lower proportionate growth than almost any other Key Service Centre. The identified reason for this is the constraints which affect Reepham including highways constraints, access issues to the potential sites and landscape impacts.

The Site Assessment Booklet for Reepham does not identify that landscape acts as a barrier to development at the Site and through discussions with Highways Officers of the County Council it has been established that the highways constraints can be satisfactorily addressed through the provision of an alternative walking route and traffic calming measures which will improve pedestrian connectivity and safety between the surgery and the town centre to the benefit of all residents. Given that the identified issues can be addressed, including delivery of measures that will provide betterment for the community, additional growth including that which will enhance community services and support the local economy as would be provided for at the Site should be included within the GNLP.

3.0 DELIVERY

The Landowners have entered into a partnership with Pigeon to progress the Site through the planning process. As such the Site can be considered to be ‘available’ as defined by the National Planning Policy Framework.

Pigeon has been selected by the landowners for their knowledge of Norfolk and their expertise in bringing together teams of leading designers and specialist advisors to deliver high quality mixed-use sustainable communities.

Pigeon is a private company operated by five directors and a team of professionals from the built environment sector whom each bring considerable experience of delivering high quality schemes within the East of England.



KINGSFLEET THETFORD

Pigeon is working with a number of landowners across Norfolk and the East of England to deliver high quality schemes ranging from larger sustainable urban extensions, such as Kingsfleet in Thetford (which will deliver 5,000 homes, 20 hectares of employment land, Primary School provision, community facilities and public open space) through to smaller sustainable developments, such as land at Thurston, Suffolk where Pigeon is working with Linden Homes to deliver a scheme of 200 new homes and land to a new 2 Form Entry primary school with a pre-school.

Pigeon’s considerable delivery experience demonstrates that it has a proven track record of planning and delivering sustainable mixed-use schemes, such as the Site at Dereham Road, Reepham.

Given the above it is clear that the Site is available and is in line with planning practice guidance in that it is owned and controlled by a landowner/developer partnership formed with the express intention of developing the site. As such there are no legal or ownership impediments to development and the Site is immediately ‘available’.

Furthermore, delivery of the new homes on land to the south of Dereham Road can be comfortably completed within five years, as set out in the table below:

Timescale	Number of Homes
1-5 years	50
6-10 years	-
11-15 years	-

In developing the Concept Plan for the Site, consideration has been given to the current planning policy requirements and these have either been accommodated or allowed for in the conceptual layout of the scheme. The technical assessments have identified that there are no abnormal site conditions and that where new infrastructure is proposed this has been taken into consideration within the financial calculations.



4.0 PHYSICAL CONTEXT

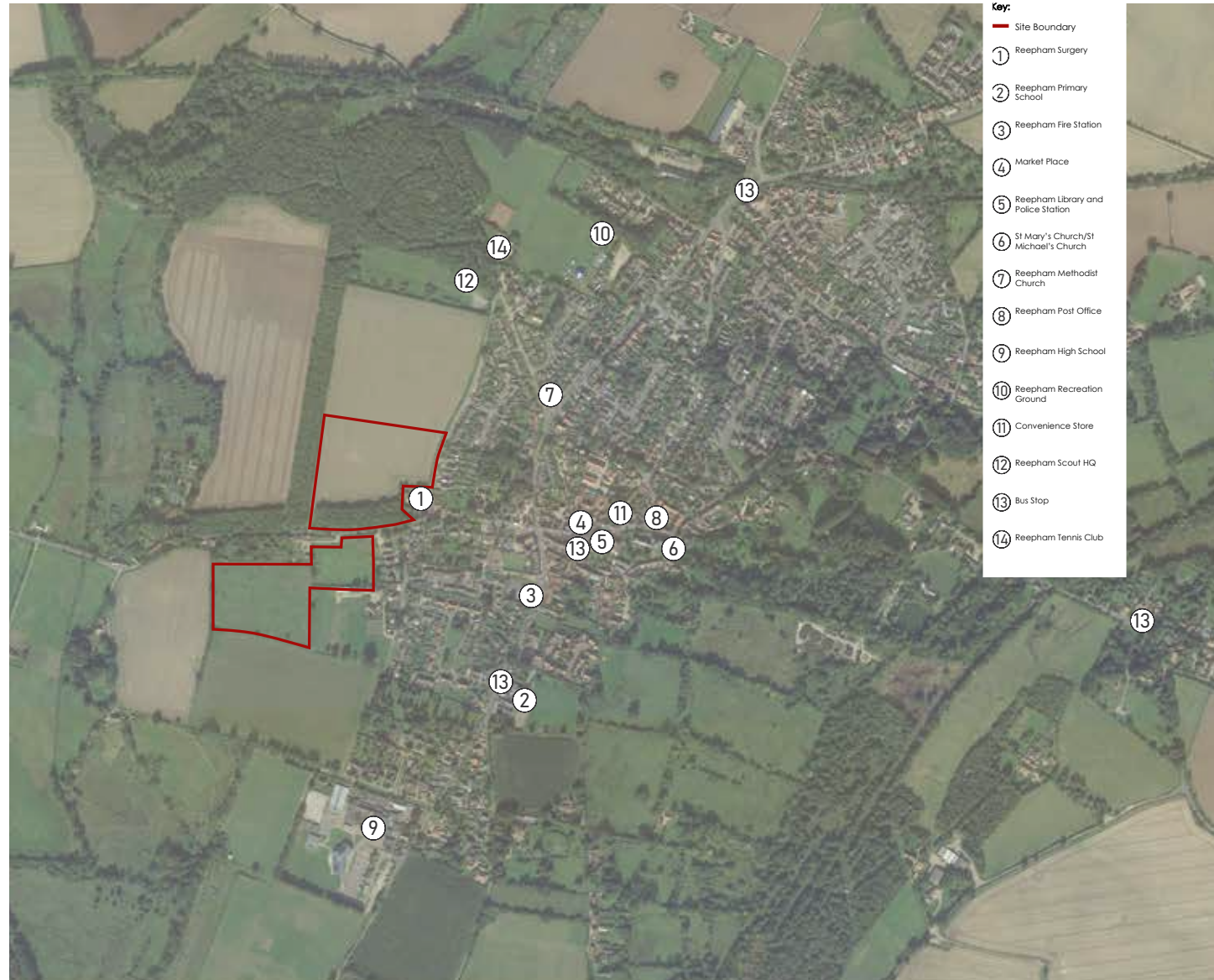
The Site is located to the west of Reepham and comprises two parts: (i) Land north of Dereham Road; and (ii) Land south of Dereham Road. The land to the south of Dereham Road is enclosed by existing residential development to the east, contained by existing hedgerows and tree planting along its southern and western boundaries, and has existing hedgerows along Dereham Road to the north. The land to the south of the Site is also allocated for new homes.

The land to the north of Dereham Road has prominent boundary features in the form of woodland planting along the western and southern boundaries, and the hedgerow planting along the eastern boundary provides a clearly defined landscape edge.

Both sites are well related to the town and existing buildings located on Smuggler's Lane and Park Lane, to the east.

Reepham is a sustainable settlement benefiting from a significant range of community facilities and services including a nursery school, primary school, high school, doctor's surgery, village hall, library, and a range of local shops. The Site is in close proximity to all of these facilities and services.

There are also significant employers within the town as well as employment areas accessible from Reepham including at Atlas Works, Bernard Matthews Farms and Station Road near Lenwade.



FACILITIES AND SERVICES PLAN

5.0 TECHNICAL CAPACITY

Transport and Access

Pedestrian and vehicular access will be from Dereham Road with a new staggered priority junction formed to serve the employment land to the north and residential land to the south of Dereham Road. New footpaths will be constructed along Dereham Road connecting to Park Lane, and a shared footpath and cycle link will be provided from the land south of Dereham Road directly to Park Lane. All footpath works can be achieved either within the public highway or in land controlled by Pigeon and the Landowners.

The Access Strategy Plan shows proposed footpaths and footway improvements to allow safe connectivity for pedestrians and cyclists between the Site and the town centre, school, and local facilities. The Access Strategy has been designed to encourage pedestrians to use Park Lane and Ewing Close as the principal walking route and as an alternative to Dereham Road.

Norfolk County Council (Highways) was consulted at an early stage and identified the Dereham Road footpath as a key issue in relation to the Site. As well as a potential walking route between the Site and town centre the footpath is the principal walking route between the town centre and Reepham Surgery.

The footpath gives insufficient space for pedestrians and prams to pass along its full length, although occasional wider sections allow pedestrians (particularly with prams and wheelchairs) to pass. Detailed investigations have

established that there are limited opportunities to widen the footpath on Dereham Road due to the constraints of boundary walls and buildings. Whilst the access strategy has been designed to encourage Park Lane and Ewing Close as the principal walking route between the Site and town centre, it is recognised that there will inevitably be some use of Dereham Road by pedestrians.

Traffic surveys demonstrate that Dereham Road traffic speeds are currently relatively low (circa 25mph). Traffic speeds can be further reduced to 20mph by introduction of traffic calming strategies. Norfolk County Council Highways Officers have indicated that lowering traffic speeds is an acceptable approach and that the introduction of traffic calming will make a safer environment allowing for the close proximity of vehicles and pedestrians to make this route an acceptable walking route to the town centre. This will provide a significant benefit to existing patients visiting the surgery. Traffic calming will include a gateway on the approach to the town; removal of road markings along the narrow section of the road; changes in road surface; and introduction of a 20 Zone, as shown on the Indicative Traffic Calming Scheme (Appendix 4). Removal of road markings will encourage vehicles to drive more cautiously and at lower speeds and hence enhancing pedestrian safety for both existing and future residents. The proposed traffic calming measures on Dereham Road in combination with an alternative walking route via Park Lane and Ewing Close mean that safe pedestrian connectivity can be provided between the Site and the town centre.

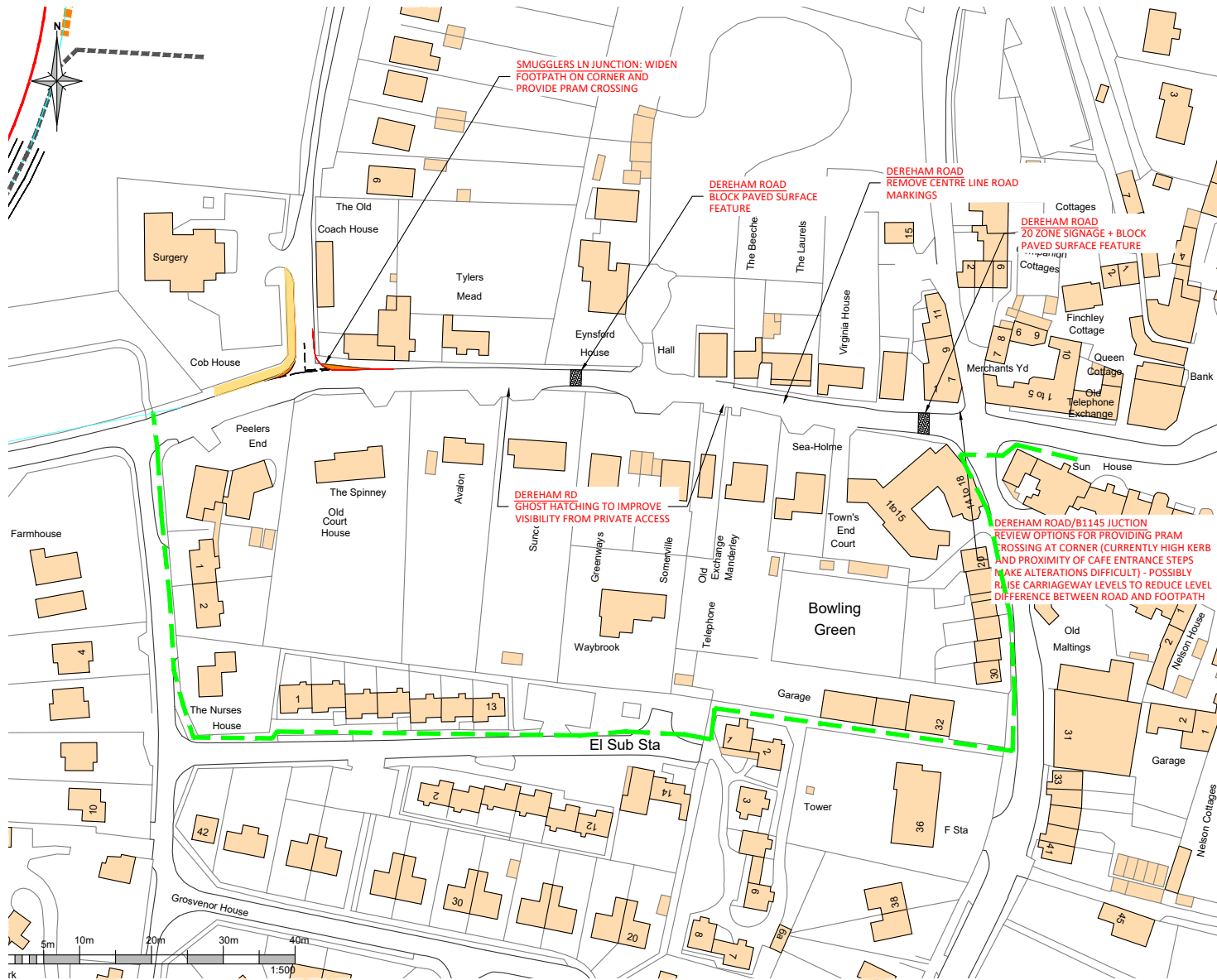
Vehicular access to land north and south of Dereham Road can be safely provided with a staggered priority junction as shown on the Access Strategy plan (Appendix 5). Traffic surveys have demonstrated that suitable visibility splays can be provided in each direction commensurate with the prevailing vehicle speeds. The aforementioned gateway feature will further reduce vehicle speeds ensuring there is a safe environment for vehicles entering and exiting the Site and for pedestrians crossing the road.

The employment land will be occupied by a local employer relocating from the town centre. This will have the benefit of relieving car parking issues in the town centre whilst retaining employment opportunities within the town as part of a mix of uses. Sustainable travel-to-work modes including cycling and car share initiatives will be encouraged helping to reduce car journeys.

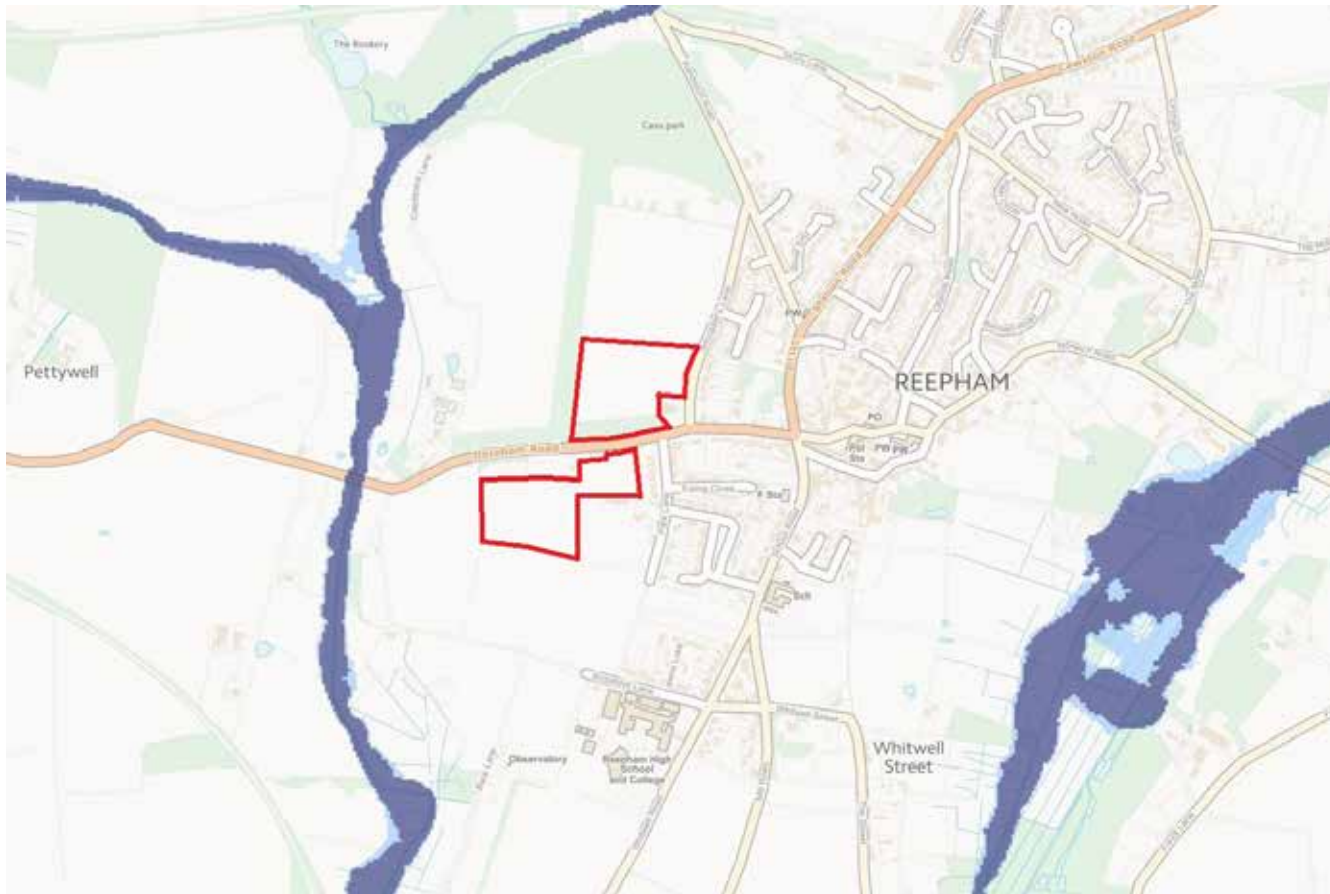
Dereham Road is a B category public highway, traffic surveys have shown that there is sufficient capacity to accommodate the proposed scheme and that the scale of development generated traffic can be comfortably accommodated on the highway network.

In the context of the guidelines of the NPPF it is considered that there are no residual cumulative impacts in terms of highway safety or the operational capacity of the surrounding transport network.





INDICATIVE TRAFFIC CALMING SCHEME



Flood Risk and Surface Water Drainage

The land north and south of Dereham Road is located in Flood Zone 1 and therefore at low risk of flooding (less than 0.1% annual probability). Consequently, the Site location meets NPPF sequential requirements of locating development in areas of lowest flood risk.

Preliminary infiltration testing has been undertaken on the land north of Dereham Road and has established that ground conditions are suitable for infiltration drainage. Geological maps confirm that ground conditions south of Dereham Road are similar and hence also suitable for infiltration drainage. All surface water runoff from impermeable surfaces will be drained to either an infiltration basin or to below ground soakaways, car parking areas will where appropriate be of permeable construction. As a consequence, there will be zero runoff from the Site and hence meeting NPPF requirements for no net increase in flood risk to surrounding areas and buildings.



FLOOD ZONE PLAN

Utilities

Enquiries have been made to utility companies to establish capacity and points of connection to service the employment land and new homes.

Anglian Water Asset plans show that there is an existing foul sewer in Dereham Road close to the Smugglers Lane junction. The foul water drainage strategy for the Site involves a new connection to the existing foul sewer. Discussions with Anglian Water to determine the capacity of the foul network are on-going. However, it is not anticipated that significant reinforcement works will be required. Any reinforcement works will be funded by the scheme under Anglian Water's zonal charging regime. As such the capacity of the foul network does not present a constraint to delivery.

UK Power Networks has confirmed that the employment land can be serviced from the LV network in Smugglers Lane subject to local network reinforcement works. The land to the south of Dereham Road is likely to require a new substation within the Site with an 11KV cable laid from the nearest high voltage substation at Chapel Close. Potable water services in Smugglers Lane and Dereham Road provide suitable points of connection for the Site. Telecom services are available in Dereham Road and Smugglers Lane and can provide points of connection for the Site.

All services are available in close proximity to the Site with no abnormal costs and hence demonstrating that the Site can be serviced and that utilities do not present any constraint to delivery.

Noise and Amenity

The Site is not located close to any significant noise sources. Given the rural character and the lack of any identified significant noise sources the Site is at low risk of noise disturbance both during the day and night and as such is appropriate for the delivery of new homes (land south of Dereham Road) and office accommodation and land for possible future expansion of Reepham Surgery (land north of Dereham Road).

The existing tree belt to the north of Dereham Road provides a buffer between the land north of Dereham Road and the road itself. In respect of the land south of Dereham Road, new landscaping will be provided along the boundaries of the Site that will minimize the potential effects on existing properties. Any potential effects on neighbouring residential properties arising from the scheme can be fully addressed through the design process to ensure that new and existing dwellings benefit from a high level of residential amenity.

Air Quality

The Site is not located within an Air Quality Management Area. Impacts during construction, such as dust generation and plant vehicle emissions, are predicted to be of short duration and only relevant during the construction phase.

The operational impact of the scheme on existing receptors in the local area is predicated to be 'negligible'. Regarding suitability of air quality at the Site for residential, office and health uses, pollutant concentrations at the facades of the proposed buildings are predicted to be within the relevant health-based air quality objectives.

6.0 LANDSCAPE ASSESSMENT

The Site is not covered by any statutory landscape designations and there are no non-statutory designations of landscape relevance within the Site. The majority of the Site is relatively flat with a gradual fall to the southwest. Reepham is covered by three Broadland District Landscape Character Areas: Area A1, The Wensum River Valley (to the south); Area C1, Foulsham and Reepham Plateau Farmland (to the west/northwest); and D1, Cawston Tributary Farmland (to the east/northeast).

The Site itself falls within District Landscape Character Area C1, Foulsham and Reepham Plateau Farmland where, as noted in the Broadland Landscape Character Assessment Supplementary Planning Document (2013), the land cover is dominated by predominantly arable farmland and field sizes vary from medium to large and are delineated by a network of hedgerows.

The Site is relatively typical of the Plateau Farmland Character Area. However, unlike the wider Character Area where woodland cover is generally absent, the Site includes woodland planting that provide prominent boundary features to the north of Dereham Road and along the western boundary of the land north of Dereham Road. Existing hedgerow planting along the eastern boundary of the land north of Dereham Road provides a clearly defined landscape edge, which provides a high level of visual containment from existing properties on Smuggler's Lane.

The land south of Dereham Road has clearly defined tree and hedge planting to the principal boundaries. To the east, the land south of Dereham Road is enclosed by existing residential properties on Park Lane. The Site is contained by existing hedgerows and tree planting along its southern and western boundaries, with existing hedgerows and Dereham Road itself providing enclosure to the north.

To minimise any potential effects of the land south of Dereham Road on the wider landscape, the Concept Plan proposes new areas of open space to the west and areas of open space and tree planting throughout.

Furthermore, a sensitively designed landscaping scheme, including new tree and hedge planting along principal boundaries will help to integrate the scheme into the wider local landscape.

The Concept Plan also includes self-build plots, which will be at a lower density, adjacent to the existing properties on Park Lane, to minimise any impact upon neighbouring properties.

Elsewhere, the scheme will provide lower density housing in the southwestern part of the Site, consistent with the rural setting, providing an appropriate transition between the built form of the village and the countryside to the west.

The Concept Plan for land north of Dereham Road, proposes new areas of open space and tree planting throughout, to minimise any potential effects on the wider landscape and existing properties along Smuggler's Lane to the east. The proposed new office accommodation will be designed to replicate a traditional farmstead set within a generous landscape setting with tree planting throughout. This will reduce the massing of the building and help to integrate it with the wider landscape setting as part of a high-quality landscape-led scheme.

The Concept Plans for both land south of Dereham Road and land north of Dereham Road have been developed with a landscape-led design approach, with the result that a strong landscape structure will be integral to the design. A variety of green infrastructure including landscaping, public open space and bio-diverse SuDS features will also be provided.



EXISTING HEDGEROWS WILL BE RETAINED WITH NEW TREE AND HEDGE PLANTING THROUGHOUT

7.0 ECOLOGY

The land north of Dereham Road comprises a single arable field, with a belt of plantation woodland dating from the late 1990s running along the southern and western edges of the Site. The land south of Dereham Road comprises two fields of improved grass sward with boundary hedgerows.

A Preliminary Ecological Survey has confirmed that the Site is not subject to any statutory nature conservation designations. Two European designated sites are located within 10.0km of the Site. These include the Norfolk Valley Fens Special Area of Conservation (SAC) located 1.0km to the east and the River Wensum SAC approximately 4.0km to the south. However, the scheme would not directly impact on these sites and a project level Habitats Regulations Assessment screening has confirmed that impacts on designated sites can be adequately mitigated. Booton Common SSSI and Whitwell Common SSSI are located 1.0km east and 1.6km south of the Site respectively. A number of County Wildlife Sites (CWS) are located within 2.0km of the Site, the nearest of which, Broomhill Meadows, is located approximately 250m southwest of the Site. However, the development of the Site would not directly impact on these sites and any direct effects can be appropriately mitigated.

The majority of species have been scoped out, including Great Crested Newts which are specifically scoped out due to the lack of suitable connections with the nearest pond. There are three trees with low bat roost potential along the north side of Dereham Road. However, these trees are to be retained as part of the scheme and do not present a constraint. In addition, the design of the scheme minimises impacts on the plantation, trees and hedgerows that provide bird and bat habitat.

The survey has identified that there are no species present, other than is typical of local farmland, which could pose a constraint to development. Given that the Site is in agricultural use, it is likely to be of little inherent ecological value with any biodiversity value limited to plantation, hedgerows and along the field boundaries which would be protected and incorporated into the proposed scheme.



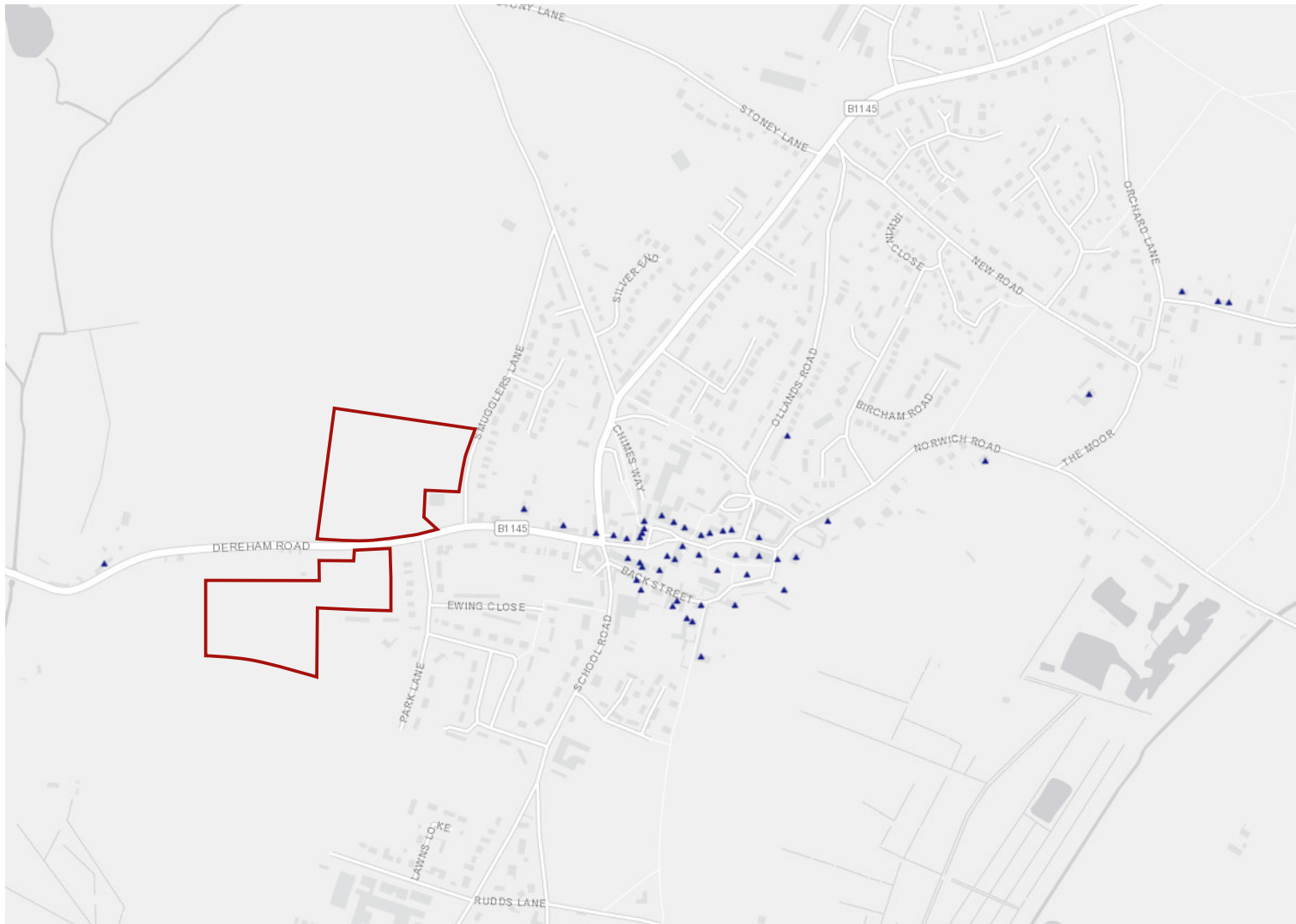
NATIVE PLANTING TO ATTRACT WILDLIFE

Whilst the development of the Site is unlikely to have the potential to impact on protected species, given the nature of the existing use and habitats present, all required mitigation can be incorporated into the design and sensitive, appropriate working practices implemented during the construction phase.









The Site offers a good opportunity to provide an enhancement to its biodiversity interest through the provision of a more diverse range of species habitats than is currently present e.g. seminatural greenspace, including SuD's features and additional tree planting as shown on the Concept Plans, provision of bird and bat boxes, and measures to allow access across the scheme for hedgehogs. There is also the potential for the value of the plantation area to be increased via management. In this regard, the proposed new areas of open space and landscaping have the potential to deliver a net biodiversity gain.



SEMI NATURAL GREENSPACE, INCLUDING SuD'S FEATURES



Key:

-  Site Boundary
-  World Heritage Site - buffer zone
-  Battlefield
-  Certificate of Immunity
-  Building Preservation Notice
-  Listed Building
-  Scheduled Monument
-  Park and Gardens

HISTORIC BUILDINGS PLAN



8.0 HERITAGE

There are no designated heritage assets affecting the Site and Reepham Conservation Area, located to the east of Smuggler's Lane is screened from the Site by existing properties on Dereham Road and Smuggler's Lane, and by Reepham Surgery. There are no Scheduled Monuments nearby and Salle Park, a Registered Historic Park and Garden, is located 1.7km northeast and screened by intervening topography and landscape features.

Vale House, a Grade II Listed Building is located to the west of the Site on Dereham Road. However, this is separated from the Site by existing development and there would be no harm to this heritage asset as a result of the scheme. Within the centre of the town to the west there are a number of listed buildings, including Grade I and Grade II* buildings. However, these are separated from the Site by existing development and would be unaffected by development of the Site.

The Site is not identified within an area of high archaeological importance. Based on the Norfolk Historic Environment Record (HER), there are no recorded heritage assets within the site and Archaeological Desk-Based Assessment confirms that archaeological features are unlikely to present a constraint to development of the Site, which lies outside of the historic core of Reepham. Information in the Norfolk HER for the immediately surrounding area relates principally to built heritage assets within Reepham itself with little relevance to the Site.

There is no indication that the Site contains any archaeological remains that would present a constraint to development. This would be confirmed through further survey work in due course.

9.0 CONCEPT

The Concept Plans that accompany this Delivery Statement are based upon an assessment of the Site's opportunities and constraints and illustrates how the Site can provide a new high quality mixed use landscape-led scheme including the preferred site for the relocation of a local employer to ensure their continued successful operation and the opportunity to expand, land to facilitate the much-needed extension to the existing surgery, around 50 new homes including bungalows affordable housing and self-build homes, public open space, and strategic landscaping on Land at Dereham Road, Reepham.

The Concept Plan makes provision for:

- Public Open Space including strategic landscaping and SuDS features which will contribute to enhanced green infrastructure and biodiversity;
- Around 50 new homes including bungalows, affordable housing and self-build homes;
- Land for the extension of the existing GP surgery;
- The preferred site for the relocation of an existing employer.

The Site is within easy walking and cycling distance of a comprehensive range of services and facilities within the town. This makes the Site a highly sustainable development location for additional development.

The key objectives that have informed the preparation of the Concept Plan can be summarised as follows:

- To provide an attractive high-quality, landscape and design led, mixed-use scheme that retains and enhances the Site's existing landscape features;
- To provide a range of high-quality new homes to meet the District's housing requirements including the needs of specific groups including those seeking self-build housing and bungalows;
- To provide a positive contribution towards the local economy through the provision of the preferred site for the relocation of an existing local employer to enable their business to continue to operate successfully and provide the opportunity for the business to expand, which will also reduce pressure on car parking spaces in the town centre;
- To provide land for the much-needed expansion of the existing GP surgery;
- To provide for better pedestrian connectivity and safety between the town centre and the GP surgery;
- To provide a sustainable drainage strategy, to ensure that surface water is managed appropriately, including new SuD's features.

New Homes

The Concept Plan includes provision for around 50 new homes. A mix of housing types and tenures will be provided on the Site reflecting the needs of the District. The Site provides a sustainable location given its close proximity to local services and facilities and the wider amenities within the town.

The proposed scheme will deliver a range of new homes of varying size in accordance with emerging Policy 5. These will include smaller homes for those looking to start on the property ladder through to larger family homes recognising the location of the Site close to the existing primary and high school facilities. The Concept Plan also includes provision for self-build plots for those seeking to design and build their own homes.

Given the proximity to the doctor's surgery, the Site can also increase opportunities for meeting the needs of older persons through the provision of smaller homes and bungalows for those wishing to downsize. The scheme will also provide affordable housing in accordance with policy, providing a significant contribution towards meeting affordable housing needs locally and within the District.





- Key:**
-  New Homes
 -  Self Build/ Bungalows
 -  Proposed Trees/ Landscaping
 -  Public Open Space
 -  Main Access
 -  Secondary Access
 -  SUDS
 -  Proposed pedestrian Link to Park Lane

LAND SOUTH OF DEREHAM ROAD CONCEPT PLAN

Land at Dereham Road, Reepham | Delivery Statement

Employment Land

The Concept Plan includes an office site which is identified as being the preferred site for the relocation of an existing local employer that is looking to move from their existing premises which they have outgrown. The proposed relocation provides the opportunity to secure this employer's long-term growth ambitions in Reepham. It would also reduce the pressure on car parking spaces within the town centre.

Healthcare

The size of the existing surgery is identified as being insufficient for the number of patients registered. The Concept Plan proposes to provide land to enable the existing surgery to expand as well as providing the opportunity for improved car parking provision.



NEW OFFICES DESIGNED TO REPLICATE A TRADITIONAL FARMSTEAD

Green infrastructure

The proposals are landscape-led with an emphasis on design including providing new areas of open space and tree planting. This approach allows the scheme to be accommodated in a manner which would not cause harm to the wider countryside. New planting along the boundaries and throughout the Site will also assist in softening the appearance of the scheme, helping to integrate it into its surroundings.

Additional areas of new open space and SuD's features will be integrated into the overall layout of the Site, providing additional useable amenity spaces and helping to provide a transition to the surrounding landscape. New planting and landscaped areas will also be designed to provide an enhancement to the Site's biodiversity interest through the provision of a more diverse range of species habitats. There is also potential to increase the ecological value of the plantation to the north of Dereham Road through appropriate management.

The range of mitigation measures outlined above will ensure that the proposals relate positively to the character of the Site and its wider setting, and do not appear incongruous when viewed from the wider landscape context.





NEW OPEN SPACE FOR RECREATION



LAND PROVIDED TO FACILITATE FUTURE EXPANSION OF REEPHAM SURGERY



Key:

-  Proposed Trees/
Landscaping
-  Access
-  Suds/Green
Infrastructure
-  Employment
-  Land for future
Surgery Expansion
-  Proposed footway link
to existing footway on
Dereham Road

LAND NORTH OF DEREHAM ROAD CONCEPT PLAN



10.0 CONCLUSION

This Delivery Statement demonstrates that the Site is both sustainable and capable of delivering a high quality, mixed-use, design and landscape led scheme for around 50 new homes including bungalows, affordable housing and self-build homes. The scheme will also deliver land to facilitate the expansion of the existing surgery, employment land to enable an existing employer to remain in the town, and new areas of open space at Land at Dereham Road, Reepham.

As part of a Key Service Centre in Greater Norwich, the area is a sustainable location well suited to the provision of new housing for the District. The town has a good range of existing local services and community facilities including a nursery school, primary school, high school, doctor's surgery, and a range of retail outlets.



This Delivery Statement confirms that this Site is immediately available, achievable and suitable for development. The Landowners have entered into a partnership with Pigeon to progress the Site through the planning process and as set out in Section 3 of this Statement, the Site can deliver homes within the forthcoming five years.

A comprehensive set of technical studies have been undertaken to date which demonstrate that there are no significant constraints to development and that in producing a Concept Plan for the scheme, all of the necessary policy requirements have either been accommodated or allowed for in the capacity of the Site. Therefore, this Statement demonstrates that the Site is achievable, and that Pigeon have undertaken all due diligence to ensure that the scheme promoted to the Council is deliverable.

The Concept Plans illustrate how the Site can provide a new high quality, landscape-led scheme on the western edge of Reepham, including strategic landscaping and new amenity provision, which will contribute to enhanced green infrastructure.

The scheme makes provision for a range of homes including smaller homes for those looking to buy their first home or those looking to downsize through to larger family homes. In addition, the Concept Plan includes homes for those seeking to design and build their own home.

In conclusion, Land at Dereham Road, Reepham can deliver a high-quality, design and landscape-led scheme for the Greater Norwich area at an early stage in the new Plan period. The proposed scheme is sustainable and will provide much needed new homes which respond to specific needs in close proximity to existing established services as well as providing the opportunity to retain an existing employer and address the capacity of the GP surgery. The scheme can be appropriately integrated into the existing landscape through the identified design and landscape-led approach.


APPENDIX 1 LOCATION PLAN



Key:
— Site Boundary

Not to Scale



Key:
 Site Boundary

Not to Scale

APPENDIX 2 CONCEPT MASTERPLAN



- Key:**
-  New Homes
 -  Self Build/
Bungalows
 -  Proposed Trees/
Landscaping
 -  Public Open
Space
 -  Main Access
 -  Secondary
Access
 -  SUDS
 -  Proposed pedestrian
Link to Park Lane

Not to Scale



- Key:**
- Proposed Trees/Landscaping
 - Access
 - Suds/Green Infrastructure
 - Employment
 - Land for future Surgery Expansion
 - Proposed footway link to existing footway on Dereham Road

Not to Scale



APPENDIX 3 LAND OWNERSHIP PLAN



- Key:**
- Site Boundary
 - Titles: NK411420, NK297603
Proprietors: M. G. Buxton And J. Buxton

Not to Scale



- Key:**
-  Site Boundary
 -  Title: NK411419
Proprietors:
M. G. Buxton And
J. Buxton

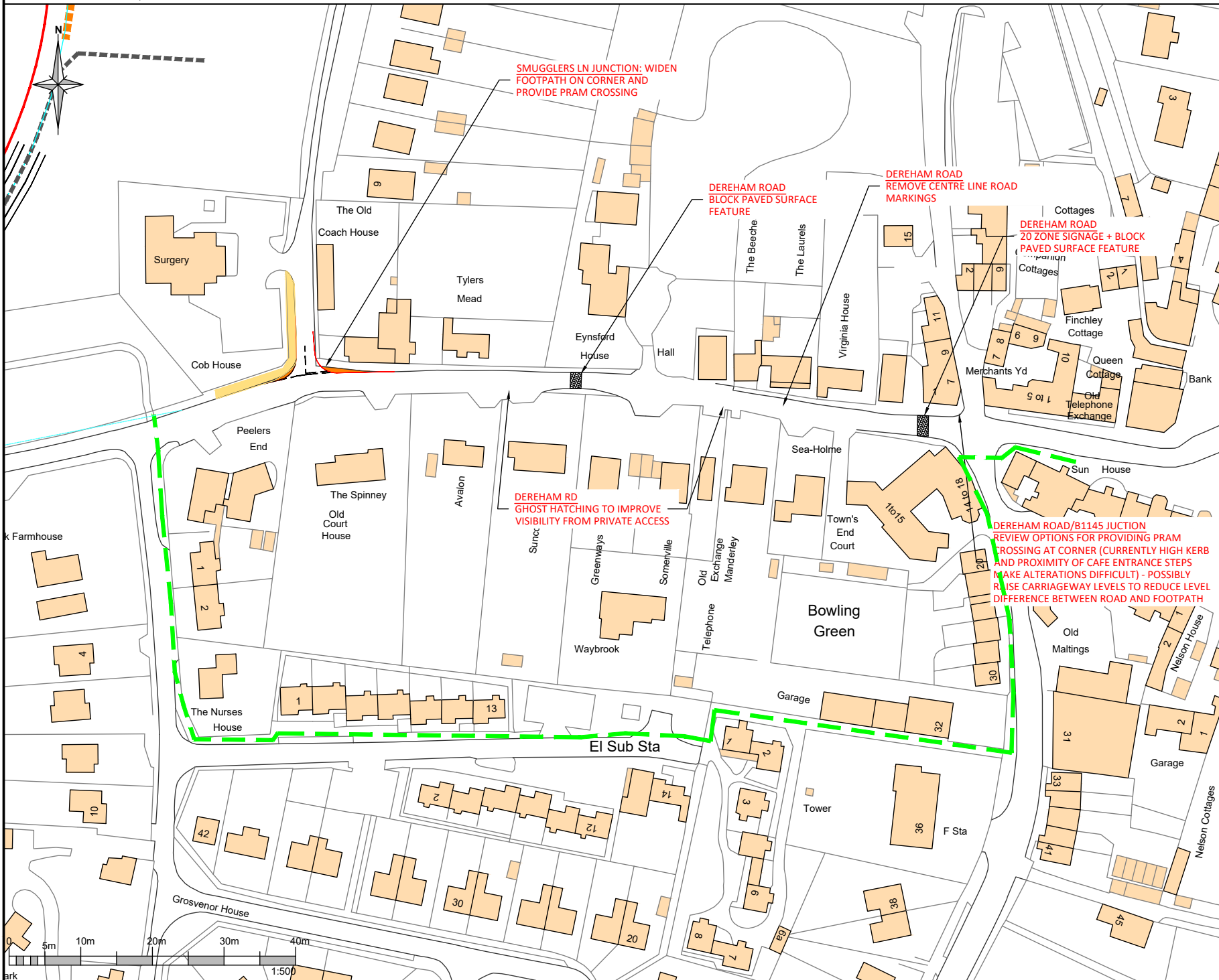
Not to Scale

APPENDIX 4 INDICATIVE TRAFFIC CALMING SCHEME

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4. All levels are in metres above ordnance datum (AOD) unless stated otherwise.
5. All co-ordinates are in metres to UK National Grid unless stated otherwise.
6. Do not scale from this drawing.

LEGEND

Alternative pedestrian route 



SMUGGLERS LN JUNCTION: WIDEN FOOTPATH ON CORNER AND PROVIDE PRAM CROSSING

DEREHAM ROAD BLOCK PAVED SURFACE FEATURE

DEREHAM ROAD REMOVE CENTRE LINE ROAD MARKINGS

DEREHAM ROAD 20 ZONE SIGNAGE + BLOCK PAVED SURFACE FEATURE

DEREHAM RD GHOST HATCHING TO IMPROVE VISIBILITY FROM PRIVATE ACCESS

DEREHAM ROAD/B1145 JUNCTION REVIEW OPTIONS FOR PROVIDING PRAM CROSSING AT CORNER (CURRENTLY HIGH KERB AND PROXIMITY OF CAFE ENTRANCE STEPS MAKE ALTERATIONS DIFFICULT) - POSSIBLY RAISE CARRIAGEWAY LEVELS TO REDUCE LEVEL DIFFERENCE BETWEEN ROAD AND FOOTPATH

P3	Minor changes	10:02:20		
P2	Modified scheme	08:04:19	ab	
P1	1st issue			
Rev	Description	Date	By	App

P: Planning T: Tender C: Construction

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CLIENT



PROJECT
Dereham Rd, Reepham

TITLE
Dereham Rd
Indicative Traffic Calming Scheme

BY
ab

SIZE SCALE DATE
A3 1:500 July 2018

Drawing No. 0078.100	Rev P3
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APPENDIX 5 ACCESS STRATEGY

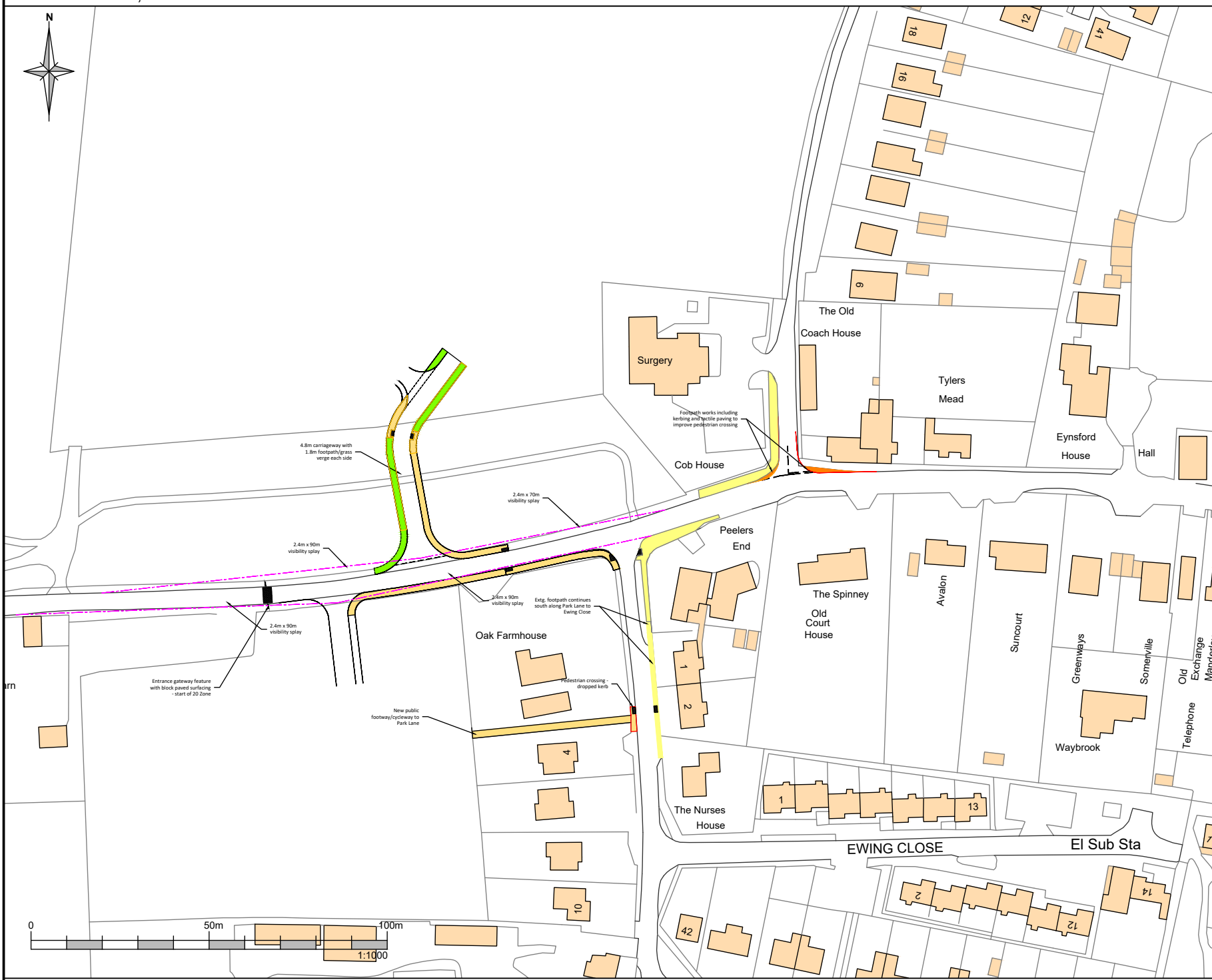


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LEGEND

- Existing footpath
- New footpath
- Grass verge (future footpath)



P1	1st issue			
Rev	Description	Date	By	App

P: Planning T: Tender C: Construction

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CLIENT

PROJECT

Land to the North and South of Dereham Rd, Reepham

TITLE

Access Strategy

BY

ab

SIZE SCALE DATE

A3 1:1000 February 2020

Drawing No.	Rev
0078.SK2	P1