

Notes from the Meeting with Hopkins Homes on Thursday 11th January 2018 at 8pm at Blofield Courthouse

Regarding Land North of Yarmouth Road, Blofield – Submission of Reserved Matters

The 18.93 acre site was allocated for development in the Broadland District Council Local Plan following the previous grant of Outline Planning Permission on Appeal in March 2013.

In June 2017 the existing Outline Planning Permission for up to 175 homes under reference 20160488 was granted with all Matters left Reserved for future submission which is now with Broadland District Council awaiting validation.

Reserved Matters detailed by Hopkins Homes' gives proposals for a total of 163 homes, together with Public Open Space, roads and parking. Sole vehicular access will be via Yarmouth Road, as previously agreed indicatively at Outline stage with additional Footway works proposed along Yarmouth Road, as previously agreed with Norfolk County Council Highways. Thus, meaning that the width of Yarmouth Road will be reduced to 6 meters wide with a combined footpath / cycle way to connect up with the proposed Brooms footpath / cycle way. The existing Public Right of Way routes are pretty much well unaltered compared to the previous site plans from Bovis Homes.

The mix of market homes and affordable homes, amenity space, parking standards, road hierarchy and public open space are regulated by Section 106 matters and emerging planning policy including neighbourhood plan policy.

Section 106 Legal Agreements provides for:

- 33% Affordable Housing with priority been given to Blofield residents.
- 60/40 split between rented and shared ownership
- All Affordable Housing to be provided before 50% of the Market homes.
- Provision of all Open Space before 50% of total homes are occupied.
- Contribution of £81,500 towards a Travel Plan.

Hopkins Homes must pay Community Infrastructure Levy (CIL) of £1,438,000 for the improvement of Local Facilities including schools and health services to deal with local growth. Of this £1,438,000 the Parish Council will receive 25% (approximately £359,500) to assist the local community improve community facilities.

At the meeting some interesting questions were raised with some interesting responses They are as follows: –

Hopkins Homes hope to be on site in July / August if all goes according to plan - 163 homes with roughly 50 built per year.

They have taken points from Blofield Neighbourhood Plan, especially with regard to parking and street lighting and are working with the relevant authorities.

They have only purchased the houses side of the site, the employment / retail area is unknown.

They've inherited all the conditions that were applied to the outline application so will have to do the Highways works sooner rather than later.