



Application Number – 20201183

Description – Provision of a new sports hall with associated changing facilities, studio, sports classrooms and parking.

Location- Reepham High School and College, Whitwell Road, Reepham, NR10 4JT

Reepham Town Council wish to record that they object to this application on the grounds that the new site for the sports hall with associated changing facilities, studio, sports classrooms and parking is in contravention of Broadland District Council's Site Allocations DPD - (2016) REP 1, which forms part of the local plan and states that ' Land off Broomhill Lane, Reepham is allocated for residential development and community facilities (including cemetery land, recreational open space and a sports hall).

It is noted that the site, at 0.48 hectares, is not part of Land off Broomhill Lane and instead takes up a significant proportion (one fifth) of the remaining school playing field area.

REP 1 is quite specific that the sports hall is to be built on the development land off Broomhill Lane. By disregarding this and, instead, building on a further area of the School/College playing field the loss of open space available to the school is very significant. The Town Council is therefore concerned that this application deprives the School of land that it currently occupies. This would be in addition to the loss of land to allow for an increased level of housing development, proposed under the separate planning application 20200847, on which funding for the Sports Hall depends. The use of land for the Sports Hall, on land outside the site defined in REP1, will further reduce the School's capacity for future expansion. Such expansion is likely to be necessary as the population of Reepham grows. This expansion of the school is also particularly likely as it is rated as 'good' by Ofsted.

Although this application appears to be independent of Application 20200847 it is clear that the two are inextricably linked. However, the Town Council is not privy to the terms of any Agreement between the School and the Applicant of 20200847 so is unable to assess the probability of the Sports Hall being built. The onus to provide the school with a Sports Hall should be on the developer to build this on the land defined in REP 1.

In addition to the concern that a significant tranche of existing school land would be lost, Reepham Town Council feels that there is a high risk that the Sports Hall may not be built. This risk arises from concerns that the level of 'funding' being offered by the developer will not be sufficient to complete the proposed Sports Hall independently and other sources of funding may not be guaranteed, especially in the light of the pressures on public funding arising from the coronavirus outbreak.