

Land South of Norwich Road, North Walsham



Welcome

Welcome to Hopkins Homes' public consultation event on the emerging proposals for new homes, elderly care facilities, open space and allotments on land south of Norwich Road, North Walsham.

Hopkins Homes are looking to submit a hybrid application. This will entail a full application for new homes, open space, drainage and access with an outline application for the elderly care home accommodation. Once approved, a reserved matters application will then come forward by an elderly care accommodation operator to establish the finer details.

As you may be aware, part of the site is already allocated in the adopted North Norfolk Local Plan, with the entire site currently proposed to be allocated in the new emerging North Norfolk Local Plan. Hopkins Homes are now seeking to move forward with their development proposals in accordance with emerging policy.

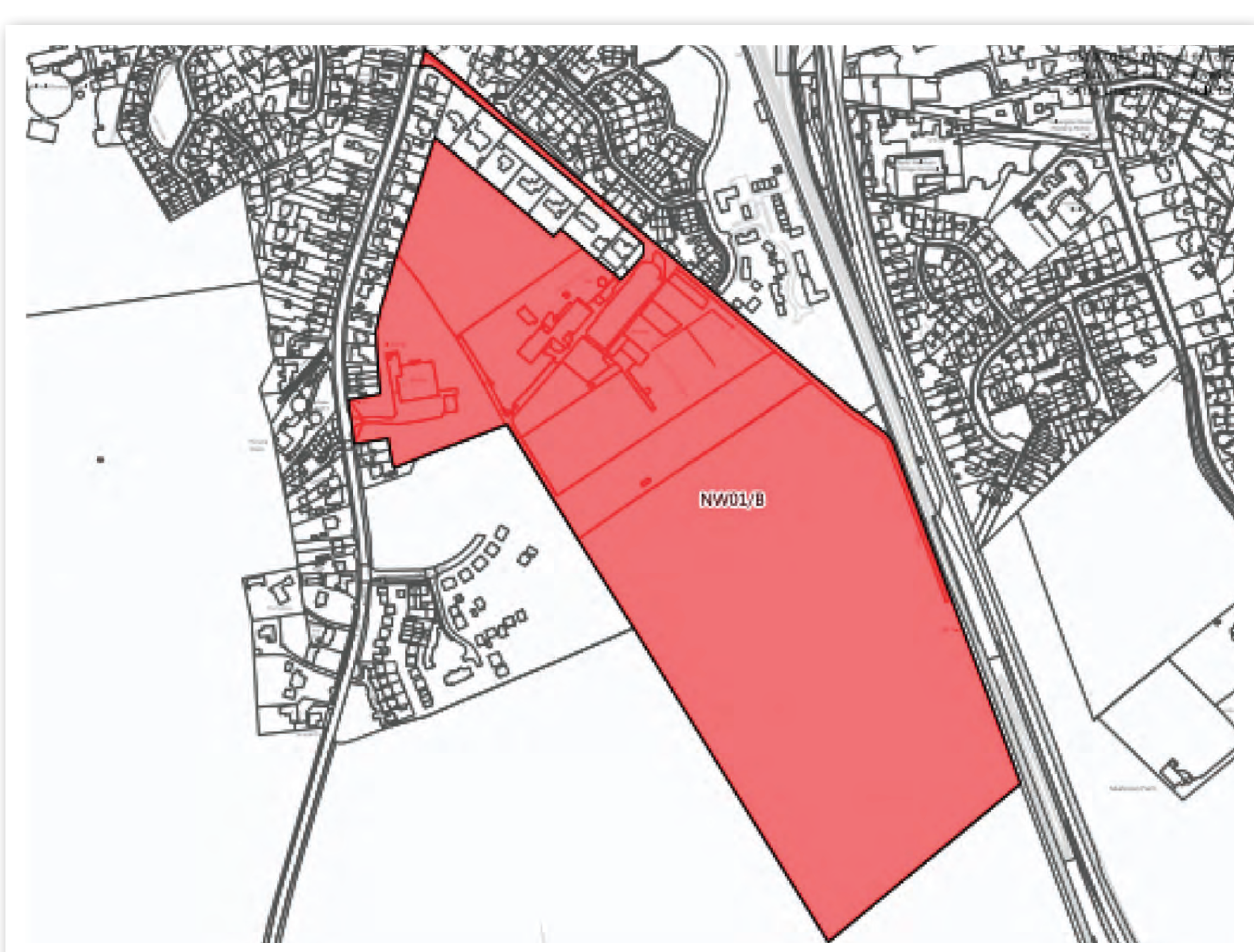
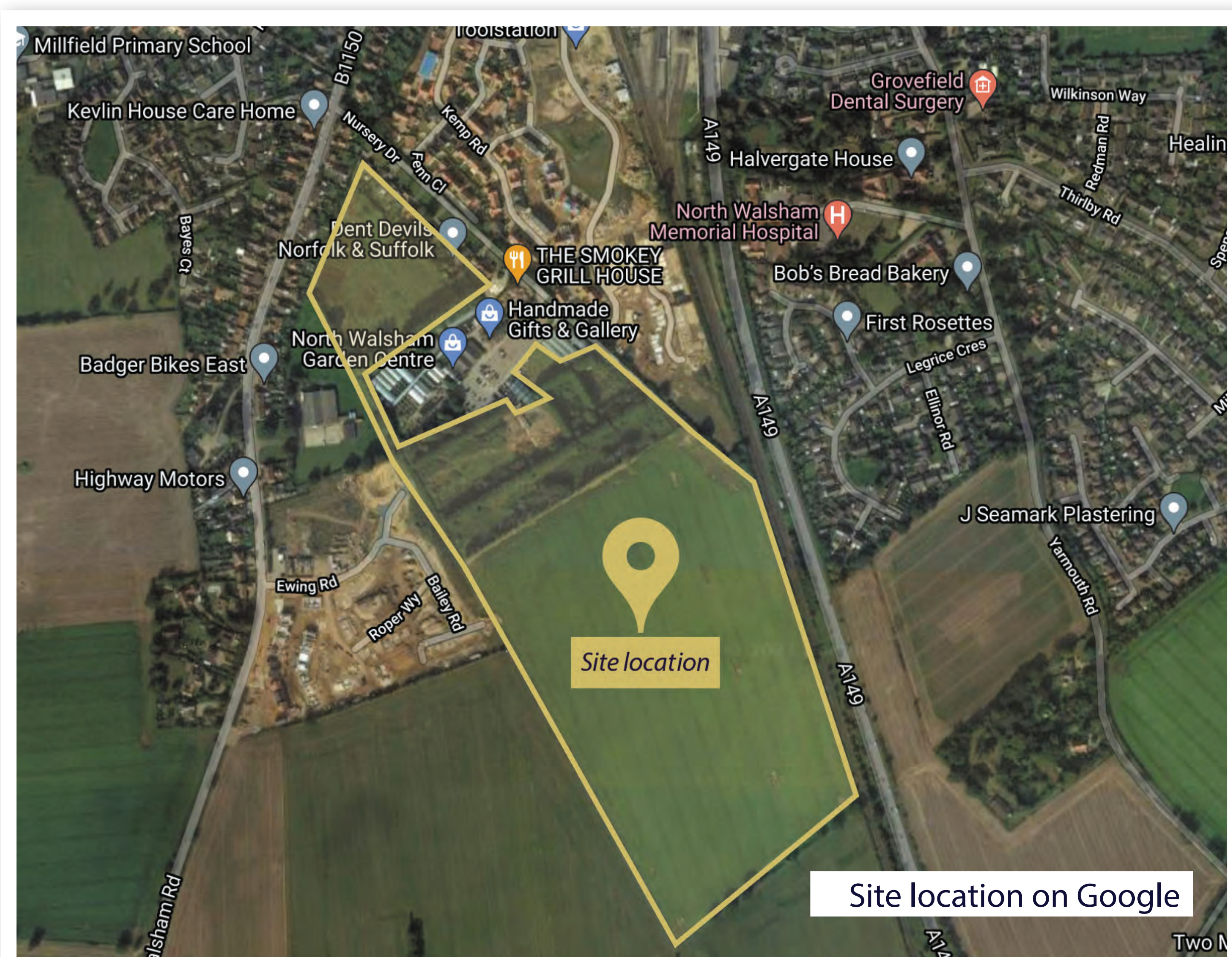
There is additional information on the boards about the project. Please do let us know if you have any questions.

Your feedback is important to us. After looking at the materials on display, please fill in a feedback form and leave it with us or return it to our Freepost address. Members of the project team are on hand to discuss the proposals with you and answer any questions you may have.

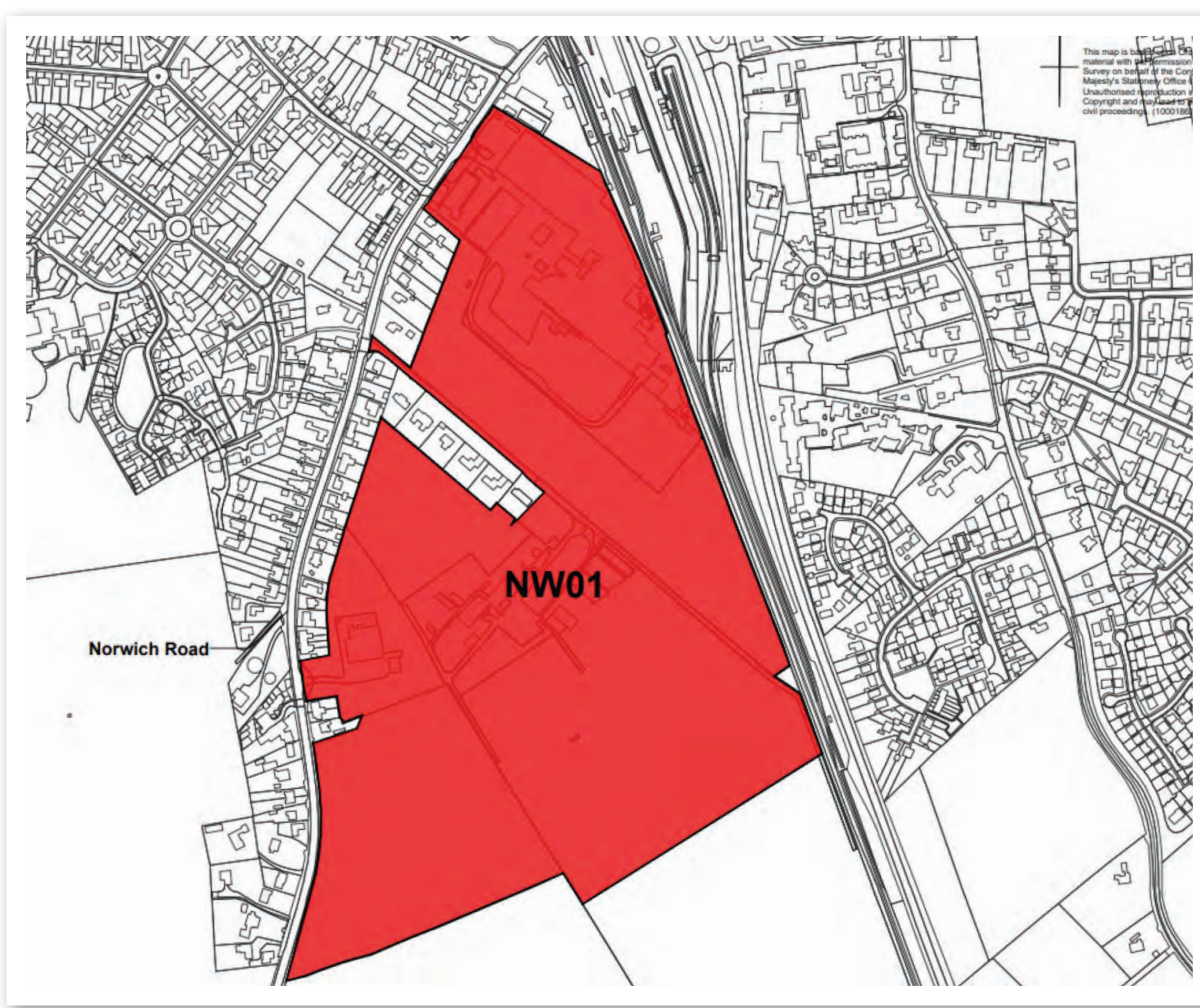
Your feedback will be used to help finalise the proposals before a planning application is submitted to North Norfolk District Council in the coming months.

About Hopkins Homes

Hopkins Homes is East Anglia's largest independent housebuilder - renowned for building award-winning new homes with character and individual style. We are committed to excellent design and quality, which reflects the tradition and character of each individual site. You can find out more at www.hopkinshomes.co.uk.



Local Plan allocations NW01 and DS 14



Homes previously delivered by Hopkins Homes



www.landsouthofnorwichroad-northwalsham.co.uk



**HOPKINS
HOMES**

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Proposals

Hopkins Homes is proposing around 350 high-quality new homes, including affordable homes, as well as new public open space and allotments, and elderly care provision on land south of Norwich Road, North Walsham.

Proposals also include the retention of existing employment uses and a new, improved access to the employment land via the link road.

The proposed development will include a broad range of open market homes. Bungalows will be provided

alongside a selection of 1, 2, 3- and 4-bedroom homes, to respond to local needs.

Part of the site has been allocated in the adopted North Norfolk Local Plan (policy reference: NW01), and the entire site is a proposed allocation in the emerging North Norfolk Local Plan (policy reference DS 14).

Whilst the position and mix of homes may be subject to change as the scheme evolves following feedback, Hopkins Homes are seeking to move forward with their proposals for the site in line with the emerging policy.



The benefits of the proposals:



Delivery of a site identified for new homes in the emerging Local Plan



Around 350 dwellings



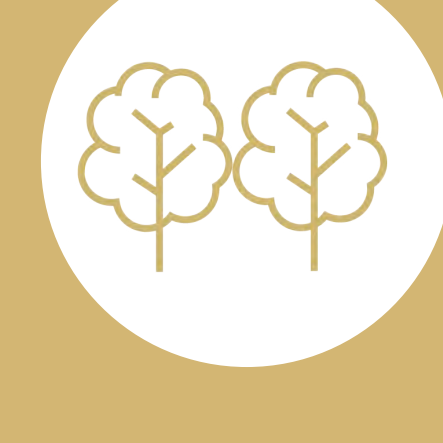
High quality design from an award-winning housebuilder



Mix of new homes, to include affordable housing, that meet local need



New elderly care provision



Provision of 3.5ha green public open space



Allotments



Financial contributions to healthcare and education

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Design and Landscape

North Walsham is an attractive and historic town, and Hopkins Homes will respect this in the design and layout of the development.

New homes will be sensitively designed to address existing properties and countryside beyond.

Sustainability measures will be integral to the design of the new homes, with technologies incorporated to minimise carbon emissions and water usage in accordance with relevant policies and regulations, while providing for electric vehicle charging.

Landscaped public open spaces will be delivered throughout the layout, with play areas, amenity green spaces and habitat areas incorporated within the layout, in accordance with emerging Local Plan policy.

Careful consideration of the existing landscape features and character has been present throughout the iterative design process, with meaningful intentions to create a strong sense of place.

A generous amount of public open space will offer a range of new recreational opportunities close to residential dwellings through children and youth play areas, walking routes, large open areas for informal leisure activities and new connections with the surrounding open space.

The landscape areas will serve to both frame the development and help integrate it into the existing built form, providing an attractive setting for residents and visitors.



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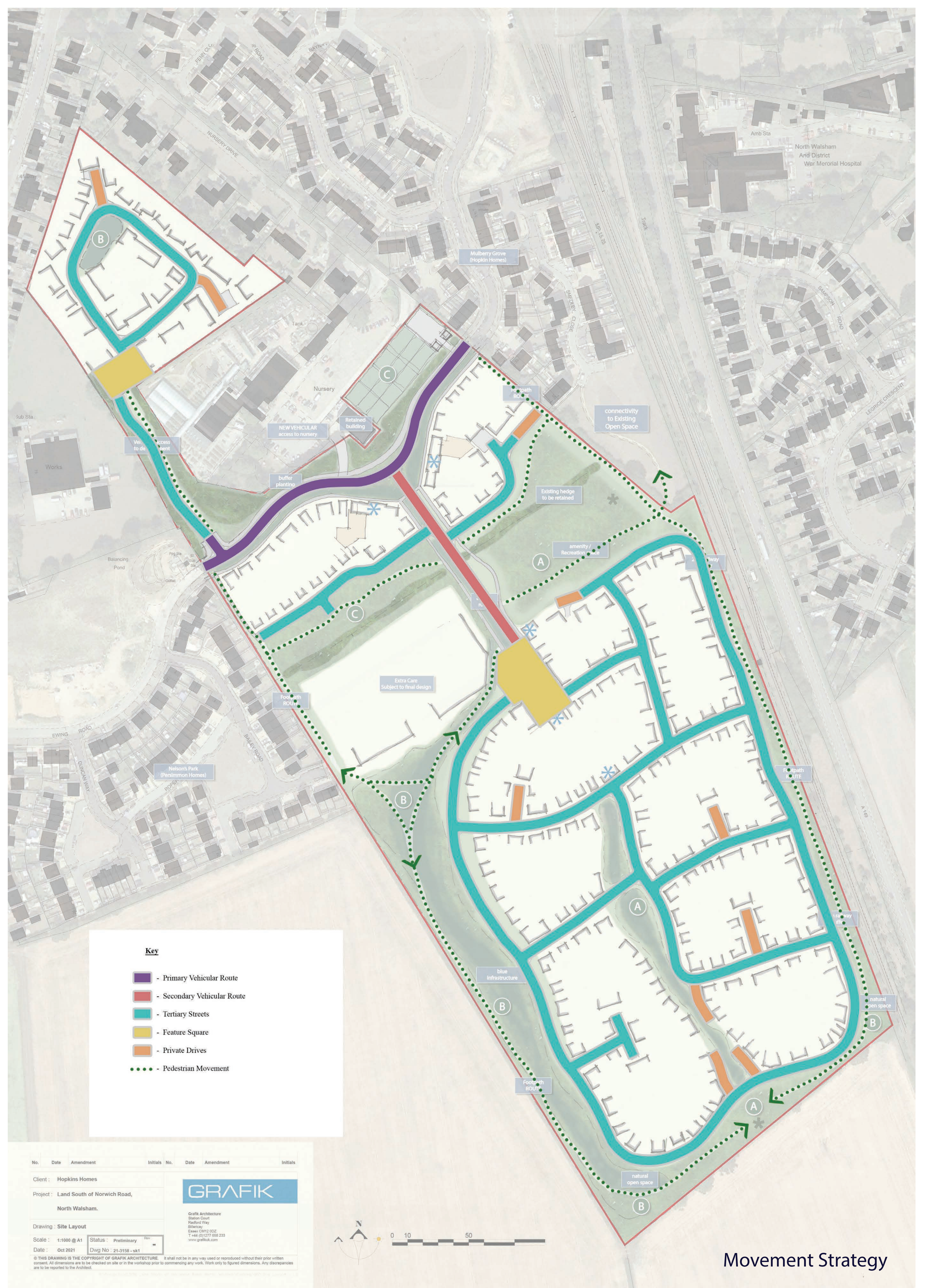
Transport and Access

As set out in the emerging allocation, the access point for the development will be via the construction of a new link road between Ewing Road to the west and Hornbeam Road to the east.

A comprehensive Transport Assessment, informed by traffic surveys, will be submitted to the Council alongside the planning application to demonstrate that the local road network will be able to cope with additional activity.

The proposals have been designed to prioritise sustainable transport modes, with walking and cycling routes incorporated throughout the development. A Travel Plan will also be submitted to accompany the application to demonstrate and deliver the site's sustainable credentials.

The site is located in a sustainable location, within close walking and cycling distance to North Walsham town centre, local bus stops, and North Walsham Railway Station.



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Ecology and Drainage

Ecology

Specialist surveys have been undertaken at the site for protected species identified at the scoping stage.

The development will deliver new public open space for residents to enjoy which will also contribute to biodiversity net gain and replace any habitats lost. As well as delivering new open space, allotments will also be provided for residents to grow flowers, fruit and vegetables.

The proposals also provide opportunities to protect and enhance the natural landscape at the site with the retention and enhancement of the most important hedgerows and trees within the site boundary.

Drainage

Surface water will be managed through a comprehensive drainage strategy. Sustainable Drainage Systems (SuDS) will store water and release flows in a controlled manner through infiltration, in a way designed to cope with a 1 in 100-year flood with an allowed increase for climate change. This will ensure that the proposed development does not increase flood risk on site or elsewhere in North Walsham.

Foul drainage will connect to the existing network, with initial consultations with statutory providers indicating that sufficient capacity exists to receive the additional forecast flows.



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Next Steps

Thank you for attending our consultation event

We appreciate your feedback. If you, or anyone you know, would like to register their interest in a new home, or if you have any comments on the proposals, please complete and return the feedback form.

Prior to today's consultation, Hopkins Homes have met with North Walsham Town Council and North Norfolk District Council to ascertain their thoughts on the proposals.

We will consider all feedback provided during the consultation period and where possible include in the final proposals submitted to North Norfolk District Council in the coming months.

Consultation closes 30th November 2021.



How to get in touch

If you have any further comments or queries, then please do not hesitate to get in touch.



Phone us on our dedicated Freephone line:
0800 148 8911



Email us at :
info@landsouthofnorwichroad-northwalsham.co.uk



Write to us at:
FREEPOST MPC CONSULTATION

For further information please visit our website:
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