



Honingham Thorpe

Vision Report Back
08/12/2021



Welcome

Site
Background

Community
Engagement
Feedback

The
Vision



Team Collaboration



Client
Latimer



Architects & Masterplanners
JTP



Planning Consultants
Brown & Co



PR & Comms
BECG



Landscape Architects
Sheils Flynn



Transport Consultants
Transport Planning Associates



Water, Environmental and Infrastructure Consultancy Services
Create

Sites identified in Draft GNLP

Latimer – Clarion Housing Group

Latimer has been promoting the allocation of Honingham Thorpe in the Greater Norwich Local Plan (GNLP) since 2016. Whilst no new settlement is currently allocated within the emerging GNLP, the Plan states that 'one or more new settlements will be required in the long term'.



Sites identified in Draft GNLP

Existing development at the FEP



Latimer – Clarion Housing Group

Latimer is the development arm of **Clarion Housing Group**, the **UK's largest housing association**.

We have a **charitable foundation, Clarion Futures**, and a repairs and maintenance team, **Clarion Response**.

Together, our aim is to:

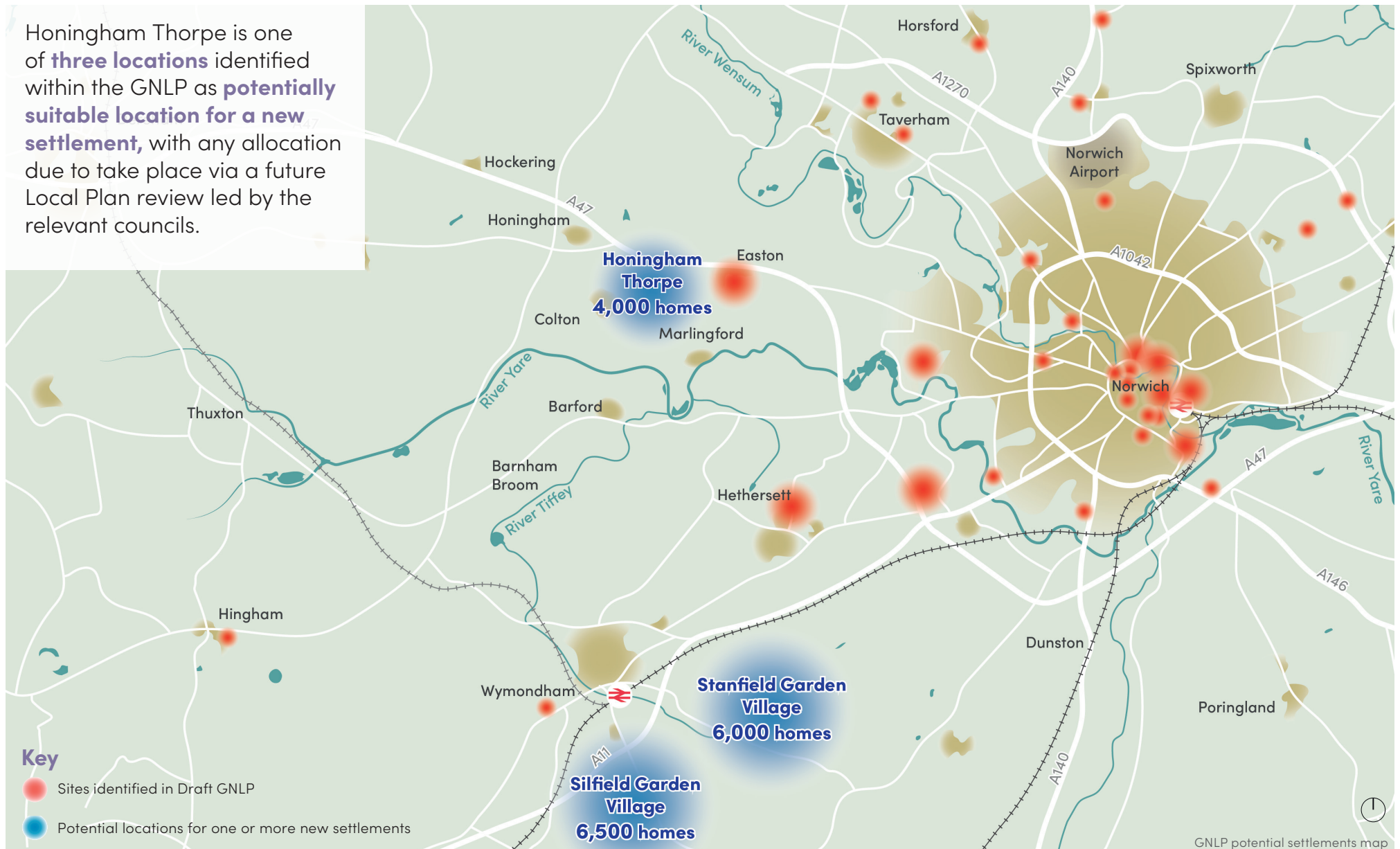
- Build **affordable homes**, helping people get on the **property ladder**.
- Continually improve **design, construction and sustainability** of homes.
- Support residents into **work and training** through **Clarion Futures**.
- **Invest £150 million** over 10 years through the work of **Clarion Futures**.

Sites identified in Draft GNLP



Potential future new settlements

Honingham Thorpe is one of **three locations** identified within the GNLP as **potentially suitable location for a new settlement**, with any allocation due to take place via a future Local Plan review led by the relevant councils.





Site Background

Honingham Thorpe

- The land is situated near Norwich in Norfolk, south of the A47 between the villages of Easton, Colton and Honingham.
- The site is in close proximity to the A47, which carries a strategic role within the region, and which will benefit from important infrastructure improvements, namely its dualling between North Tuddenham and Easton, between 2021 and 2023.



Wider site location map

The Wider Opportunity

- The **Cambridge Norwich Tech Corridor (A11)** includes businesses that are at the forefront of the future of **food, energy, medicine and mobility**.
- With the **Food Enterprise Park (FEP)** as one of the three **high growth sectors for the region**, it is vital to support the development of the **Agri-tech corridor**.
- Provide suitable **housing growth** to attract **highly skilled workers** and further **investment** to the area.
- There is also an opportunity to create links with nearby **educational and research establishments** to facilitate the Agri-tech industries in Norfolk.

Key

Research Establishments

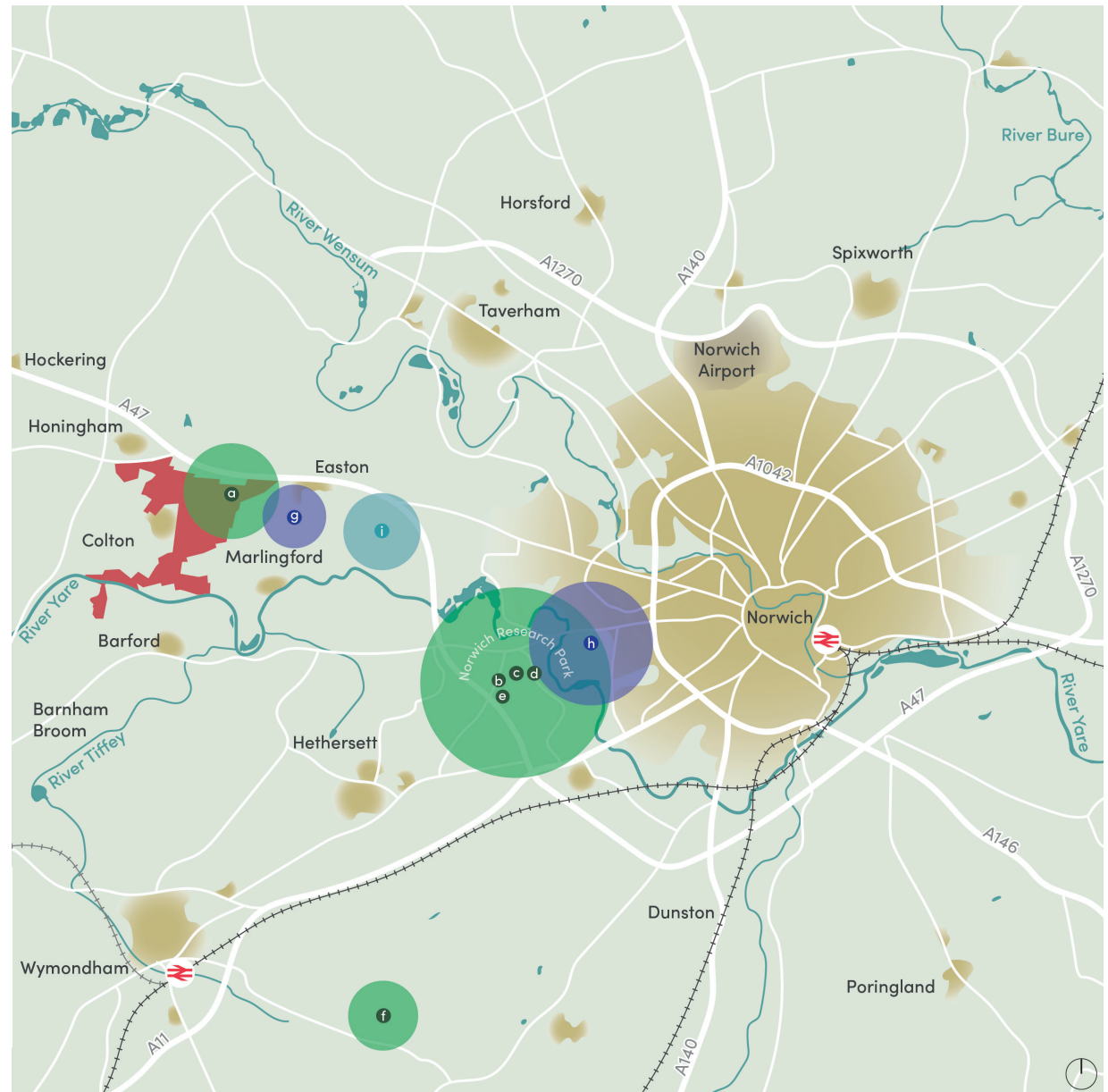
- a** Food Enterprise Park (FEP)
- b** Earlham Institute
- c** John Innes Centre
- d** Sainsbury Laboratory
- e** Quadram Institute
- f** Hethel Engineering Centre

Education

- g** Easton College
- h** University of East Anglia (UEA)

Events

- i** Norfolk Showground



Wider opportunity map

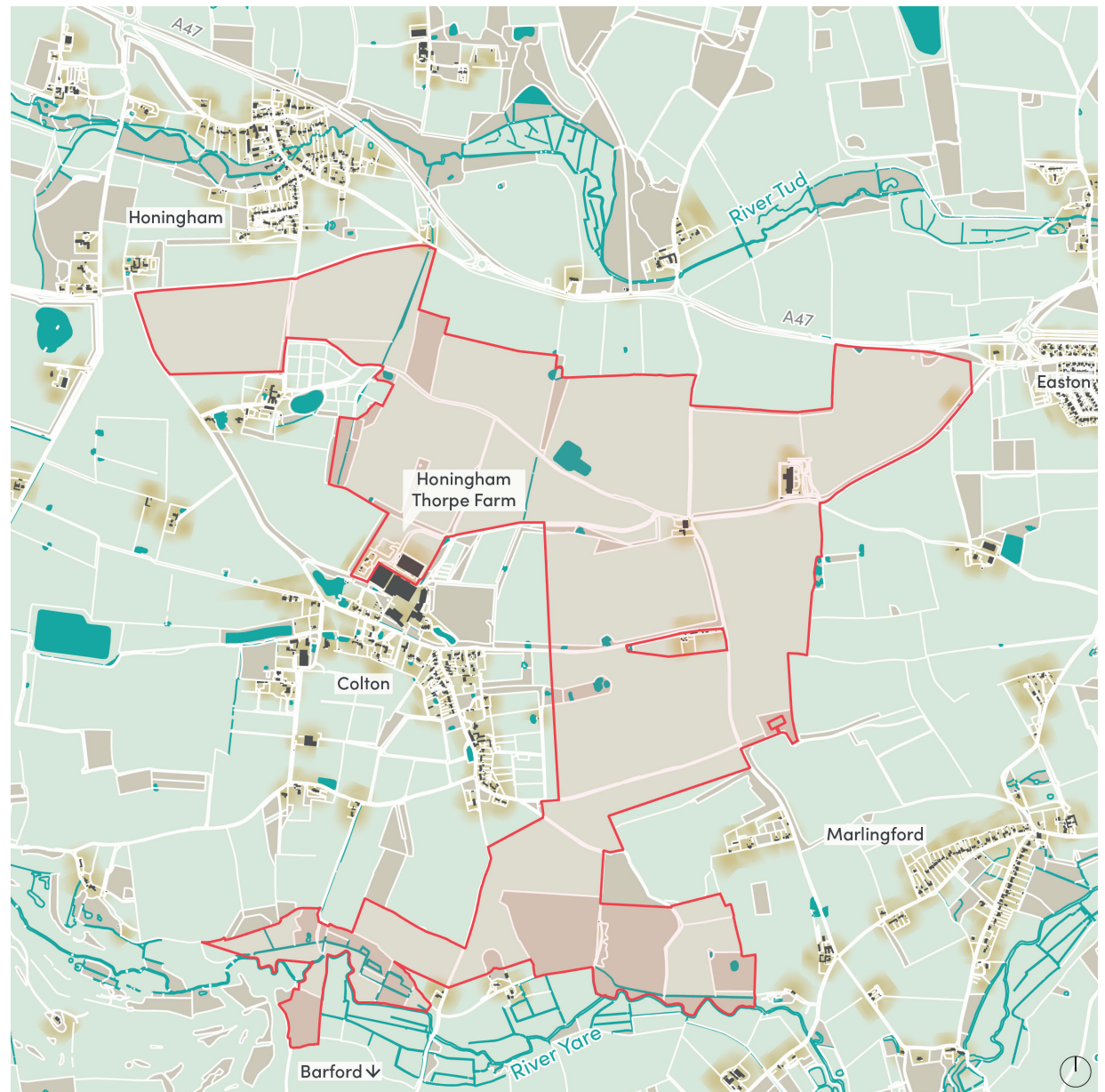
The Site



Site location aerial photo

The Site

- The site forms part of a large farming estate known as **Honingham Thorpe Farms** and is in one single ownership.
- Honingham Thorpe Farms is a contract farming business. The business uses the **latest technology** and expertise keeping sustainability at the forefront of agricultural practice.
- The **southern extent of the site is non-developable** due to existing woodlands, Ancient Woodland and County Wildlife Sites.



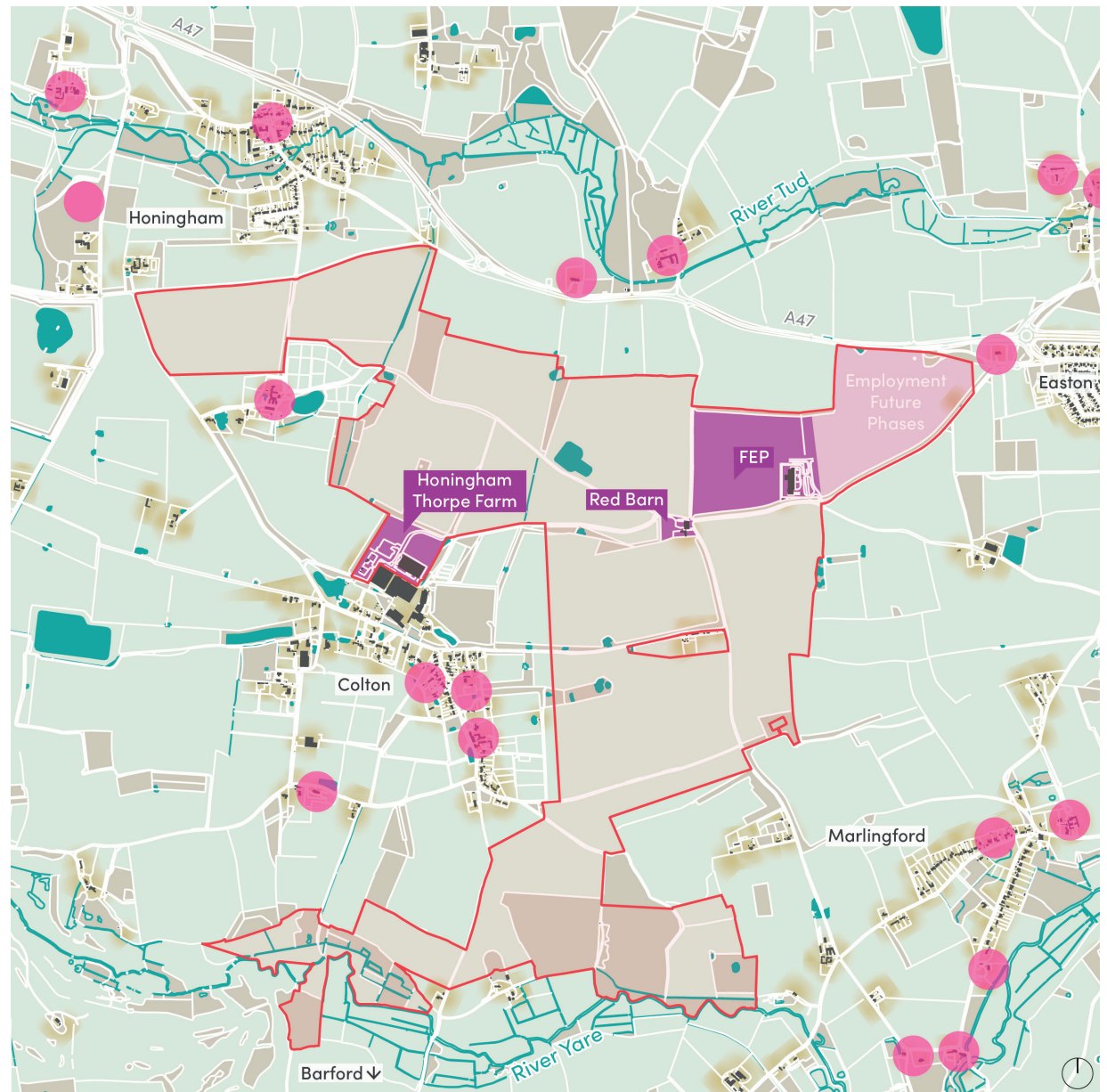
Site plan

The Site: Existing Uses

- The **Food Enterprise Park (FEP)** benefits from a Local Development Order allowing food-related uses and development to occur without the need to obtain planning permission. The Condimentum building on site currently processes mustard seed, mint and horseradish for the food industry.
- Other **existing buildings** on site include Red Barn at the junction of Church Lane and Blind Lane, and agricultural buildings around Honingham Thorpe Farm. Attenuation areas to the north of Red Barn have also been established.

Key

- Existing Uses
- Listed Buildings



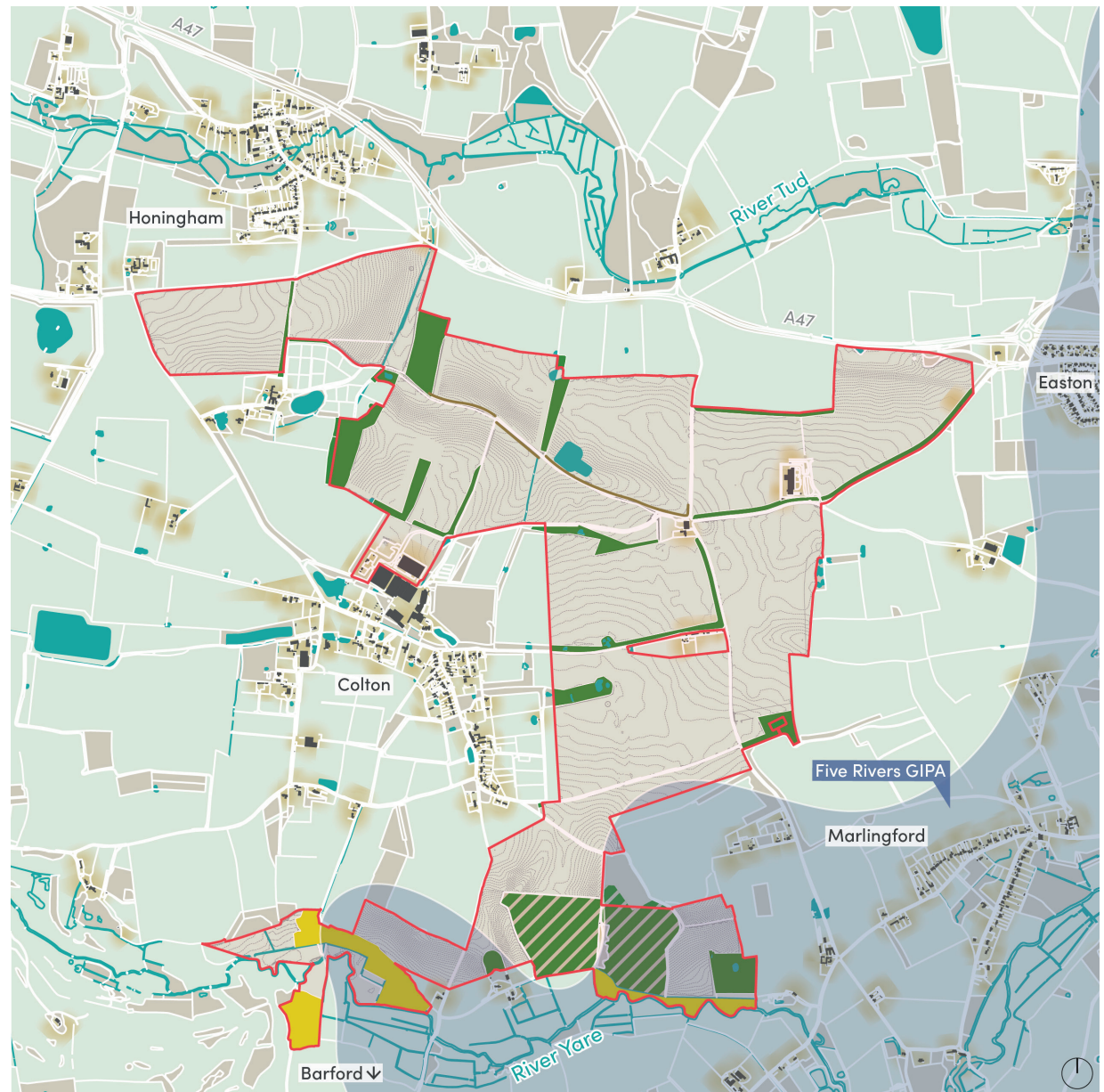
Site plan: Existing Uses

The Site: Environmental Assets

- The topography of the site means it is largely **enclosed from long range views**.
- Various areas of woodland and hedges
- Larger **strategic green spaces**
- **Ancient Woodland** and **County Wildlife Sites**.
- Much of the site supports little in the way of biodiversity by virtue of its use as arable land, with an opportunity to **enhance green spaces** and create a **nature recovery network** and provide **Biodiversity Net Gain**.
- An opportunity for a **Country Park** and **Nature Reserve** would enable enhanced access to the River Yare and potential enhancement to the **Five Rivers Green Infrastructure Priority Area (GIPA)**.

Key

- Trees and Hedgerows
- Ancient Woodland
- County Wildlife Sites
- Green Infrastructure Priority Area (GIPA)



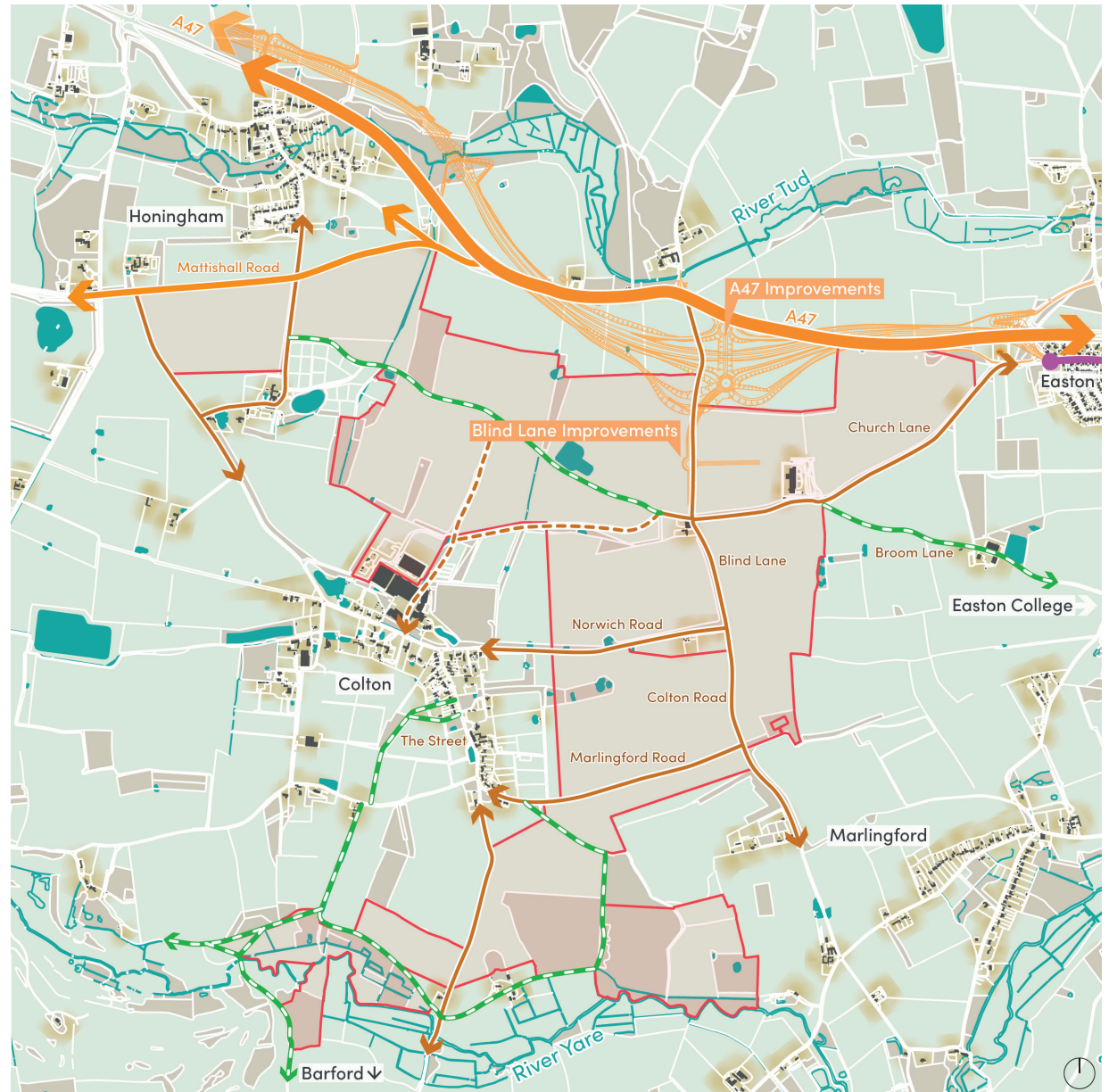
Site plan: Environmental Assets

The Site: Existing/future access

- Proposed **dualling of the A47** between Easton and North Tuddenham, incorporating a grade separated junction at Blind Lane, which will be designed to facilitate suitable access to the FEP
- Bus services are available at both Honingham and Easton. There is a proposal in place for a **Rapid Bus Transit (BRT) into Norwich** from Easton
- There are several access points into the site. There is a Public Right of Way running east-west through the site between Honingham and **Easton College**.
- There is an opportunity to provide a **sustainable transport strategy** with priority given to **public transport, walking and cycling**.

Key

- | | |
|---|---|
|  A47 (To be downgraded) |  Farm Access (Private) |
|  A47 Improvements (Future) |  Public Right of Way |
|  Secondary Roads |  Bus Rapid Transit corridor route option |
|  Single Track Roads | |



Site plan: Existing/future access

The Site: Existing/future proposals

The site includes existing employment opportunities and is forecast to create over 2500 job opportunities within the FEP.

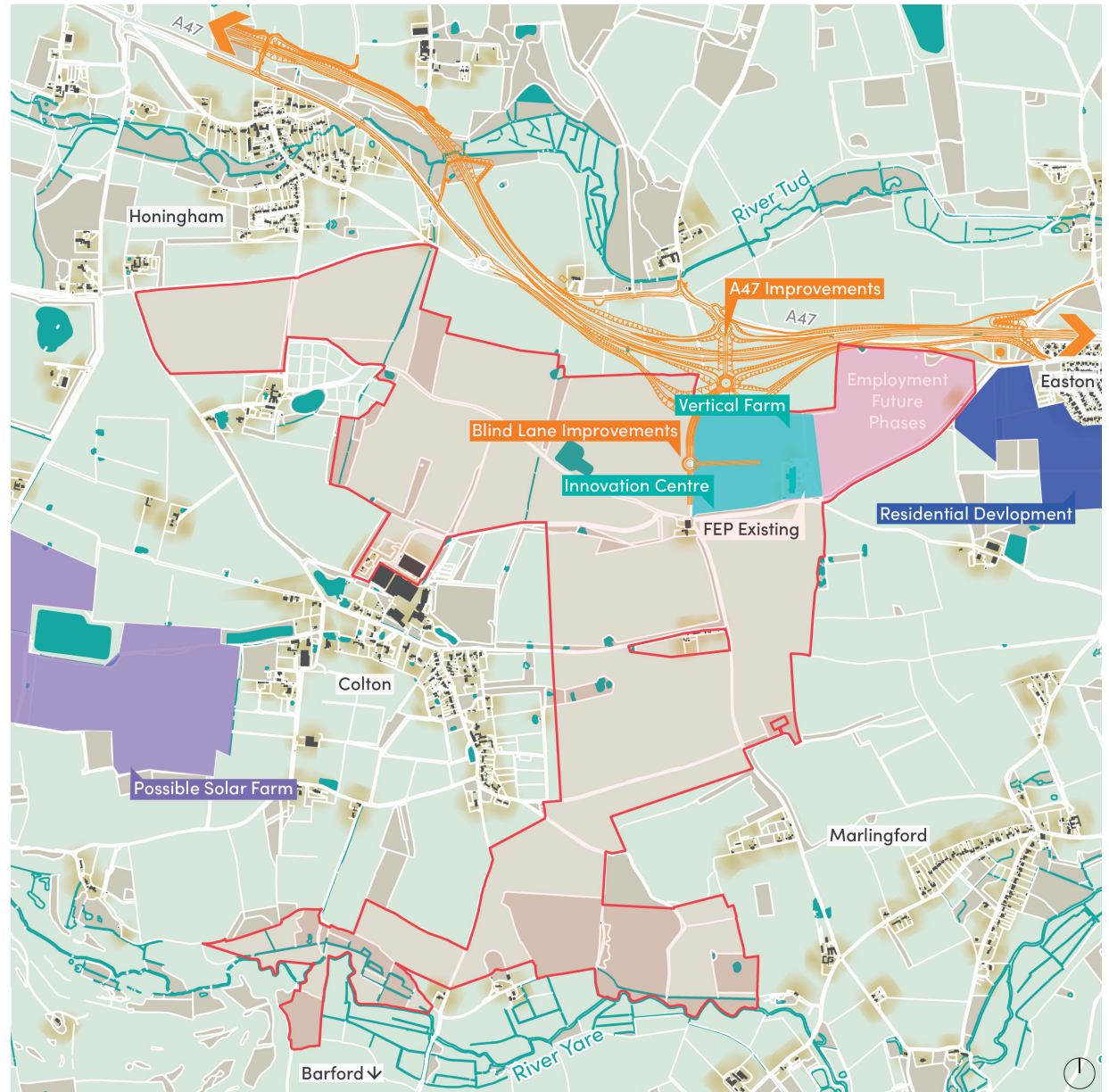
Proposals underway include:

1. **Condimentum Ltd** – occupied in 2019
2. **A47 junction improvements** (along Blind Lane) will allow for accessible routes to the FEP and into the site.
3. **The Solar farm** west of the site is proposed to provide renewable energy to the FEP by 2022.
4. **The Food Innovation Centre is under construction** and will create over 150 jobs.
5. **The Vertical Farm** by Fischer Farms is **under construction**.

These proposals exclude the existing Honingham Thorpe Farm which currently employs +300 people.

Key

- | | |
|--|---|
|  A47 Improvements (Future) |  Possible Solar Farm |
|  Food Enterprise Park (FEP) |  Residential Development |
|  Employment Future Phases | |



Site plan: Existing/future proposals

The Site: Food Enterprise Park (FEP)



Food Enterprise Park (FEP): Existing access from Church Lane



Food Enterprise Park (FEP): Existing access from Church Lane

The Site: Food Enterprise Park (FEP)



Food Enterprise Park (FEP): Condimentum mustard mill and mint processing facility




Food Enterprise Park (FEP): Condimentum mustard mill and mint processing facility

Under construction: Food Innovation Centre & Vertical Farm



Food Enterprise Park (FEP): Buildings currently under construction

The background is a solid red color with a repeating pattern of white circles and semi-circles. The circles are arranged in a grid, and the semi-circles are placed between them, creating a textured, polka-dot-like effect.

Community Engagement Feedback

**Consultation
Launch,
Website and
Exhibition**

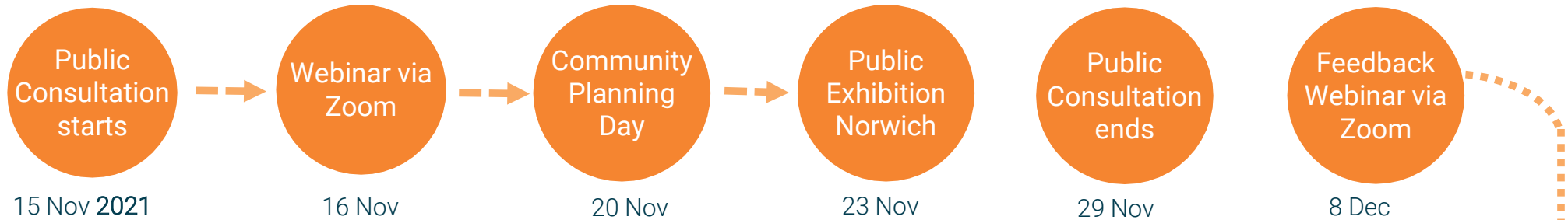
**Exhibition &
Community
Animation**

**Community
Planning Day**

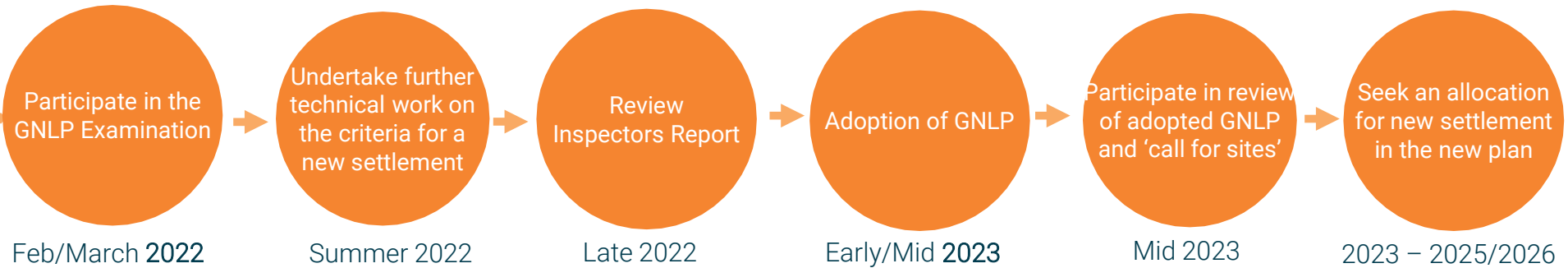
Key Themes

Consultation Timeline

Consultation



Our aspirations



Consultation Summary

Project website Clarionconsults.co.uk/honinghamthorpe – **1,877** visitors and **51** users registered

Media coverage in the Eastern Daily Press, Norwich Evening News and Dereham Times – **52** referrals to the project website

Social media adverts viewed by **28,713** users – **1,365** clicks through to the Clarion Consults website

Social media adverts generated **107** reactions and **254** comments

Project website or **postal** comments received totalled **30**

Newsletter sent to **1,343** addresses

Launch webinar 16/11/2021 attended by **14** people and recording viewed **44** times

Community Planning Day 20/11/2021 attended by **45** people

Drop-in exhibition 23/11/2021 attended by **53** people

Consultation Launch

16 November 2021 Webinar

Help us to plan a new community at Honingham Thorpe

15th - 29th November 2021

Latimer is seeking early public input into the vision for a new settlement near the villages of Honingham, Easton and Colton, to the west of Norwich.

Honingham Thorpe would deliver around 4,000 new homes, thousands of jobs, schools, a country park, other leisure uses and more.

The emerging Greater Norwich Local Plan states that a new settlement is likely to be required in the future to help meet the area's housing need. Honingham Thorpe is identified at Policy 7.6 as a potentially suitable location, although a new settlement is unlikely to be allocated until a future review of the Local Plan.

Have your say

We are pleased to invite you to take part in our initial public consultation, where we will seek your ideas for what you would like to see delivered at Honingham Thorpe. This feedback will be used to help us develop proposals that can feed into any consideration of a new settlement in a future Local Plan review – it is important to note that we are not preparing or submitting a planning application. You can find out how to take part and give your feedback in this newsletter.

Our consultation is open from 15th – 29th November 2021. You can take part in a number of ways:

<p>Webinars</p> <ul style="list-style-type: none"> 7pm, Tuesday 16th November 2021 7pm, Wednesday 8th December 2021 <p>Register at www.charltonconsults.co.uk/honinghamthorpe</p>	<p>Community Planning Day</p> <p>11am-4pm, Saturday 20th November 2021 at Easton Village Hall, Marlingford Road, Easton, NR9 5AD</p>	<p>Drop-in session</p> <p>11am-3pm, Tuesday 23rd November 2021 at The Forum, Millennium Plain, Norwich, NR2 1BH</p>
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About Latimer

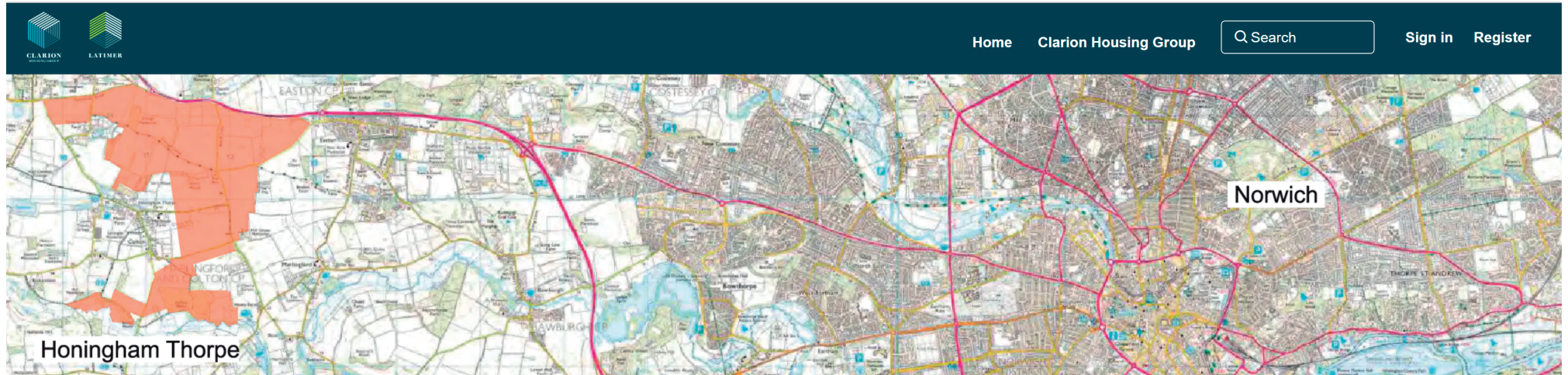
Latimer is the home building arm of Clarion Housing Group, the largest housing association in the country.

For the past 100 years we've been building communities that work for the long term. We manage over 125,000 homes across the UK for more than 350,000 residents.

Our long-term commitment is to the people who live in our homes. We don't face short-term demands to make profit at any cost.

Honingham Thorpe Newsletter, November 2021

Consultation Website



Home » Welcome to our Honingham Thorpe Project

Welcome to our Honingham Thorpe Project




THIS CONSULTATION HAS NOW CLOSED

We are excited to be in the early stages of co-creating a vision for Honingham Thorpe. This is a potential new settlement that would deliver around 4,000 new homes, thousands of jobs, schools, a country park, other leisure uses and more. Latimer, the development arm of Clarion Housing Group (the UK's largest provider of affordable housing) has been promoting the allocation of Honingham Thorpe in the Greater Norwich Local Plan (GNLP) since 2016. Honingham Thorpe is one of three locations identified within the GNLP as a potentially suitable location for a new settlement, with any allocation due to take place via a future Local Plan review led by the relevant councils.

REGISTER to get involved!

Join us at one of our events

 Watch a recording of our webinar from the 16th November
November 16 2021

Consultation Website: Issues

Principle of development

- Choice of location for a new settlement – is not near good bus, train and cycle links
- Trust in the planning process – will what's promised be delivered?

Landscape and environment

- Impact on wildlife

Impact on existing villages

- Change from rural character and low population density to a 'suburban' environment
- Loss of peace and tranquillity of countryside living, clean air, dark skies, natural sounds

Movement and transport

- Increased strain on already unsuitable roads
- Traffic noise from A47 and B118
- Extra traffic accessing Longwater

Infrastructure

- Increased strain on overcrowded doctors, dentists, schools etc
- Many existing properties not on mains sewer

“In recent years rural living has been blighted by uncontrolled increases in traffic.”

“People living in surrounding villages don't want to be part of a suburb!”

Consultation Website: Actions

Landscape and environment

- Development must be sympathetic to the rural setting
- Provide plenty of open space for walking dogs, exercise and children's play
- Do not encroach on natural land and historic woods such as Colton Wood
- More woodlands, orchards and rewilded spaces
- Existing trees and hedges on the site must be retained wherever possible

Infrastructure

- Include a large range of services and facilities e.g. schools, doctors, dentists, shops, pubs, village hall/ community centre, play parks, gardens, dog parks, sports pitches, allotments etc
- Fast broadband connectivity
- Improvements to sewage and drainage
- Facilities should be delivered in a timely manner i.e. not 10 years after everyone has moved in

“There is no doubt that additional housing is desperately needed but it really has to be exceptionally well designed, innovative and future-proof.”

“Make sure new green spaces have a diverse mix of habitats and not manicured parks full of non-native or inappropriate planting.”

Consultation Website: Actions

Movement and transport

- Prioritise dedicated cycle routes and footpaths, plus space for buses, over the car
- Need for improvements to A47 and car access to Dereham Road
- Must consider the day to day lives and movements of both those who live locally and those who will move in
- Retain network of footpaths and bridleways, plus more pavements and public rights of way

Housing

- Good affordable and social housing
- Housing to be well designed, innovative, future-proof and resilient to effects of climate change
- No cramped housing – homes to have sufficient plot sizes to allow for generous gardens

Sustainability

- Homes must have technologies e.g. electric car charging, photovoltaic panels and battery storage, air source heat pumps, rainwater harvesting/greywater recycling
- Surfaces must be permeable/porous to allow for groundwater recharge and to reduce surface water flooding

“We don’t want to be crammed in, we need enough space for us all, for the wildlife, for the children to play, for people to exercise and walk their dogs.”

“We desperately need better public transport and ideally need to be thinking about mass transport systems. More and bigger roads are not the answer.”

Exhibition – Norwich City Centre

Tuesday 23 November 2021 at The Forum, Norwich



Community Meeting and Informal Conversations: Issues

‘Drop in’ meeting at Easton Parish Hall; informal conversations with residents in Easton, Honingham, Marlingford, Barford and Colton:

Principle of development

- Will what’s promised be delivered?
- Both fear and acceptance of change
- Why build on agricultural land?
- Overdevelopment – where will it end?

Impact on existing villages

- Impact of current development on villages, especially Easton
- Large number of incomers will change character of existing village community
- Do developers from elsewhere really understand rural villagers needs?
- Impact of expanding business ventures on village character of Colton

“Look to the future. Embrace progress. Something needs to happen to those empty fields.”

“Shared surfaces don’t work with farm traffic!”

“People want the isolation, and the countryside, that’s why they live in a village.”

Community Meeting and Informal Conversations: Issues

Movement and transport

- Increasing traffic NOW on country lanes, dangerous for pedestrians
- Impossible to get around without a car
- The threat of excessive traffic

Infrastructure

- Lack of locally accessible services, e.g. shops and healthcare facilities
- Need 'proof' of infrastructure being in place before housing, especially. schools, doctors, dentists, roads
- Construction traffic disruption and impact on local lanes
- Need for lots of facilities in new development, play areas for children, a pub

Housing

- Poor standards of modern housing

“Sainsbury’s is only around the corner if you’re driving but it took me 45 minutes to walk there!”

“There’s flooding on the slip road to Longwater. These places were named for a reason!”

“The standards of new housing are so low, they’re not built to outlive the mortgage.”

Community Planning Day: Team Briefing & Team Tour

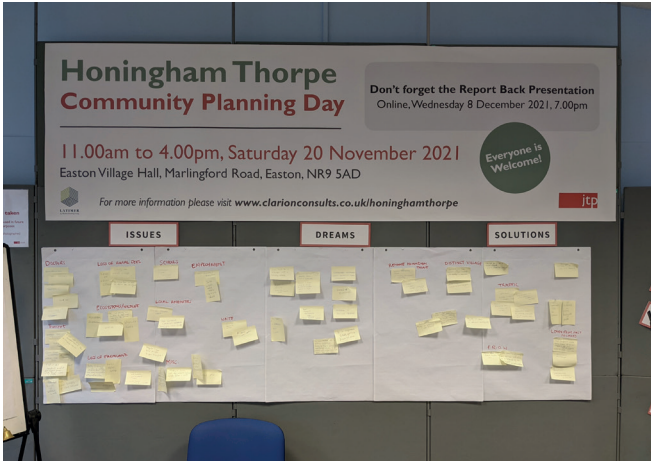


Community Planning Day: Welcome & Background Exhibition

Saturday 20 November 2021 at Easton Village Hall



Community Planning Day: Dialogue Workshop



Community Planning Day: Issues

Principle of development

- Concern about development – scale, location

Impact on existing villages

- Loss of rural character & quality of life (narrow lanes, dark night skies, friendly community)
- Exacerbation of impact of walkers (and mess) through Colton and woods

Landscape and environment

- Loss of prime arable farmland and natural open space
- Impact on wildlife, natural environment, walking paths
- Solar should be on houses, not green fields

“It’s a network of villages now but we’re going to become outer Norwich.”

“We don’t need a country park, we’ve already got the countryside.”

“We moved here 20 years ago. We love our small roads, the dark skies, the walks around us – all will be destroyed if this project takes place.”

Community Planning Day: Issues

Infrastructure

- Flooding
- Pressure on healthcare / dentists / schools
- How to deal with waste, sewage, electricity (existing problems)

Movement and transport

- Car dependency, stress of increased traffic
- Impact of construction vehicle movements
- Delays in proposed road improvements

“The A47 is a complete nightmare of a road from top to bottom. It’s completely blocked now. To put 4000 homes off this road is nuts.”

“We’ve already got excessive traffic coming through the village, we don’t want any more.”

“What about the effect on the river Tud. There’s rare crayfish there and it floods on a regular basis.”

Community Planning Day: Actions

Principle of development

- Planning application to run in conjunction with – and not in parallel to – the Greater Norwich Plan
- Learn from mistakes made elsewhere (density, design, traffic management, especially. emergency vehicles)

Impact on existing villages

- Preserve and protect character of existing villages
- Create sustainable development that blends into existing environment, not a “housing estate”
- Settlement must benefit not impact negatively on surrounding villages

Movement and transport

- Ensure well-used footpaths are not affected, add to the network of public rights of way
- Design to include drive-way parking
- Ensure improved networks to get around local area, bus, cycling, walking (but not to increase traffic on existing quiet lanes)
- Consider timing and phasing in relation to improvements on A47

“Keep the existing villages distinct!”

“We want to be able to walk to a pub, to sit outside a typical English pub.”

“Make this place self-sufficient and keep the youngsters here with jobs they can do.”

Community Planning Day: Actions

Infrastructure

- Utilities, i.e. sewage, waste, energy etc need a lot of attention
- Must deliver services with development – schools, healthcare, pub, local shop
- Include Care Home for elderly, amenities for teenagers
- Employ local builders / contractors

Landscape and environment

- Restore hedgerows and add water features – to cope with flooding

“We like the Farm Shop but it makes sense to have a supermarket.”

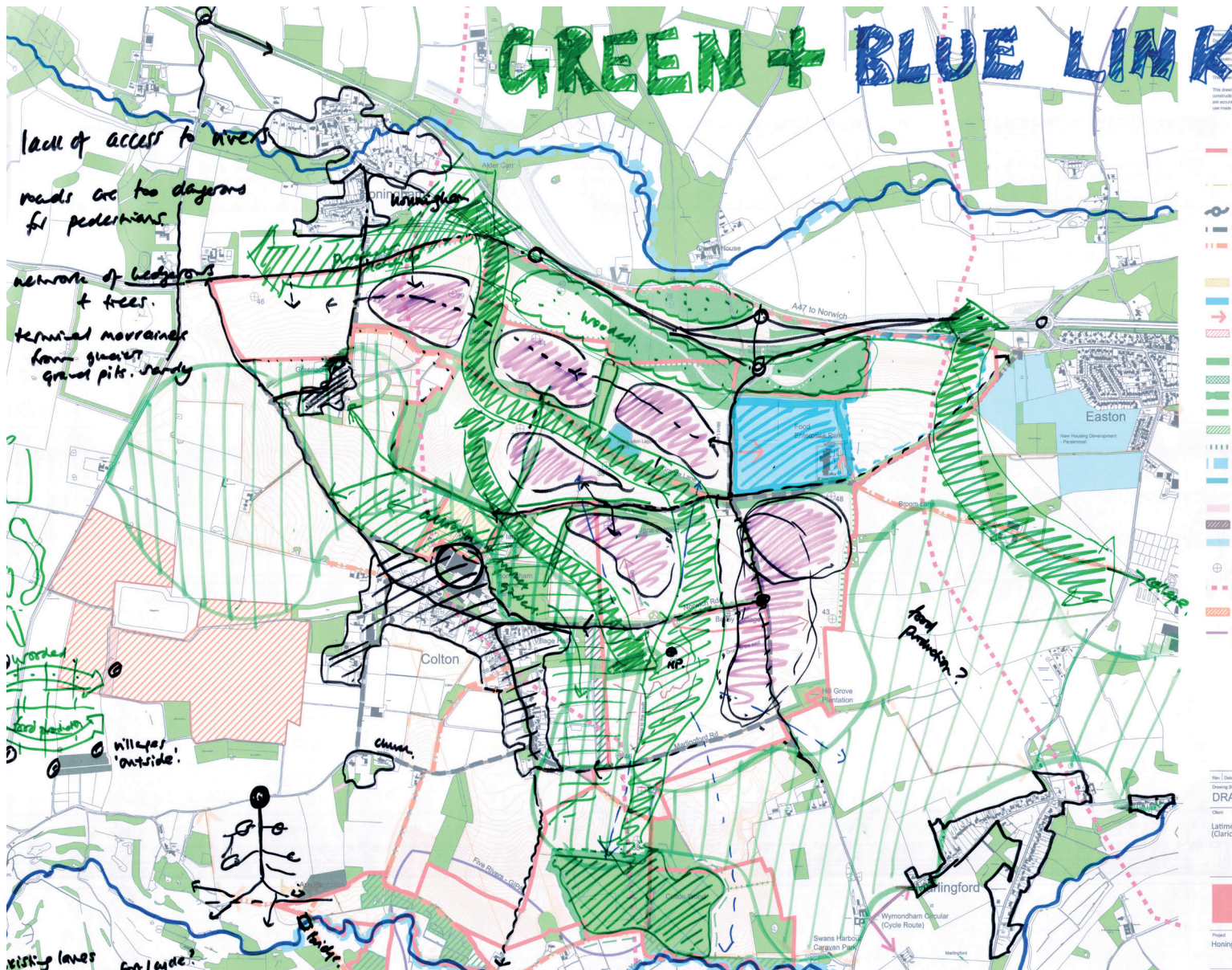
“To a 17 year old, Barford is the end of the world as there’s nothing to do there.”

“We have lovely countryside but we can’t use most of it as it’s restricted by the landowner – this is an opportunity to create some more walks.”

Community Planning Day: Hands-on Planning



Community Planning Day: Hands-on Planning

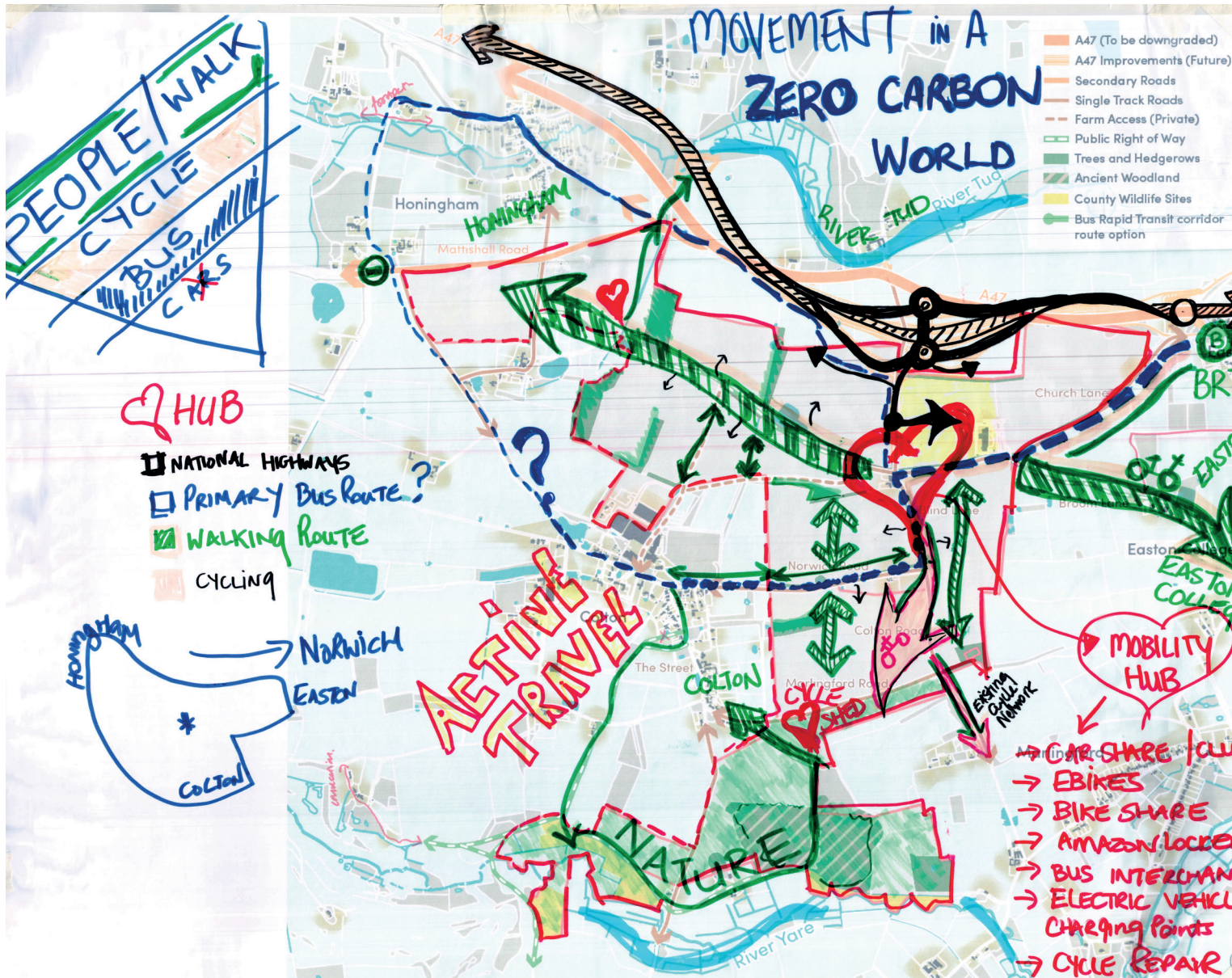


Green + Blue Links

Summary:

1. Possibility of keeping some land for food production, forming an agricultural buffer between the site and the surrounding villages
2. Providing a woodland buffer to the A47
3. Retaining existing lanes and hedgerows, whilst providing pedestrian/cycle links alongside
4. Establishing green routes across the site, giving enhanced access to the Rivers Yare and Tud, the existing villages, and the proposed rural park

Community Planning Day: Hands-on Planning

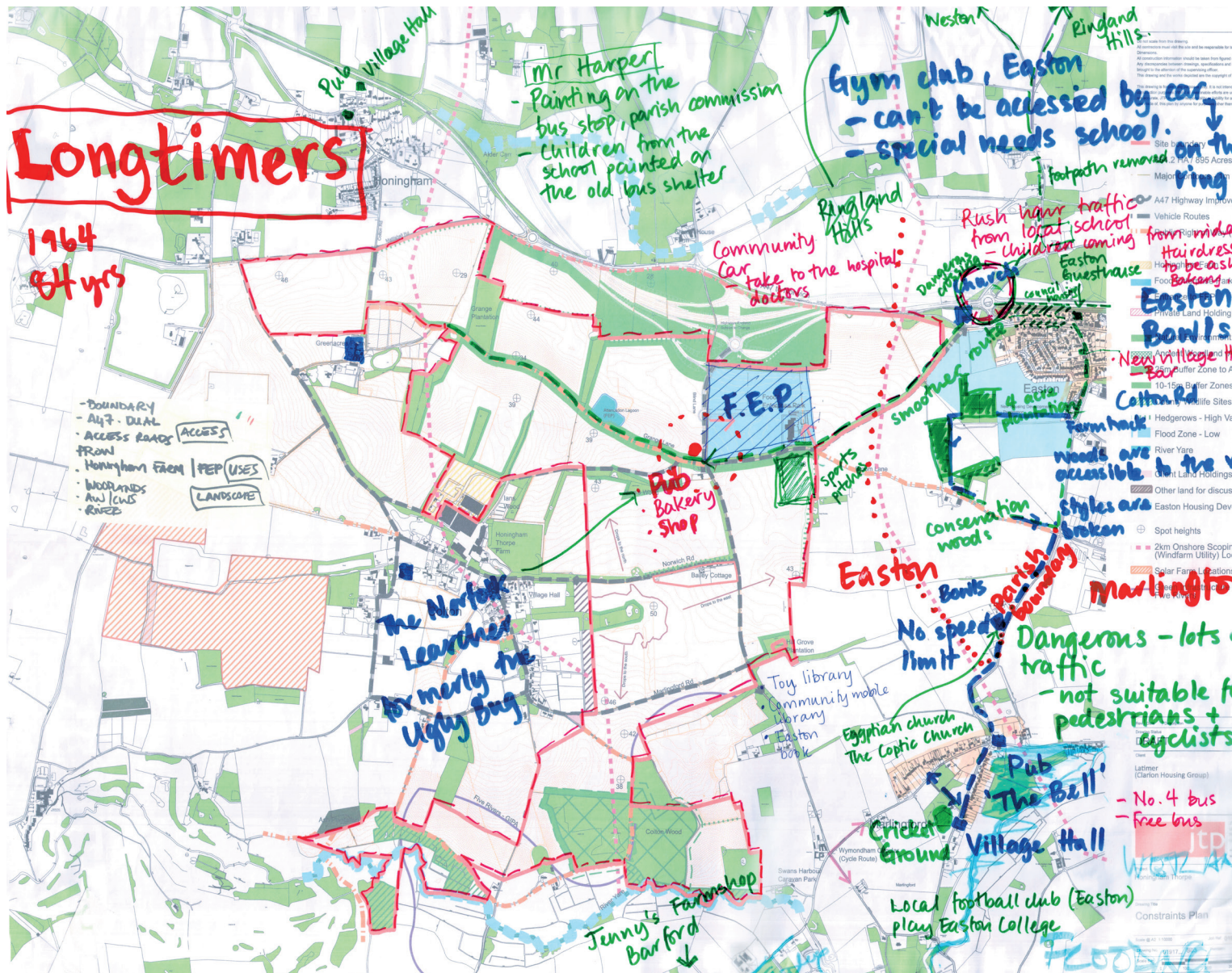


Movement in a Zero Carbon World

Summary:

1. Establishing a hierarchy of transport – with pedestrians and cycles as top priority
2. Providing a central mobility hub, incorporating the Bus Rapid Transit (BRT) into Norwich
3. Cycle repair facilities, inclusion of electric bikes, and bike sharing
4. Electric vehicle charge point provision
5. Smart logistics such as Amazon lockers

Community Planning Day: Hands-on Planning

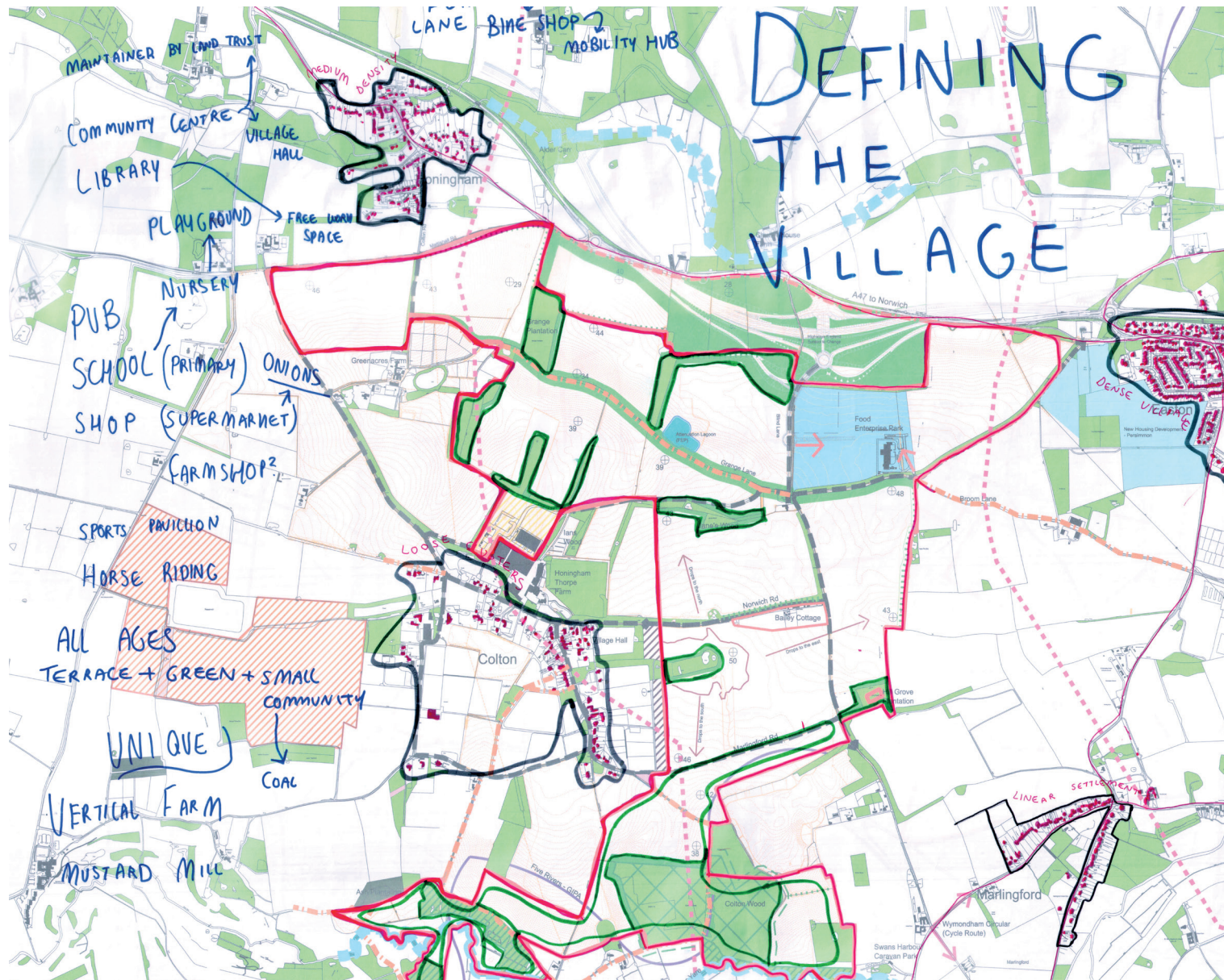


Longtimers

Summary:

1. Identified village halls, pubs, and sports facilities in surrounding villages
2. Suggested provision of a shop and bakery
3. Issues with footpaths being removed, stiles broken, and inaccessible routes
4. Car traffic, worsened by large school catchment areas
5. Narrow lanes with national speed limit, unsuitable for pedestrians and cyclists
6. Lack of bus services and community transport

Community Planning Day: Hands-on Planning

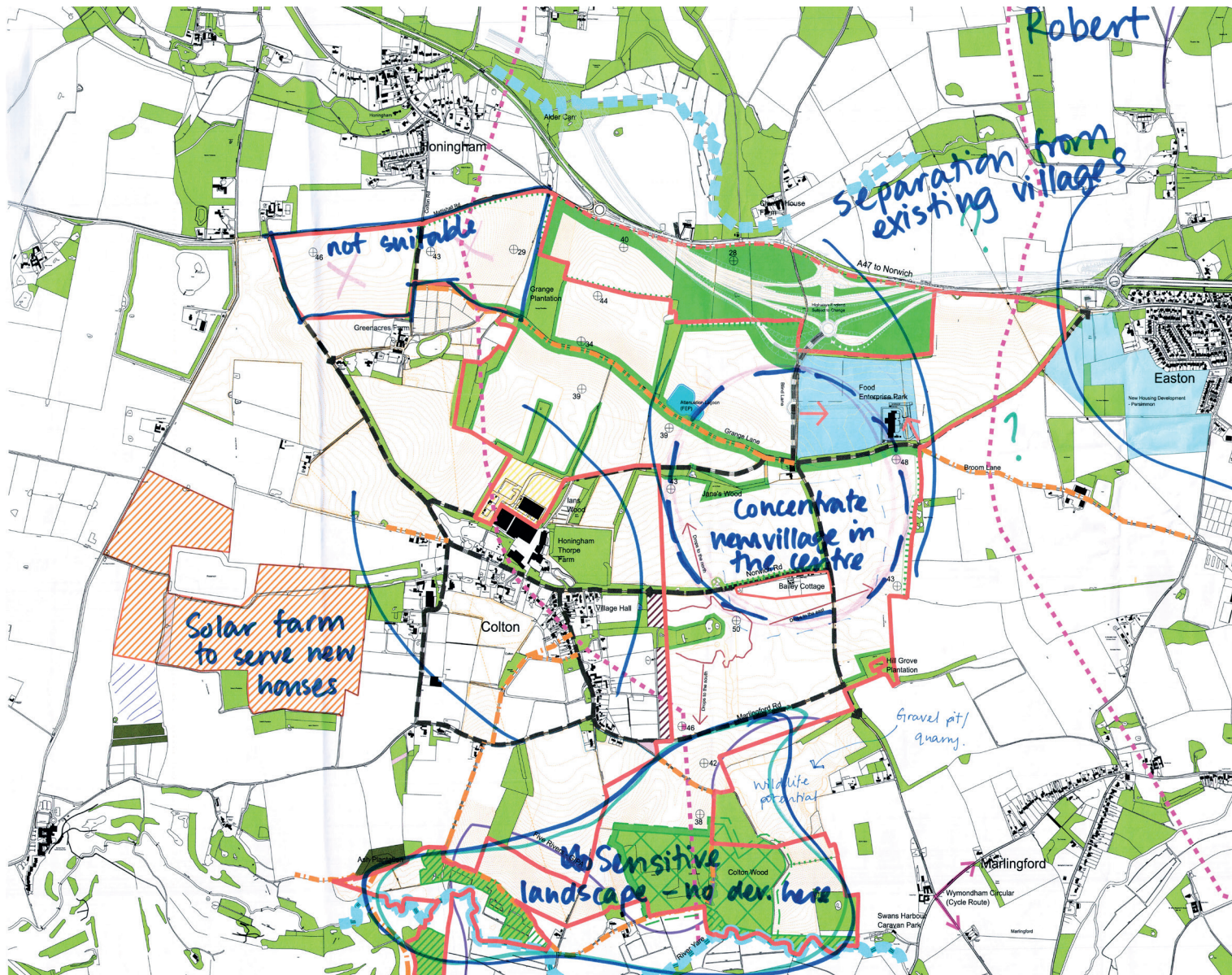


Defining the Village

Summary:

1. Colton: low density, loosely clustered along streets
2. Easton: higher density
3. Marlingford: low/medium density, arranged along streets
4. Honingham: medium density
5. Draw from these villages to inform the new neighbourhood
6. Create a multi-generational place to live

Community Planning Day: Hands-on Planning



Protecting the villages

Summary:

1. Concentrate new development around the centre of the site, near to the FEP
2. Generous physical separation from the surrounding villages
3. Avoid development on sensitive landscape around the River Yare, and around Greenacres Farm
4. Deliver Norwich Western Link Road before this development

Community Planning Day: Next Steps Workshop

- Rename proposed new settlement – not “Honingham Thorpe”
- Continue engagement – include Barford & notify residents outside the Greater Norwich Local Plan area
- Design team to really get to know and experience the site and local area, get to know local people
- Hold events in the other surrounding villages
- Analyse the villages – find out what makes them special
- Show community other schemes JTP has worked on
- Learn from elsewhere – good and bad examples
- Stop the rat running through Marlingford
- Make use of existing facilities e.g. Mustard Mill, Goat Shed, Vertical Farm

“I am very much in support of helping the younger generation access affordable housing.”

“The old A47 could become a Quiet Lane.”

“How do you build something new without ruining what’s already there?”

“It must be a village, not a housing estate.”

Community Planning Day: Key Themes

Principle of development

Many people expressed **concern** and objected to the idea of **creating a new settlement** at Honingham Thorpe. They perceived this as replacing attractive fields and arable farmland with **“urban sprawl” and housing estates**. Others however – from all generations – acknowledged that **new homes are needed, change is necessary**, and that well-designed development could bring **benefits to the local community**. As so much of the surrounding land is in the same ownership, there was concern that creating a new settlement at Honingham Thorpe could lead to even more development north of the A47 i.e. **“Where will it stop?”**

“I’m not in favour of expansion but unfortunately, I think it’s inevitable, Easton and Honingham are bound to join up one day.”

“With reluctance I can see some benefit...”

Community Planning Day: Key Themes

Current village issues

The consultation process provided an opportunity for local people to express **frustration** at how their **quality of life as villagers** is impacted now, with increasing levels of **traffic** in country lanes, **rat running**, **shortage of doctors** and other community facilities, **problems with sewage and utility services**, loss of **local pubs**, **lack of local shops** and – particularly in Easton – the proposition of 900 new homes and a new special school bringing disruption to their doorstep. Residents say the expanding business hub in Colton has affected them, and the **Food Enterprise Park** is already impacting on the **local road network**.

“We’re getting hundreds of houses and a special needs school in the village (Easton) and we can’t even get a decent footpath. They need to get this village in order before they start doing anything else.”

“There’s nowhere in Barford to buy a tin of baked beans – we always have to drive.”

Community Planning Day: Key Themes

Movement & transport

How the existing road network will **cope with an increase in cars** was a major **concern**. **Bus services are minimal** and many say a **car is essential** to get around today. Planned improvements to the A47 seem to be endlessly delayed, and an increase in vehicles on narrow country lanes is seen as a major impediment to the viability of any new settlement, despite aspirations for **walking and cycling routes and public transport alternatives**. Respondents to the online consultation pointed out the benefits of this location, with easy access to the **beach, the countryside and the city**.

“The A47 is a complete nightmare of a road from top to bottom. It’s completely blocked now. To put 4000 homes off this road is nuts.”

“Without a car we are trapped in the village.”

“We desperately need better public transport and ideally need to be thinking about mass transport systems. More and bigger roads are not the answer.”

Community Planning Day: Key Themes

Landscape & environment

Many people have moved to live in villages on the outskirts of Norwich to enjoy the **rural lifestyle** and fear the threat of **losing** this **valued environment**. Farmland and arable fields are seen as being an essential part of the **character** of the area. Coalescence with existing settlements should be avoided and construction should be kept away from the southern end of the site, which is a **flood plain**, to **retain the woodland and river's environs** as an area of **natural countryside**. It was pointed out that designating the area a **Country Park** would attract more people and add to the **traffic problems** in the area.

“You need to keep some of the farming land as it’s part of the character of the area.”

“I’ve lived here all my life, and I’ve seen brown hares, mudjack, stoats, pine martens, pheasants, foxes, badgers – I’ve seen them all in my back garden.”

Community Planning Day: Key Themes

Landscape led design

To reflect its **countryside setting**, and keep the “**rural feel**”, the new settlement design should be **landscape led**, with **hedgerows retained**, and reinstated, **existing trees** kept and **new trees planted**, and **water features** should be introduced to **mitigate flooding** concerns. **Orchards** and **rewilded** spaces should be added to the new settlement, and **historic woods** should be left in peace.

“We don’t want to be crammed in, we need enough space for us all, for the wildlife, for the children to play, for people to exercise and walk their dogs.”

“Make sure new green spaces have a diverse mix of habitats and not manicured parks full of non-native or inappropriate planting.”

Community Planning Day: Key Themes

Protect and preserve identity of existing villages

The proximity of the proposed new settlement to existing, **historic villages** will require considerable sensitivity in design, with attention paid to **buffer zones** and appropriate linkages. The existing villages should be kept **separate** from the new settlement and their individual **identities** should be **preserved**. Residents felt it wrong to appropriate the name of a historic **Domesday village** and that the new settlement should not be known as Honingham Thorpe. The existing network of **footpaths and bridleways** should be **preserved** and added to, including **lost historic routes**. It was pointed out that much of the surrounding land is currently **private and inaccessible**, and that there will be an opportunity to create more paths and additional public rights of way.

“We’re a Domesday Village and you’re stealing our identity by using the name Honingham Thorpe for this project: change it!”

“Keep the existing villages distinct!”

“There’s a network of quiet lanes – they must be protected.”

Community Planning Day: Key Themes

A place for everyone

It was recognised that a new settlement must include **good affordable and social housing** and that all associated facilities must be provided in a timely manner, i.e. not years after everyone has moved in. The **lack of existing infrastructure** in the area will mean that future residents will not have ready made services to rely on. To function as a stand-alone settlement, there will need to be **schools, doctors and dentists, shops, a community centre**, and facilities for **teenagers**, etc. It was suggested that the new development could improve services throughout the area, which would also benefit existing village residents, such as improvements to **sewage capacity, drainage, electricity supply** and the provision of **fast broadband connectivity**.

“It would be great to involve local farmers and businesses to provide accessible shopping without the need to travel long distances.”

“It must be a village, not a housing estate.”

“There wasn’t much here for our children. It would be lovely for kids today to have something to do when they grow up.”

Community Planning Day: Key Themes

Sustainability

There was support for **sustainable measures** throughout the new development, with housing to be well designed, innovative, future-proof and resilient to effects of **climate change**. Homes should have technologies e.g. **electric car charging, solar panels and battery storage, air source heat pumps, rainwater harvesting and greywater recycling**. Gardens should be well sized, with **plenty of open space** for children's play and exercise. Surfaces should be permeable/porous to allow for groundwater recharge and to reduce **surface water flooding**. **Active transport** should be encouraged – **cycling and walking** routes, with appropriate **bus service** provision. The car is likely to be with us for some time yet and will need to be carefully catered for. Jobs will be needed and people with local skills should be employed in the construction phase.

“You talk about aspiring for Net Carbon, but did you know that Norfolk exports all of its waste – it goes to Milton Keynes!”

“Sustainability is not just about putting solar panels on roofs – use local builders to do the work.”

Community Planning Day: Key Themes

Ongoing community participation

Although some people saw this consultation as premature, as the site is not yet allocated in the **Greater Norwich Local Plan**, there was appreciation of the opportunity to raise issues that most concern the residents who will be most **impacted** by the development should it come forward. Engagement should continue, with events held in all the affected villages, and include those who live nearby, albeit outside the GNLPA area. It was felt important that the design team really **get to know local people** and experience the area from their perspectives. Learning from elsewhere would be a useful next step, and participants of the community planning day suggested learning from the mistakes made in recent nearby housing developments. One 'quick win' would be to **change the proposed name** of the new settlement.

***“You should hold events
in the other surrounding
villages.”***

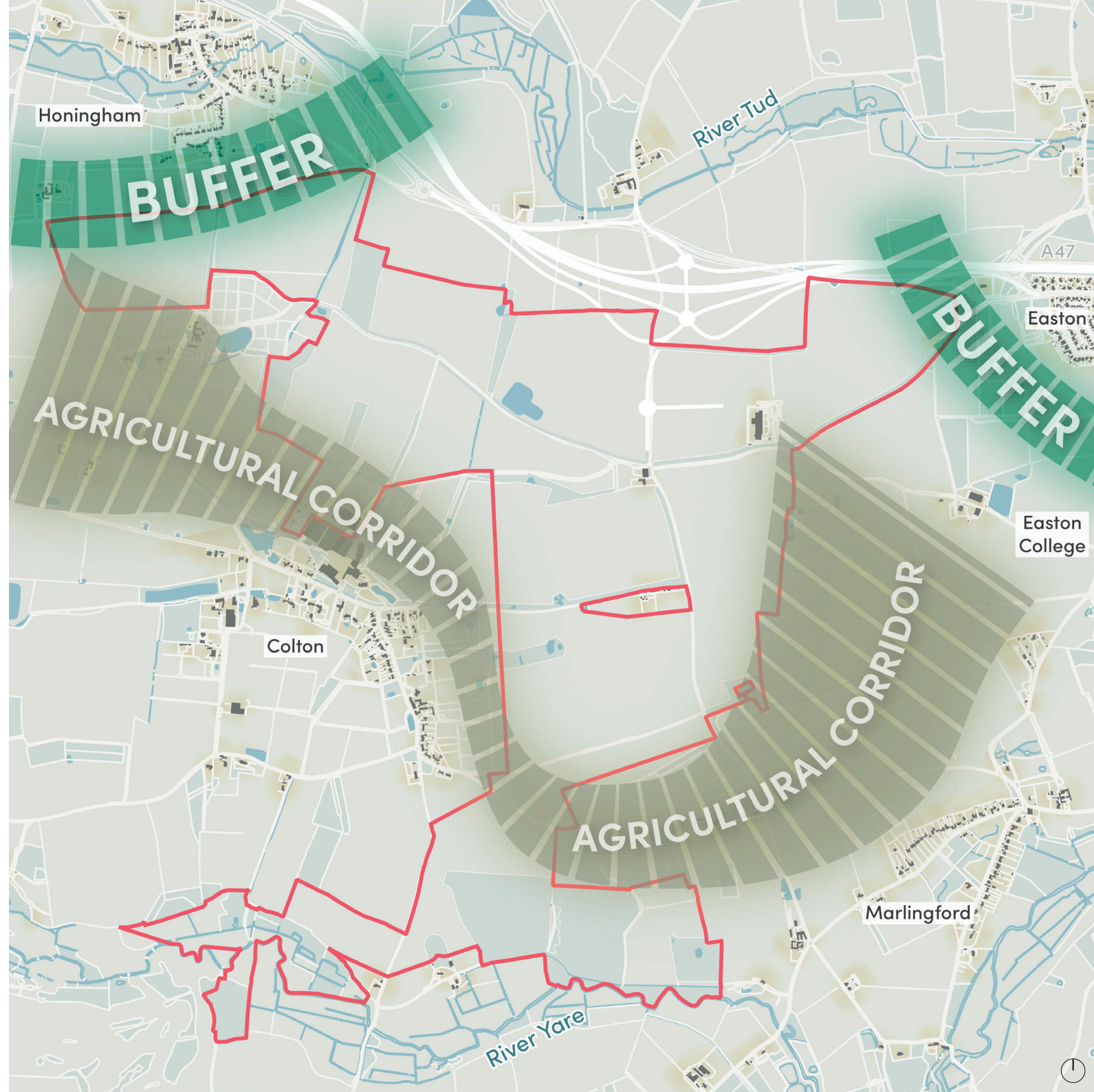
***“Analyse the villages —
find out what makes them
special.”***



The Vision

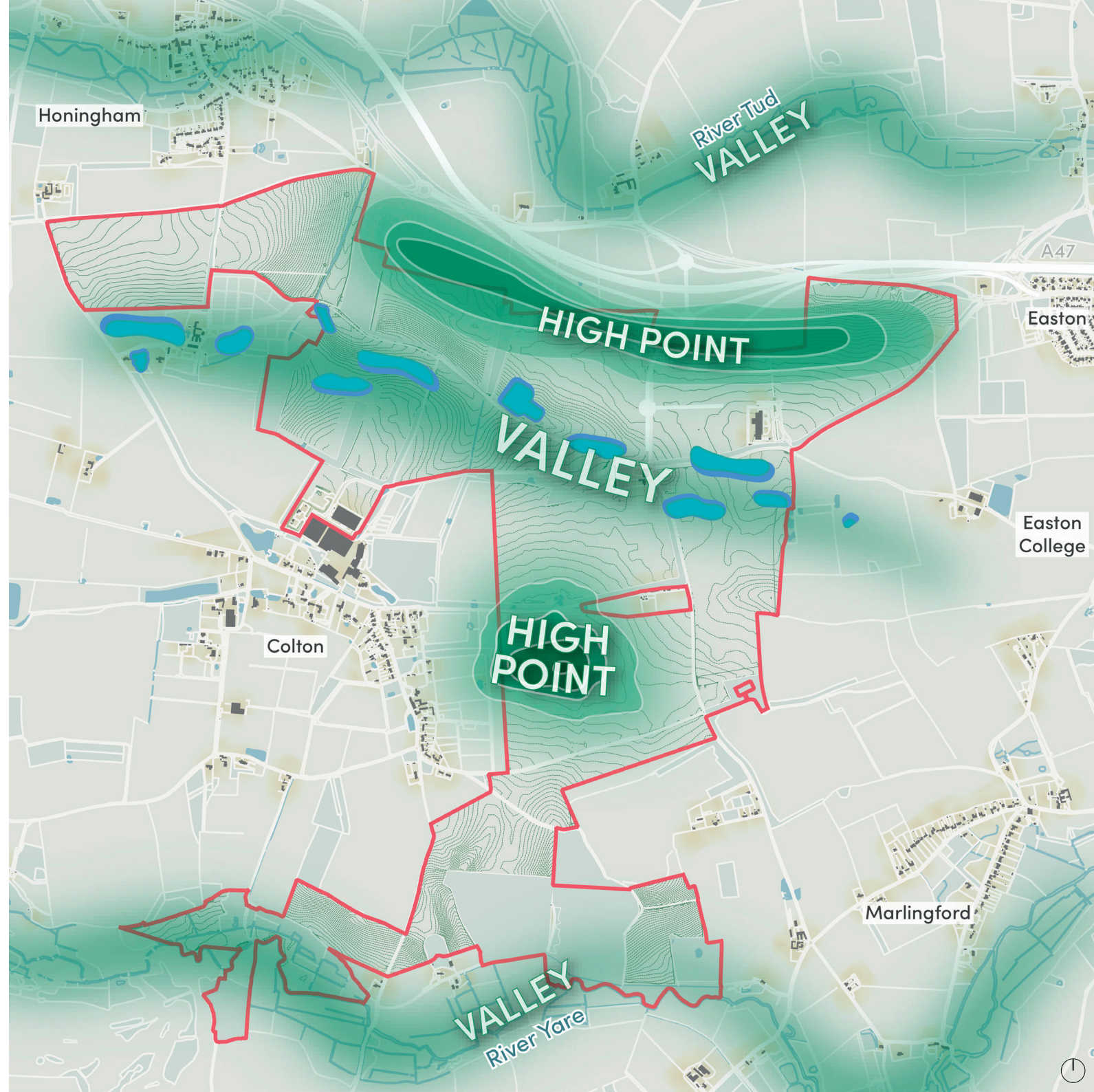
Design Principles

1. **Protecting** existing villages with **green buffers** and agricultural corridor, creating a **new distinct village**



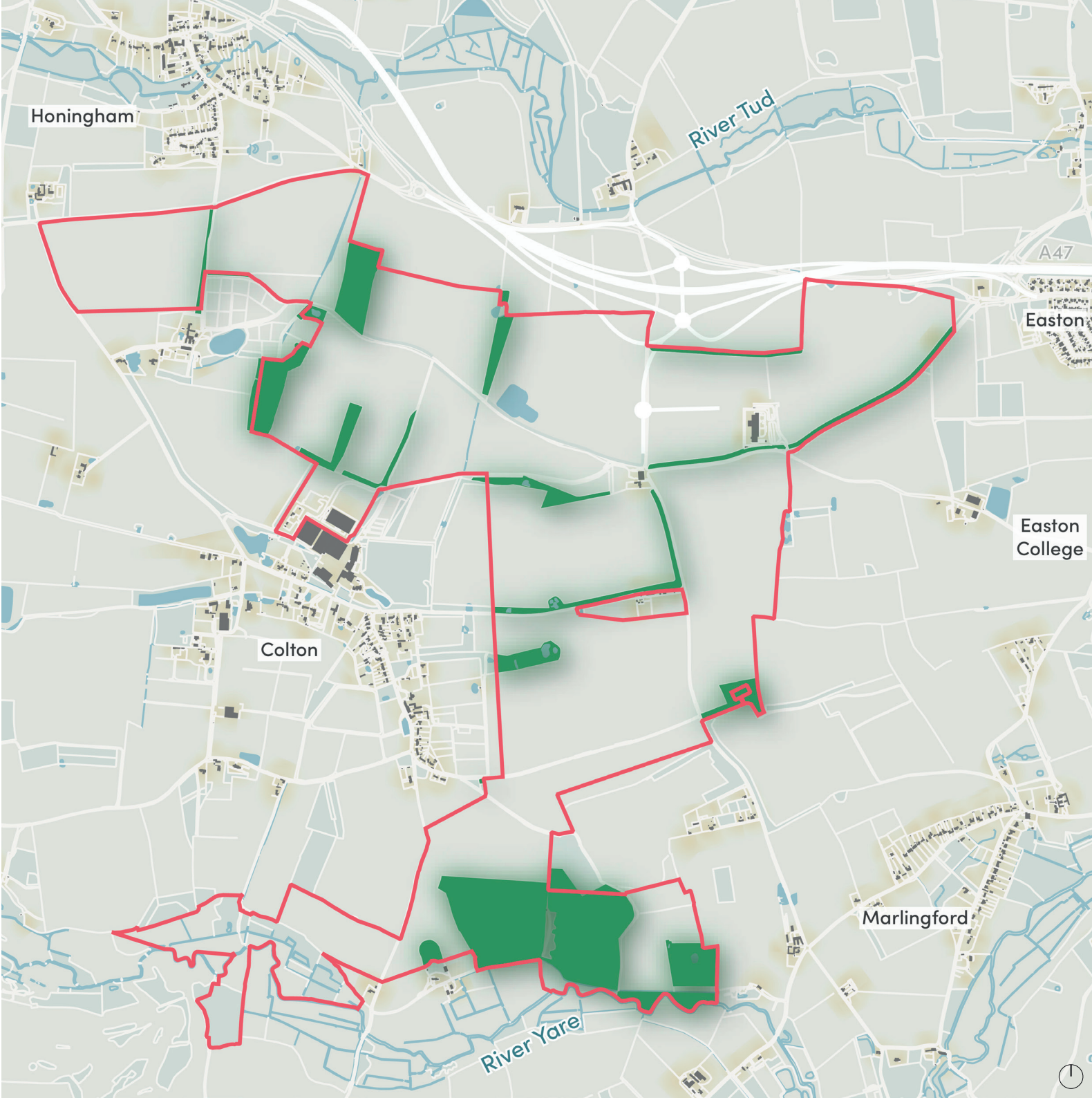
Design Principles

2. Respecting the existing character of the landscape by keeping ridgelines, high points and valleys free from development



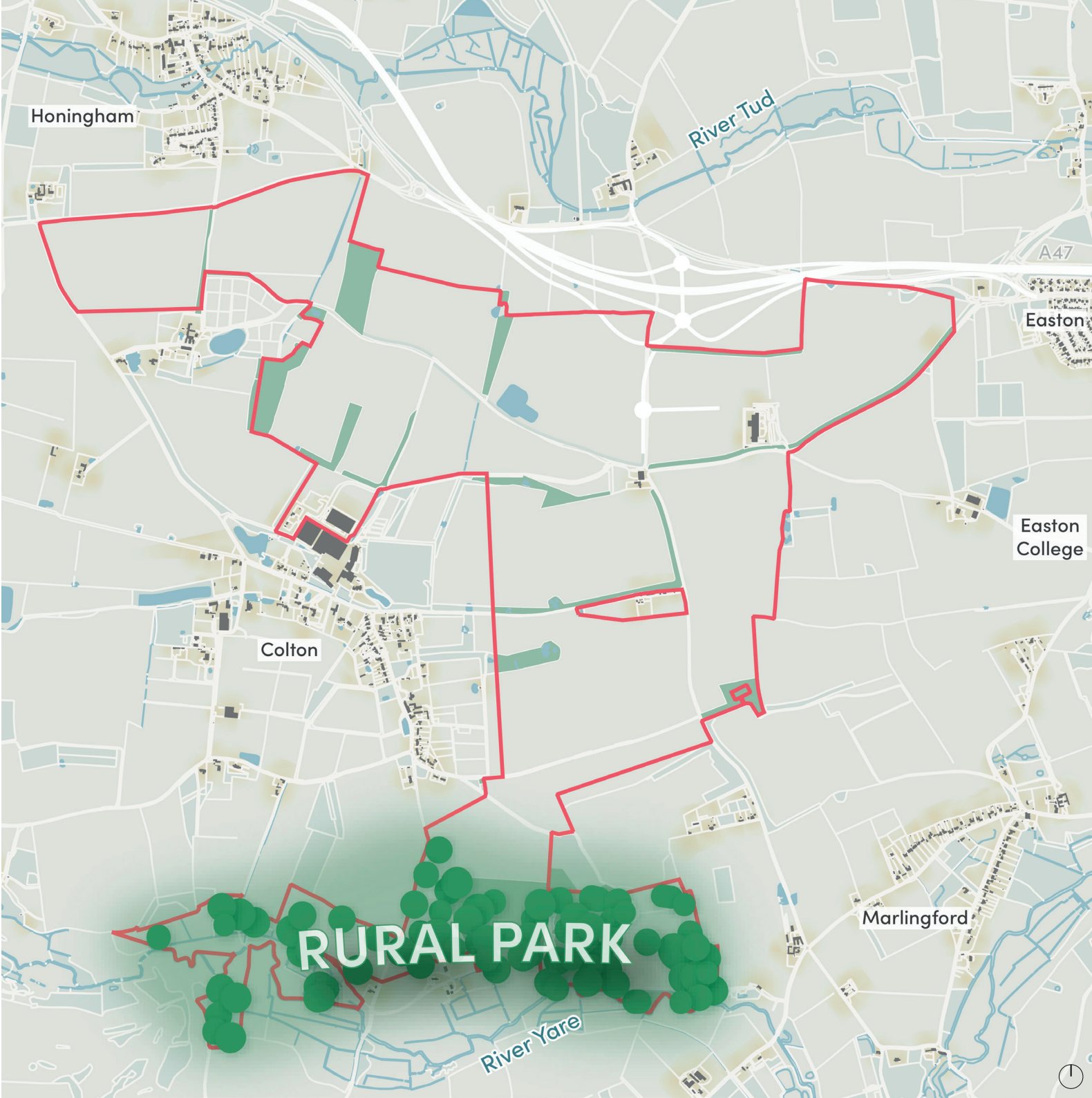
Design Principles

3. Retaining and respecting the existing woodland



Design Principles

4. Establishing a **Rural Park** along the **River Yare**



Design Principles

5. Creating dense woodland landscape to the north of the site

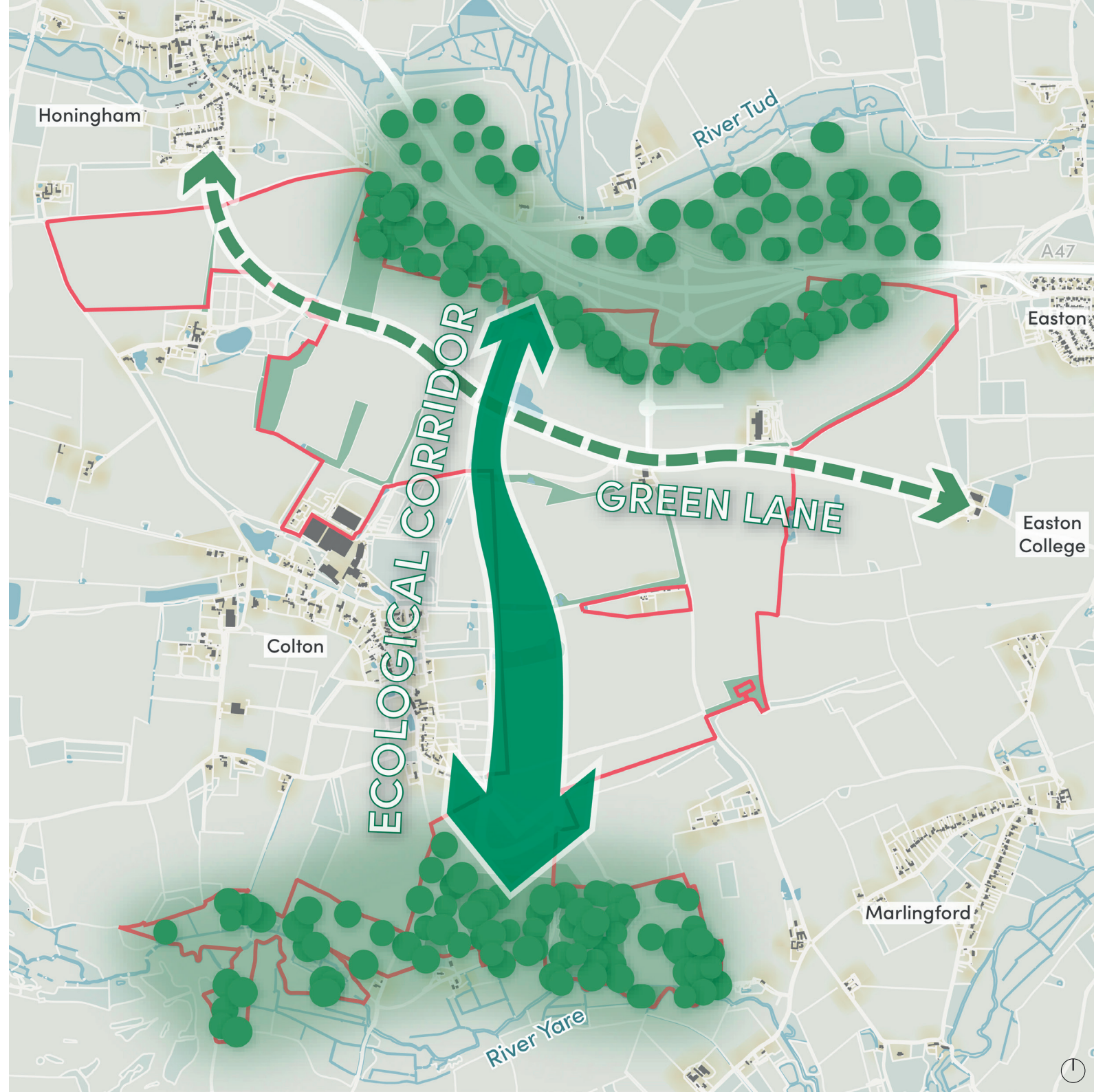


Design Principles

6. Creating a new **north-south ecological link** linking the **two river valleys**

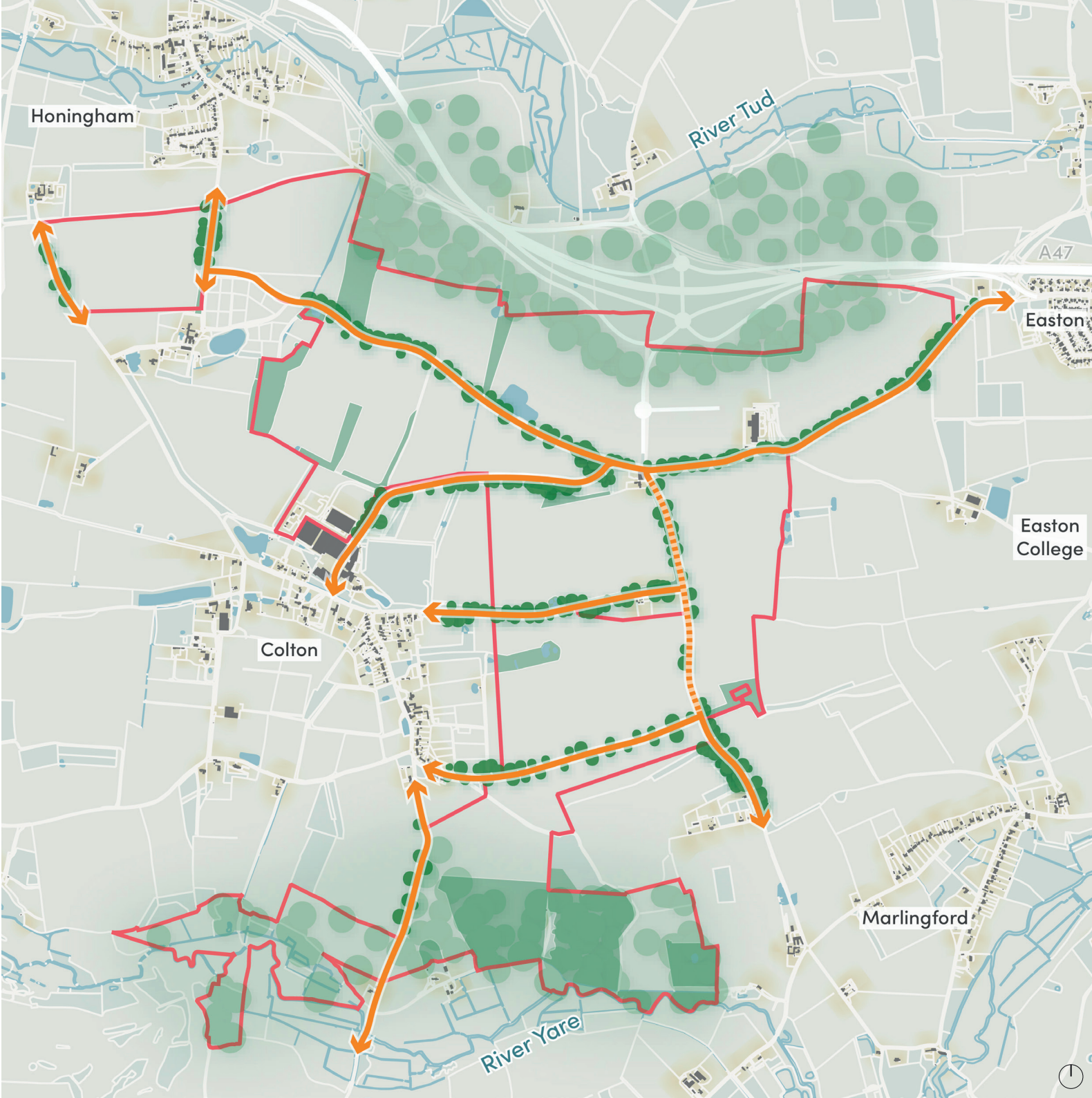
and

Protecting and enhancing the existing east-west green route, linking locations of **high ecological value**



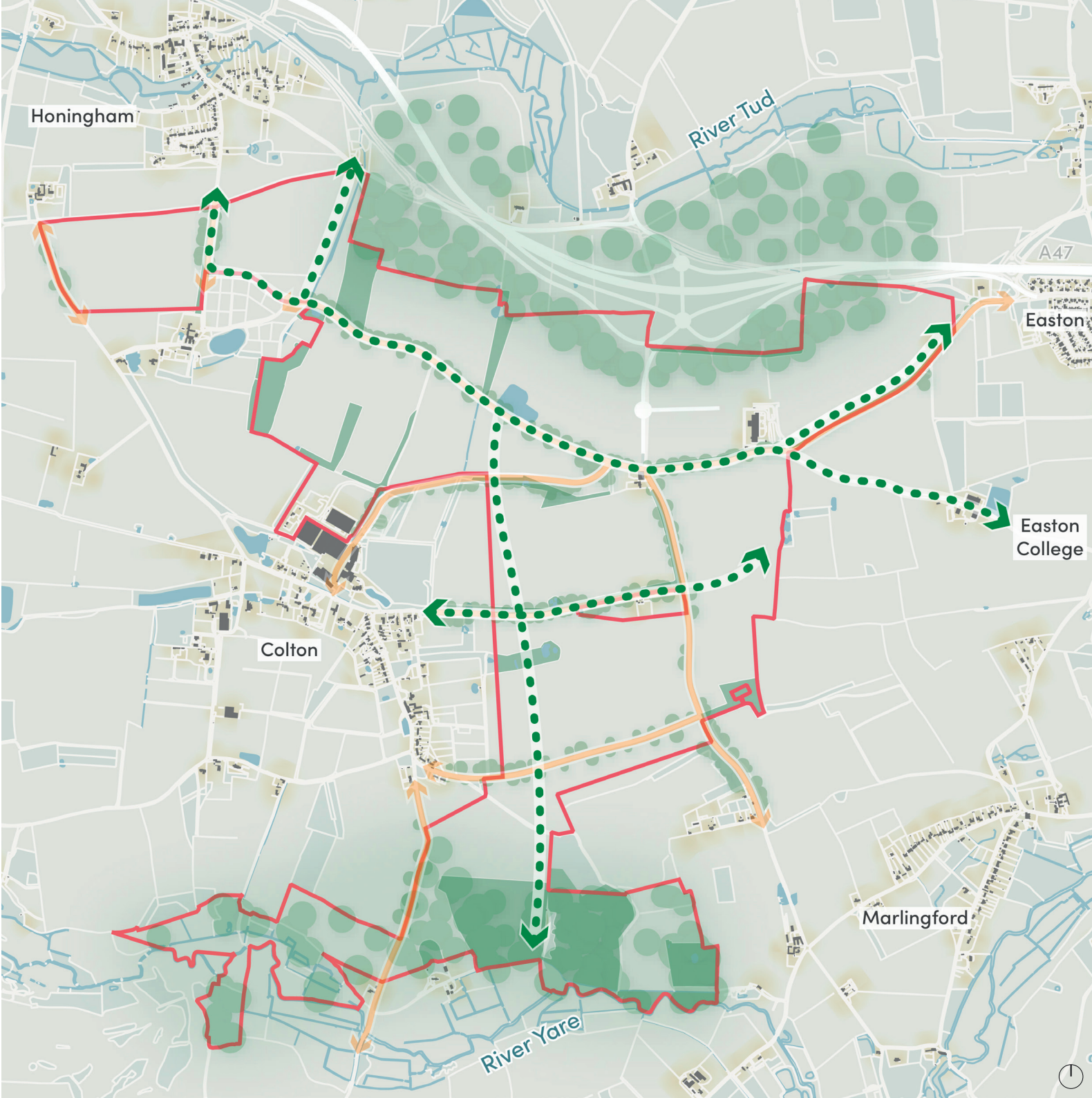
Design Principles

7. Retaining and respecting the character of the existing hedge-lined tracks and lanes



Design Principles

8. Integrating a network of pedestrian and cycle priority routes within green links



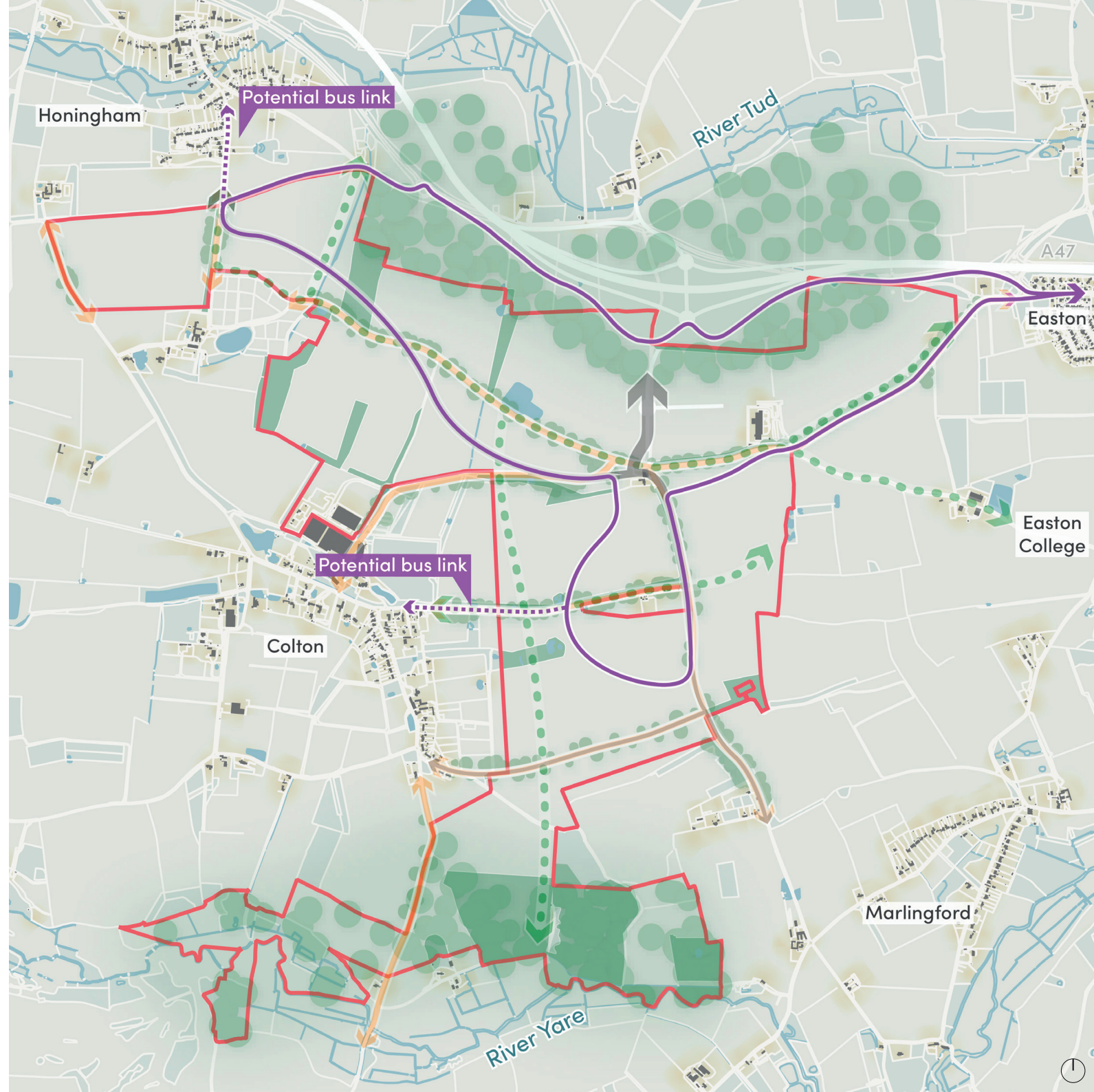
Design Principles

9. Providing a new main street network **away** from existing lanes



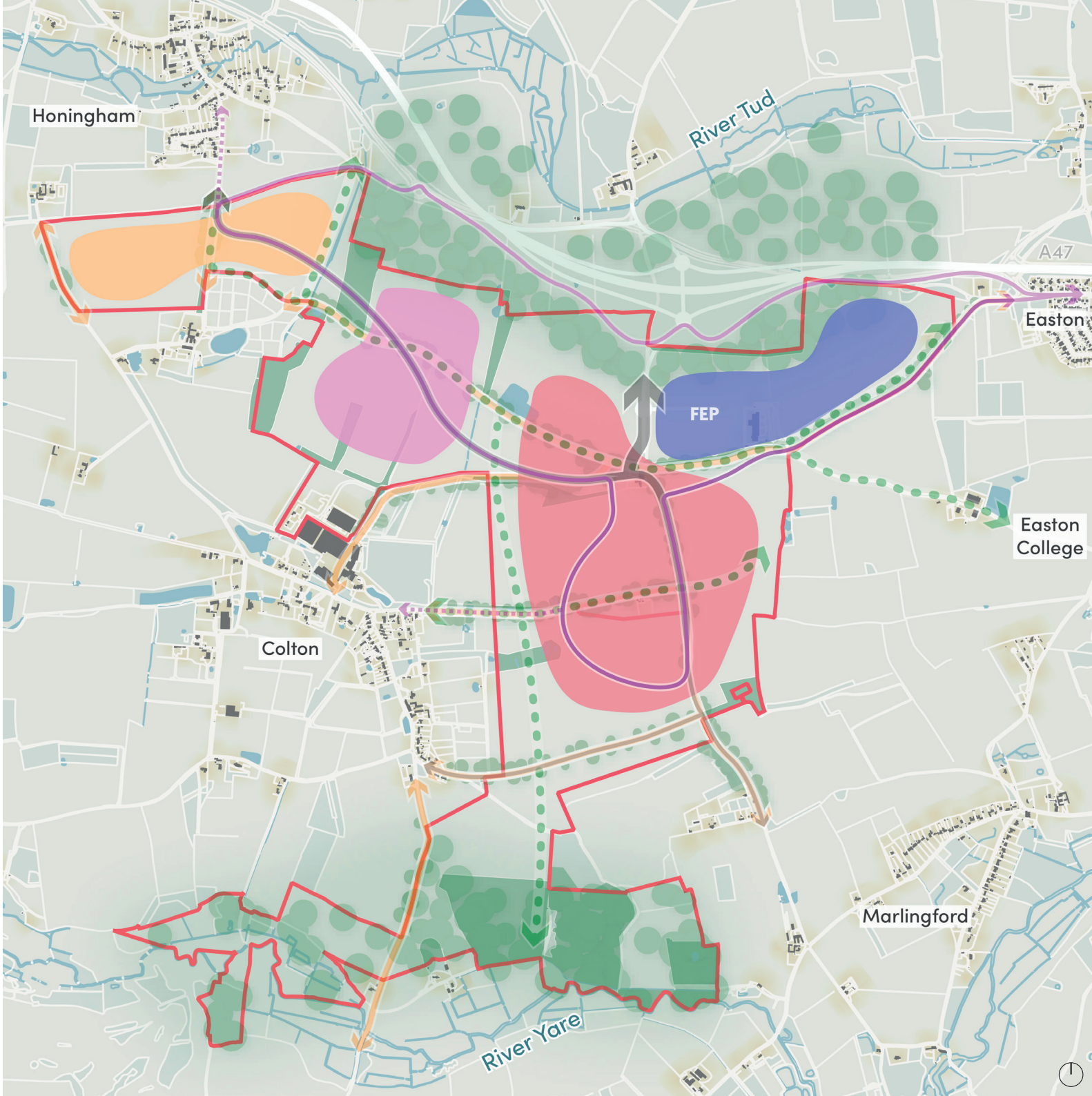
Design Principles

10. Safeguarding a route for **Bus Rapid Transit (BRT)** and other bus services **through the site and beyond**



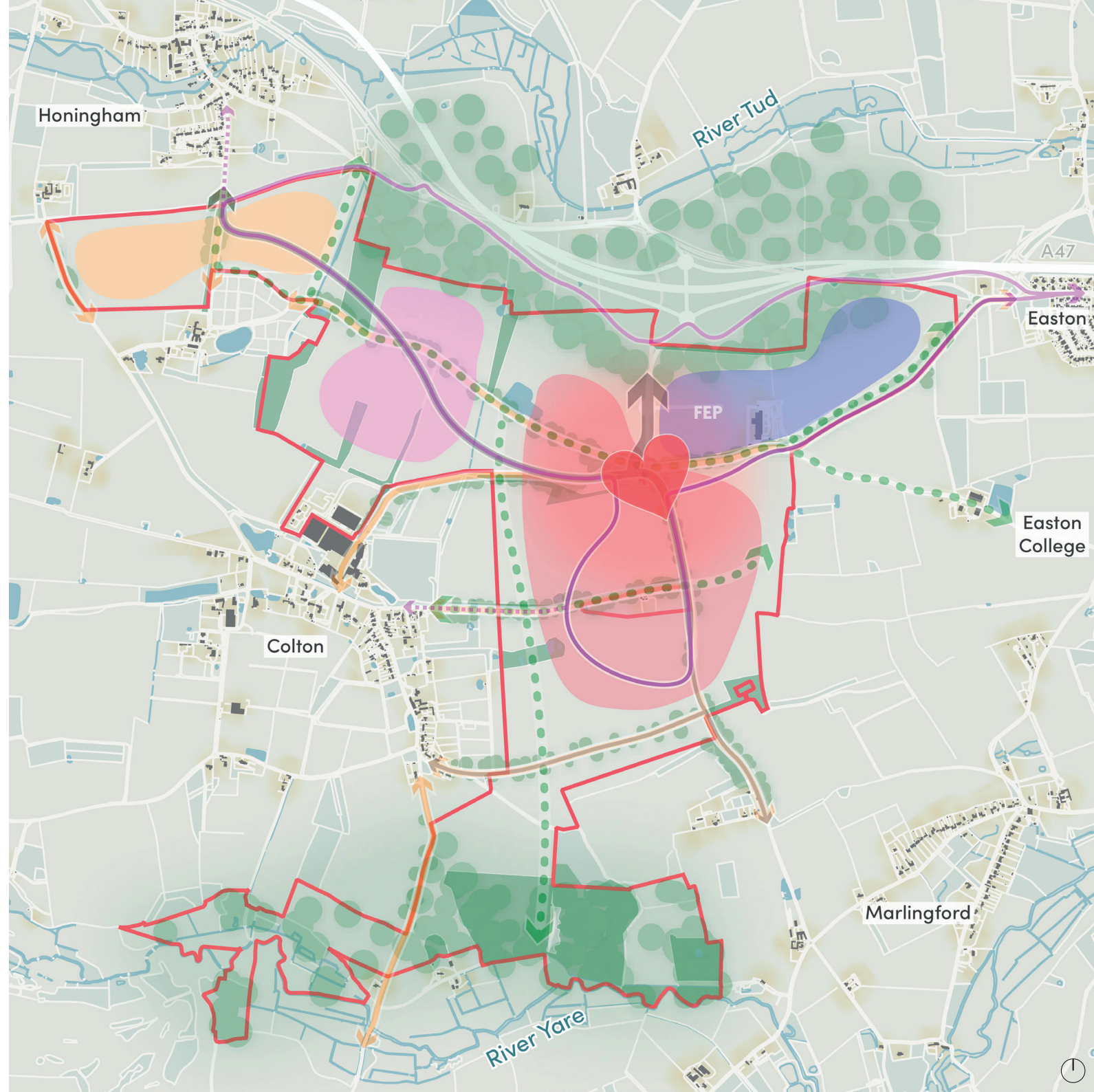
Design Principles

11. Extending the Food Enterprise Park and **creating three distinctive residential character areas**



Design Principles

12. Establishing a **mixed-use village heart**, providing a range of **services and facilities** for both **new and existing** communities.



The Concept

Approximately 4000 homes

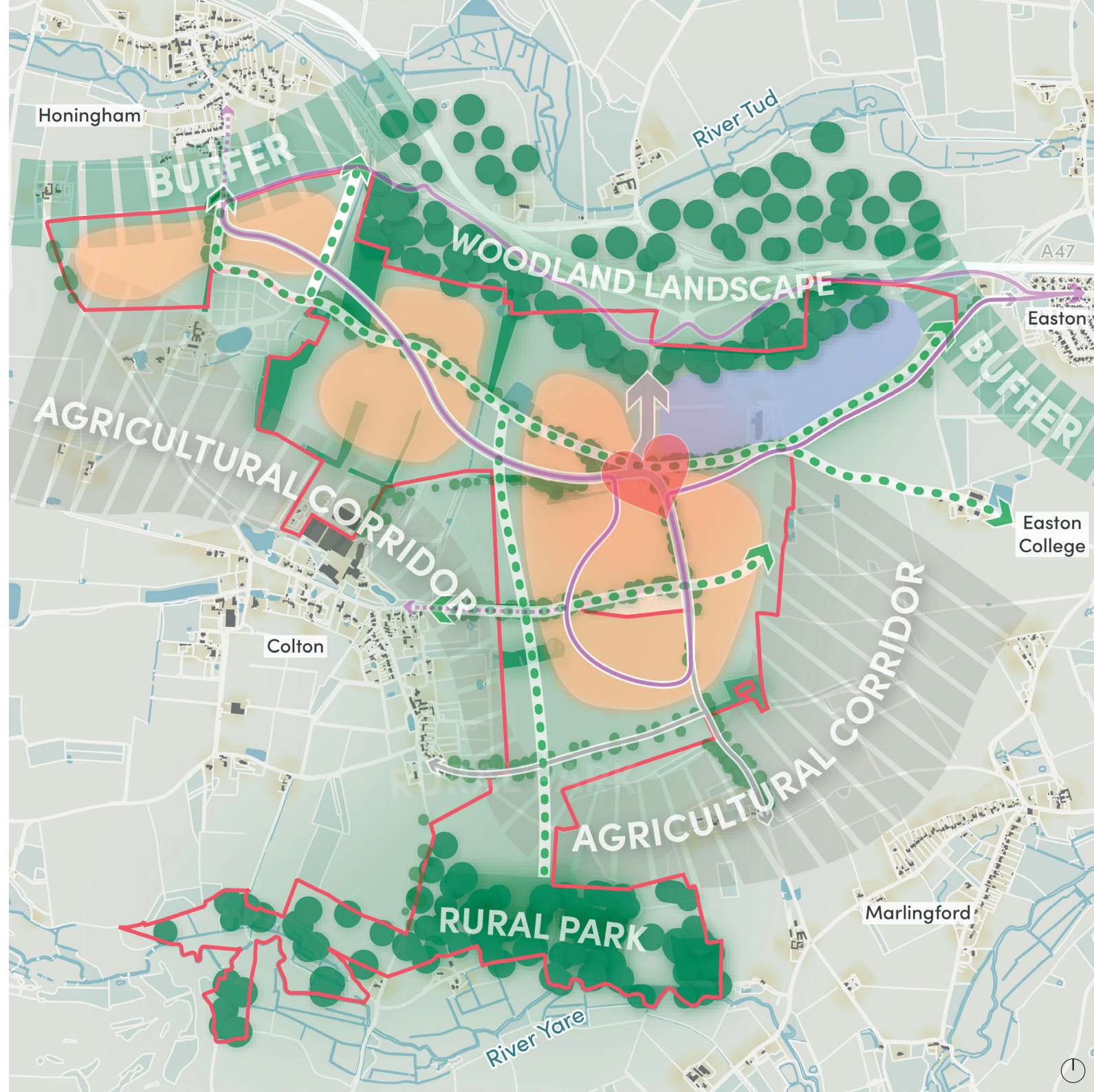
Respond to the climate emergency and create a zero-carbon ready proposal

A nature recovery network including a Rural Park and Nature Network, with approximately 50% of the site remaining as green space – enhancing biodiversity

Providing much needed affordable housing

Creating further employment opportunities

Providing infrastructure to the new and existing communities; including new transport links, schools and healthcare.

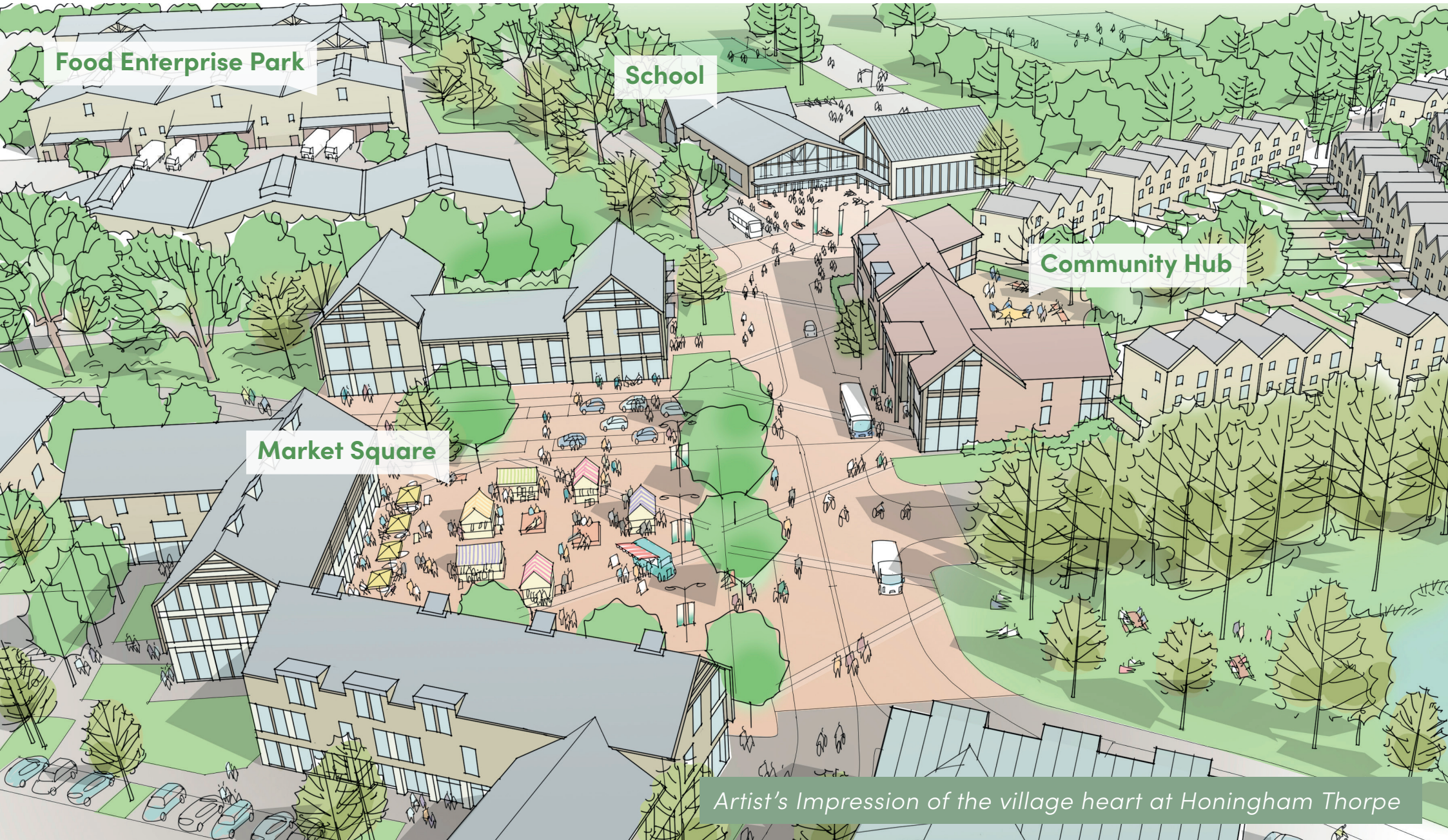


Placemaking

Create a place in which people can invest
in a sense of ownership and belonging.

The Mixed Use Village Heart

Agriculture and Growing at the heart of the village;
Opportunities for Education and Employment;
Public Square: the hub of activity;
Community Space for all to enjoy.



Food Enterprise Park

School

Community Hub

Market Square

Artist's Impression of the village heart at Honingham Thorpe



Precedent: Alconbury Weald



Mixed Use Village Heart

Education:

Opportunity to link with neighbouring educational institutions



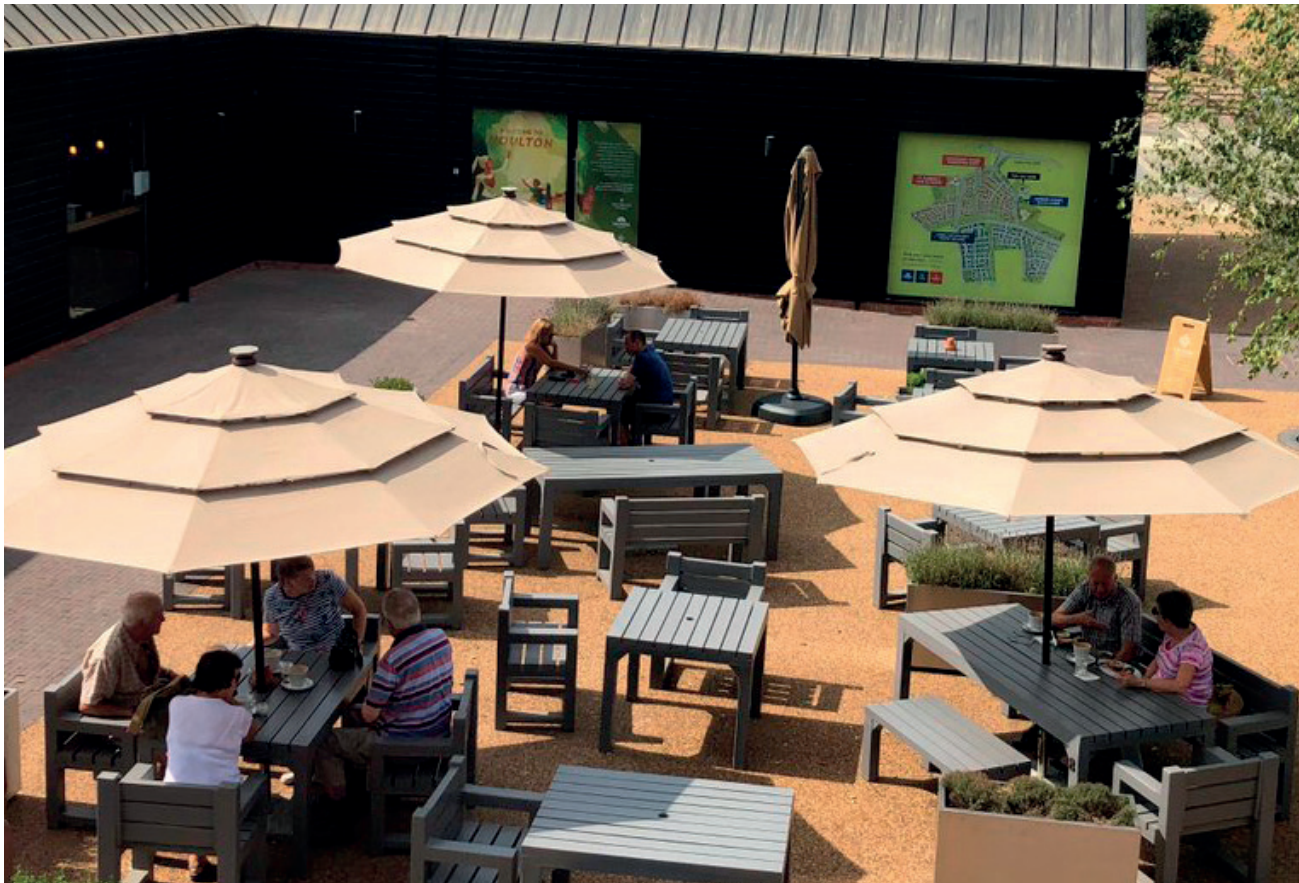
Precedent: Food School — Hackney



Mixed Use Village Heart

Food Production:

Existing facilities on site including the Food Innovation Centre and Vertical Farm underpin the opportunity for everyday food production and zero mile food sources embedded within the design of the new community.



The Rural Park

Access to the Rural Park for new and existing residents;
Green routes for walking and cycling integrated
throughout with access to the River Yare.



Artist's Impression of the rural park at Honingham Thorpe



The Rural Park

Deep connection to the land and outdoors through food is a cultural norm in some places.



Precedent: Rural dining Sweden

Residential Streets

Smaller walkable neighbourhoods;
Access to doorstep food growing and open space.



Artist's Impression of community growing at Honingham Thorpe



Doorstep Growing



Self / Custom build opportunities



Green Streets



Residential Innovation



Play spaces / opportunities for bike track / skatepark



Green Views



Nature Recovery



Allotments

Case Studies

Alconbury Weald – Huntingdon

Dollman Farm – Rugby

Graylingwell Park – Chichester

Watercolour – Redhill

The Village of Caterham – Surrey

Channels – Chelmsford



Alconbury Weald Huntingdon

5000 homes set amongst high quality open space, play areas and water features.

Ermine Street Church Academy was delivered in the initial phases of development





Dollman Farm Rugby

Part of Rugby's new community comprising 6000 homes.

The Tuning fork was delivered at the outset of development and is now a "destination" eatery.



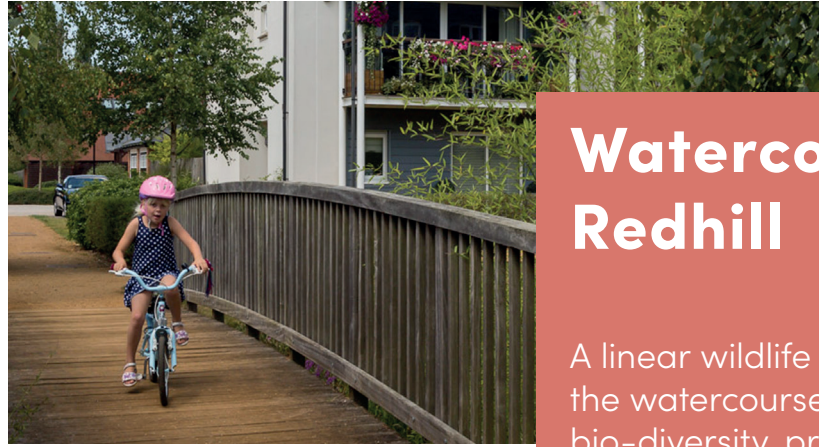


Graylingwell Park Chichester

The Largest Carbon Neutral Development in the United Kingdom

750 new homes amongst the preservation and planting of over 2000 trees in an open space network of bus routes, cycle and footpaths.





Watercolour Redhill

A linear wildlife corridor along the watercourses increases bio-diversity, provides a natural habitat for wildfowl and links to the wider ecological area managed by Surrey Wildlife Trust.





The Village of Caterham Surrey

The mixed-use neighbourhood includes residential accommodation, a supermarket, offices, a veterinary hospital, a doctor's surgery, an indoor skateboard and BMX centre, as well as new landscaping and open space.





Channels Chelmsford

A key component of Chelmsford Borough Council's Adopted Core Strategy for meeting the Borough's expected future housing, employment, recreation, and leisure requirements.

650 homes set within a network of open space and mature planting.

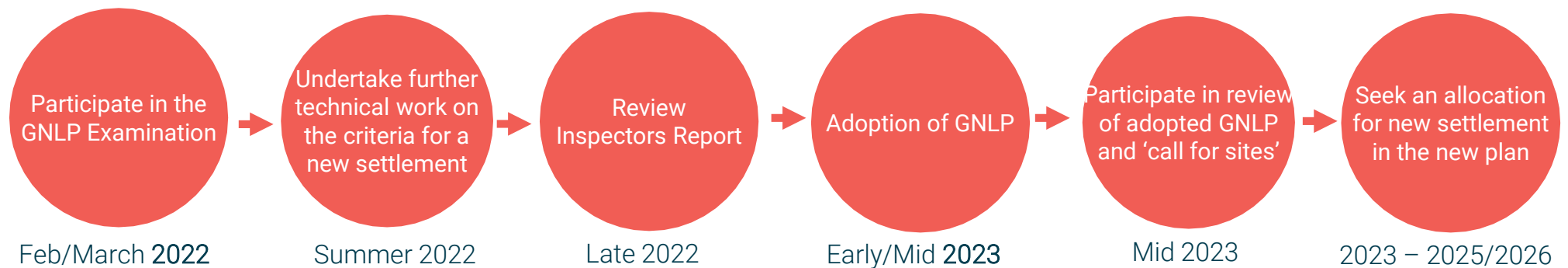




Next Steps

Next Steps

- **Website will continue to provide information:** <https://clarionconsults.co.uk/honinghamthorpe/>
- **This webinar will be uploaded for people to view**
- **Latimer team will continue to be available to answer questions and provide information**
- **Latimer team will continue to feed into the Local Plan process**



Keep in touch

We are at a very early stage of the process. The Councils involved in the preparation of the Greater Norwich Local Plan are due to begin a review of the options for a new settlement in 2022, and it will be some time before any location for a new settlement is allocated within the emerging Local Plan. We will continue to work with officers and engage with the Local Plan process moving forward.

Outside of the public consultation period on Honingham Thorpe, our phone and email contact channels will remain open.

Background information and recorded webinars can be accessed at

www.clarionconsults.co.uk/honinghamthorpe

If you would like further details or require information in an alternative format, you can contact us on

honinghamthorpe@latimerhomes.com

or call

0800 298 7040

You can register for updates on future Local Plan consultations led by the partner councils at

gnlp.org.uk

