



**CLARION**  
HOUSING GROUP

**BROWN & CO**  
PROPERTY AND BUSINESS CONSULTANTS

# **Honingham Thorpe.**

Response to site specific document of Regulation 18  
consultation of Greater Norwich Local Plan.

Brown & Co are instructed by Clarion Housing Group to respond to the draft Greater Norwich Local Plan that is currently at its Regulation 18 consultation stage. The purpose of this document is to respond to the draft GNLP Sites document in so far as it relates to the settlement chapter for Easton and Honingham and site GNLP0415A-G, which is listed as a Reasonable Alternative for development of a new settlement.



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**Section one.**  
Introduction.



# Introduction

## Proposed new settlement - Honingham Thorpe

### Clarion Housing Group

Clarion Housing Group is the country's largest housing association, combining public and private investment to provide affordable homes, across a range of housing tenures, overwhelmingly for people who can't meet their housing needs on the open market.

Clarion are a good landlord and provide great compassionate customer service which matters to them. They manage and maintain their homes to a high standard and invest in improving and renewing their stock. After their first full year of operations, Clarion received the highest regulatory judgement for both governance and viability from the Regulator of Social Housing: Governance grade G1, and Viability grade V1. Their corporate strategy sets out how they intend to deliver on their mission to provide good quality, affordable homes and neighbourhoods to people inadequately served by the market. A copy of the corporate strategy 2019-2022 is attached.

Building homes is a high priority for Clarion and the Group intend to build 50,000 new homes over ten years, with Honingham Thorpe featuring prominently in this build programme. In addition to affordable homes, Clarion will build homes for outright sale. These will be delivered and marketed through their private development company Latimer Homes, with proceeds invested back into the Group's social purpose activities.

Building and investing in communities is at the heart of Clarion's activities. In addition to establishing a long term stewardship of the site, they would invest in job creation and the local economy. Clarion Futures, one of the country's largest social investment programmes, will invest £150 million over 10 years to improve the lives of residents and the communities where they live. This supports residents into work and training; manage their finances; get online; improve their neighbourhoods and helps young people to get a better start in life.

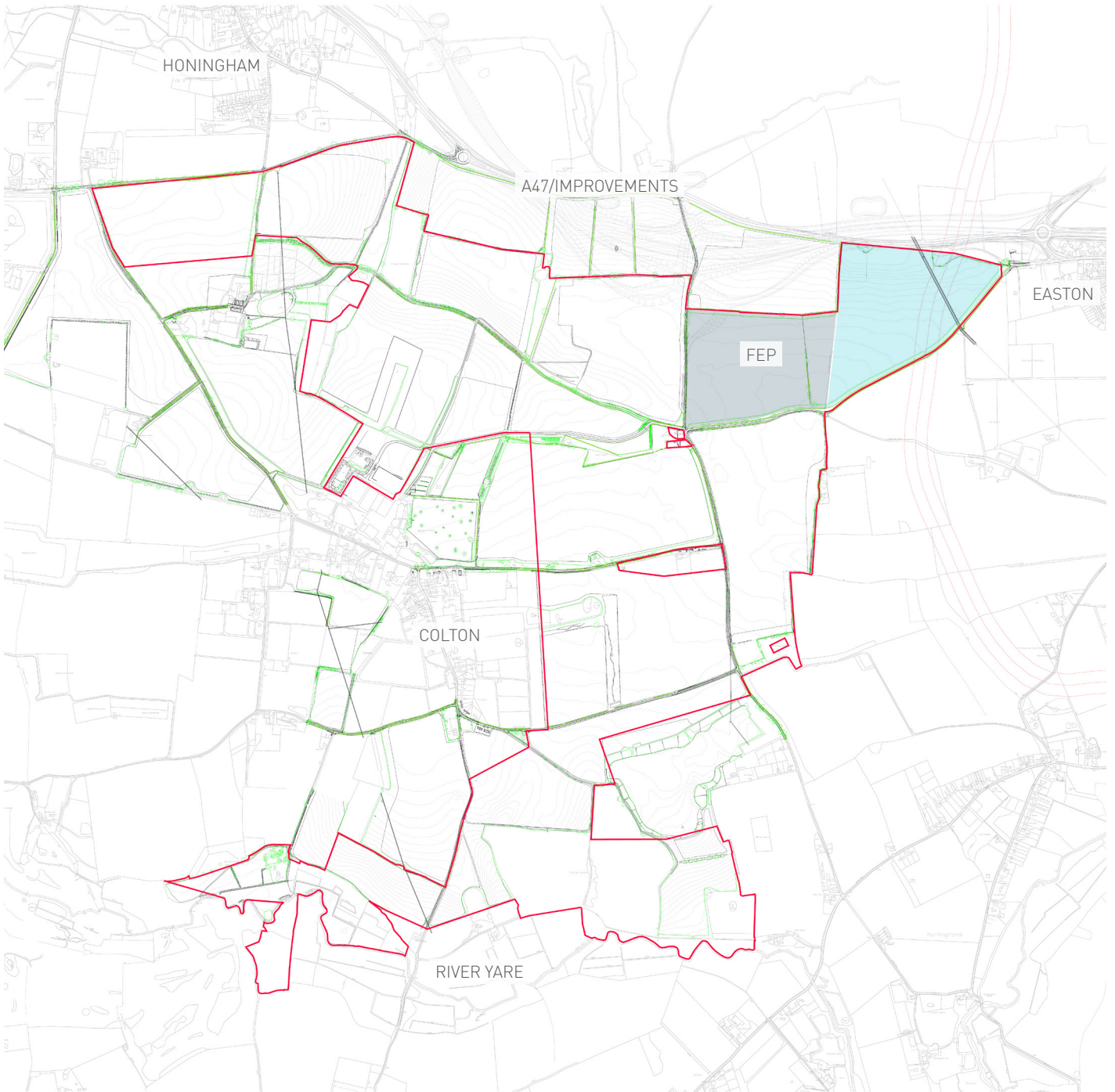
### Context

The land to which the proposals relate is situated between the villages of Easton, Colton and Honingham. It forms part of a large farming estate known as Honingham Thorpe Farms and is in one single ownership.

Development has already commenced on the land through the designated Food Enterprise Park ('FEP'), which benefits from a Local Development Order allowing food-related uses and development to occur without the need to obtain planning permission. The proposed sustainable settlement would compliment, enhance and facilitate those intended uses on the FEP, fostering a holistic environment in which the emerging agri-tech corridor can flourish.

Highways England are currently finalising their proposals for dualling of the A47 between Easton and North Tuddenham. Their proposals incorporate a grade separated junction directly north of the site, sited at Blind Lane, which will be designed to facilitate suitable access to the FEP. The proposals are currently the subject of a formal consultation by Highways England which runs from 26th February to 8th April 2020 (Stage 3). Their intention is to submit an application for development consent in November 2020.

In general, the proposed sustainable settlement relates to the rolling south-facing slopes of the broad ridge that separates the valley of the River Yare (to the south) from that of the River Wensum (to the north). The A47 runs along the crest of the ridge, with Easton Village and the Royal Norfolk Showground on the upper valley slopes to the east, the Norwich conurbation is some 4km to the east.



Proposal boundary of new settlement - Honingham Thorpe



# Introduction

## Proposed new settlement - Honingham Thorpe

### Background work

A range of technical work has already been completed and submitted to the GNDP in support of the proposal, these include:

- » Phase 1 Transport Strategy;
- » Flood Risk and Drainage Feasibility Study;
- » Preliminary Ecological Appraisal Report;
- » Archaeological Desk-Based Assessment;
- » Strategic Landscape Study, Landscape and Visual Impact Study; and
- » Utilities & Drainage Assessment.

Additional detailed technical work is being undertaken to inform the proposals going forward, including, but not limited to: Protected Species Surveys; Geophysical surveys; Arboricultural Assessment; Landscape and Visual Impact Assessment and Landscape Strategy; and Utilities and Drainage Assessment.

### Summary of proposal

The proposed new settlement would deliver:

- » 5,000 dwellings;
- » 49.7 hectares of employment;
- » 66.3 hectares of country park;
- » 3.47 hectares of nature reserve;
- » Carbon neutral principles;
- » Net biodiversity gain;
- » Services and social infrastructure from day one, including school, medical centre, community facilities, care facilities and retail spaces;
- » A development based on The Garden City Principles;
- » Policy-compliant affordable housing that is tenure-blind and peppercotted throughout the site;
- » Comprehensive multi-functional green infrastructure;
- » Integrated and accessible multi-modal transport systems, incorporating the forthcoming network enhancements, improved bus services into the site and surrounding area, together with walking and cycling routes;
- » Clarion as Masterbuilder and Master Developer, delivering at least 50% of the site;
- » Strong vision, leadership and community engagement, with Clarion maintaining long-term stewardship; and
- » Walkable, vibrant, sociable and resilient neighbourhoods.

With Clarion as sole promotor of the site, that has a single landowner, Honingham Thorpe is genuinely deliverable and the initial phases can come forward swiftly.







## **Section two.**

**Benefits of providing a new settlement.**



# Benefits of providing a new settlement

## Overview

In the era of a global climate crisis the emerging Local Plan, and strategy for and delivery of growth, needs to support the transition to a post-carbon economy and improve resilience. Sustainability underpins Clarion's long-term strategic objectives and they were the UK's first housing association to adopt the Certified Sustainable Housing Label, which mirrors the principles adopted by the UN that have become the benchmark for impact investing. As the creation of truly sustainable communities where people can thrive is at the core of Clarion's mission, they intend for the proposed new settlement Honingham Thorpe being carbon neutral.

The provision of renewable energy sources, combined with purpose built on-site service and social infrastructure, and Community Trust would help to create a sustainable and resilient community and a circular economy. A comprehensive multi-functional green infrastructure network as the foundation of the settlement, and the integration of climate resilience into the fabric of the community would support the transition to a post-carbon economy and help promote the region as an area of clean growth.

The proposed new settlement is first and foremost about the creation of a healthy and resilient community. As such it is essential to provide those services and facilities required to meet the day-to-day needs of residents within walking distance. An integrated multi-modal and accessible infrastructure system predicated on a green infrastructure network, supported by public transport enhancements and community transport schemes would ensure that walking and cycling form the primary modes of transport throughout the settlement. This network would provide access to the village centre, both for residents and to visitors, where a range of services and facilities and flexible spaces would be provided from day one.

A fundamental aspect of the proposed new settlement is a holistic approach to growth and a dedication to place-making. A high quality educational offering would be provided within the settlement, combining an all-through school and the Clarion Futures job and training service and apprenticeship scheme, would link together with: Easton College; Institute of Food Research; John Innes Centre; Genome Analysis Centre; Sainsbury Laboratory; Norwich Research Park; University of East Anglia; and the FEP. This relationship would facilitate a grassroots

enhancement of the agri-tech growth sector and provide a future supply of high skilled workers, creating an agri-tech corridor to the west of Norwich which could become a leader in clean growth and food provision.

Community engagement and ownership, together with high quality climate resilient design and walkable integrated neighbourhoods can increase community cohesion and inter-generational health. This holistic approach is recognised to help reduce health inequalities and demand on facilities, address the aging population, promote good mental well-being, and increase physical activities.

In order to truly meet the challenges of climate change and the transition to a post-carbon economy it is vital for growth to be delivered differently within Greater Norwich. Honingham Thorpe would provide the opportunity to do this, delivering a truly sustainable settlement which paves the way for the region to become the UK leader in clean growth.

### Different approach to Delivering Communities

In January of this year the Building Better, Building Beautiful Commission published its report 'Living with Beauty'. The report seeks a new development and planning framework which will:

- » Ask for Beauty
- » Refuse Ugliness
- » Promote Stewardship

Honingham Thorpe would embed these principles to create a place and community through a strict Design Code. This Design Code would combine local vernacular design with a modern twist and climate resilience, ensuring sustainability and beauty in all aspects of the design. Community engagement would be sought at an early stage in order to deliver vibrant neighbourhoods with distinct characters and a human scale, and useable multi-functional open space. Clarion will have a long-term association with this site and would want to ensure that its investment is not undermined by insensitive development. Clarion would act as masterbuilder, delivering all infrastructure on site and at least 50% of the dwellings, with remaining land sold as serviced plots. Tight control would be retained over the whole development to ensure cohesion and beauty.

Clarion would retain long-term stewardship of Honingham Thorpe and would establish a Community Trust and residents association to facilitate effective community engagement and ownership. Additional details are provided within the accompanying Delivery Statement.

### **Government promotion of new garden settlements**

In general, Government have sought to promote large scale development as a means of delivering housing numbers. Paragraph 72 of the National Planning Policy Framework (NPPF) states:

*“The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities.....”*

The proposal for Honingham Thorpe would accord with this by virtue of: planned investment in infrastructure; sufficient access to services and employment opportunities; quality of the development and its subsequent maintenance; realistic assessment of likely rates of delivery.

Government’s attempts to increase the number of houses being delivered is well documented, and in its Housing White Paper ‘Fixing our broken housing market’ it referred to supporting Housing Associations to build more homes by:

- » Setting out a rent policy for social housing landlords (HAs and local authorities) for the period beyond 2020 to help them borrow against future income to fund more development;
- » Putting social housing regulation on a more independent footing and implementing deregulatory measures to make sure HAs are classified as private sector bodies; and
- » Urging HAs to explore opportunities to build more homes and improve efficiency to release resources to build homes.

# Benefits of providing a new settlement

## Reference to GNLP topic paper

### GNLP topic paper on New Settlements

The topic paper produced by the GNLP on new settlements appears generally supportive of this form of housing growth as a means to meet future housing needs. It does, however, note (at paragraph 22 and 39):

- » ‘...that new settlements can be expensive and slow means of meeting housing need. Their delivery can be risky and unpredictable and providing infrastructure to support them risks reducing funding for potentially more sustainably located extensions to existing settlements.’

Clarion is one of the country’s leading developers, using their experience, scale and financial strength to deliver new communities and homes across the country, at a range of tenures and price points, with profits reinvested in their social purpose. Honingham Thorpe could be brought forward quickly and efficiently as a result of this and a number of other factors, including:

- » Single landowner and single developer that has an ability to build 50% of the proposed development;
- » Clarion have an ability to build to whatever tenure and build through any perceived downturn in the housing market;
- » The configuration of the site allows for the general arrangement of employment, housing and country park to occur in a planned manner;
- » There are no excessive infrastructure issues that cannot be resolved;
- » Planned and programmed highway improvements along the A47 located immediately adjacent to the northern boundary of the site.

Further details on the speed and deliverability of the proposals are contained in the Delivery Statement that accompanies these representations.

We responded to the broad criteria contained in the paper through our Vision Statement in 2018. For ease of reference we have replicated them below:

#### a. Sufficient land for a freestanding settlement

The red line boundary of the site is of a sufficient size to deliver the following development:

- o 49.7 hectares of employment space;
- o 93.9 hectares of residential development, delivering 5,000 dwellings;
- o 66.3 hectares of country park with extensive frontage and access to the River Yare;
- o 3.47 hectares of nature reserve.

#### b. Potential to expand

In addition to the above described development, there is the potential for further expansion of the settlement in the future.

#### c. Accessibility to existing services

The proposed settlement would deliver social infrastructure in the village centre from day one. Some of these facilities would likely be in the form of temporary or flexible spaces which would grow and adapt as the number of residents increases. The site is well located to existing services within Norwich City centre, and at Longwater Retail Park and enhancements would be made to the connections with these locations.

#### d. Market Interest

Clarion Housing Group would act as masterbuilder, delivering all infrastructure and at least 50% of the dwellings. Housing across all price points and tenure would be delivered on site, together with plots for self and custom build housing, and Gypsy and Traveller pitches.

#### e. Potential for high quality public transport links

There is already planned a Bus Rapid Transit (BRT) route proposed as part of the Transforming Cities proposal to link Easton to Norwich City Centre. This potentially could be extended into the centre of the proposed settlement, together with additional improvements to existing public transport provision.

#### f. Good access to primary/trunk road network

The proposed improvements to the A47 between Easton and North Tuddenham include a grade separated junction directly to the north of the site at Blind Lane.

This would provide quick and direct access to the strategic road network and the wider Greater Norwich area.

#### **g. Access to strategic employment locations**

The FEP forms the north eastern part of the Honingham Thorpe proposal, and additional employment land would be provided elsewhere within the site. Additional employment opportunities would be delivered through flexible start-up spaces within the village centre, support and from working from home, whilst Clarion Futures would provide apprenticeship opportunities and additional employment and skills development.

#### **h. Limited number of landowners**

There is a single landowner.

#### **i. Commitment to achieve high quality, imaginative and sustainable design & build to Garden City principles**

There is a genuine commitment by Clarion Homes to provide a high-quality environment based on Garden City principles.

#### **j. Landowner/developer consortium committed to strong vision & ongoing community engagement**

Both the landowner and promoter are committed to the proposed settlement having a strong vision, founded on on-going community engagement.

#### **k. Commitment to establish a delivery vehicle, to invest in infrastructure, community ownership of land, and long-term commitment to stewardship of assets**

Clarion Housing Group is a registered charity and its finances are based on public and private income. Any profits are reinvested in their social purpose. Clarion would retain long-term stewardship of the settlement, and retain the affordable housing provision within their ownership. Clarion would deliver all infrastructure on site.

#### **l. Provide a broad mix of housing types & tenures**

It is a range of house types and tenures would be provided to meet demand. Clarion can deliver both affordable housing and private market housing and have an ability to match the housing 'product' to the demand which may vary over the lifetime of the settlements construction.

#### **m. Can support generous provision of open space & green infrastructure network**

The proposed settlement would include early delivery of the country park. Whilst this would likely develop in phases, with more facilities provided as the development progresses improved access would be provided from day one.

A comprehensive multi-functional green infrastructure network would form the spine of development, connected different neighbourhoods with the village centre, country park, employment and surrounding areas.

#### **n. Can be developed without negative impact on areas designated for local, national or international environmental value**

Preliminary ecological and landscape assessments have indicated that the development can be accommodated without significant adverse impacts on designated sites. Additional survey work will inform the design process moving forward. The proposed settlement would provide a 10% biodiversity net gain, whilst the country park would provide the opportunity to relieve pressure on designated sites.

#### **o. Not subject to conflicting existing uses**

There are not considered to be any conflicted uses within the area. The proposed new settlement would seek to ensure that there is no coalescence with the existing villages in the area, whilst providing the opportunity for complementary and enhancing facilities.

#### **p. Minimise use of high quality agricultural land**

Initial desktop assessments have indicated that the land is predominantly Grade II, however further work is to be undertaken to fully understand the quality of the land.

# Benefits of providing a new settlement

## Reference to GNLP topic paper

### q. Limited flood risk areas

Whilst only an initial assessment has been undertaken, it is not considered that the areas intended for housing development are at risk of flooding. An area at risk of flooding is located to the south, but this is within the proposed country park. Surface water flooding measures would be incorporated throughout the site as part of the multi-function green infrastructure network.

### r. No negative impact on defined heritage assets

Initial Heritage and Archaeological Assessments have indicated whilst a number of heritage assets are located in close proximity to the site, the proposed development could be delivered without significant adverse impacts upon these. Additional work going forward would ensure that the settlement is designed to fully respect these and enhance their setting.

### s. No sterilisation of mineral assets

The existing Minerals and Waste Plan stipulates that development proposals should not prejudice the future use of the Minerals Safeguarding Areas and the existing or proposed minerals and waste facilities shown on the proposals map. A Minerals Resource Assessment will need to be undertaken to determine whether there are any minerals that may be suitable for use as part of the construction of the proposed development or simply extracted for use elsewhere. Whilst this exercise has, as yet, to be undertaken, we can confirm that no sterilisation of minerals would occur.

### Response to Sustainability Appraisal and Strategic Environmental Assessment for Honingham Thorpe

The GNLP have published a Sustainability Appraisal and Strategic Environmental Assessment for the draft Local Plan. With regard to the Honingham site, (site Refs GNLP0415R-A to GNLP0415R-G) is scored as per the table shown adjacent:

The main concerns raised under this assessment relate to Education, Health and Air Quality. We would address these issues as follows:

#### Education (SA Objective 10)

Clarion would provide all-through education facilities within the centre of the settlement from the occupation of the first dwelling. It is intended to enhance this provision through links with Easton College and other Further and Higher Education facilities within the area, together with links to the FEP. Additional educational opportunities would be provided through the Clarion Futures programmes.

#### Health (SA Objective 8)

A new medical centre would be delivered in the village centre which would likely provide a wide range of facilities and services including dentist, chiropody, mid-wife, pharmacy and others. This would form part of an active community 'hub', with the school and community centre.

Honingham Thorpe is predicated on the created of a comprehensive multi-functional green infrastructure network, creating high quality and accessible links across the settlement which encourage and invite walking and cycling. This network would be extended so as to connect with existing green infrastructure provision within the surrounding area, enhancing this where possible.

#### Air Quality & Noise (SA Objective 1)

Technical surveys relating to this will be undertaken. It is recognised that there will be a degree of noise and air quality issues to address in proximity to the existing and proposed A47 trunk road, however these issues could be satisfactorily addressed through the masterplanning of the site to ensure that residents are not adversely impacted.



Additionally, the significant green infrastructure provision and creation of truly walkable neighbourhoods would reduce the need for future residents to travel, thus reducing reliance upon private motor vehicles. This, together with sustainable public transport measures providing access to the city centre and the intention for the settlement to be carbon-neutral, would significantly reduce potential emissions from the settlement, thus reducing any adverse impacts on local air quality.

The proposed settlement would provide enhanced landscaping, ensuring separation with surrounding villages and therefore reducing the potential for adverse noise impacts upon the surrounding area. The topography of the site would further prevent noise impacts.

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Air Quality & Noise	Climate Change Mitigation & Adaptation	Biodiversity, Geodiversity & GI	Landscape	Housing	Population & Communities	Deprivation	Health	Crime	Education	Economy	Transport & Access to Services	Historic Environment	Natural Resources, Waste & Contaminated Land	Water
GNLP0415R-A	- -	- -	-	-	++	-	0	- -	0	- -	+	-	-	- -	-
GNLP0415R-B	- -	-	-	-	0	-	0	- -	0	0	++	-	-	-	-
GNLP0415R-C	- -	+	-	-	0	-	0	- -	0	0	++	-	-	- -	-
GNLP0415R-D	- -	- -	-	-	++	-	0	- -	0	- -	+	-	-	- -	-
GNLP0415R-G	- -	-	-	-	++	-	0	- -	0	- -	-	-	-	-	-



**Section three.**  
**Conclusions.**



# Conclusions

## Honingham Thorpe

Honingham Thorpe is first and foremost about the creation of a community; the delivery of a high quality public realm and infrastructure from day one to create a truly sustainable, vibrant and healthy community which meets the challenges of the housing crisis, climate change and pressures on local infrastructure.

Honingham Thorpe is uniquely placed to provide this by virtue of:

- » Clarion Housing Group – A registered charity and the country’s largest housing association acting as masterbuilder, dedicated to creating a community. Clarion have worked on a number of significant joint venture projects including redevelopment at Graylingwell Park, and Castle Hill at Ebbsfleet Valley New Town;
- » Food Enterprise Park – With a Local Development Order in place development has commenced at the FEP and the first occupants are on site. As one of the three high growth sectors for the region it is vital to support the development of the agri-tech corridor, linking the FEP and Norwich Research Park, with suitable housing growth to attract highly skilled workers and further investment to the area;
- » A47 improvements – Highways England have committed to the dualling of the A47 between Easton and North Tuddenham. Their consultation is underway regarding the proposals, which at present include provision of a grade separated junction directly north of the site to serve the FEP and surrounding villages. Highways England’s timetable for delivery corresponds with the current timetable for the Greater Norwich Local Plan, and would support the proposed delivery schedule of Honingham Thorpe;
- » Site characteristics – the topography of the site means it is largely enclosed from long range views. The site is largely within Flood Zone 1 apart from a small part to the south along the river valley which would form part of the country park only. Much of the site supports little in the way of biodiversity by virtue of its use as arable land. The provision of a country park to the south would facilitate enhanced access to the river valley and help to alleviate pressure on Natura 2000 sites within the region. The proposal not result in the coalescence of settlements, and would bring the opportunity for a significant range of benefits;
- » Proximity to Norwich City Centre – the site is well related to Norwich and would support its role as the main destination for retail and leisure provision. The site is further well related to the proposed Bus Rapid Transit route to Easton, which is being promoted through the current Transforming Cities bid.

### **The proposed new settlement would deliver:**

- » Strong vision, leadership and community engagement;
- » Community ownership of land and long-term stewardship of assets;
- » Mixed-tenure homes and genuinely affordable housing;
- » Wide range of jobs within easy commuting distance;
- » Beautiful and imaginatively designed homes, combining the best of rural and urban, including opportunities to grow food;
- » Development that enhances the natural environment, comprehensive green infrastructure network and net biodiversity gains, zero-carbon and energy-positive technology for climate resilience;
- » Strong cultural, recreational and shopping facilities in walkable, social neighbourhoods;
- » Integrated, accessible transport systems with walking and cycling as the most attractive forms.

Delivery of Honingham Thorpe would align with the vision and objects of the Greater Norwich Local Plan, would support the development of an agri-tech corridor as one of the three high growth sectors, and would support the transition to a post-carbon economy. We are uniquely positioned to provide something better for the future; to go beyond the norm, to create a legacy, a place of beauty.



Illustrative sketch of how the local centre at Honingham Thorpe could look



# **Appendix 1.**

## **Delivery plan for Honingham Thorpe.**



# Delivery plan for Honingham Thorpe

## Introduction

The proposed new settlement Honingham Thorpe is within single land ownership and being promoted by a single developer. Clarion Housing Group have significant experience, scale and financial strength that enable them to deliver new homes and communities. A copy of the Clarion Housing Group Corporate Strategy 2019-2022 accompanies this submission.

Clarion would be lead Masterbuilder and Master Developer, delivering all site infrastructure and at least 50% of the residential units, together with retaining tight control over the sale and development of the remaining site so as to ensure high design quality and place-making is maintained. This approach would provide opportunities for a range of development partners to get involved, including Council Development Companies along with local, regional and national developers. The development of these serviced parcels would be subject to a strict Design Code that Clarion would require compliance with.



# Delivery plan for Honingham Thorpe

## Submission of planning applications

Should the site become identified as a proposed allocation at the Regulation 19 stage of the preparation of the Greater Norwich Local Plan an **outline planning application** would be submitted for the entirety of the site in order to establish the principle of:

- » 5,000 homes within the Plan period;
- » Policy-compliant affordable housing that is tenure-blind and pepper potted throughout the site;
- » An effective transport strategy based upon a comprehensive multi-functional green infrastructure network, improved bus services into the site and surrounding area and incorporating forthcoming network enhancements;
- » A development based on garden community principles;
- » A mix of social rent, shared ownership, private sale, build-to-rent, elderly and care provision and self-build plots;
- » Clarion retaining long-term stewardship of both the physical development and fostering a local community;
- » 49.7 ha of employment space
- » 66.3 ha of Country Park
- » 3.47 ha of Nature Reserve

This application may include details of roads, drainage and other infrastructure.

In addition, a **full planning application** for the creation of the village centre would be submitted in parallel. This would include details of a range of retail, commercial and community uses contained in flexible ground floor spaces. The scale and details of this would be agreed with the Local Planning Authorities in advance of any application, however, it is likely this would become a District Centre. Above the ground floor, residential units would be provided in order to create vibrancy and to make the most effective use of land. This application would further seek to establish the principle and details of an additional first phase of housing of up to 200 dwellings. The purpose of this application would be to ensure an significant early delivery within the Plan period.

At present it is considered that initial access to Honingham Thorpe would be along a widened and improved Church Lane with subsequent phases accessed via the improved A47. However, it may become the case that the A47 improvements are completed so as to allow access via the proposed Blind Lane junction from the start of development.

We would anticipate that the applications would be submitted at the Examination stage of the GNLP programmed for the end of 2021.

Given the single ownership of the site, Clarion would be able to undertake the purchase of the land in a matter of weeks after planning permission is given, which will enable delivery to commence as quickly as possible.

# Delivery plan for Honingham Thorpe

## Implementation of planning permissions

### Phase 1

Essential infrastructure would be delivered from the outset, it is intended that this would include a bus service available for construction workers and others in the area.

The intention would be to deliver the settlement centre in 12 months, which would consist of the following:

- » Community concierge in operation from the day of first occupation to ensure residents have immediate support to assist them in settling into the area (e.g. Graylingwell see [www.gpresidents.co.uk](http://www.gpresidents.co.uk));
- » Flexible ground floor units which would initially be occupied services including convenience stores, doctors' surgery, library, and community centre. As the settlement grows these uses would relocate to their own bespoke premises within the centre;
- » Residential units, including flats and duplex units above the flexible ground floor units;
- » School;
- » Flexible workshop and office space;
- » Access to the Country Park, initially consisting of a car park and temporary facilities.

It is anticipated that the initial village centre and first phase of dwellings would be completed after 18 months. Construction would be undertaken by Clarion who are, given their ability to deliver affordable, private, rented and care accommodation, confident this can be achieved.

### Subsequent phases

Subsequent phases of the residential areas would be shared between Clarion and other housebuilders. It is anticipated that these would be in 150-200 unit blocks, although some may be sub-divided to give smaller builders the opportunity to participate in the development. The expectation is that other housebuilders will be matching the Clarion build-out rate.

As the settlement grows, elements of the initial village centre would evolve and occupy purpose built premises. Other elements of the infrastructure and offerings of the settlement would further develop as the community grows, including:

1. Completion of a 'green lane' as part of the green infrastructure;
2. Creation of additional facilities as part of the Country Park;
3. Construction of an all-through school;
4. Additional employment areas developed over and above the development intended for the Food Enterprise Park.

Delivery of these features would be linked with the completion of phases, and the triggers for construction will be embodied in a Section 106 agreement.

## Indicative delivery vehicle

### First: life

Firstly, deliver 'life' in the form of what attracts the people. Through engagement we will ensure what people want and desire is brought to fruition



### Second: spaces

Secondly, deliver space for the people to interact, play, socialise and grow from in the form of the settlement centre and central market square



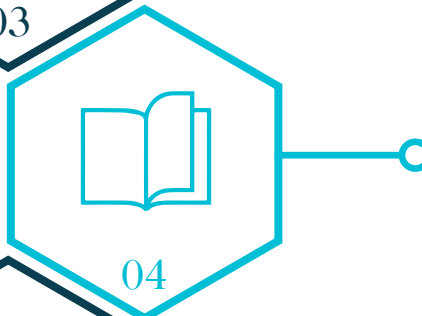
### Third: green

Thirdly, 'make it green', stitch Honingham Thorpe from the country park to the south and 'green lane' to the north



### Fourth: education

Fourthly, deliver a all-through school set within the 'heart' of Honingham Thorpe to benefit both new residents but also surrounding communities



### Fifth: buildings

Fifthly, deliver the buildings that encompass 'life' and 'space' both through homes but also retail, commercial, leisure and health built form



### Sixth: housing

Sixthly, deliver homes for all, ensuring Honingham Thorpe becomes truly intergenerational and caters for all walks of life



