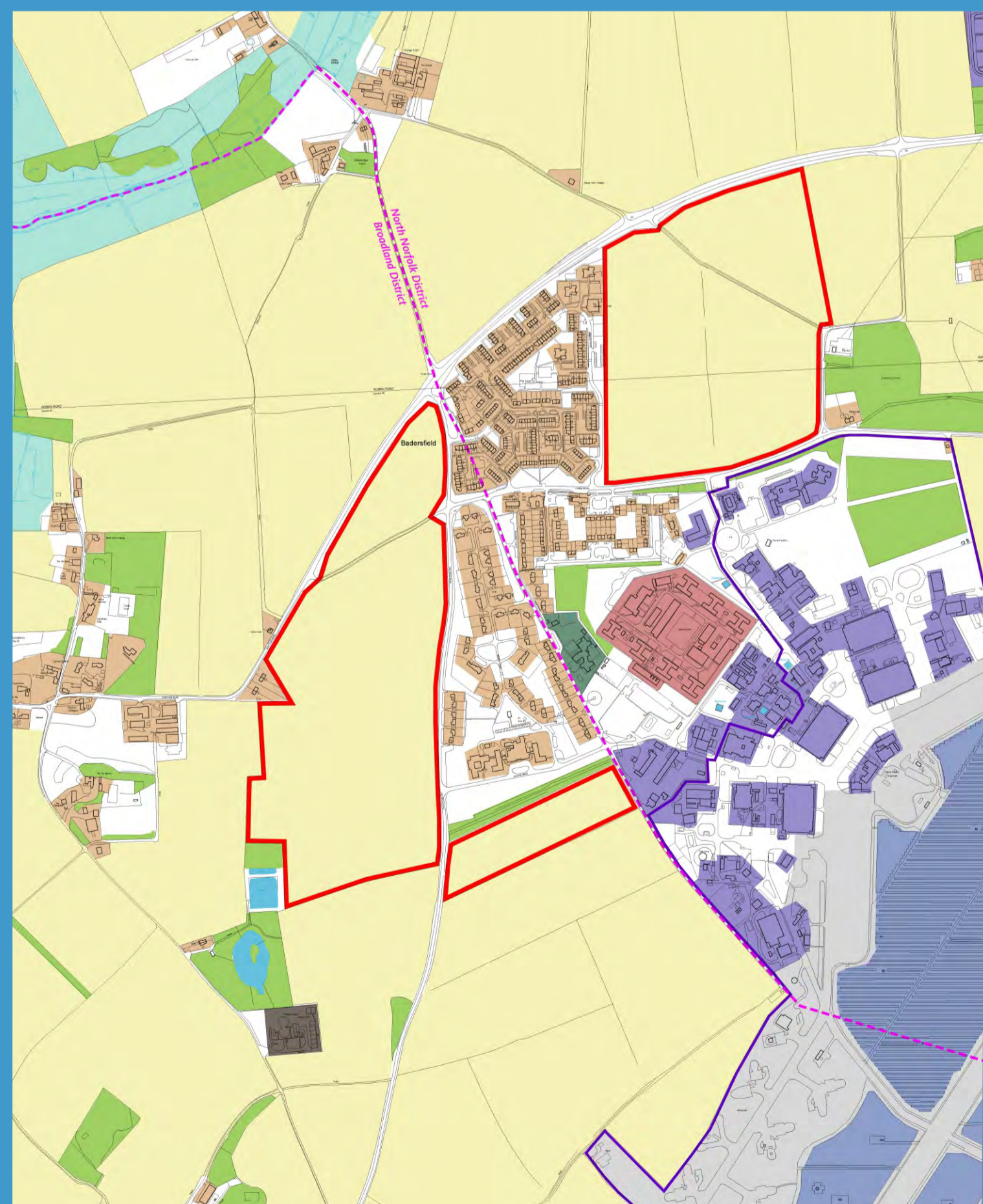


Glavenhill and their advisors Lanpro are currently developing their ideas for a sustainable urban extension at Badersfield. The settlement contains a good range of shops and services and importantly Scottow Enterprise Park that is North Norfolk's largest employment centre with 110 tenants across 600 acres of employment space. As advised in our previous submissions to the emerging Greater Norwich Local Plan the settlement has room to grow and the new housing will support and develop the range of shops and services present within Badersfield to prevent out-commuting and unnecessary car use amongst residents and employees and make the village more sustainable.



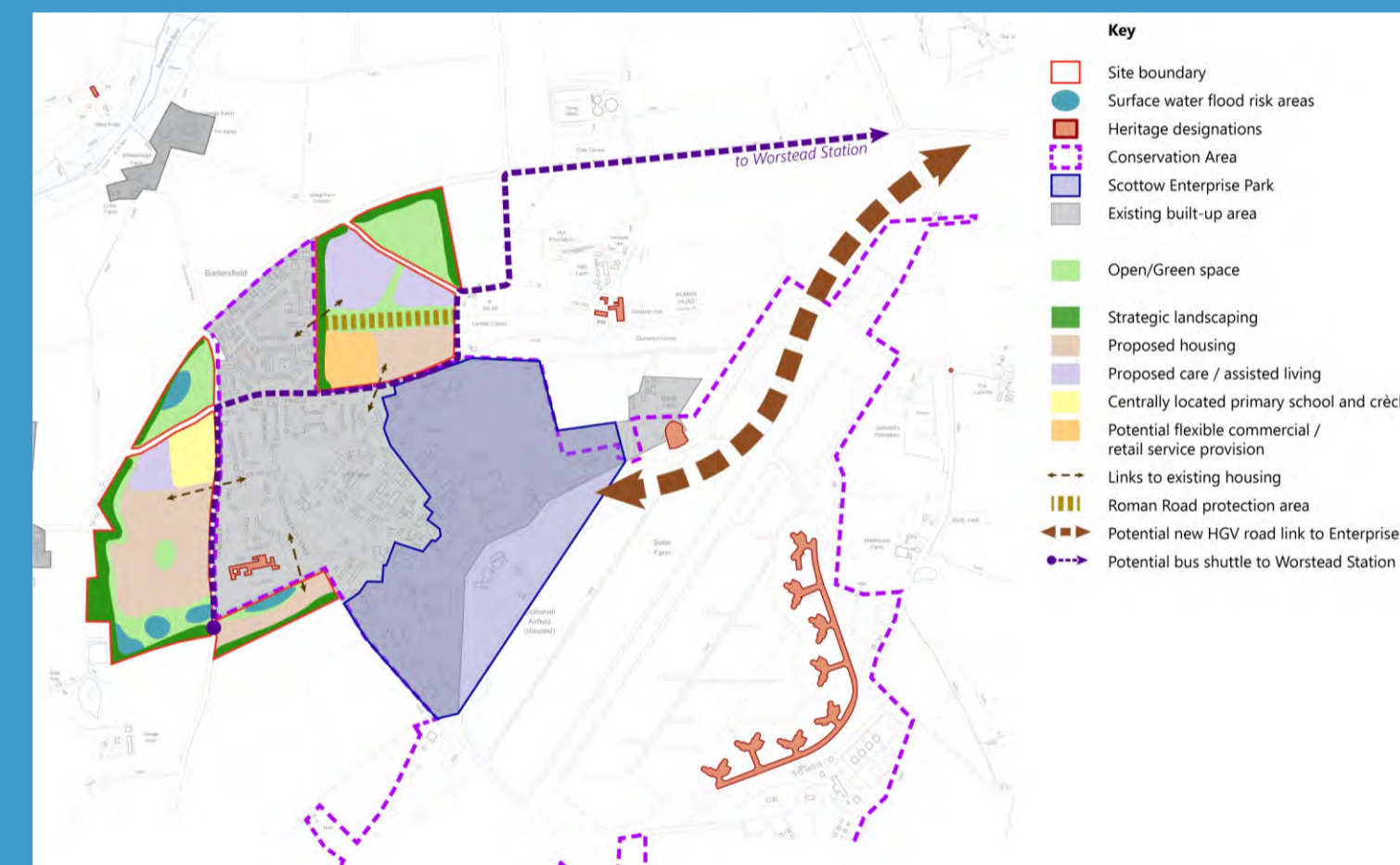
Scottow Enterprise Park



The Site

Since we submitted our previous representations to the emerging Local Plan process we have been developing and refining the development opportunity. Our developed proposals for Badersfield seek to use land capture (some of the uplift from development that traditionally goes to the land owner) from the new housing proposed to deliver a series of planned, deliverable and costed community benefits including (1) a new peak hours bus service to connect the Enterprise Park to Worstead railway station; (2) provide allotment growing spaces within the residential areas for all future residents; (3) construct a water positive surface water drainage and distribution network to reduce groundwater abstraction on adjoining farmland; (4) plant 100,000 new trees around the edge of the site; (5) build new work spaces, facilitate new start-ups and potentially sponsor the next generation of young entrepreneurs through flexible access to subsidised work spaces; (6) deliver a site and support a new Primary School; (7) new large open and wooded public spaces to reduce visitor pressures on the river Bure valley and the Broads National Park; and (8) deliver new road infrastructure as a new dedicated HGV route from the B1150 to the Enterprise Park to bypass the village centre.

The site is cross-boundary and as such requires a degree of collaborative working between Broadland District Council, Greater Norwich Growth Board and North Norfolk District Council to deliver this exemplar scheme providing highly sustainable new housing growth and reacting to the climate emergency.



Potential Land Uses

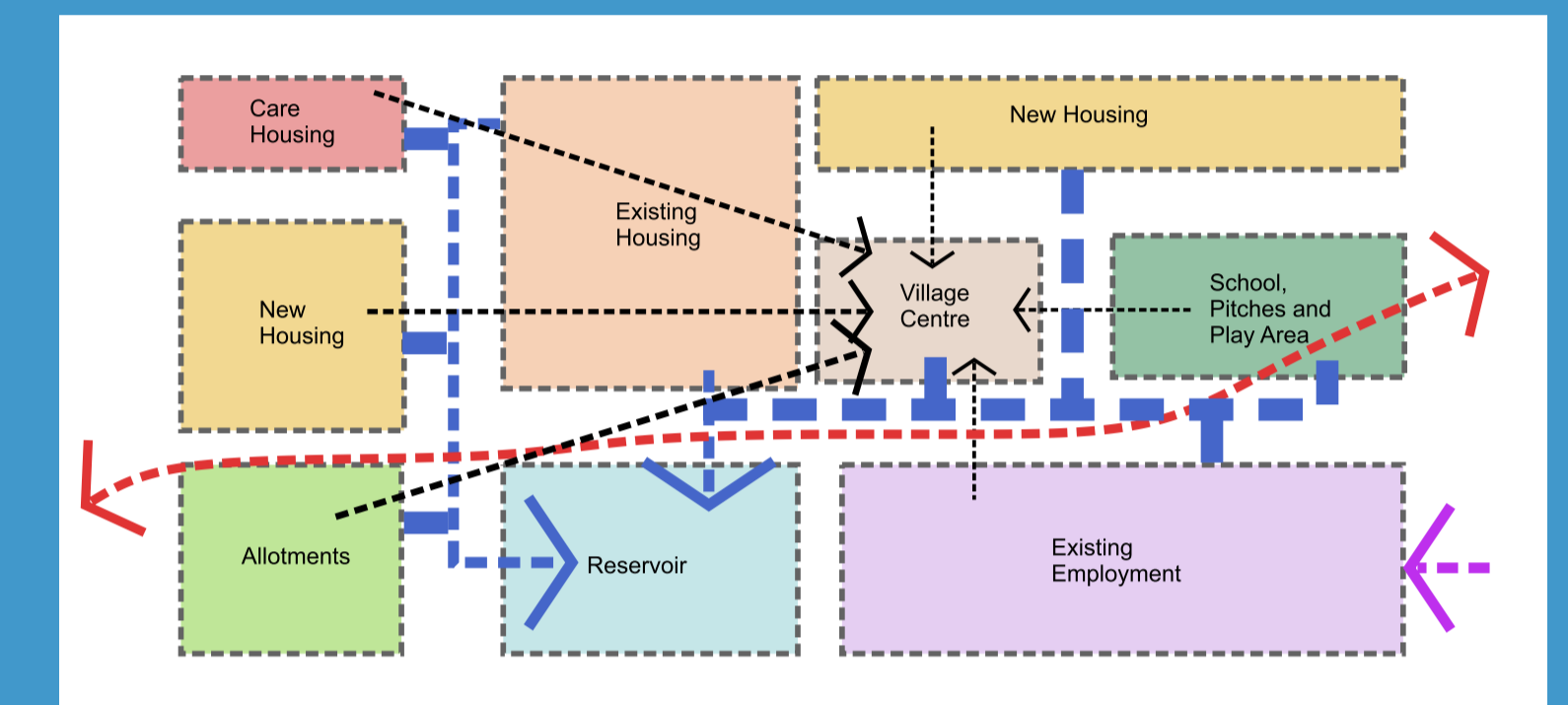


A New Village Hub

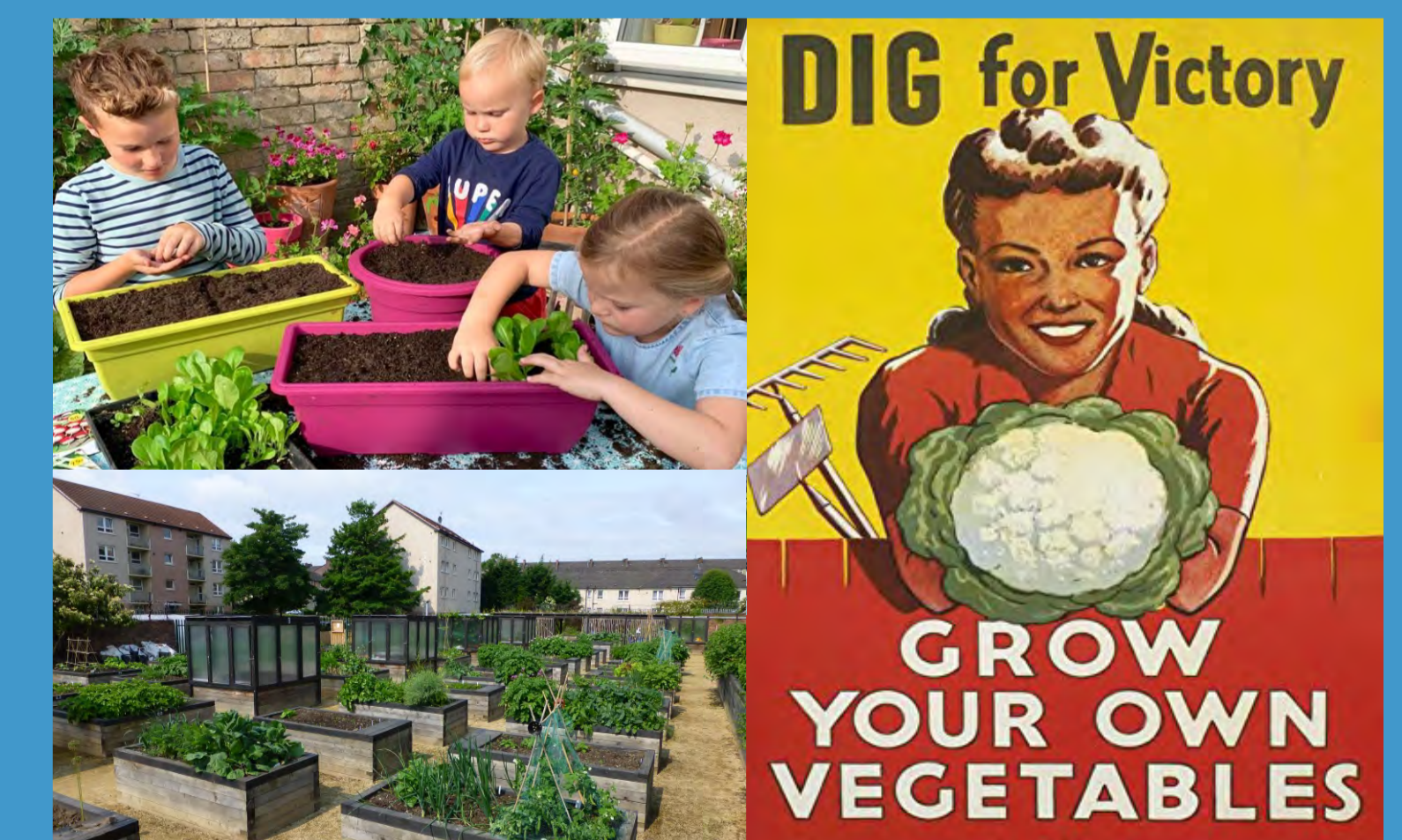
EXCEPTIONAL AND DELIVERABLE

To better explain the proposals it is worth examining some of the key features of the emerging scheme.

The land use mix is more than just a housing allocation and it has been carefully designed having regard to known local housing needs; existing housing types and service provision within Badersfield; create the opportunity to reduce the need to travel by car to access jobs and recreation; and to create spaces to growing your own food (and this option is open to everyone regardless of status, house size or tenure type).

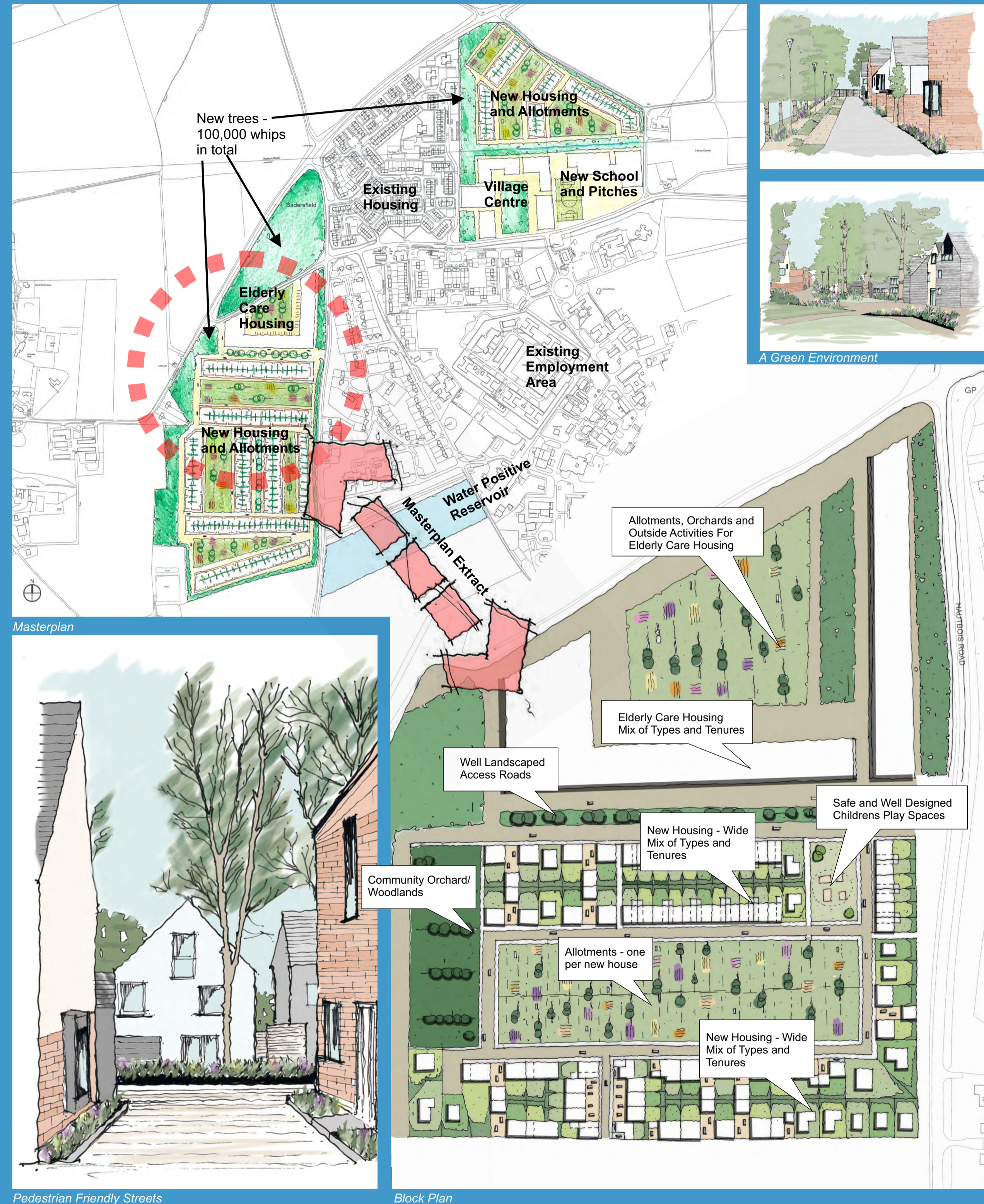


Strategic Relationships



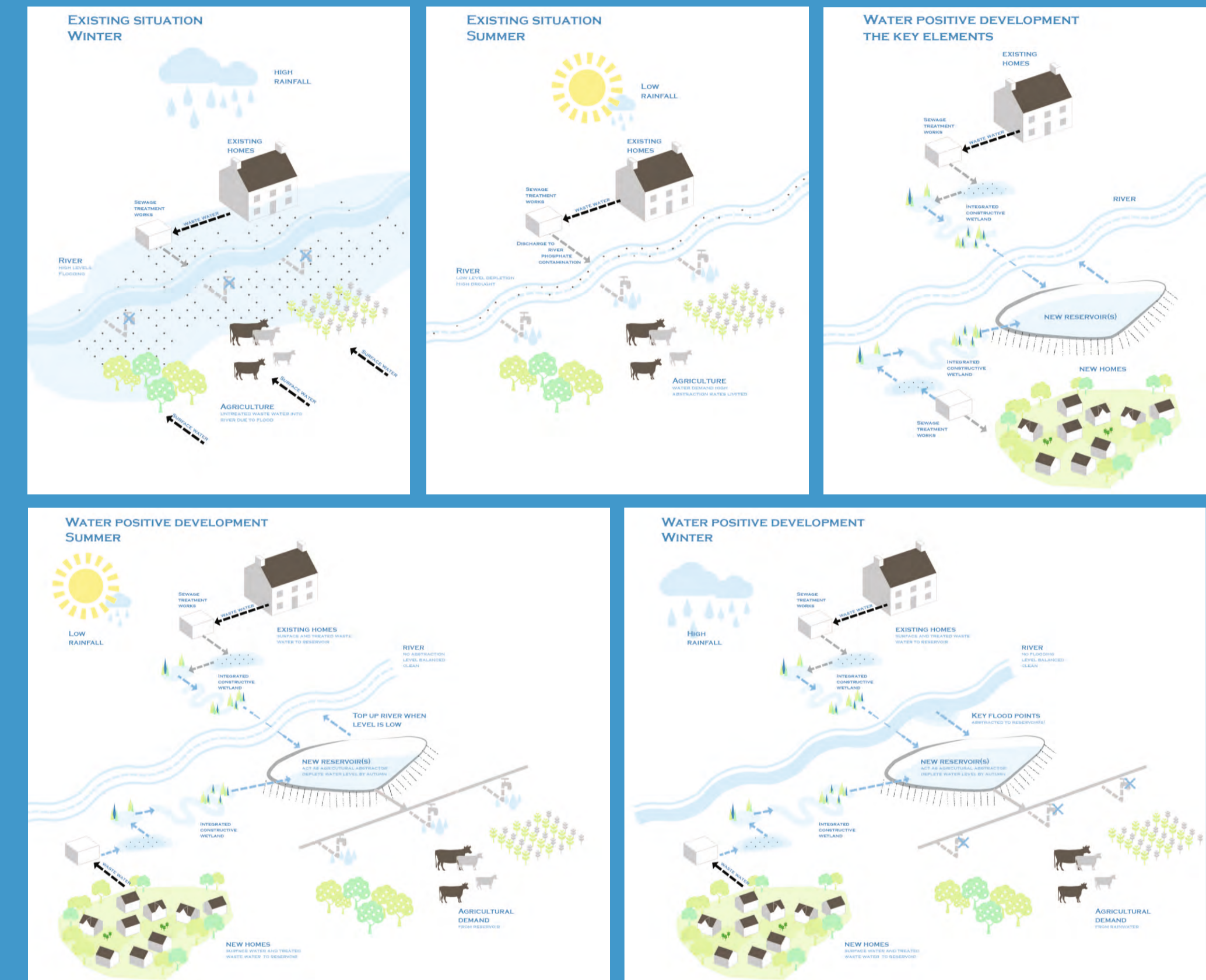
A Vibrant and Healthy Community

The provision of allotments and community orchards with easy walking distance of every house (including elderly care housing) in locations that are well surveyed and central to the community will encourage healthy lifestyles, foster social inclusion and create social, educational and employment opportunities. The land capture model will also pay for the water capture infrastructure and connections, the development of a loan library for tools, seeds, plant and equipment and an online educational resource focused on growing and plant health that can be accessed by the new community.



Fundamental to the emerging proposals is a village scale water capture and storage network that will intensify and potentially diversify crop production on surrounding farmland. The Department for Environment Food and Rural Affairs and the Environment Agency are currently in the process of reforming arrangements for farmland and surface water extraction in the UK. This is as a direct result of climate change and drought in the Summer months and will effectively remove exemptions for the previously allowed use of water by local farmers. This will mean reduced levels of food production and less diversification of farmland with the local area.

Under our emerging Badgersfield proposals all roof and surface waters resulting from the new housing areas will be captured during the Winter months in a new agricultural reservoir. The same reservoir can also be used to remove flooding pressures along the ditch network locally and in turn reduce flooding along the river Bure corridor. In the Summer months the stored water will be used on the allotments proposed and surrounding farmland and any surplus scrubbed water via a constructed wetland or vegetated ditch network and discharged into the river Bure to maintain water levels in times of drought.



To manage the impact of the settlement and other planned growth within Broadland District Council and North Norfolk District Council areas large areas of tree planting are also proposed to be delivered under the proposals. We have estimated that the new trees belts proposed to mitigate landscape impact will be planted with 100,000 new trees at the outset of development. Although these trees will be planted at 1.2m intervals and thinned over time as the trees establish in line with traditional management this initiative will capture circa 200 tonnes of CO2 annually to address climate change objectives locally.

NEXT STEPS

This is a very clear vision and deliverable development proposal that is designed to create local accessible opportunities to combat climate change. It is being promoted as a less impacting reasonable alternative to growing volume housing on the edge of North Walsham and to a dispersal policy within more rural village clusters. This alternative approach presents an opportunity to reduce vehicle trips in the rural area and traffic impacts on the A1150 (and the linked villages of Coltishall and Horstead) in the peak hour. Surely this is an option worthy of further consideration and exploratory talks in respect of joint working through the next stage of the Local Plan review. Glavenhill and their advisors Lanpro would like to work with Broadland District Council, Greater Norwich Growth Board and North Norfolk District Council to refine still further and ultimately deliver these emerging proposals.