

THE TRUSTEES OF THE
Arminghall Settlement

KEEPING YOU UPDATED WITH THE DEVELOPMENT

LAND SOUTH OF
DEVON WAY AND
HUDSON AVENUE

INTRODUCTION

In December 2014 outline planning permission was granted to the Trustees of the Arminghall Settlement for the development of land south of Devon Way and Hudson Avenue, Trowse, Norfolk. (LPA Ref: 2014/0981/O).

The approved development relates to a new residential Development of 75 units, associated external works and amenity areas with an area of land set aside for future primary school use.

In order to implement that planning permission, it is necessary to submit and have approved the details of the scheme. These are known as Reserved Matters and this is the application that has been submitted to South Norfolk Council.

PROPOSALS AT A GLANCE

The proposal will deliver the following:

- **75 new homes including 25 new affordable homes**
- **Two new play areas**
- **Over 1.5ha of new open space**
- **New pedestrian and cycle links that connect with the wider area**
- **Land for the primary school that is to be used as playing fields**
- **A wide range of house types from one bed flats to 5 bed houses**
- **A high quality design that complements the character of the local area and respects the local conservation area**
- **A principal access from White Horse Lane and a secondary access from Hudson Avenue**



Illustration is indicative only

HOW THE NEW SCHEME WILL BE ACCESSED

The outline permission at this site requires the principal access to be taken from White Horse Lane via the adjoining site directly to the west. This adjoining site is currently being developed by Norfolk Homes to provide 98 new homes and land for a primary school. It will also provide a new access road into the Trustees site so that it can be accessed from White Horse Lane.

The Trustees site is also the subject of a Local Plan allocation that allows limited access to the site from Hudson Avenue. This is identified in the approved outline permission for this site.

The detailed design of the Trustees site therefore provides a scheme with a principal access from White Horse Lane and a secondary access from Hudson Avenue. Both access points will be provided at the same time, although the White Horse Lane access can only be used when the adjoining site has completed the road up to the site boundary. As soon as this is provided, the Hudson Avenue access will be closed to most of the site and serve a limited number of the new homes.

DESIGN OF THE SCHEME

The proposed scheme will be built to complement the character of the village, the development being built by Norfolk Homes and the existing Hopkins Homes site. The new homes will be a range of detached, semi-detached and terraced properties with a small number of apartments. Building heights have been kept to two storeys with a small element of homes having rooms in the roof.

The scheme will provide a wide range of house types from one bedroom flats to five bedroom homes. It also includes 25 homes that will be designated as affordable homes.

The new primary school site is provided immediately adjacent to the primary school site provided on the Norfolk Homes site and will provide the playing fields for this new facility.

The scheme also provides two new children's play areas as well as large areas of open space that are all connected by new footpaths linked to the surrounding area.

Examples of the proposed homes to be built on the site



Illustrations are indicative only

PROJECT UPDATE

Since the approval of the outline planning permission at this site, the Trustees have appointed a new team that has been busy undertaking further studies to develop the detailed design of the scheme for this site. That work is now complete and a scheme has been prepared and has recently been submitted to South Norfolk Council for approval. The details submitted to the Council for approval relate to the appearance, layout, landscaping and scale of the development – the principle having already been approved. The scheme will be for 75 new homes with large areas of open space, new footpath connections and land for use by the new primary school. Further details of the scheme can be found in this leaflet.

THE TRUSTEES OF THE **Arminghall Settlement**

If you would like further information
on this scheme please contact
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