

The Lanpro logo consists of the word "Lanpro" in a white, bold, sans-serif font, followed by two white chevrons pointing to the right. The background of the entire page is a vibrant blue with a pattern of overlapping, semi-transparent white chevrons that create a sense of depth and architectural structure.

# Lanpro»

Mid Norfolk Garden Town Proposal  
Summary Document  
November 2017

Planning +  
Development

Architecture +  
Urban Design

Archaeology  
+ Heritage

Transport  
+ Travel

## Background

The UK Government is taking action on a range of fronts to ensure the homes this country so badly needs, get built. Large new settlements have a key role to play in meeting this need by providing a stable pipeline of new housing well into the future. The Government's 2017 Autumn Budget contains further measures designed to encourage and deliver more Garden Towns and Villages.

This document outlines a heavy rail orientated garden town opportunity that is immediately deliverable to meet future housing needs within the Norwich Housing Market, Breckland and North Norfolk areas.

## The Vision

The proposal is to deliver the Mid Norfolk Garden Town with the potential for circa. 10,000 dwellings that is connected to the main centres within the Eastern Region by an existing network of high-quality heavy rail and road links. This new rural garden town will work with the existing landscape to protect our beautiful Norfolk countryside whilst embracing high-quality design and futurism. It will be developed along smart health, transport and education principles and it will invest in its young people providing the right type of education, with excellent links to local employment, to help prevent out-migration and create supportive communities. This will be achieved through a knowledge of the Norfolk context gained over many years of observing this area; through careful financial modelling; community investment, stewardship and land capture models, all developed against long established garden city principles.



Sketch Masterplan



## Housing Needs

The emerging Norfolk Strategic Framework outlines a need to deliver circa. 4,900 new homes per annum within Norfolk between 2015 and 2036. The numbers in this document will be increased further through the Government's new OAN methodology that is currently out to consultation. The majority of this need will be met on greenfield sites within the Norwich Housing Market Area. The Mid Norfolk Garden Town is well placed to meet this current and future planned housing need.

## Planning Context

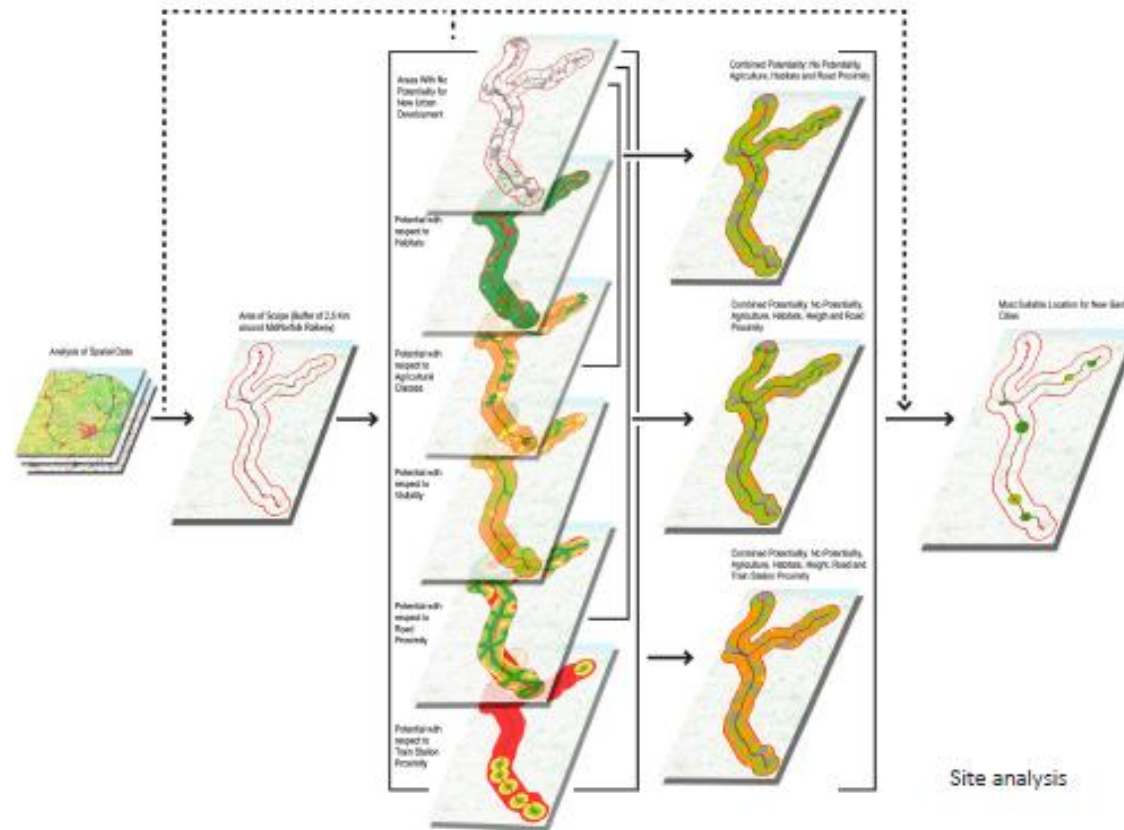
The emerging Norfolk Strategic Framework and Greater Norwich Local Plan documents identify an opportunity to deliver a new garden town or village within Norfolk. We have made written submissions into both processes and we understand that the Greater Norwich Growth Board Councils are keen to understand more about the Mid Norfolk Garden Town. We are aiming to make detailed representations promoting the scheme into the Regulation 18 version of the Greater Norwich Local Plan in March 2018. We will also promote the scheme through the next Breckland Local Plan review and the pending Regulation 19 version of the North Norfolk Local Plan processes. As there is a clear unmet housing need, the full extent of the land required to deliver the scheme is within our control and there is no need for a Development Corporation, the opportunity also exists to submit a planning application for the Mid Norfolk Garden Town and associated rail improvements under S.38(6) of the Planning and Compulsory Purchase Act immediately and without delay. We are confident that such an application would be supported as a means of meeting long term housing and employment growth requirements whilst increasing public transport access to other economic centres in the East of England.



## Site Selection

The site for this new garden town has been selected as a result of its exceptional transport advantage and through a robust sieving process looking at GIS layers. This work looked extensively at the following key matters:

- Topography, gradients and site levels;
- Vegetation types and the position of existing and historic trees and hedgerows;
- Landscape fit and capacity, extent of visual envelope and wider landscape designations;
- Road hierarchy, patterns of movement, existing road/rail services and connections to the wider network, transport capacity and opportunity;
- Networks of Natura 2000 sites, extent of ecologically sensitive areas and the species present;
- Agricultural land grades, existing farming practices and the opportunities in the agri-food sector to create employment;
- Flood risk and surface water flows;
- Heritage, historic ancient monuments, listed buildings and historic landscapes;
- Existing settlement hierarchies and patterns;
- Air quality issues.

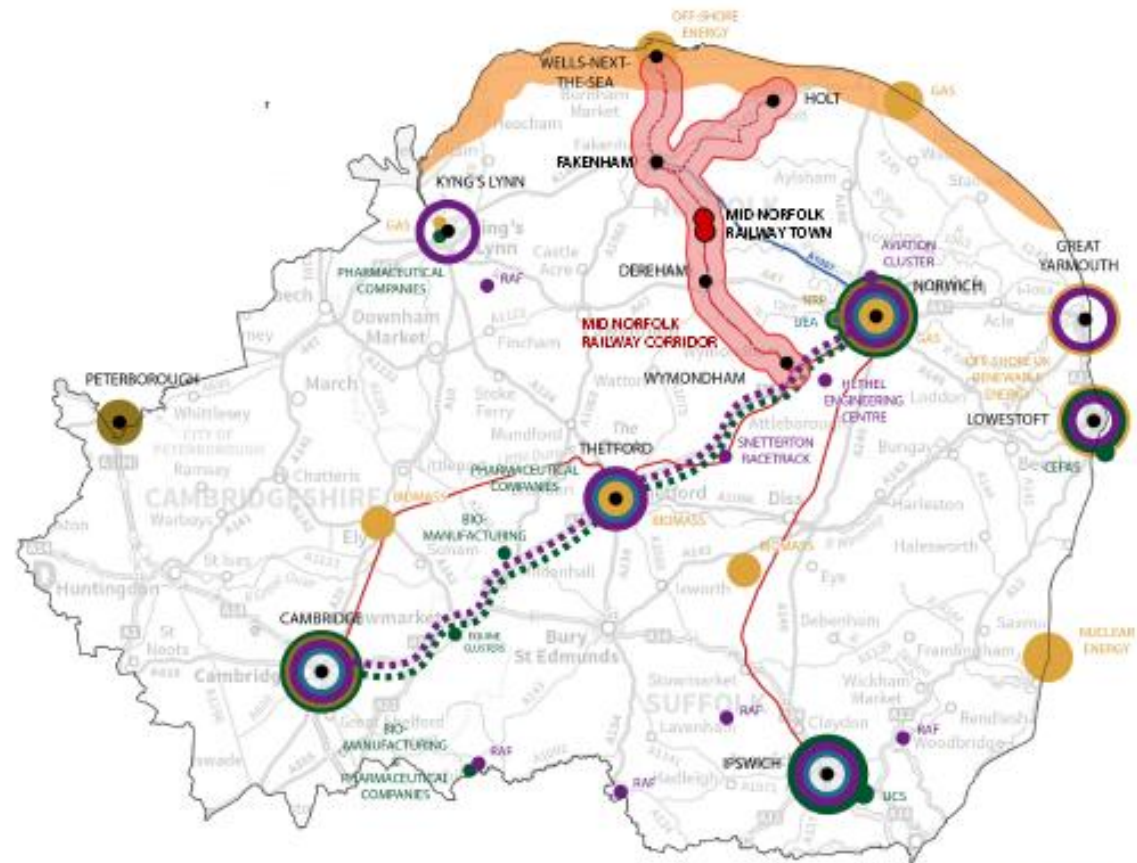


## Proposal

The aim was to accommodate a garden town of up to circa. 10,000 new dwellings that is at the same scale of other garden towns already proposed at Ebbsfleet, Harlow and Gilston, Bicester, Basingstoke, Didcot, and in North Northamptonshire and North Essex.

The site selected is designed to connect the operational and underused 28km Mid-Norfolk Railway that is a private heritage railway with its own rolling stock connecting the town of Wymondham ( on the Norwich to Cambridge rail line ) with the A1067 Fakenham Road that is a main arterial route into Norwich.

The selected site is also within a 12-minute drive time of the newly constructed Norwich Northern Distributor Road around the City of Norwich that connects the A1067 route with the main A47, A11 and A12 trunk roads connecting Norwich with Cambridge, Peterborough, Ipswich and London.



Strategic context and analysis





## A Modern Interpretation of Garden City Principles (Core Values)

The Mid-Norfolk Garden Town will be developed against the following Core Values:

- **Future economy** which will include the use of smart technologies and education to attract business generators and deliver the right type of workforce as well as fostering, supporting and rewarding innovation and ingenuity, particularly amongst the young;
- **Community** focused around engagement, support for community and civic society, smart education and healthcare as well as future methods of policing and social care;
- **Transport** centred on maximising the pull-factor through a community supported Mid Norfolk Railway as a conduit for sustainable travel and economic change;
- **Education** support for training and apprenticeships directly linked to the development, the use of smart technologies and a focus on re-skilling to meet technological change;
- **Food manufacture and supply** to include allotments, intensive poultry, salad and vegetable production, employment spaces for food processing and grazing linked to the dual use of recreational and leisure spaces;
- **Green spaces** will be designed and managed through community led stewardship models to enhance their usability and ecological potential;
- **Utilities** focused around the Mid Norfolk Railway line as a conduit to deliver high-speed broadband and services as well as localised power generation, storage and the capture of waste heat for growing and heating;
- **Housing** will be energy efficient to enable low carbon lifestyles as well as providing self and custom build housing options and more innovative forms of affordable housing supported by community land trust initiatives.

## Financial Principles

Financial modelling to-date accords with the approach advocated by the 2014 Wolfson Economics Prize finalists—Barton Willmore, Shelter, Urbed, Chris Blundell and Wei Yang & Partners. This is provided in support of this proposal.

## Key Summary Points

- Land is controlled and deliverable.
- Heavy rail orientated garden town developed along garden city and smart city principles.
- Concept accords with Government ambition.
- Financial modelling based on 2014 Wolfson Economics Prize finalists.
- Carefully selected site, strong urban design proposition and architectural proposition.
- An opportunity now exists for a funding and development partner.

## Opportunity

There is a strong opportunity for a partner to work with Lanpro and Norfolk Railway Town Ltd to deliver the Mid Norfolk Garden Town vision. The potential exists for an organisation to provide the financial backing, in addition to the latest Government funding, for a major development proposal of this nature. A partnership will include an opportunity to help shape a visionary master plan and community engagement programme through delivery of homes and infrastructure in this first planned new settlement within Norfolk.

