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Welcome

About Denbury Homes

Part of the East Anglian landscape for almost 40 years, Denbury Homes was founded by James Hopkins, and was previously known as Hopkins & Moore.

Denbury Homes has received a 5 Star Rating from the Home Builders Federation in recognition of build quality and customer satisfaction.

James' vision for traditional and sympathetically designed new homes was shaped by his love of the region's towns, villages, countryside, and coastline.

Passion for design still lies at the heart of Denbury Homes. We pride ourselves on building homes that blend with, and complement the existing landscape. This commitment has led to a reputation for high-quality homes that reflect local vernacular architecture and enhance the communities they are a part of.

We welcome you to this overview of the proposals for Land North of Lexham Road and encourage the submission of comments and suggestions using the forms provided or by email to planning@denburyhomes.co.uk.



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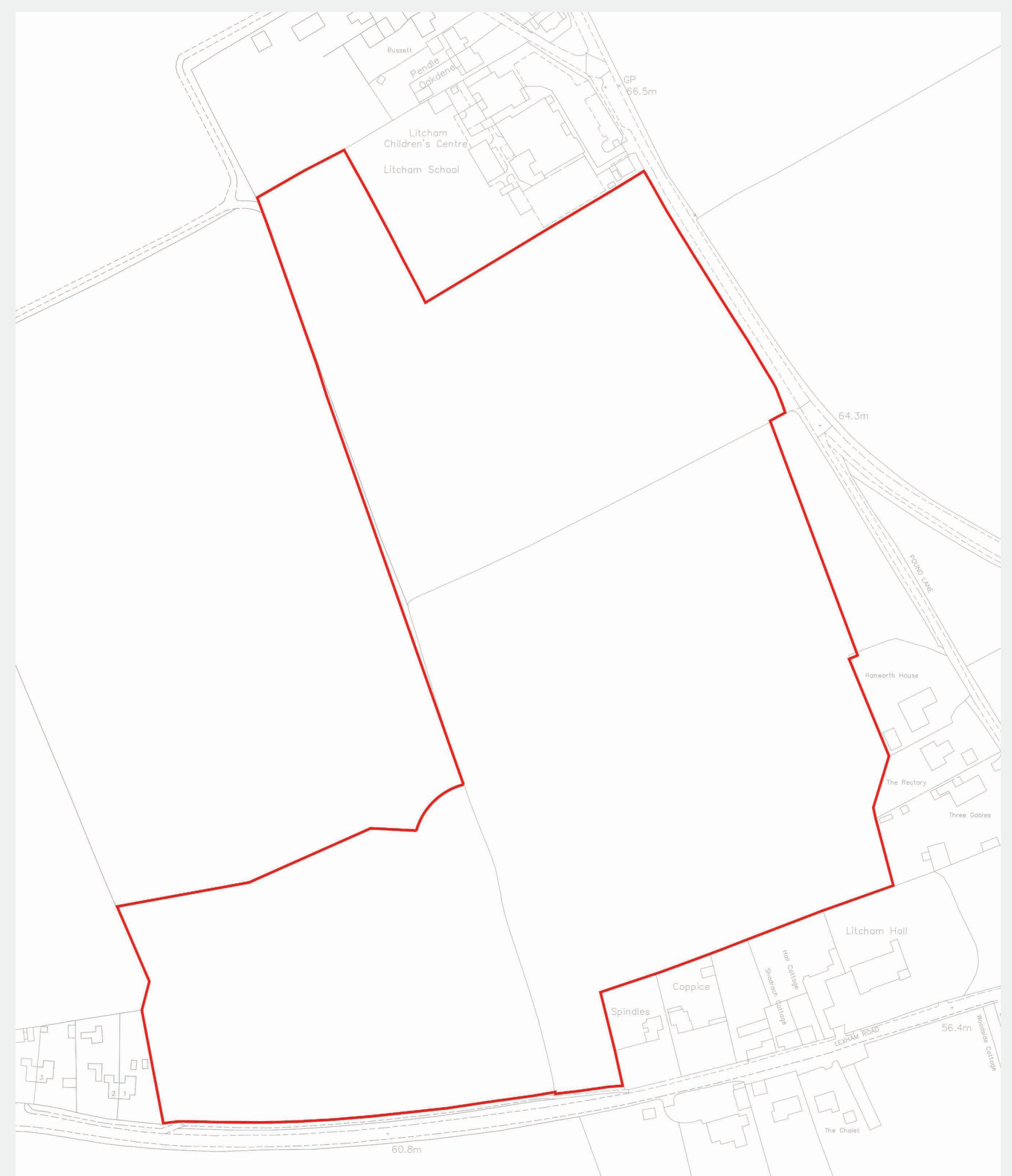
Site and Planning Context

The proposed development site comprises approximately 9 hectares (22 acres) of agricultural land to the north of Lexham Road and west of Pound Lane, Litcham. It adjoins the built-up edge of Litcham to the south-east and Litcham Primary School to the north.

The site has been chosen by Breckland Council as an allocation for residential development of approximately 100 dwellings in the emerging Local Plan which refers to the site as **PROPOSAL LIT1(257): Lexham Road**.

The emerging site allocation policy for the site sets out several criteria for the development, including:

- Vehicle access to be from Lexham Road only and not from Pound Lane;
- Retain existing trees and hedgerows wherever possible;
- Provide a safe pedestrian route to the primary school;
- Incorporate an off-street parking area for the primary school;
- Deliver improvements to pedestrian and cycle access to local services and facilities;
- Provide green corridors and permissive footpath routes on-site;
- Conserve the significance of Litcham Conservation Area and Litcham Hall; and
- Demonstrate high-quality design and materials.



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Proposed Development

The proposed development would comprise:

- **New Homes:** 120 new homes in a mix of 1 and 2 bedroom bungalows (including wheelchair accessible homes) and 1-4 bedroom houses. 25% (30no.) of the properties would be affordable homes (for both rent and shared ownership) and 5% (6no.) would be provided as self-build plots for people wanting to build their own home.
- **Access:** Vehicular access from Lexham Road only. Pedestrian and cycle accesses from Lexham Road and Pound Lane and emergency vehicle access available from Pound Lane when required. Car and cycle parking provision would be provided on Site in accordance with adopted standards.
- **Public Open Space:** Large areas of public open space including a play area, a community orchard, informal walking routes, parkland areas and naturally design drainage basins.
- **Space for Nature:** The proposal has been designed to retain and protect trees and hedgerows wherever possible. A significant number of trees would be planted and other habitats created to deliver a net gain in biodiversity on the site.
- **School Parking:** The provision of a 40 space car park/drop-off and pick-up area for the Litcham Primary School with dedicated access from Pound Lane.
- **Potential School Extension Land:** An area of land to the rear of the school is proposed to be safeguarded to allow for the future expansion of the school if/when required.
- **Local Infrastructure:** The development will strive to deliver infrastructure alongside new homes, including financial contributions where required to education, healthcare and other services.



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Layout



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Design

For over 40 years, Denbury Homes has built its reputation on creating high-quality, design-led developments inspired by the rich architectural heritage of East Anglia. While our designs have evolved over time, they have remained firmly rooted in the principles of traditional craftsmanship and timeless design.

The homes proposed for Litcham have been designed by Adam Architecture, one of the UK's leading practices specialising in classical and traditional architecture. Through the careful use of traditional materials, detailing and proportions, the development has been thoughtfully tailored to reflect and enhance the local character of the village.



Our commitment to designing exceptional homes stems from our own place in the local community. Denbury Homes remains a rare breed – we are a local builder. We are proud of the beauty within our region – both natural and built. I want to be proud of the houses that my company builds as I drive past them every day.

Joshua Hopkins | Managing Director, Denbury Homes



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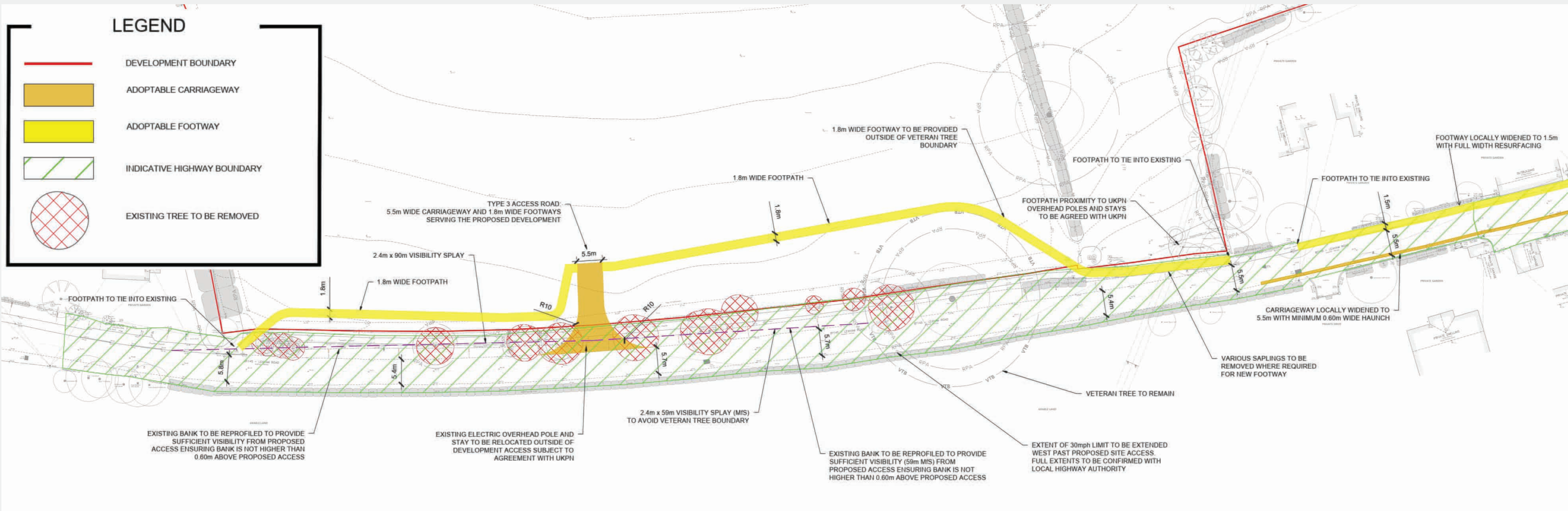


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Transport

The planning application will be supported by a comprehensive Transport Assessment that will assess the predicted traffic generated by the development. A Road Safety Audit will also be submitted to assess the safety of the proposed site access.

Vehicle access would be from Lexham Road. No vehicle access is proposed from Pound Lane, as requested by Norfolk County Council Highways. The footways on Lexham Road would be widened to a minimum width of 1.5m and the 30 mph speed limit on Lexham Road would be extended west past the site access.



Drainage

The planning application will be supported by a comprehensive Flood Risk Assessment and drainage strategy.

Environment Agency mapping shows that the site is at low risk of flooding. A sustainable drainage strategy is proposed that would incorporate permeable paving, roadside filter drains and infiltration basins to the south of the site. Foul water will drain to the adopted sewer in Lexham Road.



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Landscape

Denbury has appointed specialist landscape architects to prepare a detailed Landscape and Visual Impact Assessment (LVIA) to inform the design of the proposed development and support the planning application.



“The landscape strategy seeks to integrate the development through the retention of existing vegetation, new structural planting, naturally designed drainage basins and public open space, together with orchard and parkland-style planting adjoining Litcham Hall.

Heritage

Denbury has appointed specialist heritage consultants to undertake a formal heritage assessment of the development.

The proposal responds to the proximity of Litcham Conservation Area and the Grade II listed Litcham Hall through a landscape-led layout, including substantial areas of open space, buffering and orchard/parkland treatment, which will help retain a strong sense of rural transition and soften views from and towards these heritage assets.



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Ecology and Trees

The Landscaping Strategy will protect and enhance local networks of existing biodiversity and green infrastructure, with new wildlife corridor links that overall provide an increase in the site's biodiversity value. Existing trees and hedgerows are protected and retained wherever possible, including narrowing roads within the site where they cross existing hedgerows to reduce impact. Significant tree planting is proposed across the site in addition to the creation of wildflower meadows, ecologically enhanced drainage basins and an orchard.

The planning application will be supported by an Ecological Assessment setting out any precautions that need to be taken to avoid harm to any protected species. The development will also need to promote habitat within the completed built development.

This would include using bird and bat boxes, swift bricks, bee bricks and hedgehog highways as appropriate. The proposed development would provide Biodiversity Net Gain (BNG) of at least 10% on site.

Additionally, the proposed open space landscape areas shall contribute positively towards climate change management, whilst enhancing and promoting mental well being amongst residents and visitors to the site.



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Climate Change Resilience

Denbury Homes is at the forefront of the push to maximise the climate change resilience of new homes.

The proposed homes would meet the government’s “future homes standard” for energy efficient homes through enhancing building fabric, using sustainable materials and including air-source heat pumps, solar voltaic panels and electric vehicle charging point throughout.

The scheme will regard water as a precious resource, limiting the water use of homes to beneath the current Building Regulation requirement and working with Anglian Water to deliver appropriate supply reinforcements where required.

Next steps

Anticipated key dates of note:



Prior to the commencement of development, a Construction Management Plan and Construction Traffic Management Plan would be prepared for approval by Breckland Council. These documents will set out measures to manage and mitigate the potential impacts of construction on local residents including setting site operating hours, pollution control, and construction traffic routing.



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