

# Land Adjacent to Ingham Road Stalham

## Welcome

**Welcome to Barratt David Wilson Homes (Anglia)'s consultation event on their emerging proposals for development on Land Adjacent to Ingham Road, Stalham.**

Our aspiration for the development in Stalham is to deliver and create a vibrant and sustainable community that encourages economic growth and social interaction through the highest design standards and provision of infrastructure that will benefit both existing and new residents.

As our plan develops, we will continue to work closely with North Norfolk District Council and other stakeholders to ensure this scheme is designed to be the best possible for the local community.

After looking at the materials on display, please fill in a feedback form and leave it with us or return it using **Freepost MEETING PLACE CONSULTATION (no stamp required)**. Members of the project team are at hand to discuss the proposals with you and answer any questions you may have. Your feedback will be incorporated into our final plans where possible ahead of submission of our Full Planning Application to North Norfolk District Council.



For more information,  
scan QR code or visit  
[www.bdws-stalham.co.uk](http://www.bdws-stalham.co.uk)



# Land Adjacent to Ingham Road

## Stalham

# About

## Barratt David Wilson Homes (Anglia)

Since starting in 1958, Barratt Redrow plc has grown to become the nation's largest home builder. They aim to provide the highest standard of design, construction and customer service in the business which has meant that every year since 2010, Barratt has officially been the highest quality major national home builder, having been awarded an exclusive '5 Star Housebuilder Award' by the Homebuilders Federation for 15 years in a row – this award means that 90% of homeowners would recommend Barratt to their friends and family.

BDW creates on average 2.5 jobs for every home they build through contractors and the supply chain. Their longstanding partnership with the RSPB helps to inform best practice in designing wildlife friendly developments as they continually seek to minimise the environmental impact of their operations and supply chain while increasing energy and resource efficiency. 99% of their homes achieve an EPC rating of A or B, compared to 3% of the UK's existing properties - saving homeowners up to £2,200 a year on their energy bills.

The Land Adjacent to Ingham Road in Stalham will accommodate new housing from BDW (Anglia)'s Barratt Homes brand which focuses on providing homes perfect for first time buyers and families. This will help to meet diverse local need and accelerate the delivery of much needed new homes in the North Norfolk district.

For more information on Barratt Homes, please visit [www.barratthomes.co.uk](http://www.barratthomes.co.uk)



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Site previously developed by Barratt Homes in Watton



# Land Adjacent to Ingham Road

## Stalham

# Site location



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## Site context

The proposed site, covering approximately 7.2 hectares, is located on the north-eastern edge of Stalham, to the south of Ingham Road.

It comprises a large arable field and is located adjacent to existing homes on its south-western and majority of its north-western boundaries, as well as two properties in the north-west corner.

The site is within walking/cycling distance to a number of existing facilities within Stalham, helping to promote active travel and reducing the reliance on cars. These include Stalham High School, Stalham Academy, Stalham Poppy Centre, a number of pubs, cafés and restaurants, a Tesco Superstore, and existing public transport links such as bus stops.

The site is allocated in North Norfolk District Council's emerging Local Plan, demonstrating the suitability of the site for residential development.

A portion of the site had been initially identified in the proposed submission version of the emerging Local Plan, put forward under policy reference "ST19/A". However, in the Planning Inspector's interim findings, the site's allocated area was extended to the north-east and is now referred to as "ST19/B", allowing for the allocation of approximately 150 new homes on site, to account for the increase in North Norfolk District Council's housing target.



Aerial red-line image of the site

# Land Adjacent to Ingham Road

## Stalham

# Proposals



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**Barratt David Wilson Homes (Anglia) is bringing forward a full application for approximately 150 high-quality market and affordable homes on Land Adjacent to of Ingham Road, Stalham.**

Alongside the new homes, the development proposes to deliver a significant amount of open space, biodiversity enhancement, sustainable drainage systems and building practices, and the provision of a new pedestrian route along the boundary of the site.



**A mix of approximately 150 new high-quality homes.**



**Provision of a new pedestrian route.**



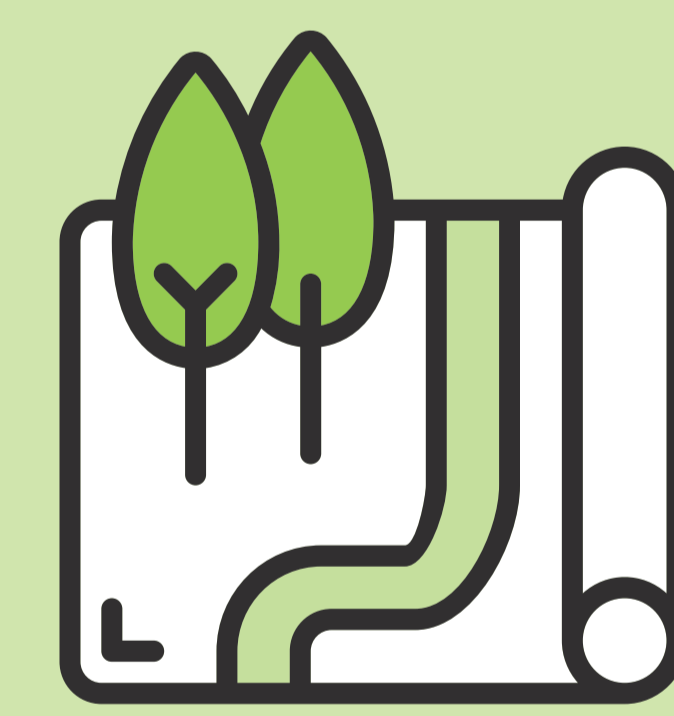
**15.3% of homes to comprise of affordable tenures (23 dwellings).**



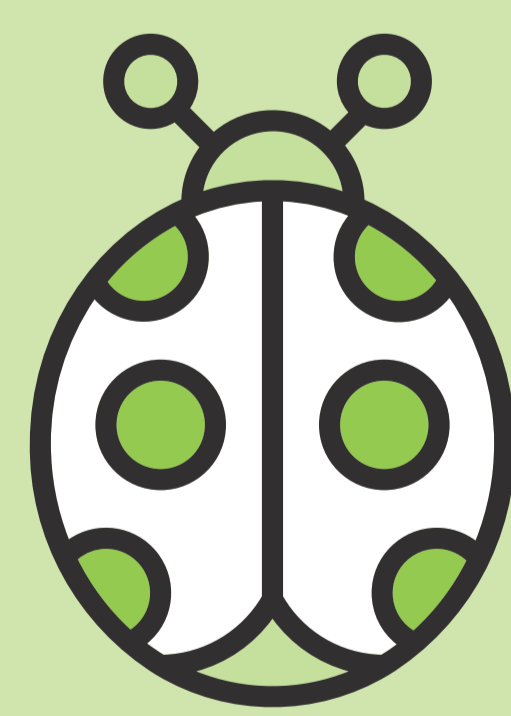
**Sustainable Drainage Systems (SuDS).**



**Use of sustainable building practices, including air source heat pumps and electric vehicle charging points.**



**Publicly accessible landscaped open space.**



**A 10% biodiversity net gain.**



**Infrastructure upgrades such as the potential widening of Ingham Road.**

# Land Adjacent to Ingham Road

## Stalham

# New homes

The proposals will deliver approximately 150 new high-quality homes in a range of house types, and will vary in size and tenure addressing the differing needs of residents in Stalham.

As part of the proposals, 15.3% affordable housing will be provided in varying sizes and tenures including affordable rent and intermediate housing solutions such as shared ownership. This will offer a range of options for residents looking to get onto the housing ladder.

All homes within the development will be sensitively designed to respect and reflect the local area.



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Indicative site concept plan

- Key**
- Site Boundary
  - 1 Proposed site access
  - 2 Indicative Proposed Footpath to Ingham Road
  - 3 Proposed attenuation basin
  - 4 Existing Landscaping
  - 5 Indicative Proposed Landscaping
  - 6 Principle Street with SUDs
  - 7 Secondary Streets
  - 8 Tertiary Streets
  - 9 Shared Private Drives
  - 10 Central green space & L.E.A.P
  - 11 Outward facing development overlooking green spaces
  - 12 Proposed Sub-Station

# Land Adjacent to Ingham Road

## Stalham

# Transport



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## Access arrangements

Our proposed vehicular access points for the new development will be from two simple priority junctions, off Ingham Road.

One of the proposed vehicular accesses off Ingham Road will be provided towards the south-western end of the frontage, between St Benets Road and Lancaster Close. The other proposed vehicular access will be further north along Ingham Road.

## Connectivity

In addition to the vehicular access points, there is also provision of a footway connection in and out of the site from its southern boundary to Ingham Road.

The proposals will incorporate walking routes within the site to help promote walking as primary modes of transport, enhancing connectivity and reducing the reliance on cars for those living in the proposed new homes.

A number of local amenities, including primary education, lie within walking or cycling distance of the site. These can be reached via the network of existing and proposed footways, with on-street cycling to key amenities in Stalham, located within 20-30mph speed limit areas.



Site previously developed by Barratt Homes in Sprowston

# Land Adjacent to Ingham Road

## Stalham

# Landscaping

**As part of the proposals, the new development site will contain publicly accessible green open spaces for all to enjoy, designed to foster community activities and recreational opportunities.**

Barratt David Wilson Homes (Anglia) is looking to retain as much existing vegetation as possible and will deliver enhancements through additional planting, boosting the developments biodiversity net gain by at least 10% and ultimately improving the local ecosystem.

Additional tree planting is also proposed throughout the site to help screen the site from surrounding uses and integrate the development within the natural environment.

In addition to native tree and shrub planting, biodiversity enhancements will also include, wildflower meadows, bird and bat boxes, reptile hibernacula and wildlife foraging corridors.

A Preliminary Ecological Appraisal and Ecological surveys are being carried out by James Blake Associates to determine the presence of protected species and identify any necessary mitigation measures.



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# Land Adjacent to Ingham Road Stalham

## Sustainability



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**The proposals have been developed with sustainability as one of BDW (Anglia)'s main focal points.**

It is currently proposed that PV panels and Air Source Heat Pumps will be used to improve house performance to a high level of energy efficiency. As per requirements, each home will be equipped with at least two PV panels.

In compliance with Norfolk County Council's Parking Standards for New Developments in Norfolk (2022), the provision for each home to have at least one EV charging point will also be made.

### Flood mitigation

The entirety of the site is located within Flood Zone 1 where there is less than 0.1% chance of flooding from rivers and seas per year. Furthermore, the majority of the site is at 'very low' risk of flooding from surface water.

To offset surface water flooding on small parts of the site at 'low' or 'medium' risk, sustainable drainage systems (SuDS) are proposed to convey water to an infiltration basin on the south-west edge of the site or, where ground conditions, allow to individual property soakaways.

Therefore, our flood mitigation proposals will be designed to accommodate current SuDS policy requirements, and for each storm duration, an appropriate allowance of 40% will be applied for climate change along with a 10% allowance urban creep.

Site previously developed by Barratt Homes in Watton





# Land Adjacent to Ingham Road

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# Next steps

**Thank you for attending our consultation event of proposals for Land Adjacent to Ingham Road, Stalham.**

We appreciate you taking the time to visit and hear more about the emerging application and sharing your suggestions for the proposals. Please fill out a feedback form and either hand it to a member of staff or leave it in the box provided.

Alternatively, take it with you and return it via:

**Freepost MEETING PLACE CONSULTATION** (no stamp required)

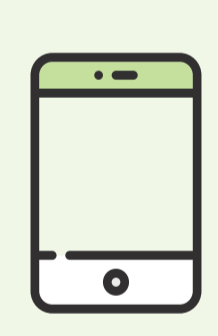
We will consider all feedback provided during the consultation and will take on board comments where possible in evolving the proposals.

## Timeline for the proposals

- **March 2025**  
Launch of the consultation process
- **April/May 2025**  
Targeted submission of the planning application
- **Late 2025**  
Targeted determination of the planning application by North Norfolk District Council



### How to get in touch



**0800 148 8911** (freephone)  
Monday-Friday 9:00am-5:30pm



**Freepost MEETING PLACE CONSULTATION**  
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**info@bdw-stalham.co.uk**



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