



**HOPKINS  
HOMES**

# Illustrative Site Layout

“Hopkins Homes takes great pride in the design of its homes, with traditional materials and natural landscaping playing a key part in creating an attractive and welcoming environment.”

**Our proposals include:**

- Up to 250 homes with a mix of house types, including 33% affordable homes (social and intermediate)
- An attractively designed area of public open space at the entrance on Burgh Road
- A community orchard
- Green infrastructure including a north-south green corridor
- Sustainable Urban Drainage Systems (SuDS)
- An equipped children’s play area
- Vehicle accesses from two new junctions on Burgh Road
- A network of pedestrian and cycle routes
- Two new pedestrian crossings, one on Burgh Road and one on the A140
- Land to be transferred to Norfolk County Council for a new primary school

- KEY**
- 1 Burgh Green - community green space
  - 2 Main Street weaving as a crescent through the proposal
  - 3 Primary school
  - 4 Pedestrian connection for school to Rippingall Road
  - 5 Parking and drop-off area for the school
  - 6 Extra parking for school drop-off
  - 7 Coach drop-off bay
  - 8 Community orchard
  - 9 Multi-functional drainage basins
  - 10 Retained existing trees creating green corridor through the development
  - 11 Informal paths to connect to existing PROWs and proposed trim trail
  - 12 Western and southern health trail and biodiversity corridor
  - 13 All modes access
  - 14 Pedestrian and cycle access



## Ecology and Landscape

The proposals include new tree planting and a community orchard, bird and bat boxes and the creation of biodiverse SuDS. Green infrastructure enhancements are proposed along the Bure Valley Walk.

This, along with areas of wildflower meadow planting and planting along the eastern boundary will increase the landscape features of the site and help to provide visual interest and a landscape framework to the new houses.

The proposals will retain the hedgerows, where practicable, with some loss for vehicular and pedestrian access. The woodland copse will also be retained.

