

Land South of Plumstead Road, Norwich

Site Location



Why This Site?

Affordable Need

- National affordable housing crisis.
- Government recognises under delivery of affordable housing, with more than 1.3 million people waiting on social housing registers and over 165,000 children living in temporary accommodation.
- Numerous schemes within the local area under providing on affordable housing due to viability negotiations. This scheme goes some way to address the local under provision.

Affordable Homes Proposal

- 162 homes proposed by Saffron Housing Trust – all affordable.
- Homes aimed at people in housing need with a local connection priority.
- All built to Nationally Described Space Standards for size and comfort.
- Every home will be accessible and adaptable – suitable for a wide range of needs.

High-Quality Design

- Focus on quality of life and community wellbeing.
- Includes large areas of green space, landscaping, landscaped bunds along frontage, and play area.
- Attractive, well-planned layout designed to create a strong sense of place.
- Sustainability is a core principle, including use of low-carbon and renewable energy technologies.

Sustainable Location

- Site is directly next to Thorpe End’s settlement boundary.
- Situated within the Growth Triangle Area and Norwich Urban Area, where the Council’s planning strategy seeks to distribute 70% of growth due to its sustainable location.
- Public Right of Way connects to Rackheath from Plumstead Road, leading to medical centre, primary school, post office, shops and eateries.
- Bus stops located along Plumstead Road, connecting to Norwich City Centre.
- Additional primary schools located at Little Plumstead and Thorpe St Andrew. Secondary school and sixth form in Thorpe St Andrew.

Policy Support

- Greater Norwich Local Plan (2024) directs 70% of new housing growth to the Norwich Urban Area.
- Council do not have a sufficient supply of housing to cover the next five years.
- National Planning Policy Framework (2024) emphasises the delivery of a sufficient supply of homes, with particular weight afforded to schemes delivering affordable housing.

Delivering Local Benefits

- Helps meet proven national affordable housing need.
- Responds to under delivery of affordable housing in the local area.
- Provides well-designed, sustainable homes for the community.
- Aligns with both national and local planning priorities.

The Concept

Saffron Housing Trust is pleased to be bringing forward plans to develop 162 high quality homes on land south of Plumstead Road, Norwich. The plans include a mix of 1, 2, 3, and 4-bedroom homes, with single-storey properties along the western boundary. All homes will be Part M4(2) compliant and built to meet Nationally Described Space Standards, ensuring they are spacious and suitable for future needs. The design also features generous open spaces, enhancing the sense of openness and aligning with local policies on green space provision.

