

Welcome to our consultation event on the reserved matters proposals for Marriott's Park

Barratt Homes, David Wilson Homes, Norfolk Homes and Abel Homes are consulting on their reserved matters application proposals for the first phase of residential parcels and site wide infrastructure, including open space and landscaping at Marriott's Park, Taverham.

Planning permission was granted by Broadland Council in 2024 for new homes, including Extra Care flats and bungalows, primary school, medical/ community centre, local centre, public open space

and allotments on the Land Between Fir Covert Road and Reepham Road, Taverham.

Barratt Homes, David Wilson Homes, Norfolk Homes and Abel Homes (the Developers) are now preparing the details of how the first phases of residential development, infrastructure and open space will be laid out and how this will look (the reserved matters).

We are keen to show the local community the details and want to hear your feedback!



Entrance from Fir Covert Road (1)

The Site and Planning History

The site at Marriott's Park lies just north of Taverham, bounded by the village to the south, the Broadland Northway (A1270) to the north, Fir Covert Road to the west and Reepham Road to the east.

Marriott's Park has outline planning permission for up to 1,530 new homes, open space and community uses including specialist care units, land for a primary school, land for a community centre and a local centre on the Land Between Fir Covert Road and Reepham Road, Taverham and detailed planning consent for the Spine Road and Roundabouts.

The site is well connected, with convenient access to Norwich, which can be reached via car in approx. 15-20 minutes and via public transport in approx. 30 minutes (bus route 29/x29). The site also benefits from a range of pedestrian

and cycle routes, with Marriott's Way providing a central route for pedestrians and cyclists through the site, and other routes along Breck Farm Lane, Fir Covert Road and along the Broadland Northway linking to the variety of countryside and river walks.



Site Boundary

Site Wide Landscaping, Public Open Space and Infrastructure

Alongside reserved matters applications for the first residential phases, the Developers are seeking to agree landscaping details for the spine road and are submitting a reserved matters application for the site wide infrastructure at Marriott's Park.

The site wide landscaping, public open space and infrastructure application will include proposals for the detailed design of the site wide strategic landscaping and open space and key utilities infrastructure, such as drainage routes and pumping stations (the spine road and roundabouts already have detailed planning consent). Other applications for the local centre, specialist care units and primary school will be prepared by others and come forward at a future date. Details for the allotments will be prepared in consultation with the Parish Council. The allotments will be available within 12 months of the Parish Council requesting them following the commencement of works on site (other than the Spine Road works and other preparatory works) with the aim of providing them as early as practicably possible.

You also can see more on the landscaping and open space proposals on our 'Landscaping and Open Space' board.

The Strategic Landscaping, public open space and infrastructure will be delivered in phases. Indicative timings are:

- On site road infrastructure start – Autumn 2025
- Conclude road infrastructure works including both roundabouts – end 2026/early 2027
- On site parcel housing development start – early 2026



Marriott's Park

Share your feedback on the
Site Wide Infrastructure
proposals!



The proposed Spine Road

Delivery of Community Uses, Services and Facilities



The new Primary School will be planned and delivery by Norfolk County Council Education Department. The Education Department will have five years from the start of works on site (other than spine road and other preparatory works) to decide when to take ownership of the school land and once the land has been transferred, they will then have five years in which to build it.

The Health/Community Hub including the doctor's surgery will be planned and delivered by Broadland Council/NHS/ICB/Local Surgery. The Developers will offer the land to the Council once the Spine Road has been completed and the land is fully serviced. The Council will have two years to decide whether they want to acquire the land. The plans will then be prepared and the scheme will be delivered in accordance with the available funding arrangements.

The Hinks Meadow works (MUGA, Sports Pitch, Office etc) will be delivered by the Parish Council with a financial contribution of over half a million pounds from the developers for its installation and ongoing maintenance. It is expected that the plans will be prepared before the 250th occupation on site and delivered within 12 months of the approval of those plans.

The Mixed Use area will be delivered by specialist local centre developers. It is expected that the scheme will be delivered once a substantial number of the homes are occupied for viability reasons.

The Extra Care accommodation will be delivered by Saffron Housing Trust and comprise of 90 extra care flats and 35 independent living bungalows.

The Marriotts Way improvements will be installed by the Developers within six months of the Spine Road reaching binder course, which is expected to be around end of 2026/early 2027.

The developers will also provide almost half a million pounds of funding towards improved bus services to the area before the 100th home on site has been occupied.



Sitewide Landscape Masterplan



LEGEND			
	Site Boundary		Proposed species-rich meadow
	Existing tree; refer to arboricultural report for details		Proposed wetland meadow
	Proposed specimen tree		Proposed amenity grass
	Proposed street tree; Tree position within parcels shown illustratively only		Proposed spine road / cycle way
	Proposed native open space tree		Proposed footpath to spine road
	Proposed hedgerow planting		Proposed footpath to public open space
	Proposed native buffer planting		Proposed SuDS basin & swale
	Proposed development parcel		Local Equipped Areas of Play (LEAP)
	Proposed Local Area of Play (LAP)		Proposed trim trails / play on the way
Species rich meadow with buffer hedgerow and tree planting along Broadland Northway (A1270)			
Bund to include native planting; including pine and other evergreen trees for year round structure			
Feature entrance areas; including planted attenuation basin and specimen tree			

Landscape

A landscape-led masterplan will respond sensitively to the unique character of the site and its surroundings, retaining and enhancing existing natural features while prioritising community cohesion and has been guided by the approved Design Code for the site.

The landscape design promotes walkable neighbourhoods and seamless integration with the urban edge and surrounding green infrastructure. It sensitively extends existing settlements, delivering much-needed homes in a well-connected location.

Key design aspects:

- Layout informed by, and preserving, key views and landscape character.
- Enhanced pedestrian and cycle infrastructure.
- Increased biodiversity value.
- Use of native species and pollinator-friendly planting where possible.
- Extensive green infrastructure strategy underpinning and shaping the development.
- Blue infrastructure supporting a sustainable urban drainage strategy (SuDS).
- Public open space and play provision exceeding policy requirements.
- Conservation of existing woodland belts and trees where possible, including Marriotts Way.
- Internal parcels defined by character typologies set out in the design code.



Ecology

The site has been fully surveyed to assess its ecological and biodiversity value.

During construction, measures will be in place to minimise impacts on wildlife, trees, and hedgerows. In addition, the developers will deliver a dedicated habitat enhancement area on land to the north of the site, specifically designed to support ground-nesting birds.

On-site biodiversity improvements will include:

- Retention and protection of existing hedgerows and tree belts, with reduced gaps and additional tree planting
- Hedgehog-friendly features, such as gaps in garden fences
- Integrated bird and bat boxes, along with insect bricks
- New landscaped areas featuring mixed shrubland, wildflowers, and grassland
- Biodiverse habitats within swales and sustainable urban drainage (SuDS) features
- Log piles and shingle zones to support invertebrates
- A sensitive lighting strategy to reduce impacts on nocturnal species

Ongoing ecological monitoring will ensure these enhancements are effective and maintained over time.



Indicative Landscape and Open Space Sketches



Woodland Cross (2)



Marriott's Way (5)



Felsham Meadow (6)



- | | |
|----------------------------------|-----------------------------|
| 1 Entrance from Fir Covert Road | 5 Marriott's Way |
| 2 Woodland Cross | 6 Felsham Meadow |
| 3 Rail Parkland (Primary School) | 7 Thorpe Grassland |
| 4 Broom Gardens | 8 Reepham Pastures Entrance |



Thorpe Grassland (7)

Barratt Homes and David Wilson Homes Parcel Layout



Barratt Homes and David Wilson Homes first residential phase (reserved matters application) will provide 277 new homes in total, comprising 197 Market Homes and 80 Affordable Homes.



Share your feedback on **Barratt David Wilson Homes** residential parcel proposals!

Barratt Homes and David Wilson Homes

Barratt David Wilson Homes is the nation's leading sustainable housebuilder, providing high-quality homes across the country. The group has been awarded the '5 Star Housebuilder Award' by the Homebuilders Federation (HBF) every year since 2010, meaning over 90% of customers would recommend us to their friends and family, illustrating our commitment to quality.

Barratt David Wilson Homes also promote the Building Sustainably Framework centred on nature, people and places, ensuring sustainability is rooted in day to day activities. We continually seek to minimise the environmental impact of our operations and supply chain while increasing energy and resource efficiency.

We are determined to create a positive environmental, social and economic legacy for future generations, building great homes and places that are designed and built for better living and meet the challenges of the future.

Barratt David Wilson Homes has a strong track record of delivering high-quality developments in the area, including at Cringleford (Cringleford Heights), Sprowston (Woodland Heath), Watton (Wayland Fields), Horsford (Kingfisher Meadow).

Examples of Barratt David Wilson Homes' houses



Abel Homes Parcel Layout



Abel Homes first residential phase (reserved matters application) will provide 133 new homes in total, comprising 101 two, three and four bed Market Homes and 32 Affordable Homes.



Share your
feedback on
Abel Homes
residential
parcel
proposals!



Abel Homes



Abel Homes have worked hard to build our reputation for award winning, contemporary, energy efficient, homes with high specification and outstanding quality. Each individual Abel home is carefully thought through by our architects for practical living with low energy consumption and low maintenance.

We create communities where the development enhances the surroundings and often brings new life to neighbourhoods. Furthermore, our Good Neighbour Charter ensures that we minimise disruption to the local area while we are building new homes. We really do make every effort to be considerate everywhere we work.

Abel Homes is based in Watton and has delivered high-quality homes at Taursham Park in Taverham, Swans Nest in Swaffham, Three Squirrels in East Harling to name a few.

Visit www.abelhomes.co.uk for more information and to see details of our current and previous sites.

Examples of Abel Homes' houses



Norfolk Homes / Parcel Layout



SCHEDULE OF DWELLING TYPES - PLOTS 1-188					
REF	TYPE	PLOTS No.s	ACCOMMODATION	PARKING	No.
HOUSES (2 storey) 188 No.					
ELL ₁₄₈	ELLIOT (AR)	56,57,71,72,149,150,166 & 167	1 BED MID TERRACE	2 P.S.	8
ELL ₁₄₉	ELLIOT (AR)1	55,58,70,73,148,151,165 & 168	BED END TERRACE	2 P.S.	8
DOW ₁₆₆	DOWLAND (AR)	68,75 & 163	2 BED MID TERRACE	2 P.S.	3
DOW ₁₆₇	DOWLAND (AR)	69,76 & 162	2 BED END TERRACE	2 P.S.	3
DOW ₁₆₈	DOWLAND (SO)2	62,65,146,157,160 & 170	BED MID TERRACE	2 P.S.	6
DOW ₁₆₉	DOWLAND (SO)2	63,66,147,156,161 & 169	BED END TERRACE	2 P.S.	6
HOW ₁₇₀	HOWARD (AR)	67,74 & 164	3 BED END TERRACE	2 P.S.	3
HOW ₁₇₁	HOWARD (SO)	61,64,145,158,159 & 171	3 BED END TERRACE	2 P.S.	6
RUS ₁₇₂	RUSSELL (AR)	59 & 60	4 BED SEMI DETACHED	3 P.S.	2
PAX	PAXTON2	52,53,78,81,102,173,174,177,184 & 187	BED MID TERRACE	2 P.S.	10
PAX	PAXTON2	77,79,80,82,172 & 175	BED END TERRACE	2 P.S.	6
PAX	PAXTON2	21,22,49,50,96,97,112,113,115,116,119,120,154,155,181 & 182	BED SEMI DETACHED	2 P.S.	16
KEA	KEATS	5,6,23,24,25,26,47,48,90,91,92,93,104,105,108,109,110,111,117,118,136,137,152,153,179 & 180	2 BED SEMI DETACHED	2 P.S.	26
AST	ASTON3	51,54,101,103,176,178,183,185,186 & 188	BED END TERRACE	2 P.S.	10
AST	ASTON	7,8,18,19,45,46,98,99,128,129,138,139,143 & 144	3 BED SEMI DETACHED	2 P.S.	14
BYR	BYRON	1,20,33,39,42,96,94,100,114,121,124,134 & 141	3 BED DETACHED	G & 2 P.S.	13
CHA	CHAMBERS	2,3,11,15,27,34,35,36,40,44,84,87,95,107,122,135 & 140	3 BED DETACHED	G & 2 P.S.	17
CAD	CADBURY	13,29,41,43,85,125,127 & 130	4 BED DETACHED	G & 3 P.S.	8
LAW	LAWRENCE	10,12,17,30,38,88,106 & 142	4 BED DETACHED	DG & 4 P.S.	8
WOR	WORDSWORTH4	4,9,14,28,32,37,83,89,131 & 133	BED DETACHED	DG & 4 P.S.	10
SWI	SWINBURNE	16,31,123,126 & 132	4 BED DETACHED	DG & 4 P.S.	5
TOTAL					188

P.S. - Parking Space G - Garage DG - Double Garage



Norfolk Homes first residential phase (reserved matters application) will provide 188 new homes in total, comprising 143 Market Homes and 45 Affordable Homes.



Share your feedback on **Norfolk Homes** residential parcel proposals!

Norfolk Homes



Norfolk Homes Ltd, founded in 1985, has established a fantastic track record of developing sites of the highest quality throughout Norfolk.

In conjunction with highly skilled local designers, Norfolk Homes Ltd looks for its developments to

reflect the local vernacular of the area whilst also meeting the needs of modern-day living. In this regard, their palette of highly energy efficient house types are continually evolving in response to both the feedback from existing customers and the introduction of new technology.

The result is the company continuing to offer well-proportioned homes built to an unrivalled specification in sought after locations, whilst adding to traditional values with forward thinking modern innovation.

Examples of Norfolk Homes' houses



Managed Access Arrangements

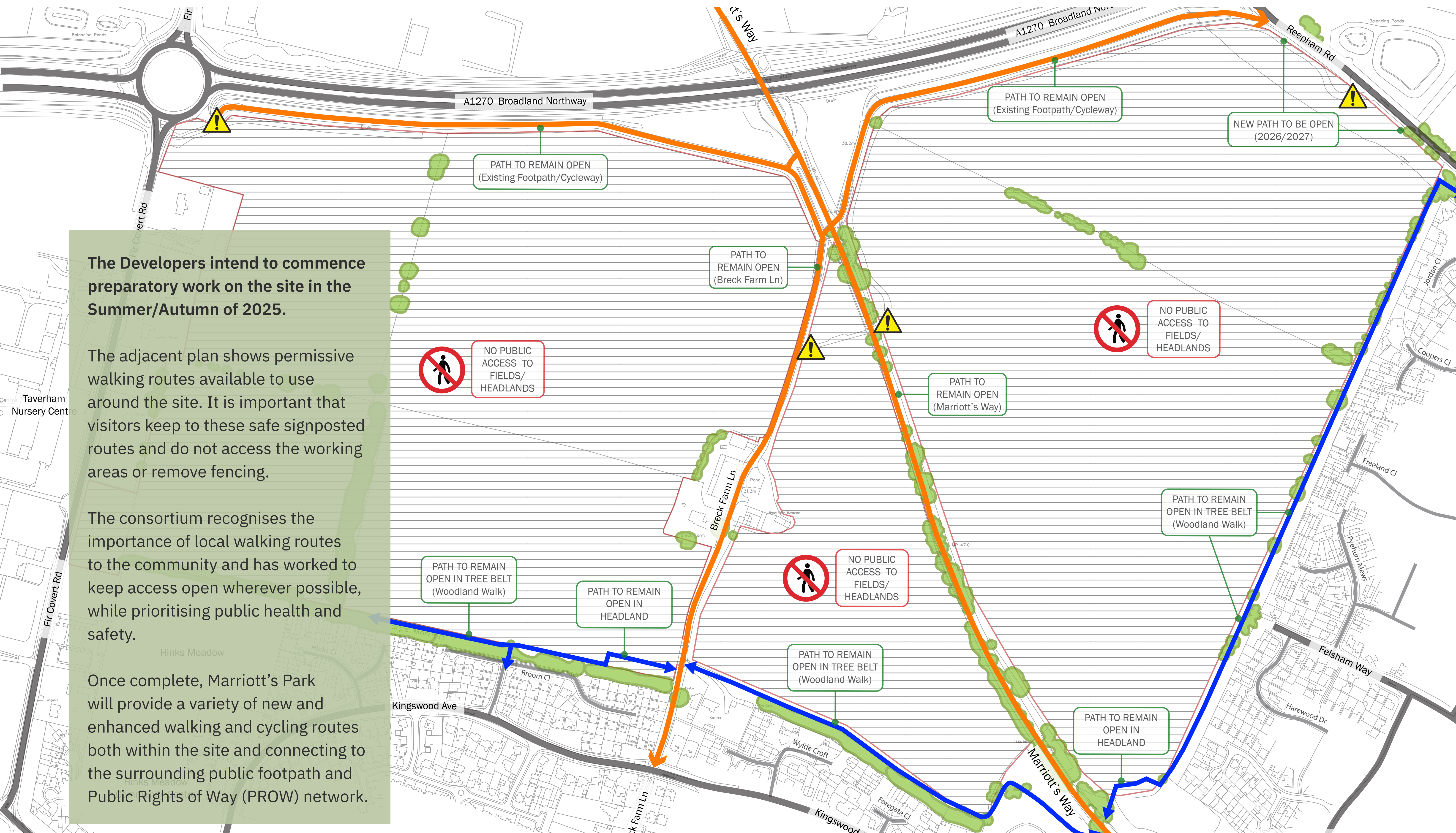


The Developers intend to commence preparatory work on the site in the Summer/Autumn of 2025.

The adjacent plan shows permissive walking routes available to use around the site. It is important that visitors keep to these safe signposted routes and do not access the working areas or remove fencing.

The consortium recognises the importance of local walking routes to the community and has worked to keep access open wherever possible, while prioritising public health and safety.

Once complete, Marriott's Park will provide a variety of new and enhanced walking and cycling routes both within the site and connecting to the surrounding public footpath and Public Rights of Way (PROW) network.



Get Involved

Thank you for taking the time to come to our consultation event.

If you have feedback or comments you'd like to share, you can fill in one of our paper surveys available here today or speak to a member of the project team.

You can also visit our website for more information and complete the survey online if you prefer by scanning the QR code below.

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Please scan the
QR code to visit
our website

