

Welcome

Thank you for attending today's consultation event. We hope you find the information useful, and look forward to hearing your comments and feedback.

FW properties are currently formulating proposals for two sites to the east of Hoveton - a residential development south of Horning Road, and an extension to the existing industrial estate in Littlewoods Lane.

Both proposals have been discussed with North Norfolk District Council and we are now seeking the views of local residents before drawing up detailed proposals for the planning applications.



Our development proposals involve two sites. They have been considered together and our intention is to develop the two sites at the same time.

This proposal will therefore provide the following benefits:

- A high quality residential development providing a range of new homes of two to five bedrooms, in a low density scheme
- A high-tech commercial development providing employment opportunity for the village – an occupier has been identified for the new accommodation
- A new car park for the primary school and church, which will remove the parked cars from Horning Road and greatly improve pedestrian safety in this area.
- Safety will be further enhanced by the provision of clearly defined pavements and a crossing point, and the extension of the 30mph speed limit on Horning Road
- The scheme will include an extension of 0.3 acres to the graveyard at St John's Church.
- It will provide a pedestrian and cycle connection between Horning Road and Meadow Drive
- A new grassed meadow will be provided at the front of the Church Field development, which will enhance the setting of the church and can be used for village events
- The plans will dovetail with the Three Rivers Way proposal



The proposed housing development on Church Field will be on land adjacent to St John's Church. The key elements of this new residential development include:

1. North of site to be landscaped as a grassed meadow to preserve important views of the church
2. New car parking area for primary school and church
3. 0.3 acre expansion of the graveyard
4. Upgraded footpaths on Horning Road
5. Pedestrian and cycle connection from Horning Road to Meadow Drive
6. Mature trees along western and eastern site boundaries to be retained
7. Glimpsed views of new development from Horning Road
8. New trees and landscaping adjacent to neighbouring properties on southern boundary



Our proposed layout for the site shows a low density development of 30 new homes, including 6 affordable units. Key features of the proposals include:

1. New 50 space parking area for church and primary school
2. Upgraded 3 metre wide pedestrian and cycle paths to north of Horning Road with crossing point
3. 1.8 metre wide footpath to south side of Horning Road
4. New site access with visibility splays agreed with Norfolk County Council Highways
5. New open meadow maintaining views of the church from the east
6. 0.3 acre extension to graveyard at St John's Church
7. Carefully designed main frontage to development overlooking new open meadow
8. Single storey dwellings on eastern frontage, minimising visual impact
9. Existing trees on boundaries retained
10. New affordable homes
11. Large rear gardens and screen planting to minimise impact on existing properties
12. Access road to be adopted by Norfolk County Council Highways
13. Pedestrian link through to Meadow Drive



The proposed commercial development is located in Littlewoods Lane, on a one acre site immediately to the south of the existing trading estate in Stalham Road. It is envisaged that this development would take place in 3 phases as follows:

- Building A would be pre-let to a new occupier
- Building B is earmarked as future expansion for this new occupier
- Building C is designed as 3 starter units for new local businesses.

The key elements of this new commercial development include:

- A. Building A – Offices and laboratories
- B. Building B – Offices and laboratories
- C. Building C – 3 starter units for local businesses/light industrial
- 1. Vehicle access through trading estate
- 2. Vehicle yard & manoeuvring area - including approx 30 parking spaces
- 3. Storage yard
- 4. New fencing and hedges
- 5. Retained trees on boundaries, plus new planting to improve screening



Highways/Traffic

The residential development would include a number of improvements to the traffic arrangements on Horning Road including a new 50 space car parking area opposite the primary school and church and new footpaths to both sides of Horning Road. These measures should solve the current problem of cars parking along Horning Road at the start and end of every school day and during church services. The commercial development will be accessed via a spur off the existing industrial estate road.

No concerns about road capacity adjacent to either site have been raised by Norfolk County Council Highways Department during early pre-application discussions.

All new roads and footpaths will be designed to the Norfolk County Council's Residential Design Guide and the Manual for Streets Edition 2 and offered to the County Council for adoption. The detailed design of these proposals and road capacities will be subject to the County Council's approval as part of the planning application process.

Key to View Below

1. New 50 space parking area for church and primary school
2. Crossing point adjacent to church
3. Upgraded pedestrian & cycle path - the 'Three rivers Way'
4. 1.8 metre wide footpath to south side of Horning Road
5. New site access; visibility splays agreed with County Highways
6. New open meadow maintaining views of the church from the east
7. Carefully designed frontage to development overlooking new meadow
8. Single storey dwellings on eastern frontage, minimising visual impact
9. Existing trees on all boundaries retained

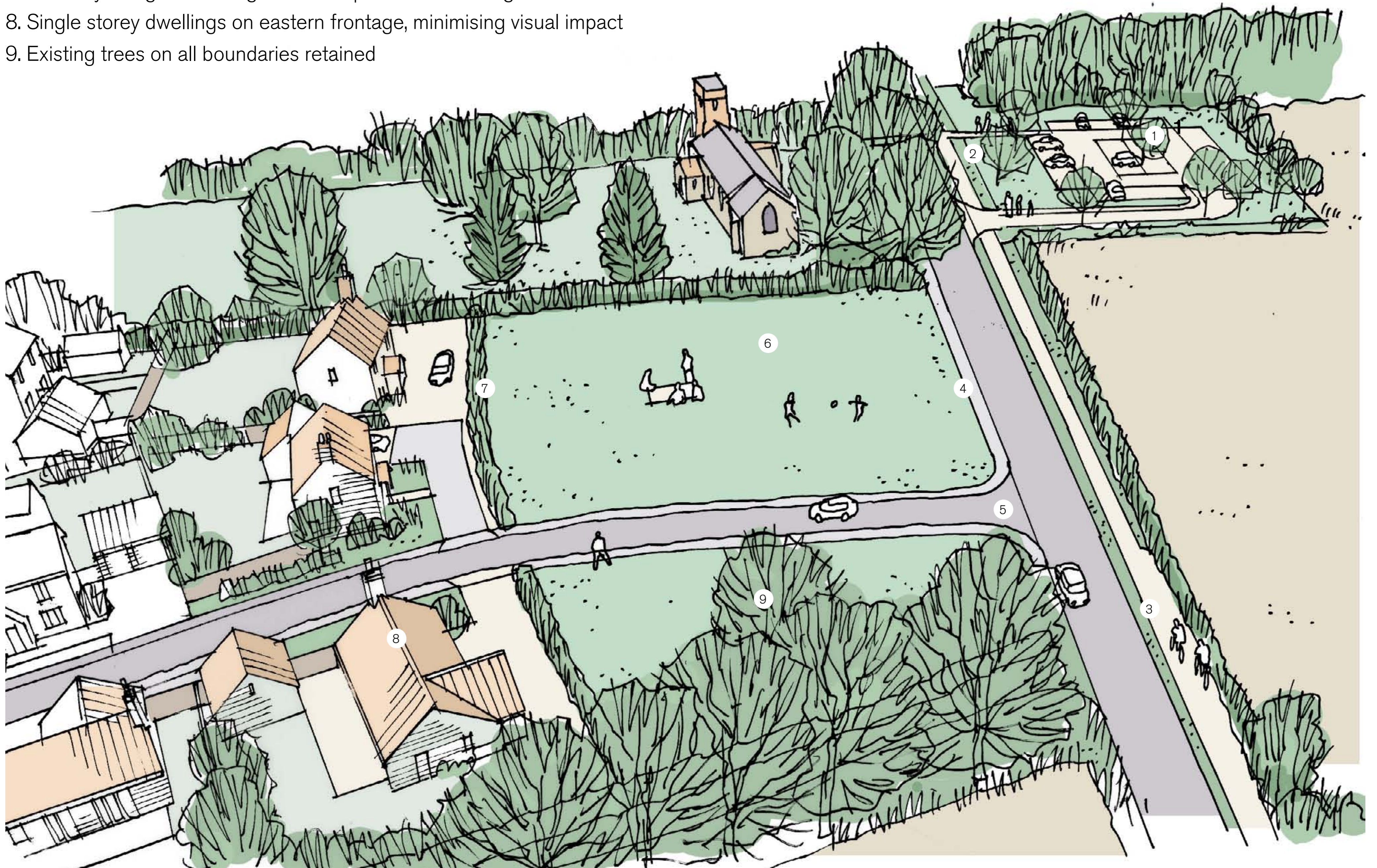
Drainage

Both sites are located within Flood Zone 1 which is appropriate for all new development. In accordance with current best practice, the development will be equipped with a 'Sustainable Drainage System' (SuDS). Rainwater falling on the roofs, roads and driveways of the new buildings will be collected and routed into soak-aways. During periods of heavy or prolonged rainfall, excess water will be stored in underground tanks or oversized pipes, and released through flow restrictors at a rate equivalent to the run-off from the field before development.

The system will be designed to comply with the Building Regulation and Anglian Water requirements, and approved by them before construction can commence. Foul water drainage will be designed in accordance with Sewers for Adoption, approved and adopted by Anglian Water Utilities.

Utilities

Early enquiries with the relevant utilities providers reveal that all necessary utilities are available at or close to the site boundary, with adequate capacity to serve the two new developments.



The Developer - FW Properties



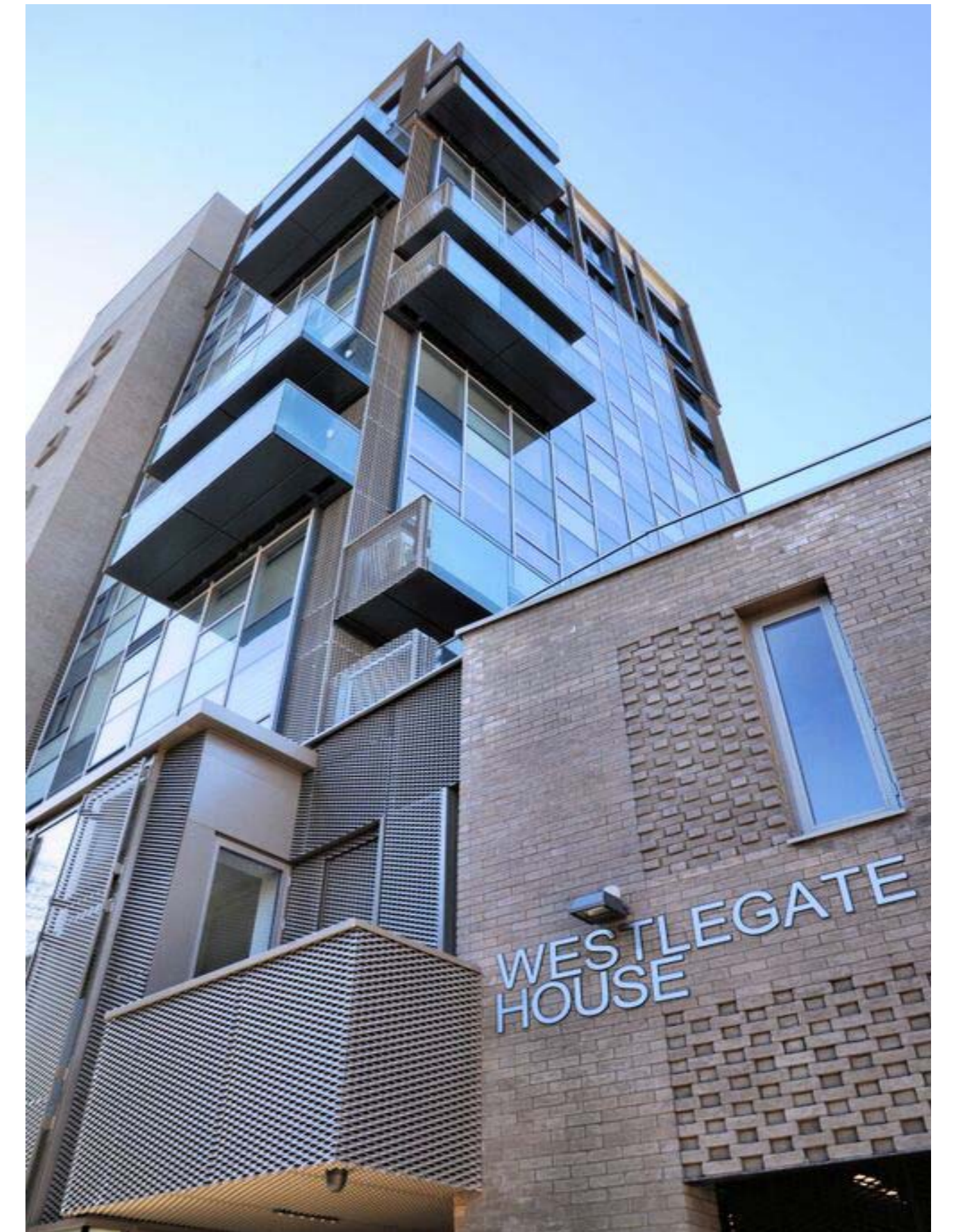
Feilden+Mawson

FW Properties is an experienced and specialist property development, asset management and investment company. We specialise in residential, commercial and mixed use developments.

We believe that property development is about much more than just buildings. We think beyond form and functionality to ensure every project is right for its location and its community.

Well considered design and high quality construction values are always built into every FW Properties specification. But what really defines an FW properties' project is its strong sense of identity and context. Our aim is simple: to deliver buildings that add value to an area while integrating naturally with the landscape and local life.

At FW Properties we create exceptional homes and commercial space where we ourselves would be proud to live and work.



What Next?

Please let us know what you think about our initial ideas for the two sites using the feedback forms provided. We will carefully review all the comments received to see how our plans could be improved.

Thanks for your time