

Pre-application Consultation

Erection of approximately 26 residential units and access at Land East of Abbot Road, Horning.

What is being proposed?

- The proposal is an 'outline' planning application for approximately 26 dwellings with all matters reserved except for access.
- An outline application establishes the principle that land can be developed, but it requires that a more detailed application, looking at such issues as appearance, landscaping, layout and scale, is submitted and approved before any development can take place.
- A 'full' planning application will also be submitted for the conversion of the Tithe Barn, which is situated on the north side of Norwich Road, to form one residential dwelling with a new vehicular access and driveway.

Where is the proposed site?

- The proposed site is located on the north eastern edge of Horning. The site itself is a triangular-shaped piece of land extending to some 1.7 hectares. The site lies to the east of existing houses on Abbot Road.
- The Tithe Barn is situated on the north side of Norwich Road and consists of three agricultural buildings which are no longer in active use.

Why this site?

- The site lies adjacent to the main built up area of Horning, and has been designated for housing in the Local Development Framework.
- Policy HOR06 in the Site Allocations Document applies directly to the allocation Land East of Abbot Road. The Policy has specified the size, use and amount of development.



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What will the proposed development be like?

- The outline application will seek planning permission for about 26 dwellings and will give details on how these might be arranged on the site.
- The indicative masterplan and 3D layout plan on the above page provides an illustrative view of the proposed development.
- The Local Authority has specified a Design Brief and this requires that access should be taken from Norwich Road.
- The type of houses mainly market and affordable units proposed has reflected the demand that currently exists in the local area.
- Open space has been taken into consideration and the illustrative masterplan displays the concept of a 'village green' in order to reduce the visual impact of the roadway.

Tithe Barn Proposals

- It is proposed that the north western barn will comprise the main living room and 4 bedrooms. The barn to the south will provide unheated stores, a summer studio and a carport. The barn to the east is to be demolished and the resultant space landscaped as garden.
- The height of the buildings will remain the same and the existing access will be relocated and changed into a purely residential access.



Have your say! – Drop in Session 5th November 2011

- This consultation is to consider relevant issues prior to a planning application being submitted.
- There will be a further 'drop in session' scheduled for **Saturday 5th November** at Horning Village Hall which will run from 10am till 12pm. Members of the public are welcome to come along and we will answer any queries regarding the development.

What do you think?

Please send your comments by email or post by 31st October 2011 to:

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