DESIGN & ACCESS
& BRIEF
PLANNING
STATEMENT

Residential Development
Off Woodbastwick Road,
Blofield Heath, Norfolk, NR13 4QH
For Jenkinson Properties LTD

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1.0 INTRODUCTION

This Design and Access Statement has been prepared on behalf of Jenkinson Properties LTD to accompany an Outline Planning application for: 4 No. dwellings; 1 No. house and 3 No. Bungalows; and associated work.

2.0 LOCATION

Blofield Heath is a designated service village within the parish of Blofield and is situated 7.5 miles north-east of Norwich. Blofield Heath amenities include; a post office/convenience store, a restaurant and Heathlands Community Centre which is the local point of social activities.

A daily bus service is available and the nearest railway station is 1 mile away in the village of Brundall.

The site is located to the north built edge of the village behind the properties on the west side of Woodbastwick Road, Heathlands Community Centre and recreational ground forms the north boundary, whilst towards the south and west enjoy views over the open countryside.

3.0 HISTORY

The development is on land previously used for arboricultural purposes and the site in application is currently vacant grassland. The three agricultural buildings to the rear of the site are not forming part of this application.

On the 31\textsuperscript{st} December 2014: Approval of planning permission; ref 2013/1655/O; was granted for 24 new homes comprising; 16 open market and 8 affordable 2, 3, 4 and 5 bedroom homes.

4.0 THE SITE

The site is 1.2 Ha in area; and roughly rectangular in shape with an access to the Woodbastwick Road running between Heathlands and Tree Tops; and gently slopes from the north to south.

The site is enclosed; on the east by the properties fronting Woodbastwick Road and Francis Lane; on the north by Heathlands and to the south and west by open arable land.

Woodbastwick Road is largely linear development with bungalows and houses on the west side abutting the side. These properties are typically from the 1960’s up to early 2000’s with traditional pitched tiled roofs over brickworks and or rendered with white painted joinery.
5.0 THE PROPOSALS

The four new dwellings; 3 single storey bungalows (plot 1, 2 and 3) and 1 two storey house (plot 4); will be designed in a traditional, local building form, but with modern construction and detailing; and the visual appearance using red clay pantile, red/cream facing bricks, colour washed render and cream coloured joinery, windows, fascia boards and bargeboards; and black rainwater goods will be of high quality design.

The built form will be in keeping with the general arrangement of adjacent buildings that sit within a linear pattern; set back from the street with private frontages and in large rear gardens; plot 1 and 2 are to be single storey so that visually they will be sub-ordinate to the Woodbastwick Road frontage houses.

The materials and window styles will be selected; to complement the development; and to fully integrate and actively enhance the character and appearance within the locality, whilst providing a modern, crisp and pleasant area to live with a real sense of pride.

The design layout allows for all properties to have access to the rear gardens where secure cycle storage, refuse and recycling bins will be located.

6.0 ACCESS

The existing access off Woodbastwick Road will be retained with improvements to the current width of the drop kerbs.

The dwelling designs and associated curtilage layout will allow residents and visitors alike to move through the development in equal terms, regardless of age and disabilities, ensuring compliance with Part M of the Building Regulations.

7.0 CLIMATE CHANGE

Climate change has been considered and the surface water disposal is twofold: -

1) Rain Water (roofs) to each dwelling will be a gravity surface water drainage system with in-line modular storage tank cells with vortex control valves.

   The in-line attenuation storage cells will be designed to cater for the 1:100 year storm and climate control event.

   The attenuation storage cells will be linked to a gravity surface water drainage system and rainwater discharge into the ditch outfall will be limited by a vortex control valve to the equivalent greenfield run off rate for the impermeable areas.

2) The shared private drive, driveways and car parking spaces and the private paths and patio areas will be SUDS (sustainable urban drainage) compatible.
8.0 ENERGY

The site and building layout design has been influenced by the orientation of the land which will enable the new properties to maximise the potential for solar energy.

The dwellings will be provided with air source heat pumps for heating settings and solar panels for hot water provision.

The dwellings will be water efficient and reach the code for Sustainable Homes: Level 4 and electric lighting will be energy efficient lamps.

9.0 PLANNING POLICY CONTEXT

The development of the site needs to be considered against national, regional, local planning policy and policies and advice contained within the following documents have been reviewed:

- National Planning Policy Framework (March 2012)
- Joint Core Strategy for Broadland, Norwich and South Norfolk (Adopted March 2012)
- Broadland Local Plan; Development Management DPD 2015; and supporting supplementary planning guidance.
- Blofield Parish Neighbourhood plan (Adopted July 2016)

Policies that would be considered of particular interest are:

- GC1: Presumptions in favour of sustainable development
- GC2: Location of new development
- GC4: Design
- GC5: Renewable Energy
- EN1: Biodiversity and habitat
- EN2: Landscape
- GSH5: Surface Water Drainage

Presumption in favour of sustainable development and location of new development. The site is allocated in the Blofield Parish Neighbourhood Plan and additionally benefits from the outline planning permission 2013/1655.

Design: this is covered in Section 5.0: The proposals, and will be subject to an application under reserved matters as the layout is indicative only for this outline application.

Renewable Energy: This is covered in Section 8.0: Energy.
Biodiversity and habitat: As part of this application two further documents are included:

- Arboricultural Impact Assessment
- Protected Species and Habitat Surveys

The development will protect and retain all of the boundary and hedgerows and trees.

Landscape: In addition to retaining the existing landscape features, additional planting; with native species; both internally around the dwellings, adjacent the shared private drive and on the boundaries will be provided.

The new planting proposed will protect and enhance the biodiversity of the district, avoid fragmentation of habitats, and support the delivery of a co-ordinated green infrastructure network through the district.

Surface water drainage: As part of the application a further document is included: -

- Flood Risk Assessment

The drainage strategy is shown in Section 1.0: Climate change and the Flood Risk Assessment.

10.0 CONCLUSION

In conclusion it is considered this application provides a suitable and sustainable site for development. The following key issues should be assessed when considering this application: -

The site

- Available Site
- Access to Local Amenities
- Sustainable location
- Access to public transport
- Not over developed
- No Arboricultural issues
- No contamination
- No Ecology issues
- The site is within the NPA area; located in a Service Village; and within a major growth area; as set out in the Joint Core Strategy and there is not a 5-year land supply.
Scheme

- Ensures a proper understanding of local context
- Responds to Local characteristics and history, and reflects the identity of local surroundings and materials
- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
- Identifies existing features of importance to enable design proposals to be compatible with the local surroundings.
- Is visually attractive as a result of good architecture and appropriate landscaping.
- Demonstrates how the key local characteristics and defined principals designed, have been taking into account in developing the design.
- This application is attractive, high quality, well designed and with sustainable development proposals which will positively integrate with the surrounding landscape and infrastructure.
- Viable and available
- Respects existing boundaries and constraints
- No overlooking
- No overshadowing

Benefits

- Job creation during construction
- Provides a site viable and sustainable
APPENDIX A - MAPS
Woodbastwick Road
Visibility Splay - North

Visibility Splay – South
West Boundary – Looking North

North West Corner