

1a. Contact Details	
Title	Ms
First Name	Sarah
Last Name	Palmer
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

1b. I am...	
Owner of the site <input checked="" type="checkbox"/>	Parish/Town Council <input type="checkbox"/>
Developer <input type="checkbox"/>	Community Group <input type="checkbox"/>
Land Agent <input type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

<b>2. Site Details</b>	
<p>Site location / address and post code</p> <p>(please include as an attachment to this response form a location plan of the site on a scaled OS base with the boundaries of the site clearly shown)</p>	<p>Land off Buckingham Road Stumpshaw Norwich Norfolk.</p> <p>AS shown in red on Map</p>
Grid reference (if known)	
Site area (hectares)	

<b>Site Ownership</b>		
<b>3a. I (or my client)....</b>		
Is the sole owner of the site	Is a part owner of the site	Do/Does not own (or hold any legal interest in) the site whatsoever
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3b. Please provide the name, address and contact details of the site's landowner(s) and attach copies of all relevant title plans and deeds (if available).</b>		
<b>3c. If the site is in multiple landownerships do all landowners support your proposal for the site?</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>3d. If you answered no to the above question please provide details of why not all of the sites owners support your proposals for the site.</b>		

<b>Current and Historic Land Uses</b>		
<b>4a. Current Land Use</b> (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)		
Paddocks		
<b>4b. Has the site been previously developed?</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**4c. Describe any previous uses of the site.** (please provide details of any relevant historic planning applications, including application numbers if known)

A pre application was submitted in November 19 - see attached.

ENR 20190566

This land has been in our family for 36 years.

**Proposed Future Uses**

**5a. Please provide a short description of the development or land use you proposed, including stating if it is for a settlement boundary revision** (if you are proposing a site to be designated as local green space please go directly to question 6).

Domestic home

**5b. Which of the following use or uses are you proposing?**

Market Housing <input type="checkbox"/>	Business and offices <input type="checkbox"/>	Recreation & Leisure <input type="checkbox"/>
Affordable Housing <input type="checkbox"/>	General industrial <input type="checkbox"/>	Community Use <input type="checkbox"/>
Residential Care Home <input type="checkbox"/>	Storage and distribution <input type="checkbox"/>	Public Open Space <input type="checkbox"/>
Gypsy and Traveller Pitches <input type="checkbox"/>	Tourism <input type="checkbox"/>	Other (Please Specify) <input checked="" type="checkbox"/>

**5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.**

Private home

**5d. Please describe any benefits to the Local Area that the development of the site could provide.**

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**Local Green Space**

If you are proposed a site to be designated as Local Green Space please complete the following questions. These questions do not need to be completed if you are not proposing a site as Local Green Space. Please consult the guidance notes for an explanation of Local Green Space Designations.

**6a. Which community would the site serve and how would the designation of the site benefit that community.**

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**6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.**

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**Site Features and Constraints**

Are there any features of the site or limitations that may constrain development on this site (please give details)? **NO**

**7a. Site Access:** Is there a current means of access to the site from the public highway, does this access need to be improved before development can take place and are there any public rights of way that cross or adjoin the site?

there is direct access on to the land from the road

**7b. Topography:** Are there any slopes or significant changes of in levels that could affect the development of the site?

No

**7c. Ground Conditions:** Are ground conditions on the site stable? Are there potential ground contamination issues?

YES

<b>7d. Flood Risk:</b> Is the site liable to river, ground water or surface water flooding and if so what is the nature, source and frequency of the flooding?
No
<b>7e. Legal Issues:</b> Is there land in third party ownership, or access rights, which must be acquired to develop the site, do any restrictive covenants exist, are there any existing tenancies?
None
<b>7f. Environmental Issues:</b> Is the site located next to a watercourse or mature woodland, are there any significant trees or hedgerows crossing or bordering the site are there any known features of ecological or geological importance on or adjacent to the site?
None
<b>7g. Heritage Issues:</b> Are there any listed buildings, Conservation Areas, Historic Parklands or Schedules Monuments on the site or nearby? If so, how might the site's development affect them?
None
<b>7h. Neighbouring Uses:</b> What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?
Local Horse Livery centre one side domestic house other side
<b>7i. Existing uses and Buildings:</b> are there any existing buildings or uses that need to be relocated before the site can be developed.
None
<b>7j. Other:</b> (please specify):

<b>Utilities</b>			
<b>8a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.</b>			
	Yes	No	Unsure
Mains water supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Mains sewerage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Electricity supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public highway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broadband internet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify):			
<b>8b. Please provide any further information on the utilities available on the site:</b> We would like to build using ground source heat supplies and solar panels where possible			

<b>Availability</b>	
<b>9a. Please indicate when the site could be made available for the land use or development proposed.</b>	
Immediately	<input checked="" type="checkbox"/>
1 to 5 years (by April 2021)	<input type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>
10 - 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2038)	<input type="checkbox"/>
<b>9b. Please give reasons for the answer given above.</b>	

<b>Market Interest</b>
<b>10. Please choose the most appropriate category below to indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.</b>

	Yes	Comments
Site is owned by a developer/promoter	<input type="checkbox"/>	
Site is under option to a developer/promoter	<input type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input checked="" type="checkbox"/>	
Not known	<input type="checkbox"/>	

<b>Delivery</b>	
<b>11a. Please indicate when you anticipate the proposed development could be begun.</b>	
Up to 5 years (by April 2021)	<input checked="" type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2038)	<input type="checkbox"/>
<b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>	
1 year	

<b>Viability</b>			
<b>12a. You acknowledge that there are likely to be policy requirements and Community Infrastructure Levy (CIL) costs to be met which will be in addition to the other development costs of the site (depending on the type and scale of land use proposed). These requirements are likely to include but are not limited to: Affordable Housing; Sports Pitches &amp; Children's Play Space and Community Infrastructure Levy</b>			<input type="checkbox"/>
	Yes	No	Unsure
<b>12b. Do you know if there are there any abnormal costs that could affect the viability of the site e.g. infrastructure, demolition or ground conditions?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



**12c. If there are abnormal costs associated with the site please provide details:**


<b>12d. Do you consider that the site is currently viable for its proposed use taking into account any and all current planning policy and CIL considerations and other abnormal development costs associated with the site?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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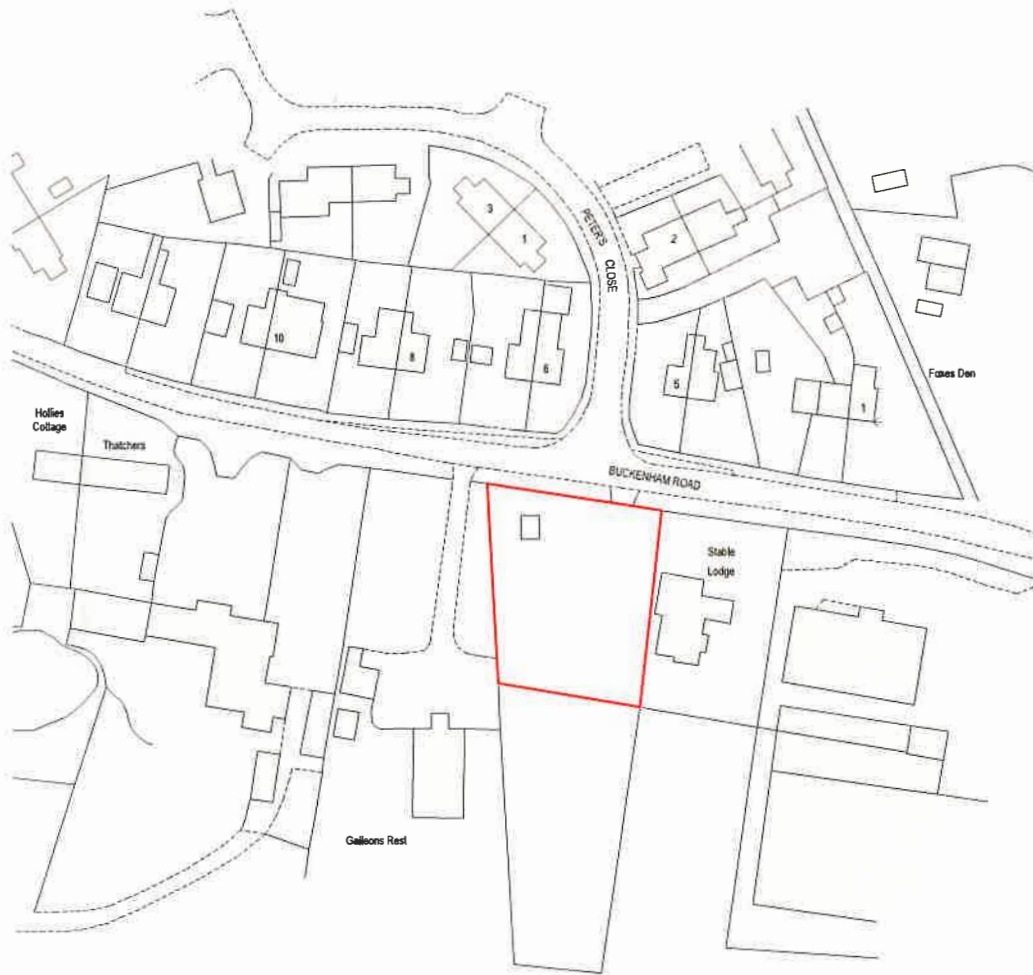
**12e. Please attach any viability assessment or development appraisal you have undertaken for the site, or any other evidence you consider helps demonstrate the viability of the site.**

**Other Relevant Information**

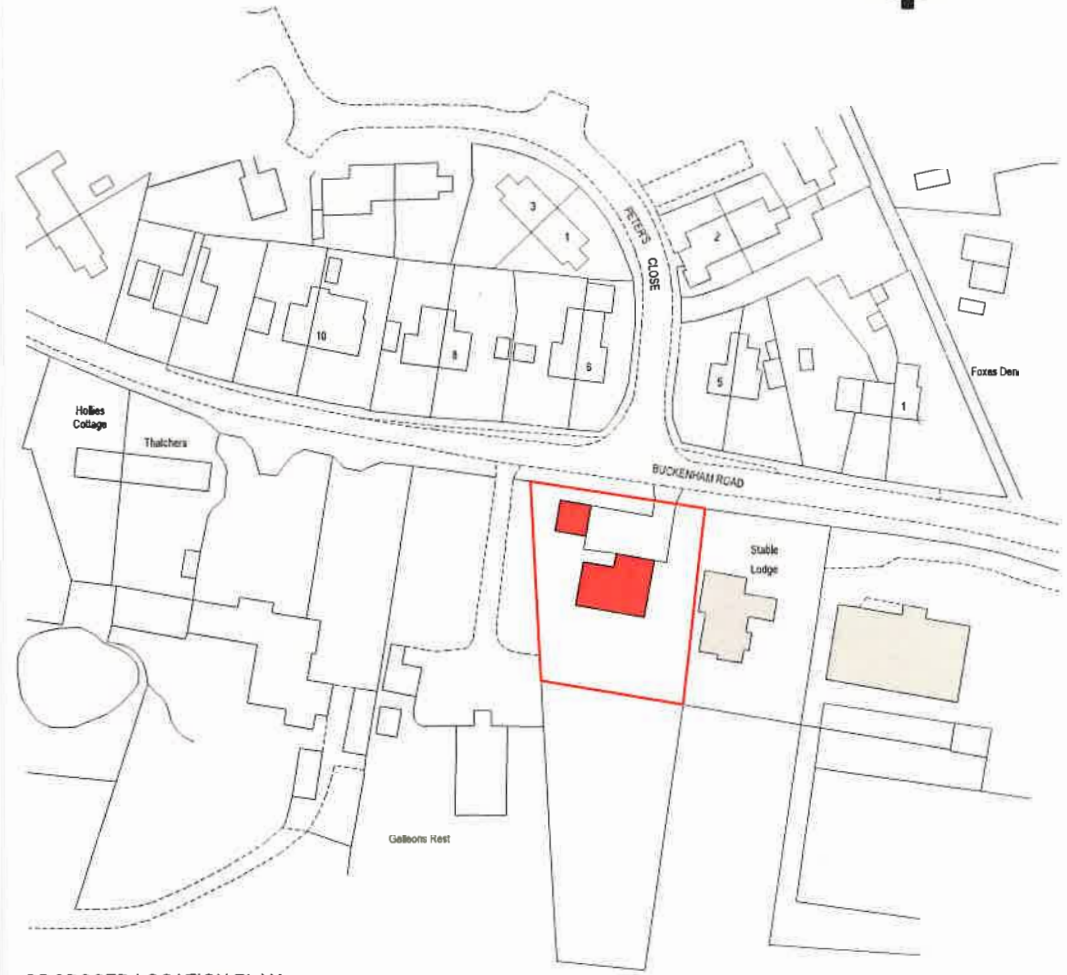
**13. Please use the space below to for additional information or further explanations on any of the topics covered in this form**

<b>Check List</b>	
Your Details	
Site Details (including site location plan)	
Site Ownership	
Current and Historic Land Uses	
Proposed Future Uses	
Local Green Space (Only to be completed for proposed Local Green Space Designations)	
Site Features and Constraints	
Utilities	
Availability	
Market Interest	
Delivery	
Viability	
Other Relevant Information	
Declaration	

<b>14. Disclaimer</b>	
<p>I understand that:            Data Protection and Freedom of Information            The Data Controller of this information under the General Data Protection Regulation (GDPR)2018 / Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk District Council. The purposes of collecting this data are:</p> <ul style="list-style-type: none"> <li>• to assist in the preparation of the Greater Norwich Local Plan</li> <li>• to contact you, if necessary, regarding the answers given in your form</li> <li>• to evaluate the development potential of the submitted site for the uses proposed within the form</li> </ul> <p>The Site Submission response forms received as part of the Greater Norwich Local Plan Regulation 18 Consultation will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by Norfolk County Council, and the details being published for consultation purposes. Any information you consider to be confidential is clearly marked in the submitted response form and you have confirmed with the Council(s) in advance that such information can be kept confidential as instructed in the Greater Norwich Local Plan: Regulation 18 "- Site Submission Guidance Notes.</p> <p>See our Privacy notice here <a href="http://www.greaternorwichlocalplan.org.uk/">http://www.greaternorwichlocalplan.org.uk/</a> for information on how we manage your personal information</p> <p><b>Declaration</b>            I agree that the details within this form can be held by Norfolk County Council and that those details can be made available for public viewing and shared with Broadland District Council, Norwich City Council and South Norfolk Council for the purposes specified in the disclaimer above.</p>	
Name	Date
	14 . 3 . 20



EXISTING LOCATION PLAN



PROPOSED LOCATION PLAN



**DRAWINGS:-**  
 The drawings are the copyright of Studio 35 Architecture Ltd. The drawings are not to be scaled from. The scale of the drawings and any other drawings are to be taken from the drawings and not from the printed drawings. All dimensions are to be taken from the drawings and not from the printed drawings. All dimensions are to be taken from the drawings and not from the printed drawings.

**GENERAL:-**  
 All work to be carried out shall be carried out in accordance with the current British Standard Codes of Practice and Building Regulations. The drawings are not to be scaled from. The scale of the drawings and any other drawings are to be taken from the drawings and not from the printed drawings. All dimensions are to be taken from the drawings and not from the printed drawings. All dimensions are to be taken from the drawings and not from the printed drawings.

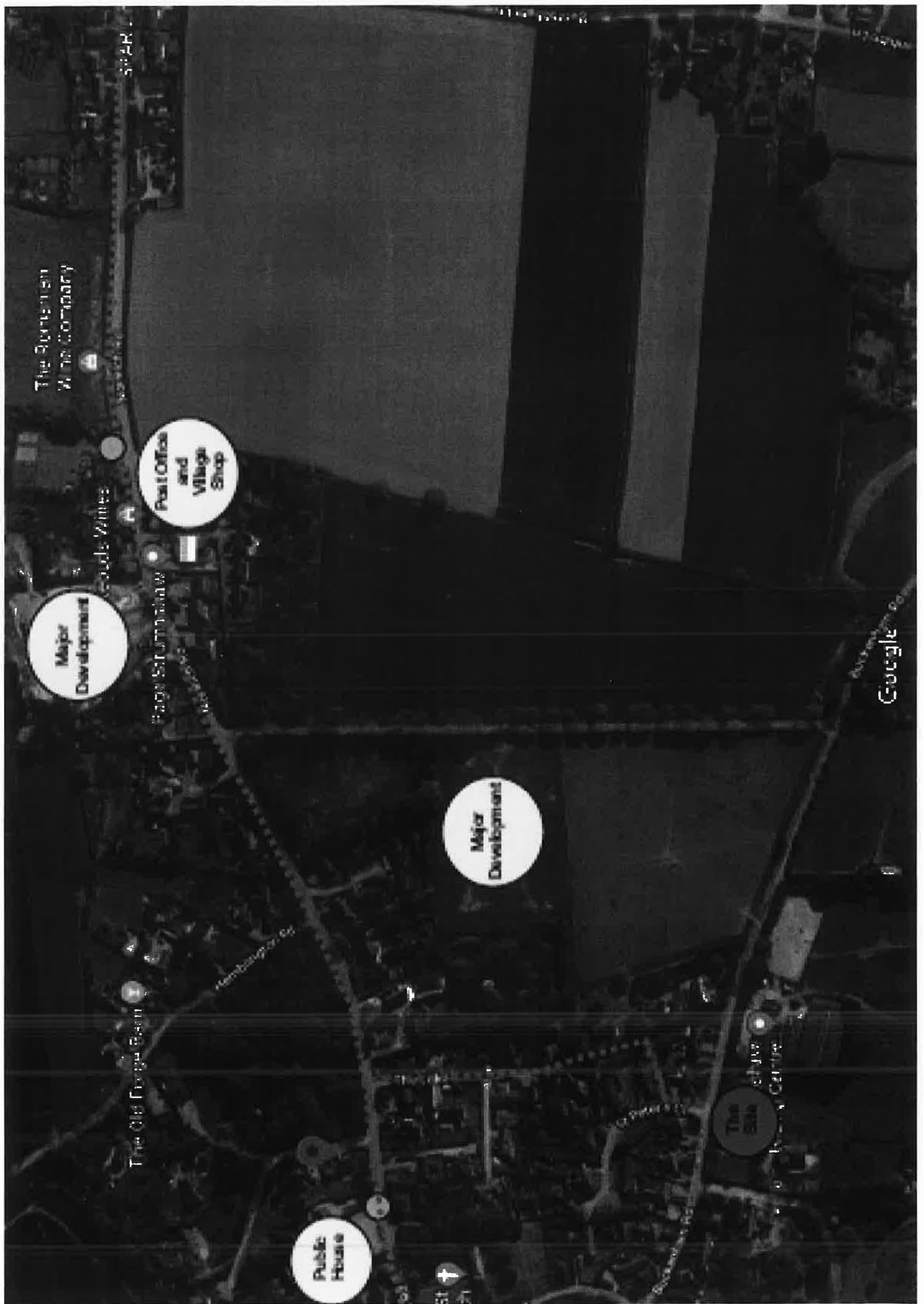
It is the owners responsibility to ensure that the property and site is free from any courses of unusual restrictions, covenants or easements.

**PARTY WALL ACT 1996 -**  
 Attention is drawn to the Party Wall Act 1996. The client or owner must seek advice regarding the rights and obligations of the client or owner in relation to the Party Wall Act 1996. The client or owner must seek advice regarding the rights and obligations of the client or owner in relation to the Party Wall Act 1996.

**CONSTRUCTION REGULATIONS -**  
 Attention is drawn to the Construction Regulations. The client or owner must seek advice regarding the rights and obligations of the client or owner in relation to the Construction Regulations. The client or owner must seek advice regarding the rights and obligations of the client or owner in relation to the Construction Regulations.

<b>PROJECT</b>	NEW DWELLING (SELF BUILD) LAND OFF BUCKENHAM ROAD, STRUMPESHAW NORFOLK
<b>CLIENT</b>	MRS S. PALMER
<b>DRAWING TITLE</b>	CONCEPT DESIGN- PRE APPLICATION ENQUIRY

<b>Studio 35</b> <small>ARCHITECTURE &amp; INTERIOR DESIGN LTD</small>			
<b>PRE-APPLICATION SUBMISSION</b>			
<b>SCALE</b>	1:500	<b>PAPER SIZE</b>	A1
<b>DATE</b>	NOV 2019	<b>DRAWING NO</b>	05
<b>JOB</b>	PRE-APP	<b>REV</b>	05



The Recreation  
Ground

Major  
Development

Post Office  
and  
Village  
Shop

Major  
Development

Public  
House

The  
Old  
Mill

Google

# **DESIGN AND ACCESS AND BRIEF PLANNING STATEMENT**

November 2019

Project reference: Strumpshaw Pre-App 05

Applicant:

**MRS S. PALMER**

Project:

**PRE APPLICATION – SELF BUILD DWELLING, LAND OFF  
BUCKENHAM ROAD, STRUMPSHAW, NORFOLK**

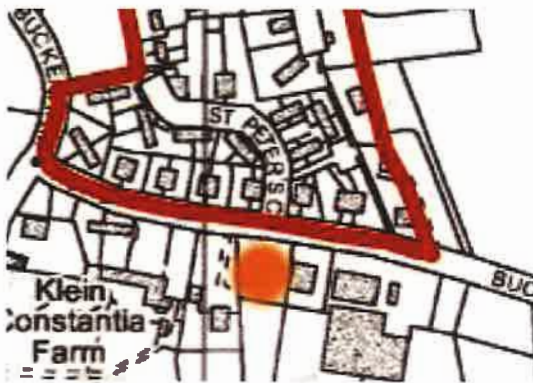
Studio | 35

ARCHITECTURAL DESIGN STUDIO

## Introduction

This Statement has been prepared by Studio 35 Architecture Ltd on behalf of Mrs S. Palmer in support of a pre application for a self-build dwelling at land off Buckenham Road, Strumpshaw.

The application seeks to establish the suitability of a self-build dwelling in the location shown on the submitted drawing package.



Settlement Boundary north of the proposed site

The site is located adjacent the settlement boundary and located within a sustainable location. We have submitted a connectivity plan to show how the site is not dependant on a vehicle to access wider amenities. The site is linked by immediate public footpaths to provide access to local facilities.

## Justification Statement

The site proposed is adjacent an existing dwelling associated with the riding centre. The proposed dwelling will follow the same building line of the existing dwelling and its design will look to reduce impact on this dwelling. The intention is to propose a 1 ½ storey dwelling to the eastern boundary which will limit impact and over shadowing. There will also be around 3-4 meters between the properties to ensure good separation.

To the north an existing access will be utilised to provide access on to the site. To the west, a row of trees will be retained and mask the dwelling from view. The proposed dwelling is positioned a good distance forward from dwellings to the west to avoid any overlooking or overshadowing. However, the building line remains consistent to further dwellings to the west such as Thatcher's and Hollies Cottage. The new dwelling will also form an aesthetic

vista when leaving Peters Close as currently this is just an unkept hedge and overgrown verge.

The dwelling will be traditional in design and reflect that of the dwellings immediately adjacent and the local area.

As mentioned, the existing access will be retained and there is enough highway verge to ensure the correct vision splays on to the highway network.

The applicant proposes this site as a self-build dwelling and is happy to sign up to a Section 106 agreement. The initial view is to see whether this proposal is acceptable as a self-build dwelling, there will be an emphasis on renewable energy sources and providing a high-level performance in terms of SAP and EPC Certification.

## **Planning Policy Statement**

The following sections of the National Planning Policy Framework are considered relevant to this application: -

NPPF 02: Achieving sustainable development

NPPF 04: Decision-making

NPPF 05: Delivering a sufficient supply of homes

NPPF 08: Promoting healthy and safe communities

NPPF 11: Making effective use of land

NPPF 14: Meeting the challenge of climate change, flooding and coastal change

Paragraph 10 of the NPPF states 'so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development'.

Paragraph 8 of the NPPF sets out three dimensions to sustainable development:

- Economic – helping to build a strong, responsive and competitive economy
- Social - supporting strong, vibrant and healthy communities.
- Environmental - contributing to protecting and enhancing our natural, built and historic environment.

### **Economic Role**

This application seeks the erection of 1 self-build dwelling. This application will have direct economic benefit particularly during the construction period. The design and size of the dwelling will require a variation of trades. This will provide immediate Economic benefit.

### **Social Role**

The dwelling will create a large family home



## **Environmental**

The location of the dwelling will require a robust approach to landscaping and environmental impact. It is acknowledged that any application would require details of how the dwelling will enhance the local environment.

## **Broadland District Council Development Management Policies**

There would be a focus on a good and respectful design in accordance with policy GC4.

Highway safety would be maintained from an existing access which would remain in use. Serving a suitable amount of parking spaces for the proposed accommodation.

Surface Water drainage would be satisfied by using a grate system or connecting to the existing drainage network. All in accordance with relevant policies CSU5, TS3 & TS4.

The adopted Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk has been considered. The most relevant policies from the Joint Core Strategy include:

- Policy 2: Promoting good design

### JCS Policy 2: Promoting Good Design

Joint Core Strategy 2 relates to promoting good design and states that;

*“All development will be designed to the highest possible standards, creating a strong sense of place.*

*In particular development proposals will respect local distinctiveness including as appropriate:*

*the historic hierarchy of the city, towns and villages, maintaining important strategic gaps*

## **Conclusion**

In conclusion, the focus of this pre-app is to establish the suitability of a dwelling within the red line boundary submitted. The dwelling is located sympathetically to its immediate boundaries. Located on the building line that forms linear development on to Buckenham Road.

It is our opinion that this pre-app provides a site suitable for self-build development. The proposal will be well designed and include renewable energy sources.

As part of this pre-app we need to understand if Broadland Council would support this application as a self-build dwelling with a resulting S106 to reinforce the requirements.

It is acknowledged this report does not provide supporting statements but on support from Broadland Council. Any application that is submitted will be robust in nature and cover all the validation requirements.