



QUANTUM GROUP

Quantum House  
170 Charminster Road  
Bournemouth  
Dorset BH8 9RL

Tel 01202 531635  
Fax 01202 531650

Email [info@quantumgroup.org.uk](mailto:info@quantumgroup.org.uk)

[www.quantumgroup.org.uk](http://www.quantumgroup.org.uk)

26007/A3/HL  
12th December 2018

FAO: Greater Norwich Local Plan Team  
PO Box 3466  
Norwich  
NR7 7NX

BY EMAIL AND POST: [gnlp@norfolk.gov.uk](mailto:gnlp@norfolk.gov.uk)

Dear Sir/Madam,

**GREATER NORWICH LOCAL PLAN – FURTHER CONSULTATION  
SITE PROPOSALS DOCUMENT ADDENDUM – NEW, REVISED AND SMALL SITES (29<sup>TH</sup> OCTOBER TO 14<sup>TH</sup> DECEMBER  
2018)  
HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (HELAA) ADDENDUM (OCTOBER 2018)  
SITE REFERENCE GNLPO436 (LAND NORTH OF LINKS AVENUE, BRUNDALL – BROADLAND DISTRICT COUNCIL)**

We write regarding the consultation on the above documents, and in relation to Site Reference GNLPO436 – Land North of Links Avenue, Brundall.

Further to our representations as made in reference to your Regulation 18 consultation in March 2018, we continue to welcome the inclusion of the above site.

We note that Brundall Parish Council has proposed broadly the same site area (GNLP2069) for recreational open space, and that this proposition has been considered within the HELAA and discounted as unsuitable. We acknowledge and support this conclusion, for the reasons given below in respect of the benefits being proposed in respect of the proposals before Broadland District Council for this site.

A hybrid planning application is currently before the Council (planning ref. 20171386) for their consideration in respect of the above site, and we expect this application to be determined in the Spring 2019. As previously advised, the planning application is for up to 170 homes on the site. We attach for your information an extract from a recent presentation in respect of the proposals, which shows the extent of the open space proposed as part of the planning application package for the site, with 10ha of open space being delivered should the application be approved. This is in contrast to the 4.9ha currently allocated for recreational use in this location, and we consider this to be a significant benefit.

The GNLPO Housing and Economic Land Availability Assessment (HELAA) Capacity Assessment (December 2017) undertaken for site GNLPO436 indicated that the site is considered to be 'Suitable' for the purposes of land availability assessment. On this basis, and notwithstanding the determination of the current planning application before Broadland District Council, we support the allocation of this site in the emerging GNLPO. We believe that its allocation represents a sustainable approach to the identification of housing land supply within Broadland District and the wider Greater Norwich area.

We would be grateful if you could acknowledge receipt of these representations, and that you continue to keep us apprised of the next steps in this consultation process. If you require any further information, then please do not hesitate to contact me.

Yours sincerely,

**ALEX ADAMS**  
Quantum Group

cc. Phil Courtier                    -            Broadland District Council  
Nigel Harriss                    -            Broadland District Council  
Robin Meakins                   -            Barton Willmore

## OUR VISION FOR LAND EAST OF MEMORIAL GROUND, BRUNDALL

### Illustrative scheme layout



In this context, our proposal seeks planning permission to develop the site for a mixture of housing and formal and informal open space, in order to help Broadland Council meet its housing supply and to provide sought after local open space facilities.

Our proposals look to provide a different layout for the open space than the allocation under Policy BRU3 envisages. This is so that we can propose an overall scheme that maximises the potential of the site and, in doing so, offers more open space to the community than Policy BRU3 requires.



# OUR VISION FOR LAND EAST OF MEMORIAL GROUND, BRUNDALL



- 01 Formal Playing Area
- 02 Run Dike Country Park
- 03 Sustainable Urban Drainage System
- 04 Hedgerow
- 05 Trees & hedgerow buffer
- 06 Children's Play Area
- 07 Public Footpaths
- 08 Main road / Cycle route
- 09 Emergency Access & route
- 10 Shared surface / Mews
- 11 Pumping Station
- 12 Development parcels
- 13 Run Dike
- 14 Phase 1 parcel
- 15 Main Access
- 16 Informal open space
- 17 Changing Facilities / Club House & Parking
- 18 Foot/Cycle Route



## APPLICATION SUPERIMPOSED ON ALLOCATED LAND - BRU3



Rather than the 4.9ha that Policy BRU3 requires, we propose to provide 10ha of open space. This would be split between the creation of a 3ha formal sports park and the establishment of a new 7ha Country Park, linking up to other open land adjoining the site. Foot and cycle paths through the country park will provide enjoyable routes. These facilities will be open for all the local community to use.

The intention is that this 10ha of land will be gifted to Broadland District Council who will work with Brundall Parish Council and the Memorial Hall Trustees - who may also want to join their existing facilities and land together - to work out how best to use this new land. Detailed plans for the land will then be brought forward under reserved matters.

As part of our application, we will provide a financial contribution to develop the new facilities and maintain them on the new open land gifted to the community.

Brundall Parish Council will also directly receive 25% of the Community Infrastructure Levy (CIL) financial contribution that the development will be liable to pay to Broadland. This could be circa £250k.

