Land at Strumpshaw Road and r/o Mallard Close

Design and Access Statement (Incorporating Planning Statement)

Our Ref: C11015

January 2012
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**Appendix 1 – Indicative Building Massing**
1.0 Introduction

1.1 This Statement has been prepared in compliance with the statutory requirements for Design and Access statements as set out in Article 4C of the General Development Procedure Order, and to comply with s62(5) of the 1990 Town and Country Planning Act (as amended by Section 42 of the Planning and Compulsory Purchase Act 2004).

1.2 The application relates to a revised proposal for development of land south of Strumpshaw Road, Brundall (known as Vauxhall Mallards cricket ground), following the grant of outline planning permission in 2010.

1.3 The principal difference between the current application and the previously approved scheme is the inclusion of an additional area of land to the west of the original application site, which lies to the rear of Mallard Close and forms part of the rear garden of an existing property known as Hillside.

1.4 The previously approved scheme comprised a development of 30 dwellings on 1 hectare of land (i.e. a density of 30 dwellings per hectare). The current proposals are for up to 44 dwellings on 1.6 hectares, which equates to a slightly lower overall development density of 27.5 dwellings per hectare.

1.5 As with the previously approved scheme, although the development would result in the loss of the private sports facility, the applicants intend to make provision via a s106 agreement for a commuted payment to assist the District and Parish Councils with the provision of new sports facilities elsewhere in the village that would better serve the wider community. The proposal also includes for the provision of a range of ‘affordable houses’, to facilitate access to the local housing market.

1.6 The planning application is made in ‘outline’ and seeks permission only for the principle of residential development. All matters of detail (the point of access, layout, scale, appearance, and landscaping) are Reserved for future approval.

1.7 An indicative layout plan has been prepared and is submitted as part of the application for illustrative purposes only. It shows how the development of the site might be achieved, but the layout and design may change at the Reserved Matters stage.

1.8 Prior to submission of this application, a number of parties have been consulted, and an informal exhibition was held at the Scout Hut to help inform residents and to receive feedback. Details of pre-application consultations are set out in the accompanying Statement of Community Involvement and Pre-Application Consultation.

1.9 The previously submitted Arboricultural report identified two category C sycamores close to the existing cricket nets that had structural defects and which would benefit from surgery. A qualified arboriculturalist has undertaken works to these trees in an effort to preserve and retain them. No trees have been removed from the site since the previous grant of permission.
1.10 In addition to this Planning, Design and Access Statement, the planning application is also supported by the following technical studies:

- Arboricultural Impact Assessment for the previously approved site – Ecosulis;
- Arboricultural Impact Assessment for the additional land – PJC Consultancy
- Ecological Assessment – PJC Consultancy
- Archaeological Study – CgMs
- Flood Risk Assessment – Cannon Consulting
- Transport Statement – Cannon Consulting
- Statement of Community Involvement and Pre-Application Consultation – Cirrus Planning and Development Ltd.
2.0 The Site and its Surroundings

2.1 The application sites lies on the south side of Strumpshaw Road, and is currently occupied by a private cricket pitch, used by the Vauxhall Mallards Cricket Club, and by the garden of a property known as Hillside.

2.2 The site has a frontage to Strumpshaw Road of around 100m, and is around 1.6 ha in total. The cricket pitch, its surroundings, and the garden are all primarily laid to grass, and the land slopes gently from north to south. A range of mature and semi-mature vegetation exists to the northern, eastern and western boundaries, and a hedge forms the southern boundary. Further details of the boundary trees can be found in the accompanying Arboricultural Assessments.

2.3 There is little in the way of existing buildings. These comprise a scoreboard and shed to the north-western boundary, and a club house on the northern boundary.

2.4 To the east, the site abuts neighbouring residential development, comprising firstly a large detached dwelling known as Strawberry Fields (under the control of the applicants), and a group of semi-detached properties fronting Strumpshaw Road.

2.5 To the west lies a substantial detached property (under the control of the applicants), beyond which lie the residential areas of Station New Road and Mallard Close. These comprise predominantly detached homes set on relatively large plots.

2.6 To the north, on the opposite side of Strumpshaw Road, the surrounding area is put to residential uses, comprising a range of modern detached and semi-detached properties.

2.7 To the south of the site lies a partially wooded area which contains a large lake, also within the control of the applicants, beyond which lies the railway line, which at this point lies upon a substantial embankment.

2.8 Immediately beyond the southern boundary of the site there is a footpath which links the eastern end of Brundall with the railway station which lies some 430m to the west. The centre of the village lies around 1km to the west, and between the site and the village centre lie local facilities such as Brundall Primary School and health centre at The Dales.

2.9 Strumpshaw Road is a bus route which provides a regular service through the village to Norwich City Centre, a journey of around 35 minutes. The St Michaels Road stop lies in close proximity to the entrance to the existing site.

2.10 The site is therefore relatively well located in terms of access to public transport, and a wide range of everyday facilities lie within reasonable walking distance from the site (see also Transport Statement by Cannon).
3.0 Description of the Proposed Development

3.1 As previously identified, this application is for outline planning permission, and aims to establish the principle of redevelopment for residential purposes rather than the detailed design of the scheme.

3.2 The application proposes up to 44 residential units, which equates to a density of roughly 27.5 dwellings per hectare, slightly less overall than the approved scheme. The development also includes the laying out of the necessary infrastructure to serve the development, including garages and parking areas, bins stores, highways infrastructure, drainage infrastructure, and residential amenity space.

3.3 The illustrative layout shows a mix of property types, ranging from 2 bed apartments, to 2, 3, 4 and 5 bedroom houses. The mix may of course change at the detailed design stage, but the site certainly has the potential to provide a wide range of dwelling types.

3.4 The proposed development seeks to retain the existing tree cover on the site, and to integrate the new development within that existing framework of boundary vegetation. It should be noted that since the Arboricultural reports were completed, substantive surgery has been undertaken (under the guidance of a tree surgeon) in respect of two sycamores close to the cricket nets (understood to be trees T7 and T8) in order to remedy defects identified in the original 2008 arboricultural report.

3.5 Where parking areas or private drives are constructed close to existing vegetation, construction will proceed in accordance with standard ‘no dig’ procedures to protect tree routes, as discussed in the arboricultural reports. No root protection areas will be lie within areas to be adopted by the Highway Authority.

3.6 The development of the site will include the removal of the existing clubhouse on the northern boundary of the site. The demolition of this structure, which lies very close to the principal vegetation on the northern boundary, should assist with the retention of these trees.

3.7 Vehicular access would be taken from Strumpshaw Road. With the set back of the site and intervening verge, and long straight nature of Strumpshaw Road in this location, suitable visibility in either direction is achieved. The application is accompanied by a Plan showing a broad zone within which the access to the site might be positioned whilst still maintaining visibility splays and avoiding any significant removal of existing vegetation or loss of important trees. A position for an access was approved under the previous consent in any event.

3.8 Pedestrian access would be available to Strumpshaw Road via footways alongside the vehicular access, but it is envisaged that pedestrian access would also be available to the footpath on the southern side of the site, which provides an alternative route to the station and the village.
4.0 Planning Policy Context

4.1 The Adopted Local Plan contained a number of saved policies relevant to the determination of the application, and we set these out below, together with our comments on how the proposed development responds to the issues raised. However, subsequent to the Local Plan, the Council has now also adopted the Greater Norwich Core Strategy, which sets a new strategic framework for development, and the policies in the Local Plan now need to be read within that new strategic context.

Greater Norwich Joint Core Strategy

4.2 The Joint Core Strategy was adopted on 24th March 2011. Policy 14 Key Service Centres states that land will be allocated for residential development at the key service villages, with Brundall being identified as delivering approximately 50 units. Policy 14 goes on to say that villages such as Brundall that also lie within the Norwich Policy Area may be considered for additional development to meet the ‘smaller sites’ allowance identified elsewhere in the Core Strategy (smaller sites in this context meaning sites that are not of such a large scale as to be identified specifically in the Core Strategy).

4.3 This proposed development, for 44 units, would therefore essentially satisfy the initial Policy 14 requirement for approximately 50 dwellings, or could provide a significant contribution to the ‘smaller sites’ allowance.

Policy 4 Housing requires new developments to provide a mix of house types to assist in delivering balanced communities. Although only in Outline at this stage, the indicative layout shows that a mix of property types can be provided in this instance. Policy 4 also requires the provision of affordable housing, with scheme of 16 units or more expected to provide 33% affordable housing. Affordable housing provision is covered in Section 9 of this statement.

The Broadland Local Plan

4.5 The application site falls within the settlement boundary of Brundall, as defined on the adopted Proposals Map. Policy GS1 provides that new development should be concentrated within these defined settlement limits.

Policy GS3 provides general policy guidance on new development. Items (a) to (d) relate to accessibility and are covered separately under Section 8 of this Statement on Access. Items (e) and (f) relate to residential amenity and the character of the area – as identified previously, the surrounding character is predominantly residential, whilst the location of the development, its scale, and separation from neighbouring properties will ensure no material impact on the reasonable amenity of existing properties.

Item (g) relates to nature conservation – the separately submitted Ecological Assessment covers the potential impact on existing habitats and species. The development causes no loss of high quality agricultural land (item h), has no impact on built heritage (item i),
causes no issue of flood risk (item j), no issue of contamination (item k), and has no impact on local air quality (item l).

4.8 **Policy GS4** relates to utility infrastructure, and there are no known infrastructure constraints.

4.9 **Policy ENV2** relates generally to the need for all new development to achieve a high standard of design. Although the scheme is submitted in outline only, the indicative layout plan shows the potential to achieve a suitable design and layout for the site that addresses the detailed matters raised in this policy. The layout is discussed further in Section 7 on the design principles.

4.10 **Policy ENV3** refers to the need for appropriate arrangements for landscape maintenance. It is assumed that any planning permission would be subject to a condition requiring the approval and implementation of a landscape management plan.

4.11 **Policy ENV4** relates to protected species and habitats. Ecological matters are covered in the accompanying assessment, which demonstrates that the site has no protected habitats and that no adverse impact would be likely to arise to protected species.

4.12 **Policy ENV5** relates to the protection of natural features – the proposals would provide for the retention of existing vegetation, as appropriate, alongside new planting.

4.13 **Policy ENV9** provides that important ‘green spaces’ within settlement limits will be defined on the Proposals Map. The application site is not a designated ‘green space’ identified for protection under this policy.

4.14 In relation to housing schemes, **Policy HOU1** provides that on sites not allocated for housing, but which nevertheless fall within settlements, proposals for estate housing will be permitted. This approach recognises the fact that not all suitable housing sites are allocated in the plan, and that other ‘windfall’ sites such as the application site can still come forward in suitable locations and contribute to housing supply.

4.15 Although the supporting text to Policy HOU1 still refers to ‘estate’ development as comprising no more than 6 dwellings, the Council recognised as part of the previous grant of permission for 30 units on this site that, in the context of the Joint Core Strategy requirements for new housing at key villages, it would be unrealistic to continue to restrict new developments to no more than 6 units.

4.16 **Policies TA4 and TA5** relate to accessibility for pedestrians and cyclists, and are covered in Section 8 below on Access.

4.17 In terms of recreation provision, **Policy RL7** requires new housing developments to provide open space to meet the needs of the new residents. As per the existing planning permission, it is proposed that an off-site contribution to assist in the provision of new open space to meet the wider needs of the community would potentially be a suitable alternative means of contributing to open space, and an ‘RL7 Contribution’ is included within the Heads of Terms for the proposed s106 agreement set out in Section 9.
4.18 **Policy RL8** seeks the retention of existing open space, unless appropriate compensatory provision is made elsewhere. Again, as per the existing permission, an off-site financial contribution to help meet the wider needs of the community for access to public open space is proposed. An ‘RL8 Contribution’ is included within the s106 Heads of Terms in Section 9 below.

4.19 Account has been taken of relevant supplementary planning guidance, and guidance/information notes, including the Council’s guidelines on car parking standards, and guidelines on tree protection and the integration of existing trees in new development.
5.0 Physical and Socio-Economic Context

5.1 We have described the site and the surrounding area in Section 3 above, which sets out the physical context for the development. In brief, the site comprises an open and gently sloping area of open space, with mature and semi-mature vegetation to the site boundaries, set within a predominantly residential area.

5.2 In terms of the socio-economic context, the existing use of the site as a private cricket pitch provides some community usage, albeit the use is limited to cricket, is therefore very much seasonal, and is restricted to a private facility. The fact that the site is undeveloped also provides some level of amenity for adjoining occupiers, in terms of the view they currently enjoy. The cessation of the existing use would therefore have minimal impact on the wider community. Conversely, the provision of replacement sports facilities, assisted by the proposed payment of a commuted sum, would have a significant benefit to the wider community, in terms of the creation of a public sports and leisure use with wider utility.

5.3 The settlement boundary of Brundall is tightly drawn and the opportunities for new housing developments of any scale (and capable of providing affordable housing) are relatively limited. The number of new homes delivered in recent years has been relatively low accordingly.

5.4 The application site forms one of the few opportunities within the village envelope to deliver new housing, including affordable housing, to meet the needs of local residents.
6.0 Environmental/Technical Context Appraisal

Arboricultural Report

6.1 The application is accompanied by Arboricultural assessments which examine the potential impact of the development on existing trees. The design of the scheme has evolved in conjunction with the Arboricultural work, with a view to ensuring that existing trees are retained wherever feasible.

6.2 Generally, with the judicious use of ‘no-dig’ areas to avoid damage to routes, the impact of the development on existing trees would be minimal, and any decision as to the merits or otherwise of the replacement of trees with more appropriate specimens is a matter that can be dealt with as part of a detailed landscaping scheme in due course.

6.3 It should be noted that the original Arboricultural report noted structural defects associated with two Category C sycamores located close to the existing cricket nets. These trees have been the subject of Arboricultural work with a view to ensuring their retention. No trees have been removed from the site since the previous grant of planning permission.

Ecological Report

6.4 The site is not designated as having particular ecological significance. Surveys have been undertaken which confirm that, with the possible exception of some individual trees (to be retained) and the potential of the boundary hedgerows to acts as foraging routes (to be retained), there are no ecological constraints on development.

Flood Risk and surface water drainage

6.5 The southern-most part of the site falls within an area of potential flood risk, and therefore all buildings are proposed to be located on higher ground. The separately submitted flood risk assessment explains how on-site surface water attenuation would ensure that run-off from the site would be no greater than existing.

6.6 A minor redesign of the internal layout of the site may be required at the detailed stage to ensure all properties are properly located outside of the area identified as being at risk of flooding, but the FRA shows no significant issues arise as a result of the indicative layout.

Utilities and servicing

6.7 There are no known constraints to the supply of utilities to the site. Foul drainage would be to the existing mains, and power and communications would also be directed into the site from Strumpshaw Road.

Ground Conditions/Contamination

6.8 The site has historically be used for agricultural purposes, followed by recreational purposes. There has been no history of potentially contaminative uses that would be likely to impact upon its re-use for residential purposes.
7.0 Design Principles

7.1 In the light of the preceding contextual and technical analysis, the following sections explain the key design principles for the scheme. As previously explained, however, the scheme is submitted in Outline only, and therefore whilst the design principles and layout of the site set out below are intended to act as a guide for the preparation of future Reserved Matters applications, the design and layout are not submitted for approval at this stage.

Land Use

7.2 As previously described, the site lies within a predominantly residential area, and given the objectives of the development (to provide for a mix of residential units to meet local needs whilst contributing to off-site recreational provision), the character of the surrounding area, and the existence of supporting non-residential uses within the village to the west, the proposed land-use is entirely residential.

The Amount of the Development

7.3 At present, the 1.6 hectare application site is occupied by an existing cricket pitch and an area of rear garden. The proposals seek to replace these existing uses with up to 44 new homes. It is considered that a development of multiple dwellings on this site is in character with the setting and local pattern of development. The proposed density of 27.5 dwellings per hectare is slightly less than the approved scheme, and strikes the right balance between making good use of the land and ensuring a development in keeping with its context.

7.4 The proposals include a variety of two, three, four and five bedroom dwellings, all 2 or 2½ storey, comprising maisonettes, terraced houses, semi-detached houses, link-detached and detached houses.

The Layout of the Development

7.5 The indicative layout includes a central access road, emanating from which are a number of shared surface zones/parking courts and a number of proposed private driveways (See fig (i) ‘Shared Surface Zones’ below.)
7.6 The indicative layout is designed to create a positive frontage to Strumpshaw Road, which is faced by new dwellings at a similar offset to houses opposite. Positive frontages are also provided within the site and to the southern boundary where, again, public spaces are engaged by outward facing houses (see fig (ii) ‘Positive Frontages’ below).
7.7 By fronting on to these adjacent public rights of way, and by providing good surveillance throughout the site, the site conforms with layout principles for safety and crime prevention in ‘Secured by Design’.

7.8 The indicative layout has been arranged so that dwellings do not generally back on to each other, but rather do so only at oblique angles and at generous separation distances, or where there is intervening vegetation. This affords high levels of privacy for each dwelling. Garden size is generally determined by the size of the dwelling, but is at least 66 square metres for two bedroom houses. The maisonettes share communal gardens.

7.9 Car parking is provided in accordance with Broadland District Council’s Supplementary Planning Document on parking standards which, broadly, results in 2 spaces for a 2 or 3 bedroom unit and 3 spaces for a 4 or 5 bedroom unit.

7.10 In addition to the two proposed vehicular/pedestrian access points on the northern boundary with Strumpshaw Road, there is additionally a pedestrian points of access on the southern boundary that links with the existing public footway beyond.

7.11 The indicative layout has been designed so that there are focal points at the end of most internal views, and garages and parking areas are located discretely so as not to dominate visually (See fig (iii) ‘Focal Points’ below).

fig. (iii) Focal Points
The Scale of the Development

7.12 The proposals are for 44 dwellings at a density of approximately 27.5 dwellings per hectare. This is appropriate for the location of this site in its setting and reflects the urban grain of the surrounding village area, whilst providing a good balance of affordable and traditional open market housing. There is a good range of house types and sizes across the site in order to meet local need.

7.13 The table below sets out the scale parameters of the dwellings shown on the indicative layout (see also Appendix 1 for indicative building massing diagrams).

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<th>Building Scale Parameters – Maximum Dimensions</th>
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<tr>
<td>Unit Type</td>
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<tr>
<td>----------------------------</td>
</tr>
<tr>
<td>Detached (each unit)</td>
</tr>
<tr>
<td>Semi-Detached (each unit)</td>
</tr>
<tr>
<td>Terraced (each unit)</td>
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<td>Apartments/Flats (block)</td>
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Landscaping Strategy

7.14 There are a number of mature trees to the perimeter of the site, particularly some large Sycamore, Prunus, Beech and Yew, Oak and Cedar which are in good condition and are considered visually important, contributing to local amenity generally. The proposed layout may require the removal of only one or two poor quality trees to provide access to the site.

7.15 The retained perimeter trees will lend the site an immediate landscape maturity and will provide excellent screening from adjacent property.

7.16 To the south of the site, between the southern site boundary and the public footway, is a hedgerow which has been maintained at a height of approximately 2.0m. This effectively provides visual enclosure to the southern part of the site, in particular the proposed adjacent shared surface road. This can be further enhanced with additional tree planting along the line of, or parallel to, the hedgerow.

7.17 The interior of the site is relatively free from any mature landscape features, being made up, in the main of, the grassed playing surface and outfield of the cricket ground, which gently slopes down from the north east to the south west, and various areas of hardstanding and the aforementioned cricket club buildings. The interior of the site therefore provides a ‘blank canvass’ to create a good quality soft landscape scheme associated with the proposed residential layout. This would incorporate new tree planting in both public and private areas, and additional infill planting to the perimeter where necessary to ensure that strong boundaries are maintained.
7.18 The new soft landscape elements will complement the existing landscape setting and will be long-living and low maintenance in nature, whilst providing seasonal interest and variety. Retained trees may be the subject of routine surgery in the future, either through communal management or the action of individual occupiers.

7.19 Good quality hard landscape materials will be utilised in the paved areas that form part of the street scene and the use of Tegula block paving or granite setts for the parking bay areas. These materials will naturally weather and improve with age as the site matures.

7.20 Whilst ‘cut and fill’ techniques will be used to incorporate the proposed dwellings into the gently sloping site, the gradient of the site is not sufficient to warrant the need for special access requirements for the disabled - most houses will be accessible from street level on a level approach without the need for steps.

External Appearance and Strategy for Materials

7.21 The proposed dwellings will be designed in the local vernacular using local materials where feasible. These materials will naturally weather and improve with age, but will also contribute to the character of the local area from the date of completion. The height and pitch of the roofs will reflect that of houses in the local area, and the scheme will only provide two storey accommodation (with the occasional 2½ storey dwelling) across the site, again in keeping with the style of housing in the local area. However, the proposed dwellings will differ in detail, scale and in their use of materials in order to provide contrast and variety across the site, improve visual amenity and provide interest.

Energy Efficiency and Sustainability

7.22 All of the proposed dwellings will be afforded good levels of daylight, and many of the proposed dwellings have at least one south-facing aspect which will maximise opportunities for passive solar gain. Many of the proposed dwellings have shared walls which will aid their thermal efficiency.

7.23 It is envisaged that the proposed development will be built to Code Level 4 of the Code for Sustainable Homes, and will achieve 10% renewable energy supply. It is expected that a condition will be placed on any planning permission requiring details of the measures to be used to achieve these objectives.
8.0 Access Principles

8.1 Since the application is for outline planning permission (other than the access points to Strumpshaw Road), and does not encompass detailed design, it is appropriate to look at the principles for accessibility rather than specific design features.

8.2 Relevant policies in the Broadland Local Plan include Policy GS3 (a) to (d), which provide that all development should be accessible to all members of the community, be accessible to pedestrians and cyclists, be accessible to public transport, and provide safe means of access for vehicles. Policy TA4 requires safe access for pedestrians, including those with limited mobility, and Policy TA5 requires suitable provision for cyclists.

8.3 Pre-application discussions have not revealed any specific accessibility issues that require to be addressed at this outline stage, but the principles of the Accessibility strategy would comprise the following:

- Vehicular access – suitable means of vehicular access can be provided from Strumpshaw Road, to cater for all users;

- Pedestrian/Cycle Access – two main routes for non-vehicular access would exist, one from the north via Strumpshaw Road, and one from the south via the existing footway. Entrances from the south would need to be designed to enable access by all users, and if gates are fitted, these will need to be wide enough for use by the mobility impaired. Due to the topography of the site, care will need to be taken in respect of the gradient of the footways to the north adjoining Strumpshaw Road, and it may be that an alternative route running parallel to the slope would be desirable. At the detailed design stage, appropriate facilities for secure cycle storage will need to be defined. The Transport Statement by Cannon provides further details.

- Public Transport Access – the pedestrian/cycle routes identified above will provide safe and convenient access to bus services in Stumpshaw Road and to Brundall Station;

- Internal Access – it is likely that the majority of the development will be served from a single spine road, which will provide good vehicular and non-vehicular penetration through the site;

- Parking areas – parking areas should be located with a view to providing convenient and safe access to the units they serve. In most cases, parking is to be provided on plot. Where parking courts are uses, these should be well related to the accompanying residential units, on level ground and providing level access to accord with the requirements for Lifetime homes;

- Access to residential units – level access will be required to individual units, avoiding obstructions and uneven surfaces, to comply with the requirements of the Building Regulations and Lifetime Homes.
9.0 S106 Contributions

9.1 The substance of the s106 agreement to be completed in the event that the Council resolves to grant planning permission has been the subject of pre-application discussions with Officers of the Council, and would in essence be the same as the contributions associated with the existing permission, updated to reflect current policies.

9.2 The principal heads of terms of that agreement would be as follows:

- Affordable Housing – 33% of units to be provided as affordable housing;
- ‘RL7’ Off-Site Open Space Contribution (arising from Policy RL7 and the need generated by new residents) – exact sum to be calculated based on the number of residential units provided;
- ‘RL8’ Off-Site Open Space Contribution (arising from Policy RL8 towards the replacement of the existing sports facility) – exact sum to be calculated;
- Libraries contribution – exact sum to be calculated;
- Contribution to legal fees/monitoring.

9.3 The above forms the provisional list of items for inclusion in the s106 agreement, based on the legal agreement for the previous permission, which will need to be refined through further dialogue with the relevant Councils.
House type 1: 225 sq. m (5 bed) – units 1, 28 & 29
House type 2: 140 sq. m (4 bed) – units 6, 26 & 27
House type 3: 210 sq. m (5 bed) – units 17 & 30
House type 4: 125 sq. m (3 bed) – unit 22
House type 5: 105 sq. m (3 bed) – unit 25
House type 6: 90 sq. m (3 bed) – units 2, 3, 4, 5, 18, 19, 20, 21, 22 & 23
House type 7/8: 90 sq. m (2 bed) – units 7, 8 9 10
House type 8: 55 sq. m (2 bed maisonette) – units 11 - 16

Land at Strumpshaw Road, Brundall
W S and J S Biss
NTS
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