Dear Sir/Madam,

LAND TO THE EAST OF THE MEMORIAL HALL, BRUNDALL

We are instructed by Quantum Land (Brundall) Limited to submit a ‘hybrid’ application in respect of the above site, for the proposed development as described below:

Outline planning application with the details of appearance, landscaping, layout and scale reserved for later determination, with the exception of Phase 1 for which details of all matters in relation to the 23 dwellings within that Phase are provided. Development to comprise: up to 170 dwellings (Use Class C2 and C3), and a community/sports pavilion (Class D1 and D2 use), a Country park, formal outdoor sports provision, access, and other earthworks and engineering works. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans.

We enclose four hard copies of each of the following:

i. Planning application and CIL forms;
ii. Development Parameters Schedule and Plans;
iii. Design and Access Statement;
iv. Planning Statement;
v. Statement of Community Involvement;
vi. Transport Assessment;
vii. Landscape and Visual Impact Assessment;
viii. Flood Risk Assessment;
ix. Flood Modelling Assessment;
x. Ecological Appraisal;
  a. Ecological Appraisal – Appendix A;
  b. Water Vole and Otter Survey;
  c. Great Crested Newt Survey;
  d. Bat Survey;
  e. Reptile Survey;
 xi. Tree Survey; and
 xii. Utilities Assessment; and
 xiii. Plans:
  a. Site Location Plan – Dwg ref. 26007-03.1 Rev.C
b. Site Location Plan - Phase 1 Boundary – Dwg ref. 26007-03.1 Rev.B

c. Development Parameter Plan 1 – Finished Ground Levels – Dwg ref. 26007-06 Rev.D


e. Development Parameter Plan 3 – Recreation and Ecological Connectivity Zones – Dwg ref. 26007-08 Rev.C

f. Development Parameter Plan 4 – Recreational Zones – Dwg ref. 26007-09 Rev.C

g. Development Parameter Plan 5 – Primary Movement Corridor – Dwg ref. 26007-10 Rev.D

h. Planning Layout - Phase 1 – Dwg ref. PL01 Rev.E

i. Street Elevations – Dwg ref. PL02 Rev.B

j. Sections – Dwg ref. PL03 Rev.B


l. Ridge and Slab Heights – Dwg ref. PL05 Rev.B

m. Landscape Proposals Plan – Dwg ref. L101 Rev.B

o. Schedule of Accommodation; and

p. House Type Package (including Garages):

   i. 2 Bed Type 1 Plans and Elevations – Dwg Ref. HT01 and HT01.1 Rev.A

   ii. 2 Bed Type 2 Plans and Elevations – Dwg Ref. HT01.2 and HT01.3 Rev.B

   iii. 3 Bed Narrow Plans and Elevations – Dwg Ref. HT02 and HT02.1 Rev.B

   iv. 3 Bed Wide Plans and Elevations – Dwg Ref. HT03, HT03.1 and HT03.2 Rev.A

   v. 3 Bed Wide (integral garage) Plans and Elevations – Dwg Ref. HT04, HT04.1 and HT04.2 Rev.A

   vi. 4 Bed Compact Type 1 Plans and Elevations – Dwg Ref. HT05 and HT05.1 Rev.A

   vii. 4 Bed Compact Type 2 Plans and Elevations – Dwg Ref. HT05.2 and HT05.3 Rev.B

   viii. 4 bed L-shape Type 1 Plans and Elevations – Dwg Ref. HT06 and HT06.1 Rev.B

   ix. 4 Bed L-shape Type 2 Plans and Elevations – Dwg Ref. HT06.2 and HT06.3 Rev.B

   x. 4 Bed L-shape Type 3 Plans and Elevations – Dwg Ref. HT06.4 and HT06.5 Rev.B

   xi. 1 Bed Flats Plans and Elevations – Dwg Ref. HT07 and HT07.1 Rev.A

   xii. 2 Bed Corner Plans and Elevations – Dwg Ref. HT08 and HT08.1 Rev.B

   xiii. 2 Bed Affordable Plans and Elevations (Type 1 and 2) – Dwg Ref. HT09, HT09.1 and HT09.2 Rev.A

   xiv. 3 Bed Affordable (integral garage) Plans and Elevations – Dwg Ref. HT10 and HT10.1 Rev.B

   xv. 3 Bed Affordable Plans and Elevations – Dwg Ref. HT11 and HT11.1 Rev.A

   xvi. Single Garage Plans and Elevations – Dwg Ref. HT12 Rev.A

   xvii. Double Garage Plans and Elevations – Dwg Ref. HT12.1 Rev.A

   xviii. Triple Garage Plans and Elevations – Dwg Ref. HT12.2 and HT12.3 Rev.A.
In addition to the plans listed above, we also enclose a set of 6 illustrative Framework Plans, numbered A1-A3 and B1-B3. These Framework Plans do not form part of the application, but are a useful tool to help to illustrate how the Development Parameters submitted (along with the detailed Phase 1 proposals) could be delivered on the site. This includes differing emergency access options, and a variation of options for the provision of open space across the site.

We also enclose a CD containing an electronic version of the items listed above. A cheque for £33,522.00 is also enclosed to cover the planning application fee payable. Please contact either Hannah Leary or myself should you require any further information.

We look forward to hearing from you regarding the registration of this application.

Yours faithfully

Robin Meakins
SENIOR PLANNING PARTNER

cc: Alex Adams – Quantum Developments (with CD)