LAND TO THE EAST OF THE MEMORIAL HALL, BRUNDALL

DEVELOPMENT PARAMETERS SCHEDULE AND PLANS

Prepared by Barton Willmore LLP on behalf of Quantum Land (Brundall) Limited

April 2018
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<th>Project Ref:</th>
<th>26007/A3</th>
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<td>Final</td>
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<td>Date:</td>
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1.0 DEVELOPMENT PARAMETER PLANS

1.1 The Phase 1 Full Application and Reserved Matters Applications submitted pursuant to the grant of outline planning permission shall comply with the following Development Parameter Plans (see Appendices 2-6):

Plan 1   Finished Ground Levels
Plan 2   Maximum Building Heights and Built Dev Extents
Plan 3   Recreation and Ecological Connectivity Zones
Plan 4   Recreational Zones
Plan 5   Primary Movement Corridor

1.2 The Phase 1 Full Application and Reserved Matters Applications submitted pursuant to the grant of outline planning permission shall also comply with the Development Parameter text set out below.

1.3 This application has been prepared by Barton Willmore LLP on behalf of Quantum Land (Brundall) Limited (the Applicant) to be submitted in support of a ‘hybrid’ application seeking outline planning permission for up to 170 dwellings, with the inclusion of Phase 1 – a detailed application for 23 dwellings. Planning permission is sought for the following:

“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 and/or informal 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”.

"
2.0 FLOORSPACE AND LAND USES

2.1 The development shall provide up to 20,350 sqm gross of buildings.

2.2 Within the ceilings set out in paragraph 2.1 (above) the completed development shall conform to the following restrictions set out in Table 1-3 (below):

Table 1 - Housing (Use Class C3)

<table>
<thead>
<tr>
<th>Min. No. of Units</th>
<th>Max. No. of Units</th>
<th>Maximum Floorspace (sqm gross)</th>
</tr>
</thead>
<tbody>
<tr>
<td>100</td>
<td>170</td>
<td>20,000</td>
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</tbody>
</table>

Table 2 - Residential Institutions (Use Class C2)

<table>
<thead>
<tr>
<th>Max. No. of Beds</th>
<th>Maximum Floorspace (sqm gross)</th>
</tr>
</thead>
<tbody>
<tr>
<td>62</td>
<td>3,500</td>
</tr>
</tbody>
</table>

Table 3 - Leisure and Community Facilities (Use Class D1 & D2)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Max. floorspace (sqm gross)</th>
</tr>
</thead>
<tbody>
<tr>
<td>D2 Assembly &amp; Leisure</td>
<td>350</td>
</tr>
</tbody>
</table>
3.0 BUILT DEVELOPMENT AREAS

3.1 Built development shall be restricted to the areas shown on Development Parameter Plan 2, with the exception of the following:

3.2 Within Recreational and Ecological Connectivity Zones (See Development Parameter Plan 3 and paragraphs 7.5), no built development will be permitted other than:

1. SUDS;
2. Fluvial flood storage;
3. Surface water attenuation;
4. Structural planting;
5. Landscaping;
6. Land sculpting;
7. Artwork, sculptures and signage;
8. Footpaths and cycleways and their associated apparatus;
9. Utilities and apparatus;
10. Development related to open space recreation;
11. Creations of roads and footpaths that may need to cross the Zones in order to provide connections for the built development; and
12. Creation of ecological habitats including wetland, meadows, scrub, conservation grassland, orchards, allotments, woodland.
4.0 BUILDING HEIGHTS & GROUND CONTOURS

4.1 The maximum height of structures and buildings are defined on Development Parameter Plan 2 and are to be measured from the finished ground level, which is controlled by Development Parameter Plan 1.

4.2 There will be no net import or export of bulk fill material, with the exception of topsoil.

4.3 The extent of excavation undertaken will need to take into account the hydrogeological setting of the development, ground water levels and the groundwater flow regime.

4.4 The extent of the parameter shown on Development Parameter Plan 1 relates to the finished development ground level and does not include any construction or temporary works operation above or below the finished development level.
5.0 RESIDENTIAL ACCOMMODATION

5.1 The range of residential accommodation within the development may extend from one bedroom apartments to six bedroomed detached houses, and all formats in between.
6.0 RESIDENTIAL DENSITY

6.1 The average density of residential development (in Class C3 defined using PPS3 methodology) of any individual Reserved Matters Application does not apply to or restrict reserved matters proposals for elderly care accommodation (which falls within Use Class C2).
7.0 GREEN INFRASTRUCTURE

7.1 Green infrastructure includes: private gardens, landscaping and structural planting; SUDS; ecological and natural areas; parkland; formal and informal recreation areas; sports pitches; orchards; allotments; equipped and non-equipped play areas; wetlands and watercourses, water features; flood risk management areas; and natural areas (maintained or otherwise). Green infrastructure may be provided on any part of the site.

7.2 Green infrastructure (excluding the ecological mitigation zones shown on Development Parameter Plan 3) must comprise a minimum of 30% of the site area when the development is complete, excluding private gardens.

Retained Features

7.3 The hedgerows and ditches shown on Development Parameter Plan 3 shall be retained, except where there is a need to remove sections of retained hedgerow in order to provide movement corridors across the site.

Recreational and Ecological Corridors

7.4 When the development is complete, Recreational and Ecological Connectivity Zones (Development Parameter Plan 3) shall be provided across the site to create a network of joined up spaces, predominantly free from development, and will:

1. Allow humans and wildlife to cross the site in north-south and east-west directions; in corridors where there will be no development other than that permitted under Paragraph 3.2;

2. Provide pedestrian and cycle links to the ‘Country Park’ and ‘formal and /or informal outdoor play’ area (See Development Parameter Plan 4);

3. Retain or provide improved ecological conditions for wildlife; and

4. Provide an easement to the foul sewer on site.

7.5 Development Parameter Plan 3 shows the locations of where these Recreational and Ecological Connectivity Zones shall be located. The minimum width of the corridors within each of the zones will be a minimum of 8m with no less that 2m on
any one side of a retained hedgerow. The corridors created within each of the zones shall establish an unbroken route and be free from development (except in accordance with paragraph 3.2).

**Major Open Spaces (Development Parameter Plan 4)**

7.6 A minimum area of open space, of at least 10ha in size, shall be provided. This will be predominantly made up of the Country Park area to the north of the site and the ‘formal and/or informal outdoor play’ area to the west of the site, within the zones defined on Development Parameter Plan 4. The definition of open space shall include “Green Infrastructure” as set out in paragraph 7.1 above.

7.7 The Recreational and Ecological Zones and the Major Open Spaces (see Development Parameter Plans 3 and 4) shall all be connected to form a continuous network for ecology and humans and must include variation in their width.

7.8 The Recreational and Ecological Zones and the Major Open Spaces (see Development Parameter Plans 3 and 4) may be crossed by movement corridors and associated infrastructure, including underground infrastructure.

7.9 At least 1 grass sports pitch could be provided within the ‘Zone within which formal/informal outdoor play is to be provided’ as identified on Parameter Plan 4.
8.0 ACCESS POINTS AND PRIMARY MOVEMENT CORRIDORS

8.1 The primary vehicular road through the site shall be within the Primary Movement Corridor as shown on Development Parameter Plan 5.

8.2 Two highway connection points from the site to the public highway will be made in the locations shown on Development Parameter Plan 5. The primary access to the site will at point ‘1’.

8.3 The primary movement route through the site will be constructed within the area shown on Development Parameter Plan 5.

8.4 Access point ‘2’ or ‘3’ will only provide access for the buildings / pavilions serving the ‘Zone within which formal and/or informal outdoor play to be provided’, and emergency access for the wider scheme in required circumstances as identified on Development Parameter Plan 4. Only one secondary access will be provided - either access Point ‘2’ or ‘3’. The default proposed second access point is Point 2 - Links Avenue.
Application Site

Built development up to 11 m in height from finished ground level

Project
Land East of the Memorial Hall
Brundall

Development Parameters

Plan 2 - Maximum Building Heights & Built Dev Extents

Date: 20.03.18
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Check by: HL
Project No: 26007
Drawing No: 26007 07
Revision: D
APPENDIX 4
Development Parameter Plan 3
LEGEND

Application Site
Retained hedgerow
Recreation & Ecological Connectivity Zones
1. Country Park
2. Verge/ Foul Sewer Easement Zone
3. Existing Vegetation
4. Existing Hedgerow

Project
Land East of the Memorial Hall
Brundall

Drawing Title
Development Parameters
Plan3 - Recreation & Ecological Connectivity Zones

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Check by: LA

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Revision: C

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LEGEND

- Application Site
- Zone within which country park to be provided
- Zone within which informal outdoor play to be provided

Project
Land East of the Memorial Hall
Brundall

Drawing Title
Development Parameters
Plan 4 - Recreational Zones

Date: 20.03.18
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Check by: HL
Project No: 26007
Drawing No: 26007 09
Revision: D
Add option for Emergency access point

LEGEND

Application Site

Primary Movement Corridor

Foul Sewer (6m easement)

Zone for emergency access and associated landscaping

1. Primary Access Point
2. Potential Emergency Access Point
3. Potential Emergency Access Point

Project
Land East of the Memorial Hall
Brundall

Drawing Title
Development Parameters
Plan 5 - Primary Movement Corridor

Date
02.08.17

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LA

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LA

Project No
26007

Drawing No
26007 10

Revision
D

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