Dear Sir/Madam,

GREATER NORWICH LOCAL PLAN – FURTHER CONSULTATION
SITE PROPOSALS DOCUMENT ADDENDUM – NEW, REVISED AND SMALL SITES (29TH OCTOBER TO 14TH DECEMBER 2018)
HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (HELAA) ADDENDUM (OCTOBER 2018)
SITE REFERENCE GNLP0436 (LAND NORTH OF LINKS AVENUE, BRUNDALL – BROADLAND DISTRICT COUNCIL)

We write regarding the consultation on the above documents, and in relation to Site Reference GNLP0436 – 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 GNLP Housing and Economic Land Availability Assessment (HELAA) Capacity Assessment (December 2017) undertaken for site GNLP0436 indicated that the site is considered to be ‘Suitable’ for the purposes of land availability assessment. On this basis, notwithstanding the determination of the current planning application before Broadland District Council, we support the allocation of this site in the emerging GNLP. 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 appraised 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 proposals look to provide a different local open space facilities. In this context, our proposal seeks planning permission to develop the site for a mixture of housing supply and to provide sought-after housing and formal and informal open space. In order to help Broadland Council meet its community than policy BRU3 requires, doing so offers more open space to the maximises the potential of the site and in under Policy BRU3 envisaged. This is so that layout for the open space than the allocation layout so offers more open space to the maximises the potential of the site and in under Policy BRU3 envisaged.
Pay to Broadmeadow. This could be circa $250k.

The contribution that the developer will be liable to
of the Community Infrastructure Levy (CIL) financial
arrangements is likely to be

Community:

The intention is that this is one of land and will be gifted
open for all the local community to use.

Rather than the 4.4ha that Policy BRU3 requires, we