

1b. I am... - Planning Consultant

1c. Client / Landowner Details (if different from your login account)

Title Mr

First Name Greg

Last Name Smith

Job Title (where relevant)

Organisation (where relevant)

Address

Post Code

Telephone Number

Email Address

2. Site Details

Site location / address and post code.

(at the end of this form you will be able to plot the site on a map as part of your submission)

Norfolk Showground

Dereham Road

New Costessey

NR5 0TT

Grid reference (if known) TG 150105

Site area (hectares) 53.5

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process. [RNAA, Showground LP Proposed Allocation Plan.pdf](#)

3. Site Ownership

3a. I (or my client)... Is the sole owner of the site

3b. Please provide the name, address and contact details of the site's landowner(s)

The Royal Norfolk Agricultural Association

4. Current and Historic Land Uses

4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)

Norfolk Showground

4b. Has the site been previously developed? Yes

4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)

Norfolk Showground

5. Proposed Future Uses

5a. Please provide a short description of the development or land use you proposed (if you are proposing a site to be designated as local green space please go directly to question 6)

To use the Showground for food, farming, leisure, tourism, recreation, arts and exhibition uses

5b. Which of the following use or uses are you proposing?

- Tourism
- Recreation & Lisure
- Community Use

Other Educational uses - see the answer to Q 13

5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.

No details have been prepared at this time

5d. Please describe any benefits to the Local Area that the development of the site could provide.

Improved facilities at the Norfolk Showground will increase jobs and widen the leisure and educational opportunities for the residents of, and visitors to, Norwich and Norfolk, to encourage tourism and (outdoor) recreation and in so doing bring greater consistency and sustainability to the RNAA's financial model so that the showground becomes a vibrant space for business and enjoyed by the local community.

6. Local Green Space

If you are proposing a site to be designated as Local Green Space please complete the following questions. These questions do not need to be completed if you are not proposing a site as Local Green Space. Please consult the guidance notes for an explanation of Local Green Space Designations.

7. Site Features and Constraints

Are there any features of the site or limitations that may constrain development on this site (please give details)?

7a. Site Access: Is there a current means of access to the site from the public highway, does this access need to be improved before development can take place and are there any public rights of way that cross or adjoin the site?

Yes, the site has good access at present and we recognise that any further planning permissions might require infrastructure improvements

7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?

No

7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?

Yes

7d. Flood Risk: Is the site liable to river, ground water or surface water flooding and if so what is the nature, source and frequency of the flooding?

No

7e. Legal Issues: Is there land in third party ownership, or access rights, which must be acquired to develop the site, do any restrictive covenants exist, are there any existing tenancies?

No

7f. Environmental Issues: Is the site located next to a watercourse or mature woodland, are there any significant trees or hedgerows crossing or bordering the site are there any known features of ecological or geological importance on or adjacent to the site?

There are trees and hedges on and around the site but it is not anticipated that any new buildings will affect any trees or hedges

7g. Heritage Issues: Are there any listed buildings, Conservation Areas, Historic Parklands or Schedules Monuments on the site or nearby? If so, how might the site's development affect them?

No

7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?

Park and Ride site, a golf course, an industrial building, a car showroom and an hotel are all relatively close to the site boundaries but it is not anticipated that any new buildings will affect these existing uses

7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.

No

8. Utilities

8a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.

Mains water supply Yes

Mains sewerage Yes

Electricity supply Yes

Public highway Yes

Broadband internet Yes

9. Availability

9a. Please indicate when the site could be made available for the land use or development proposed. Immediately

9b. Please give reasons for the answer given above.

The site is owned by the RNAA and for the reasons set out in the answer to Q13 they are keen to reduce their financial dependence on a single show and to bring greater consistency and sustainability into its financial model

10. Market Interest

10. Please choose the most appropriate category below to indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section. Enquiries received

11. Delivery

11a. Please indicate when you anticipate the proposed development could be begun. Up to 5 years (by April 2021)

11b. Once started, how many years do you think it would take to complete the proposed development (if known)? 10 to 15 years

12. Viability

This is the description of your section break.

12a. You acknowledge that there are likely to be policy requirements and Community Infrastructure Levy (CIL) costs to be met which will be in addition to the other development costs of the site (depending on the type and scale of land use proposed). These requirements are likely to include but are not limited to: Affordable Housing; Sports Pitches & Children's Play Space and Community Infrastructure Levy - I agree

12b. Do you know if there are there any abnormal costs that could affect the viability of the site e.g. infrastructure, demolition or ground conditions? No

12d. Do you consider that the site is currently viable for its proposed use taking into account any and all current planning policy and CIL considerations and other abnormal development costs associated with the site? Yes

13. Other Relevant Information

13. Please use the space below to for additional information or further explanations on any of the topics covered in this form

The Royal Norfolk Agricultural Association (RNAA) acquired its site at Costessey in 1952 and, since 1954, has run its annual flagship event - the Royal Norfolk Show - there. In addition, the showground is used year-round for a wide range of events and activities that both directly and indirectly enable the RNAA to fulfill its charitable objectives. These are summarised as supporting and encouraging agriculture, by promoting education about, and an understanding of, food, farming and the countryside.

In recent years, as demand - especially for educational activities - has increased, the RNAA has sought other ways to develop its site to both enable and support this growth. To widen its reach further and reduce its dependence on a single Show and to bring greater consistency and sustainability into its financial model, the RNAA is developing new activities and looks to its main asset, its site, to achieve this. Future development will enable and reinforce the RNAA's core objects by creating a unique sense of place reflecting the ethos, purpose and the strong connection that the showground has with food, farming and countryside. Development will benefit Norfolk and the region in many ways, for example by encouraging tourism, (outdoor) recreation and creating new jobs; the showground will be a vibrant space for business and enjoyed by the local community.

To achieve this, the RNAA is proposing that the current Local Plan Policy COS 5 and its explanatory words are revised as follows:

At the Norfolk Showground the Council is keen to maintain the balance between the open space character of the site that is a significant break in development whilst also allowing for its full potential as a food, farming, countryside, tourism, recreation and business resource to be realised. The policy for the Showground allows for further development related to food, farming, the countryside and leisure around open parkland that is the core of the Showground, subject to the criteria including, amenity, highways safety (specifically including the capacity of the Longwater junctions) and visual impact. Overall the site remains outside of the Development Boundaries for Costessey and Easton, in order to reflect the presumption against general building in this location.

REVISED POLICY COS 5: NORFOLK SHOWGROUND

Planning applications for the use of the Showground for food, farming, leisure, tourism, recreation, arts and exhibition uses will be considered positively in accordance with the Showground's masterplan provided that:

1. The open character of the site is retained
2. Harm would not be caused by the nature, scale, extent, frequency or timing of proposed activities, including:
 - a. Any noise or vibration likely to be generated, including from motorised sports or flying;
 - b. Any light which could have an impact beyond the site itself.
3. Highways and transport improvements to be agreed with Norfolk County Council and, where appropriate, the Highways Agency, including:
 - a. Appropriate and proportional contributions to short, medium and long term improvements to the A47 Longwater and Easton junctions to ensure that capacity does not become a constraint on development;
 - b. provision for, and proportionate contributions to, Dereham Road Bus rapid Transit (BRT) and other public transport

enhancements in accordance with the latest version of the Norwich area Transportation Strategy (NATS) implementation plan.

4. Wastewater infrastructure capacity must be confirmed prior to development taking place.

14. Declaration

I understand that:

Data Protection and Freedom of Information

The Data Controller of this information under the Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk District Council. The purposes of collecting this data are:

- to assist in the preparation of the Greater Norwich Local Plan
- to contact you, if necessary, regarding the answers given in your form
- to evaluate the development potential of the submitted site for the uses proposed within the form

Disclaimer

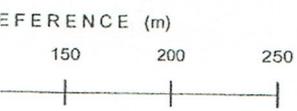
The Site Submission response forms received as part of the Greater Norwich Local Plan Regulation 18 Consultation will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by Norfolk County Council, and the details being published for consultation purposes. Any information you consider to be confidential is clearly marked in the submitted response form and you have confirmed with the Council(s) in advance that such information can be kept confidential as instructed in the Greater Norwich Local Plan: Regulation 18 "Growth Options" Consultation - Site Submission Guidance Notes.

I agree that the details within this form can be held by Norfolk County Council and that those details can be shared with Broadland District Council, Norwich City Council and South Norfolk District Council for the purposes specified in this declaration.

Name	Michael Haslam
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Date	Mar 19, 2018
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KNMA revised allocation 27 Jul 18



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