

1b. I am... - Planning Consultant

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

Title Mr

First Name Roger

Last Name Bond

Job Title (where relevant)

Organisation (where relevant)

Address

Post Code

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)

Congregation Hall

University of East Anglia

NR47TJ

Site area (hectares) 0.34ha

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process. [Congregation Hall.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)

3c. If the site is in multiple landownerships do all landowners support your proposal for the site? Yes

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.)

Congregation Hall is currently used as a venue for ticketed events and conferences. It is also used as a graduation venue and examination hall.

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)

The site has remained in use as an events space since its conversion from a Sports Hall. Two planning applications have been submitted to extend the building:

4/1991/0779 Erection of two story extension at side of sports centre to provide new drama studio. Approved: 13-02-92.

07/00512/F Addition of external platform Lift with new access door at lower ground level. Approved: 02-10-07.

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)

Redevelopment of Congregation Hall to potentially form the Congregation Conference Centre, in accordance with the UEA's Development Framework Strategy (2010). Currently, the building does not make efficient use of space, and fails to reflect the architectural importance of the University Campus. The redevelopment of the building will offer a more suitable space for academically orientated conference and events.

Other

University Related Development (teaching/research/general infrastructure/ancillary uses)

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

The Congregation Conference Centre will replace the existing Congregation Hall, connecting the Drama studio and providing a central courtyard area. The building will be 2 and a half storeys high and will provide 8,300 sqm of gross internal area.

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

The redevelopment of Congregation Hall will ensure that the site will become an important focal point within the Campus, thereby enhancing the legibility of the Campus and offering a more efficient use of the space on site. The redevelopment of the Hall will aim to increase floorspace to offer a more modern flexible and suitable location for ticketed events and wider University functions.

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.

6a. Which community would the site serve and how would the designation of the site benefit that community.

N/A.

6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.

N/A.

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?

The site benefits from an existing frontage onto the Eastern part of University Drive. This enables disabled access to the site, while it is located within a walkable distance within the Campus. The Hall is served by parking areas around the Campus. Further information will be provided in due course.

No public rights of way cross or adjoin the site.

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

The site levels are generally flat with no significant changes in level that could adversely affect the development of the site as a whole.

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

Ground conditions on the site are stable. Any potential ground contamination issues on the site will be investigated, and evidence provided, in due course. This will include mitigation measures to manage any ground contamination issues arising from demolition works.

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?

The Environment Agency Flood Risk Map indicates that the site is not located in a high level flood risk area (Flood Zone 1). At any detailed planning application stage, a suitable surface water drainage strategy solution can be implemented to eradicate any potential risk of flooding to the development site and the surrounding area.

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?

There are no known legal issues for the site, with the landowners owning the site.

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?

The site is not located next to a watercourse or mature woodland. The site contains hedgerows and some trees in the garden area to the north of the site. However, the trees are not acknowledged to be of high ecological importance. No trees on site have been designated with a Tree Preservation Order or other classification.

It is anticipated that some of the green features within the garden could be incorporated within the courtyard of the Congregation Conference Centre. Similarly, the hedgerows that border the site will be retained where possible.

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?

Congregation Hall is not a listed building, and is situated far from the heritage assets on Campus. The redevelopment of the Congregation Hall will not have an adverse impact upon the character of the local heritage assets.

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

The UEA Drama Studio adjoins Congregation Hall to the south, with part of University Drive to the west of the site, leading to a small parking/servicing area outside Union House. Broadview Lodge is situated to the east of the site.

It is not anticipated that the redevelopment of Congregation Hall will have any negative implications for 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.

It is anticipated that events/conferences may be relocated while the redevelopment takes place. Depending on the design of the redevelopment, certain uses within the UEA Drama Studio may have to be relocated. This will be determined at the planning application stage.

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

Gas supply Yes

Public highway Yes

Broadband internet Yes

Other (please specify)

N/A.

9. Availability

9a. Please indicate when the site could be made available for the land use or development proposed. 1 to 5 years (by April 2021)

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

The site is available for redevelopment in the period to April 2021, subject to availability of funding to finance development.

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. None

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)? Not known, depends on the final design specifications and availability of funding to finance the redevelopment.

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? Yes

12c. If there are abnormal costs associated with the site please provide details:

Given that the site is brownfield, there will be abnormal costs involved in the demolition of the existing Congregation Hall and clearance of the site. Furthermore, a detailed investigation of ground conditions prior to the commencement of redevelopment works would need to be undertaken.

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

Please refer to accompanying report and OS Map.

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

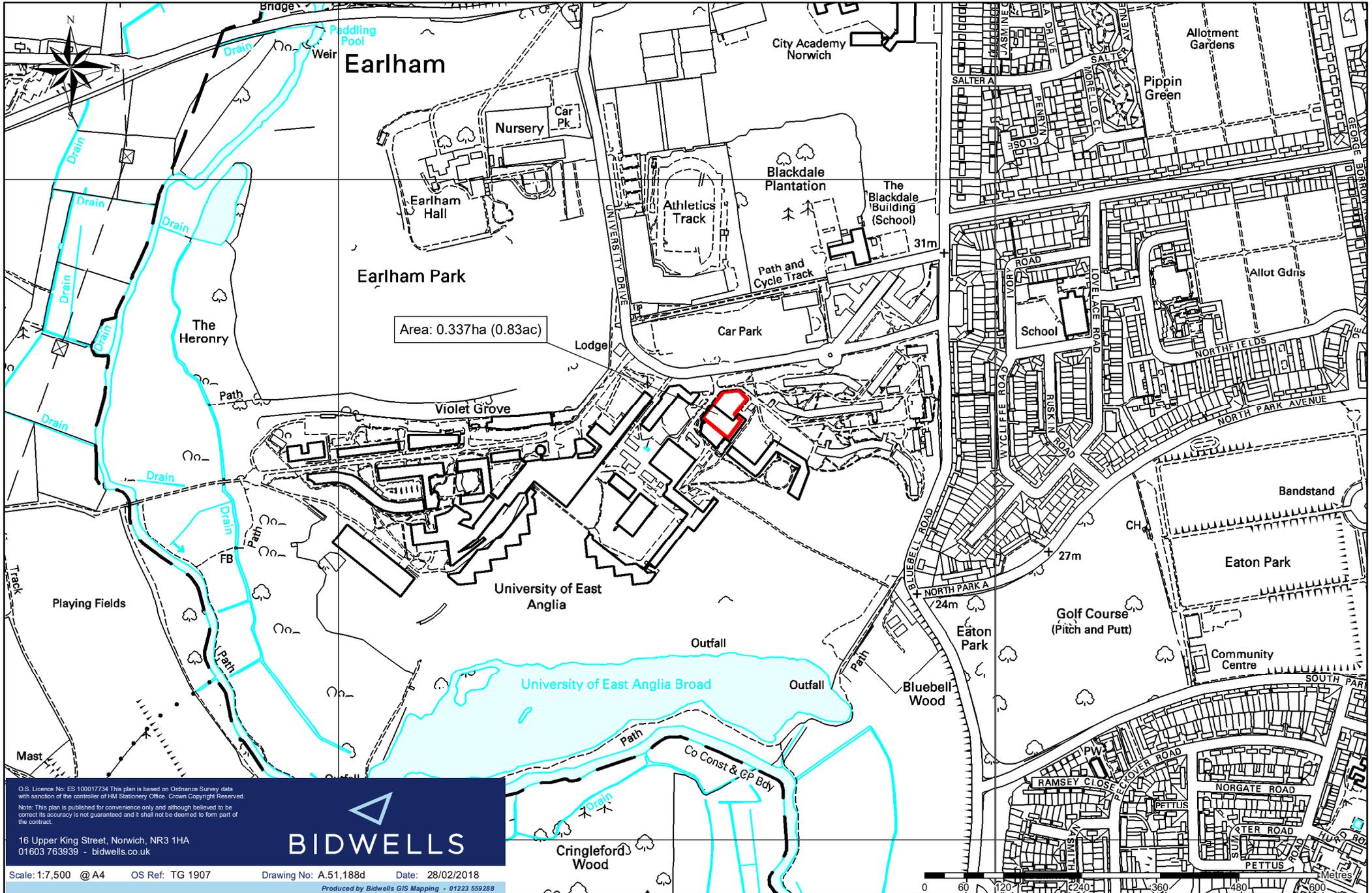
The Site Submission response forms received as part of the Greater Norwich Local Plan Regulation 18 Consultation will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by Norfolk County Council, 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	James Alflatt
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Date	Mar 22, 2018
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Congregation Hall



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