

**1b. I am...** - Planning Consultant

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

**Organisation (where relevant)** Landsec

**Address**

**Post Code**

**Telephone Number** C/O Agent

**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)**

The Riverside Entertainment Centre  
Koblenz Avenue  
Norwich  
NR1 1WT

**Site area (hectares)** 11.4

**Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process.** [Riverside - Riverside Norwich\\_Site Location Plan Revised.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)**

Landsec

**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.)**

Leisure Park (A1, A3, A4 and D2 Uses)

**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)**

Used as a Leisure Park for 20 years.

## 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)

The site could accommodate a mix of uses including residential, offices, increased leisure and recreational activities, hotels and retail.

Flexible uses would be appropriate to respond to changing market conditions over the plan period.

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

- Market Housing
- Affordable Housing
- Business and offices
- Storage and distribution
- Tourism
- Recreation & Leisure

### Other

Mixed Use, Retail

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

Will be subject to further assessment.

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

The proposed land uses would enhance the vibrancy and vitality of the town centre. It could also contribute towards the Greater Norwich housing delivery targets and generate additional economic value for the city and the region.

## 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?

Vehicle access is currently via Riverside (A147).

### 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?

Ground conditions are stable.

No potential contamination issues.

### 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 site is in Flood Zone 1

**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?**

None to our knowledge. No restrictive covenants.

Existing tenants of the units.

**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?**

Adjacent to the River Wensum

**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?**

Retail, residential and leisure 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

**Gas 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.** 10 - 15 years (between April 2026 and 2031)

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

Following the expiry of the current commercial sub-leases.

## 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.**

Site is owned by a developer/promoter

### 11. Delivery

**11a. Please indicate when you anticipate the proposed development could be begun.**

10 - 15 years (between April 2026 and 2031)

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

2 - 3 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

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

n/a

**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

#### 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** Anna Stott (Indigo Planning)

**Date** Mar 22, 2018



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**DEMISE DETAILS**  
SITE LOCATION PLAN

SCALE 1:2500 @ A3  
LEASE REF: 7012-D002-004

AUGUST 2015

**PROPERTY DETAILS**  
SITE PLAN  
RIVERSIDE LEISURE PARK  
NORWICH

DWG REF: 7012-S

REV

