

# GNLP REGULATION 18 RESPONSE UEA

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# Table of Contents

<b>1.0</b>	<b>Introduction</b>	<b>2</b>
<b>2.0</b>	<b>Supporting the Growth of the University of East Anglia</b>	<b>4</b>
	A) Newly Submitted Sites	4
	B) Previously Submitted Sites	10
<b>3.0</b>	<b>Response to Consultation</b>	<b>35</b>
<b>Appendix 1</b>		
PLAN OF UEA SITES		
<b>Appendix 2</b>		
FIGURE 3 (ACCESS & MOVEMENT) FROM NRP DEVELOPMENT FRAMEWORK		
<b>Appendix 3</b>		
CALL FOR SITES SUBMISSIONS		
- Congregation Hall		
- Land Adjoining the Sainsbury Centre		

## 1.0 Introduction

- 1.1 In response to the Greater Norwich Local Plan (GNLP) Regulation 18 consultation, we would like to take this opportunity on behalf of our client, the University of East Anglia (UEA), to promote a suite of sites within and around the UEA Campus.
- 1.2 Our client has previously submitted a suite of ten sites within and around the UEA Campus for consideration within the GNLP Call for Sites in 2016. This report endeavours to address concerns raised in the Housing Economic Land Availability Assessment (HELAA) around these sites.
- 1.3 Additionally, this report contains details of the deliverability of two new sites submitted as part of the Regulation 18 Consultation, which have not been previously submitted within the 'Call for Sites' consultation in 2016. However, the Local Plan process is ongoing, and the Regulation 18 Consultation offers another opportunity to submit new sites for the GNLP team to consider for allocation. With this in mind, please consider these two sites alongside the sites previously submitted.
- 1.4 The sites promoted within this report encapsulate a variety of uses, but the majority are focussed around UEA related development (e.g. teaching, research, accommodation, general infrastructure, ancillary uses), along with some being promoted for residential dwellings, and the expansion of the local knowledge-based industry around the Norwich Research Park (NRP). The sites submitted are as follows:

### **Previously Submitted Sites:**

- GNLP0133-A - University Drive North;
- GNLP0133-B - University Drive West – Undeveloped part of the Earlham Hall allocation;
- GNLP0133-C - Cow Drive North;
- GNLP0133-D - South of Suffolk Walk;
- GNLP0133-E - Strawberry Fields;
- GNLP0133-F - Bluebell Road;
- GNLP0140-A - Colney Lane Clubhouse/Pavilion / GNLP0140-B- Colney Lane Car Park Extension;
- GNLP0140-C - Triangle Site; and
- GNLP0244 - Land at Colney Lane (plantation and observatory site/grounds maintenance).

### **New Sites Submitted:**

- Congregation Hall;
  - Land adjoining the Sainsbury Centre.
- 1.5 Within the report, an assessment of the deliverability of development on each site has been explored, considering whether each site is suitable, available, achievable, and viable.

- 1.6 Whilst every effort has been made to explore in depth the ability to achieve development on each site, this has not been entirely possible due to the time pressures of the Regulation 18 Consultation. Further technical advice to help further demonstrate the deliverability of each site, will be obtained to inform later consultation stages.
- 1.7 It is worth noting that some of the sites put forward for consideration within this document hold an existing allocation for development in the Norwich Site Allocations and Site-Specific Policies Local Plan (2014) and South Norfolk Site Specific Allocations and Policies Document (2015). In some cases, elements of these allocations have been carried out, and other parts or phases have not. For instance, the construction of the Enterprise Centre formed Phase 1 of the R39 allocation in the Norwich Site Allocations Plan, with Phase 2 secured through outline consent. Similarly, Phase 1 of the Blackdale student accommodation site (R40) has delivered 514 student bedrooms in accordance with planning permission 15/00121/F, with Phase 2 aiming to deliver further student accommodation on site. The aim of promoting these sites is to secure the remaining undeveloped sections of the allocated sites into the Plan period to 2036.
- 1.8 Other sites have been allocated for long-term, strategic reserves, such as Land South of Suffolk Walk (R41). It is requested that these sites are re-allocated in the Greater Norwich Local Plan, to ensure the sustainable long-term development of the Campus.
- 1.9 Whilst the majority of sites put forward for consideration are for UEA related development, some sites, or elements of the sites, should be given wider consideration and that they have potential to be developed for residential development, contributing to the housing need for the Greater Norwich area. The allocation and subsequent development of residential development on peripheral UEA landholdings, will help to cross fund other research and University related development at the UEA.

## 2.0 Supporting the Growth of the University of East Anglia

- 2.1 The UEA is identified in the current Joint Core Strategy for Broadland, Norwich and South Norfolk (2011) (JCS) as a tertiary education facility, which can support significant growth alongside the Norwich Research Park. The JCS outlines the promotion of the 'learning city' role of Norwich, by facilitating the continual enhancement of tertiary education facilities; and the allocation of the UEA, NRP and the Norfolk and Norwich University Hospital as a strategic employment site. The JCS reflects on how the expansion and enhancement of the UEA provides a solid foundation to enhance the city's status as a major economic driver.
- 2.2 A central pillar of the University's Growth will be the redevelopment of, and investment in, the Campus to spearhead their commitment to modern and technologically enhanced teaching and state-of-the-art research and postgraduate research facilities. All Campus development will be executed in a manner that recognises the imperative necessity for maintaining a strong student and staff experience during the construction work.
- 2.3 A major strategic driver in this growth and transformation will be a £300 million investment in the University's estate by 2030 to develop new buildings and radically refurbish the 1960s Lasdun Academic Wall. To achieve this, the University will build its reputation for embracing technology, as well as building the facilities and infrastructure on Campus and in the city so it becomes a 'must-go' destination for future students, new staff and research funding
- 2.4 The GNLP Regulation 18 Growth Options Document details that a recent increase in the birth rate has increased demand for education in the area, particularly at the UEA. The current Development Management Policy, DM26, also outlines the UEA as a major employer, with the growth of the UEA employment site as being fundamental to the economic strategy for the area. Therefore, based on the above, we feel that the promotion of land at the UEA will help to advance the role of Norwich as a 'learning city', a major economic driver for the region, and will generally support the local economy, growth of the Campus which needs to be encouraged, to provide the UEA with sufficient flexibility in its strategic growth and enable it to have sufficient land allocated so it can adapt to changing circumstances/market demands throughout the plan period, all contributing to achieving a sustainable future for the UEA in Norwich.

### A) Newly Submitted Sites

- 2.5 The following section offers further justification for the allocation of two additional sites within the UEA Campus.

#### Congregation Hall

- 2.6 This site has been considered for redevelopment by the UEA for many years, with the repurposing of the Hall to become the Congregation Conference Centre proposed in the UEA's Development Framework Strategy (2010) (DFS).

## **Assessment of Deliverability**

### ***Suitable***

- 2.7 The UEA's DFS identifies Congregation Hall as among the buildings on site which do not make efficient use of space, or do not reflect the architectural importance of the UEA Campus.
- 2.8 Congregation Hall is an important focal point as it hosts many ticketed events that are open to the public, as well as serving as a key venue/space for examinations and graduations. This means that, for many people, Congregation Hall is the only building they will visit on Campus. However, the building does not relate well to University Drive, or reflect its importance as a key events venue. The DFS recognises that the replacement of Congregation Hall with a more suitable building that reflects the importance of its location and function within the Campus is a key opportunity for the UEA.
- 2.9 Given that the site is brownfield, detailed ground contamination investigations will be undertaken pre-commencement to ascertain whether ground contamination has occurred, and if appropriate, a plan will be put in place to mitigate and/or remediate any contamination found, this includes any contamination issues arising from the demolition of the current building.

### ***Available***

- 2.10 The site is in single ownership by the UEA, and it is available for redevelopment now. The site is not encumbered by any leases or other restrictive covenants.

### ***Achievable***

- 2.11 The site is not inhibited by any planning constraints that would prevent the achievability of the redevelopment of the site.
- 2.12 In terms of transport, the site benefits from access onto University Drive. This enables disabled access to the Hall, while the site is served by parking spaces around the wider Campus. Parking is currently restricted around the frontage of the Hall, to allow access to the delivery/servicing area outside Union House. The continued restriction of parking around the frontage of the site is not expected to hinder the achievability of the redevelopment of the site. The site is not encumbered by any public rights of way.
- 2.13 Being situated within the Campus, Congregation Hall benefits from the excellent public transport that currently serves the Campus. Furthermore, the central location of the Hall within the Campus allows for excellent connectivity for pedestrians and cyclists.
- 2.14 The site is not subject to any landscape designations and does not contain or impact upon any heritage assets.
- 2.15 There is a small garden area adjoining Congregation Hall, which may be included in the redevelopment. However, this area is not considered to contain features of high ecological significance; none of the trees on site have been awarded TPO status. Despite this, it is anticipated that many ecological features can be retained within the redevelopment, including the hedgerows that border the garden.

- 2.16 From this, it is apparent that there are no constraints on site which cannot be addressed through mitigation.

***Viable***

- 2.17 Redevelopment of the site for event/conference use is considered viable, taking into consideration the various policy requirements in relation to matters such as CIL contributions. Further evidence on viability can be provided on a strictly private and confidential basis, should this be deemed necessary.

- 2.18 The Hall is a popular events/conference space at present. The redevelopment of the Hall would seek to enhance the Hall's capacity and desirability for events, conferences and key UEA events for the long term.

**Summary**

- 2.19 The redevelopment of Congregation Hall has been a long-term ambition of the UEA, with the redevelopment first mentioned in the 2010 Development Framework Strategy. It is recognised that the Hall does not fulfil its potential at present, and the comprehensive redevelopment of the site would seek to implement a new conference/events space which acts as a focal point and reflects the architectural integrity of the wider Campus.

- 2.20 On this basis, the site should be taken forward as an allocation for redevelopment in the emerging Local Plan and would represent sustainable development.

## Congregation Hall





## Land Adjoining the Sainsbury Centre

- 2.21 This parcel of land, promoted for further UEA related uses, is situated to the rear of the Sainsbury Centre. We recommend that the site should receive an allocation for these uses, based on the assessment of delivery below.

### Assessment of Deliverability

#### *Suitable*

- 2.22 This site is deemed suitable for further UEA related uses. The principle of development on site was established with the grant of Listed Building Consent in 2015 for a temporary parking area on site (ref: 15/00126/L).
- 2.23 The site is currently an area of green space that is screened from the wider UEA in part by the Sainsbury Centre. The site is level and is not within a Flood Zone area. Moreover, the woodland belt to the south of the site helps to offer a clear developable area, as the woodland acts as a buffer from Flood zones 2 and 3 to the south of the site. The site is designated within TPO.364, covering the Veteran English Oak within the site. It is not anticipated that any trees would be compromised as part of the development of the site.

#### *Available*

- 2.24 The site is in single ownership, and it is available for development now. The site is not encumbered by any leases or other restrictive covenants.

#### *Achievable*

- 2.25 While the Sainsbury Centre is Grade II\* Listed, the grant of Listed Building Consent for the temporary car park established that the use would not have any impact upon the setting of the Sainsbury Centre. The site is situated behind the Centre, so it would not obscure the Centre from the wider UEA. Similarly, the wall of the Centre that adjoins the site is an inactive frontage, so views from within the Centre would not be deteriorated in the same manner as development to the east of the Sainsbury Centre, which would obscure views out to The Broad and the wider Campus.

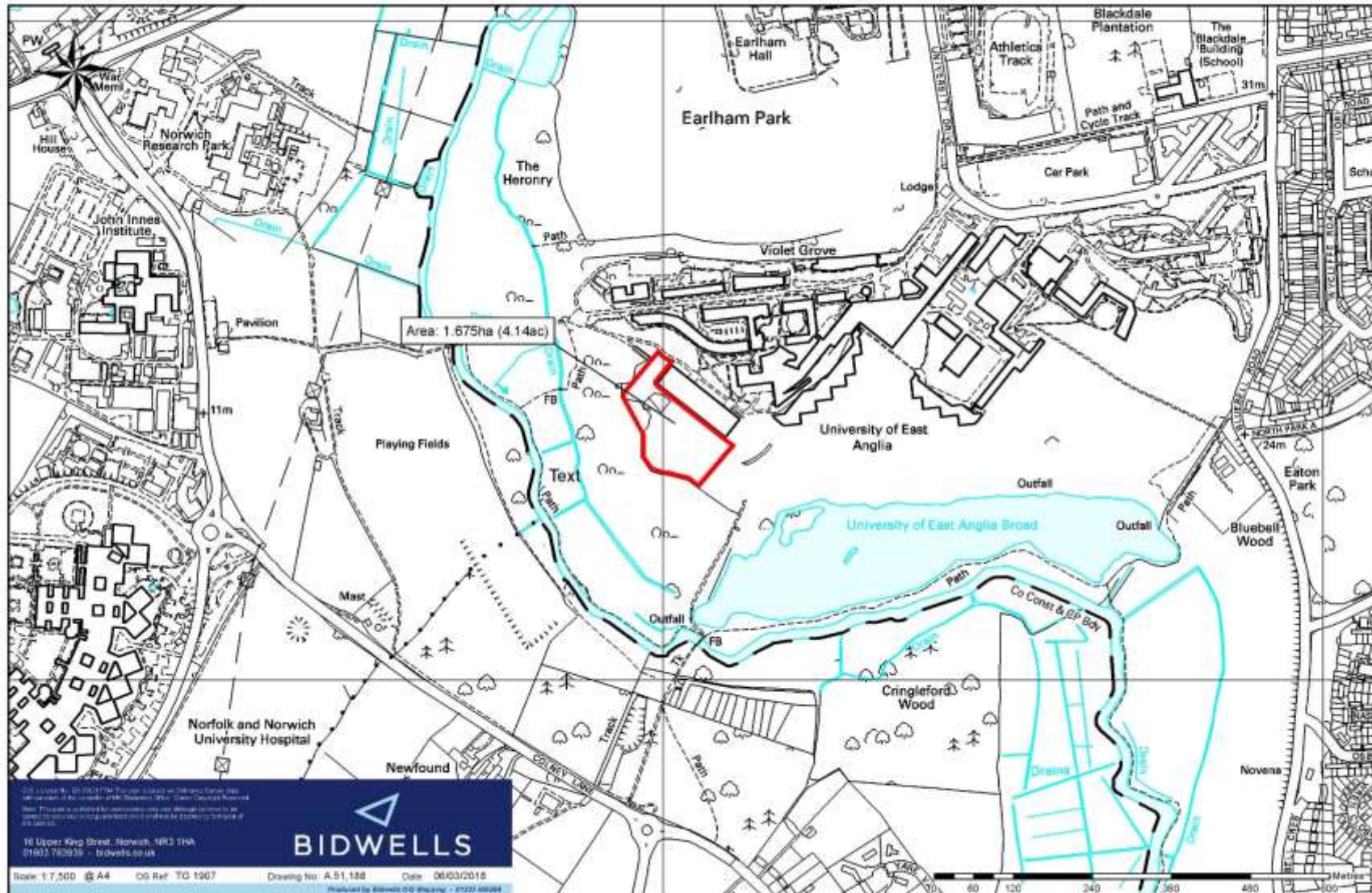
#### *Viable*

- 2.26 Redevelopment of the site for further UEA related uses is considered viable, taking into consideration the various policy requirements in relation to matters such as CIL contributions. Further evidence on viability can be provided on a strictly private and confidential basis, should this be deemed necessary.

### Summary

- 2.27 It is recommended that land adjoining the Sainsbury Centre should be allocated for UEA related uses, for a potential long-term expansion to the Sainsbury Centre, or for other UEA related uses.

### Land Adjoining Sainsbury Centre



## B) Previously Submitted Sites

- 2.28 The following section offers further justification for the allocation of a number of sites within the UEA Campus, which have been previously submitted into the Local Plan process during the Call for Sites consultation in 2016. Some sites, for example, Cow Drive North, Land South of Suffolk Walk, University Drive West and the NRP Triangle Site, have an allocation in existing Plans, though only part of the allocated site has been constructed. Representations for these sites aim to carry over the remaining undeveloped portions of the allocations into the Plan period to 2036.
- 2.29 Other sites, like the Colney Lane Sports Pitches and Car Park, were submitted in the Call for Sites process in 2016, but have gained planning permission since. The purpose of representations for these sites is to ensure that all previous Campus submissions are accounted for and to make for a comprehensive report.
- 2.30 Some sites, like Strawberry Fields, Bluebell Road and University Drive North aim to initiate a conversation with the GNLP team regarding the long-term expansion of the UEA, NRP and Sportspark up to 2036.

### GNLP0133-A - University Drive North

- 2.31 This site is promoted for additional Sportspark related development (e.g. New sports pitches, car parking or other ancillary uses).

### Assessment of Deliverability

#### *Suitable*

- 2.32 The site lies to the north of the UEA Campus and comprises 1.30 hectares. The site constitutes previously undeveloped land and falls within the defined Settlement Boundary. The site has been assessed in the HELAA:
- Access, Accessibility to Services, Transport and Roads: all **Green** rated. The site benefits from frontage onto Earlham Road, though it is recognised that the local road network is unsuitable at present, but that this can be addressed through development.
  - Utilities Capacity and Infrastructure: both **Green** rated.
  - Flood Risk: **Green** rated. The site is situated within Flood Zone 1.
  - Historic Environment: **Green** rated. The site is situated beyond the vicinity of the Earlham Conservation Area and the Earlham Hall Listed Buildings.
  - Townscapes, Biodiversity and Geodiversity, Significant Landscapes: **Amber** rated. The HELAA assessment asserts that development may impinge on the setting of this part of the Campus, and will result in the loss of mature trees within a locally protected landscape belt. However, from a review of Norwich City Council's database, the site does not contain any TPOs. Nevertheless, the landscaping of any development here will be carefully considered to incorporate the local woodland into any development. This would be informed by detailed arboricultural assessments to determine the health and significance of trees on site.
  - Compatibility with Neighbouring Uses: **Green** rated. The site adjoins the Sportspark.

- 2.33 From this, it is apparent that the most significant planning constraints for this site relates to Biodiversity and Townscape, relating to the threat to woodland fronting Earham Road. The design of the site would aim to retain as much of the tree belt as possible, and would be subject to further discussions with the GNLP team.

***Available***

- 2.34 The site, in its entirety, is owned by the UEA, and there are no leases or restrictive covenants on the site. Consequently, the site is available for development immediately.

***Achievable***

- 2.35 The achievability of the site for Sportspark related uses is dependent upon the mitigation works that can be undertaken to reduce impacts upon the tree belt fronting Earham Road. This will be subject to further discussions with the City Council, to ascertain whether development in this location would be feasible, and whether the enhancement of the Sportspark would outweigh the harm to the tree belt.

- 2.36 The achievability of development, in principle, will be determined by the outcomes of a detailed arboricultural evaluation of the condition/quality of trees on site. Pending the outcomes of such evaluations, any development on site would provide a landscaped setting, using existing trees to frame development.

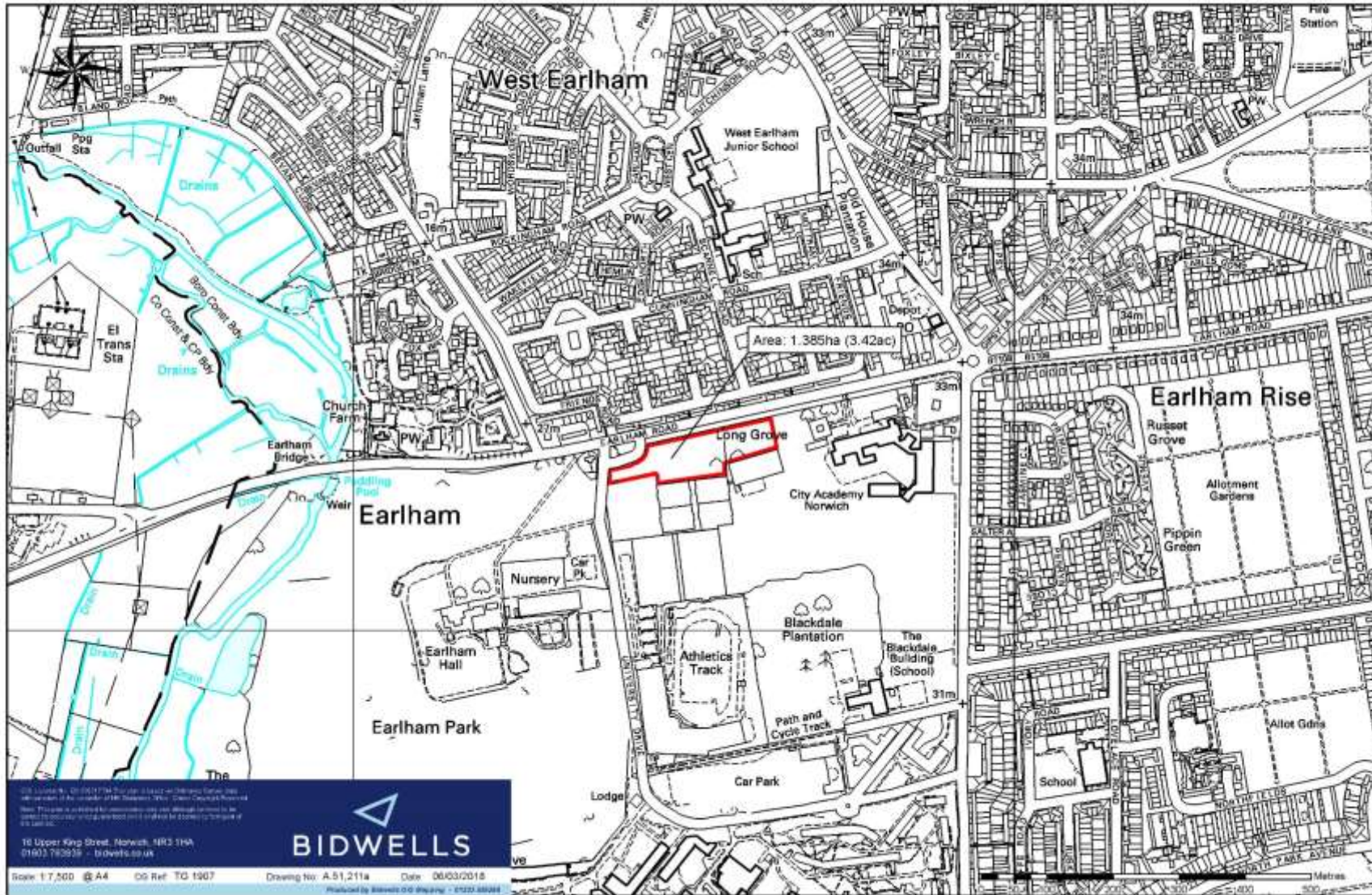
***Viable***

- 2.37 Further evidence on viability can be provided on a strictly private and confidential basis, should this be deemed necessary.

**Summary**

- 2.38 The site would represent a logical extension to the Sportspark to the north of the site. However, it is appreciated that this site has the potential to have an adverse impact upon the existing tree belt. Further arboricultural work would be undertaken at the appropriate time to inform any proposals, to ascertain the full implications the trees/landscape may have on the development. This arboricultural information would accompany any subsequent planning application. Notwithstanding this, these constraints alone would not render the site undevelopable, as the site remains suitable for all the other reasons outlined above.

### GNLP0133-A: University Drive North



**GNLP0133-B - University Drive West – Undeveloped Part of the Earlham Hall Allocation**

- 2.39 This site comprises the existing undeveloped part of the Earlham Hall allocation. Policy R39 of the Norwich Site Allocations and Site Specific Policies Plan allocates Earlham Hall for business use, including a new exemplary low carbon building, which has been provided with the development of the Enterprise Centre on the former CityCare depot site.
- 2.40 The principle for development on site, therefore, has been established with the construction of the Enterprise Centre (Phase 1). This representation endeavours to provide an updated assessment of the site's deliverability, to justify the case for carrying forward the undeveloped portion of the allocation (Phase 2), which currently benefits from an outline consent (ref: 12/02266/F). However, this has not yet been brought forward for UEA related development, and the outline permission is due to lapse. The retention of this site for UEA related development is important for the long-term, sustainable growth of this part of the UEA Campus.
- 2.41 The Earlham Hall Vision and Delivery Document (prepared by Bidwells, 2011) recognises the importance of the spatial, functional and intellectual relationships between the UEA, the rest of the NRP, the local community, Norwich and beyond. The intention to provide a pedestrian/cycle link from the Earlham Hall development to the NRP Triangle Car Park site offers a unique opportunity to create further linkages with the wider NRP.

**Assessment of Deliverability*****Suitable***

- 2.42 The suitability of the site for UEA related uses was assessed in the HELAA:
- Access, Accessibility to Services, Transport and Roads: **Green** rated. The site is served by University Drive and enjoys excellent connectivity to the wider Campus. The Earlham Hall Vision and Delivery Document (2011) states that areas for parking/servicing will be discouraged on site, in favour of higher-order uses that are ancillary to the Enterprise Centre or the wider UEA. Further highways evidence would be provided at the planning application stage to substantiate any proposals. Furthermore, the proposed pedestrian/cycle link will enhance connectivity between the UEA and the wider NRP, in line with the Earlham Hall Vision and Delivery Document.
  - Utilities Capacity and Utilities Infrastructure: **Green** rated.
  - Contamination and Ground Stability and Flood Risk: **Green** rated. The site is within Flood Zone 1.
  - Market Attractiveness, Compatibility with Neighbouring Uses: **Green** rated. The site is well related to the existing Campus.
  - Biodiversity and Geodiversity: **Green** rated.
  - Open Spaces: **Green** rated.
  - Significant Landscapes, Townscapes, Historic Environment: **Amber** rated. Development at this location has the potential to impact upon the setting of the Listed Buildings within Earlham Hall and the Conservation Area to the west. Any development here would enhance the setting of the heritage assets with more appropriate uses.

- 2.43 Furthermore, the site is brownfield, which was previously occupied by a nursery. The retention of the site allocation for business uses will help bring disused land back into productive use.

***Available***

- 2.44 The site, in its entirety, is owned by the UEA, and there are no leases or restrictive covenants on the site. Consequently, the site is available for development immediately.

***Achievable***

- 2.45 As referred to above, the site has been previously allocated for business use, and no changes to the existing allocation are proposed in carrying this allocation forward. Limited weight can, therefore, be afforded to concerns around impacts upon heritage assets when the principle of development has been established, with the UEA maintaining a commitment to preserving heritage assets. Development at the site is considered highly achievable, in line with the Earlham Hall Vision and Delivery Document (2011) and the existing consent.

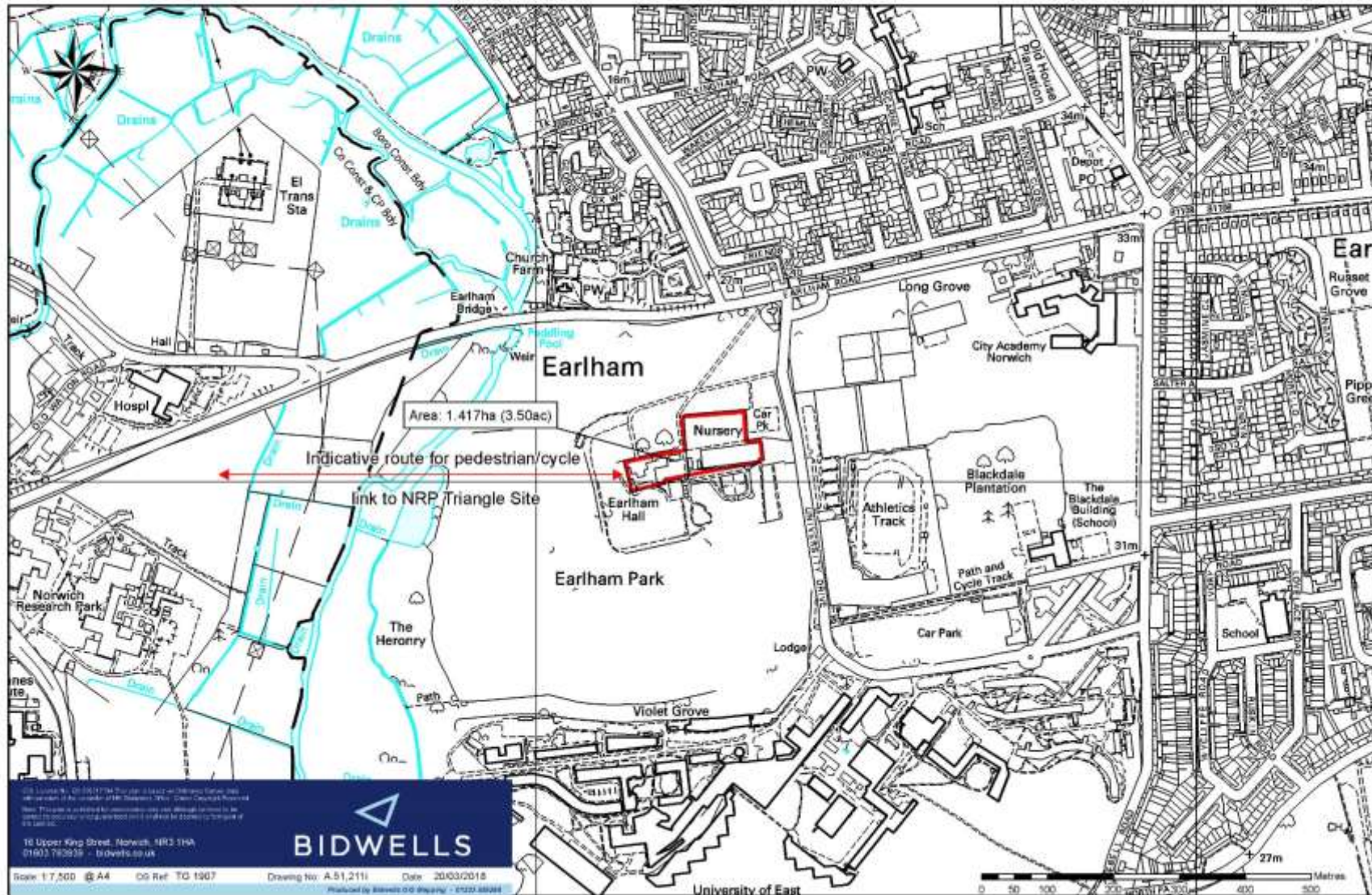
***Viable***

- 2.46 The development of Phase 2 of the Earlham Hall allocation (ref: 12/02266/F) for further UEA related uses is considered viable, taking into consideration the various policy requirements in relation to matters such as CIL contributions. Further evidence on viability can be provided on a strictly private and confidential basis, should this be deemed necessary, when the exact use of the site is determined.

**Summary**

- 2.47 This representation seeks to retain site allocation R39 for business uses, with no changes proposed to the principle of UEA related development on the site. The potential impact on heritage assets is recognised, though the principle of UEA related development has been established on the site. The design of the remaining land will offer a considerable improvement to the current setting of the area. Any planning application for the site would be informed by a Heritage Impact Assessment to determine the significance of heritage impacts.

### GNLP0133-B: University Drive West - Undeveloped part of the Earlham Hall allocation





### **GNLP0133-C - Cow Drive North**

- 2.48 The former Blackdale School was allocated under Policy R40 of Norwich Site Allocations and Site Specific Policies Plan for further student accommodation. Part of the existing allocation has been completed (planning ref: 15/00121/F). Phase 1 of the development, comprising blocks A & B, delivered 514 bedrooms, which opened for Semester 1 of the 2016-2017 academic year.
- 2.49 This site comprises the existing undeveloped part of the Blackdale allocation to be carried forward, currently consented as Phase 2 of the 15/00121/F planning consent, which will deliver further student accommodation within two blocks (C & D). The site consists of the remaining teaching buildings associated with the former Blackdale School, which were repurposed as a site office for the construction of Phase 1 of the site. The retention of the site allocation would secure land for further student accommodation on Campus to 2036.

#### **Assessment of Deliverability**

##### ***Suitable***

- 2.50 The suitability of the site was assessed in the HELAA. The assessment indicated that there were no planning constraints/impacts that would impede the development of the site, with all variables achieving a **Green** rating. The site, therefore, remains suitable for its allocated use, and should be carried forward in the next Plan period.
- 2.51 Additionally, the allocation would deliver student accommodation within the Campus. This will reduce the need for student accommodation in the City Centre, and around the wider area.

##### ***Available***

- 2.52 The site, in its entirety, is owned by the UEA, and there are no leases or restrictive covenants on the site. Consequently, the site is readily available for development in the short-term.

##### ***Achievable***

- 2.53 The delivery of student accommodation at the site is considered achievable in the short-term.

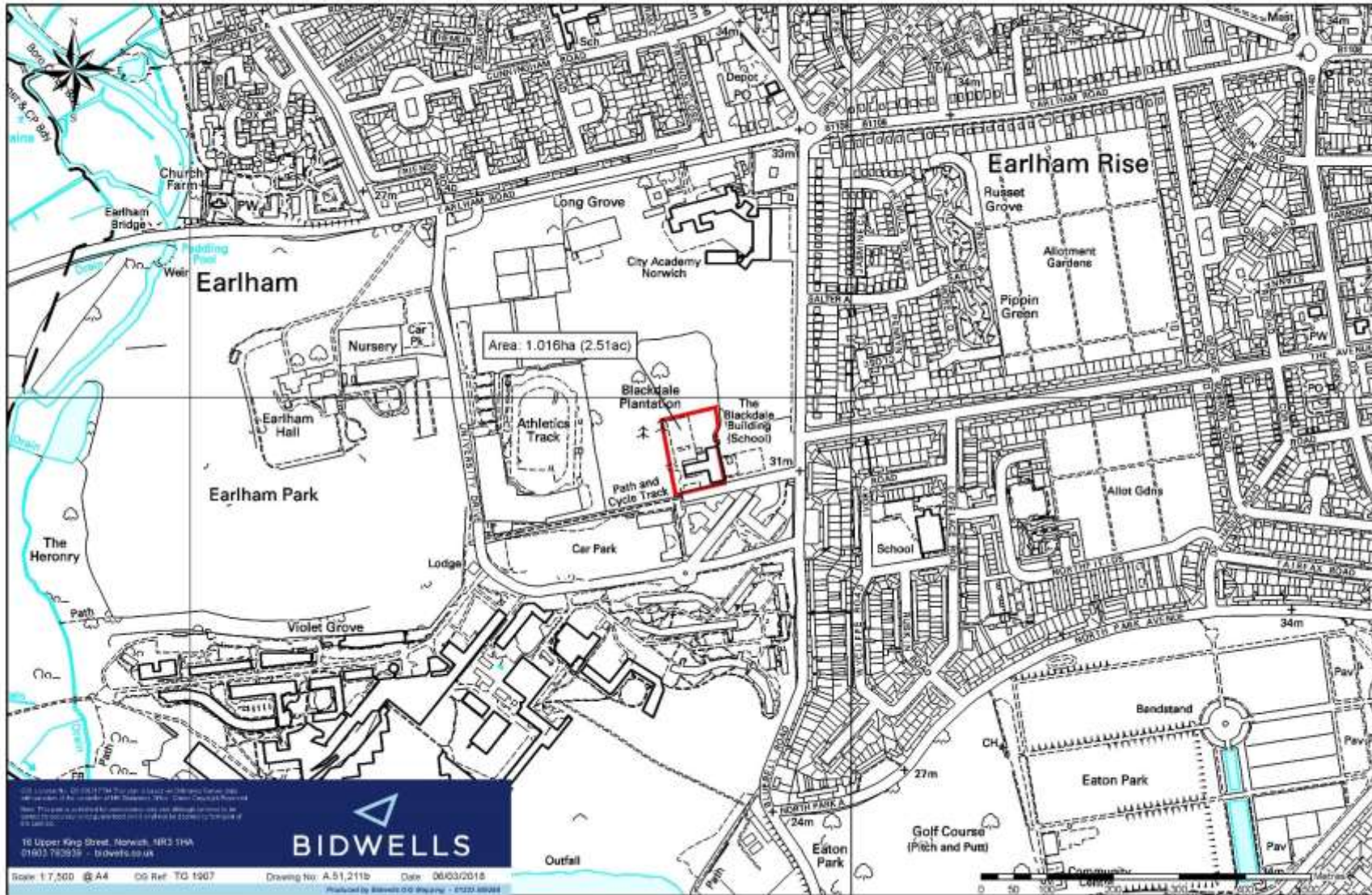
##### ***Viable***

- 2.54 Further evidence on viability for Phase 2 of the existing allocation can be provided on a strictly private and confidential basis, should this be deemed necessary.

##### ***Summary***

- 2.55 The site benefits from a site allocation for student accommodation. Furthermore, development at the site is not constrained in planning terms, so there is little justification for not carrying the remaining portion of the allocation over into the next Local Plan period to safeguard the potential site for further student accommodation within the Campus.

### GNLP0133-C: Cow Drive North



**GNLP0133-D – Land South of Suffolk Walk (Strategic Reserve)**

- 2.56 This site, situated on the southern edge of the Campus, south of Suffolk Walk, is allocated for Campus expansion under Policy R41 of the Norwich Site Allocations and Site Specific Policies Plan. Similarly, the UEA Development Framework Strategy (DFS) identified that the site may be needed to meet growth needs up to 2030, potentially for student accommodation, or other UEA related uses.
- 2.57 This representation aims to retain this allocation into the next Local Plan period to 2036, to secure the long-term sustainable growth of the UEA Campus, following the development of the Blackdale School site (R40) and Earlham Hall site (R39). The case for retaining the allocation is explored in further detail below.

**Assessment of Deliverability*****Suitable***

- 2.58 The suitability of the site for UEA related development has been assessed in the HELAA:
- Access, Accessibility of Services, Transport and Roads: **Green** rated. The site can be accessed via the existing pedestrian/road network, which is deemed unsuitable in the HELAA. It is anticipated that this can be overcome/mitigated through development, alongside any assessment of highway impacts which supports an application for development on this site in the future.
  - Utilities Capacity and Utilities Infrastructure: **Green** rated.
  - Contamination and Ground Stability and Flood Risk: **Green** rated. No contamination anticipated on site, and the site is within Flood Zone 1.
  - Open Space: **Green** rated.
  - Compatibility with Neighbouring Uses: **Green** rated. The site is well related to the wider Campus.
  - Significant Landscapes and Townscapes: **Amber** rated. Development at the site has the potential to impact upon the UEA Broad and the River Yare Character Area. As the existing allocation demonstrates, the building line is anticipated to follow the curved architecture of surrounding buildings, thereby relating well to the existing buildings and preventing any encroachment on the landscape around The Broad, and significant views from Norfolk Terrace. Development in this location would endeavour to protect the visual setting of the south elevations of 'The Prospect', while maintaining Lasdun's original Campus vision.
  - Biodiversity/Geodiversity: **Amber** rating. The proximity of the site to the UEA Broad County Wildlife Site means that the site may impact upon any wildlife in the area. During construction, measures will be established, as part of any planning permission, to ensure that the construction does not impact adversely upon local wildlife, and suitable management measures put in place to mitigate these.
  - Historic Environment: **Amber** rating. There is evidence of prehistoric archaeological deposits on site. Any planning application for the site would be informed by thorough archaeological evidences, in accordance with a written scheme of investigation from the Council. Also, the proximity of the site to the Listed Campus Buildings is recognised, and the design of the site will remain sympathetic to the setting of these heritage assets.

- 2.59 This assessment of site constraints demonstrates that site-specific constraints can be addressed through development, and do not form constraints to the developable status of this site. Based on the above, there is no justification for the deallocation of this site in the Local Plan period to 2036.

***Available***

- 2.60 The site, in its entirety, is owned by the UEA, and there are no leases or restrictive covenants on the site. Consequently, the site is readily available for development.

***Achievable***

- 2.61 The existing site allocation appreciates that the majority of the existing R41 Site Allocation is allocated as strategic reserve land for long-term development, allowing flexibility should the site be required earlier. This representation promotes re-allocating this site in the emerging Local Plan, representing the importance this site provides for the long-term growth needs of the UEA. The retention of this site is imperative for the UEA to achieve its sustainable long-term growth objectives through the next plan period.

- 2.62 Furthermore, the planning permission granted for the sports pitches and associated structures (2016/0233) demonstrates that appropriate and proportionate development within the Yare Valley Character Area can be achieved.

***Viable***

- 2.63 The long-term development of the site is considered viable, taking into consideration the various policy requirements in relation to matters such as CIL contributions. Further evidence on viability can be provided on a strictly private and confidential basis, should this be deemed necessary, at the planning application stage.

***Summary***

- 2.64 This site should be retained as an allocation for the strategic growth of the UEA Campus. There is no evidence to suggest that new planning constraints outweigh the benefits of retaining the allocation. The re-allocation of this land will ensure that the UEA has a sustainable area to expand in the long-term.

### GNLP0133-D: South of Suffolk Walk



**GNLP0133-E - Strawberry Fields**

- 2.65 Land at Strawberry Fields would form a southern expansion to the UEA Campus, potentially forming an extension to the existing allocation at land South of Suffolk Walk (R41). The deliverability of Campus expansion in this area is explored further below.

**Assessment of Deliverability*****Suitable***

- 2.66 The HELAA assessment for the site has identified a number of key planning constraints that may compromise the suitability of the site for UEA related uses.

- Access, Accessibility to Services: **Green** rated. Excellent pedestrian/cycle links to the Campus, and potential for new access onto Bluebell Road.
- Utilities Capacity, Utilities Infrastructure and Contamination and Ground Stability: **Green** rated. The site comprises undeveloped land in close proximity to existing utilities services.
- Flood Risk: **Amber** rated. The site is situated within Flood Zone 1, though Flood Zones 2 and 3 adjoin the site to the east, comprising the floodplain of the UEA Broad. Any development in this location would be informed by a Flood Risk and Surface Water Drainage Assessment to ascertain the flooding and drainage issues at the site. This will inform the design and construction processes involved in any development.
- Market Attractiveness: **Amber** rated. The potential impact of the development upon the Townscape of Bluebell Road and the wider Campus may impact upon the market attractiveness of the site, as the site may require exemplary design to outweigh landscape impacts. This is a matter to be discussed further with Norwich City Council, at the point of developing proposals for the site, alongside viability considerations.
- Significant Landscapes, Open Space and Townscapes: **Amber** and **red** rated. The site falls wholly within the protected open space/Yare River Valley Character Area. Development on this site is, therefore, visually sensitive. However, should the site form an extension to the land South of Suffolk Walk strategic reserve site, the design of the site is anticipated to follow the curved architecture of the surrounding buildings, aiming to achieve a coherent large-scale development which relates well to the landscape. Discussions around the design of any development in this location, as a standalone development or as part of an extension to the existing R41 allocation, will be held to ascertain precisely how development on site should be designed to mitigate any impacts on landscape character.
- Historic Environment: **Amber** rated. Similarly, poor design at the site has the potential to impact adversely upon the Listed Campus Buildings. The design of the site will be carefully considered to ensure that development remains sympathetic to the historic character of the Campus.
- Transport and Roads: **Amber** rated. The site would require servicing links to the main Campus, which could be provided through the development of allocation R41. Alternatively, the site could be serviced from Bluebell Road. The suitability of this would be determined at the planning application stage.
- Biodiversity and Geodiversity: **Amber** rated. The site lies within close proximity to the UEA Broad County Wildlife Site. Ecological impacts of development in this location will be ascertained, and mitigation measures implemented, as part of any planning application.

***Available***

- 2.67 The site, in its entirety, is owned by the UEA, and there are no leases of restrictive covenants on the site. Consequently, the site is readily available for development.

***Achievable***

- 2.68 It is recognised that the site has some constraints. The allocation of the site for a UEA related development will result in the loss of 1.60 hectares of land allocated as protected 'Open Space', and within a significant landscape. It is felt that the loss of Open Space and any impact on the Yare Valley Character Area could be outweighed, with appropriate mitigation, by the significant benefits of utilising the site to enhance and improve the UEA, which will help the UEA maintain its role as one of the leading Universities in the country.

***Viable***

- 2.69 Further evidence on viability can be provided on a strictly private and confidential basis, should this be deemed necessary, should the site come forward as part of a strategic Campus expansion.

**Summary**

- 2.70 This site offers an opportunity to extend the current R41 allocation, or to provide further strategic reserve land to secure land for the long-term expansion of the UEA Campus to 2036.
- 2.71 The site has some planning constraints. However, it is difficult to determine the impact these constraints may hold on development at this stage, and therefore, further technical advice would be required. The potential to extend the current R41 allocation is recognised, and we would welcome discussions with the GNLP team to determine whether this would be feasible in the long-term.

### GNLP0133-E: Strawberry Fields





**GNLP0133-F - Bluebell Road**

- 2.72 The submission of this site seeks to establish UEA expansion to the south of the existing Campus. Development at this site would represent an extension to the Campus, potentially engendering a new access point from Bluebell Road. The deliverability of a southern Campus expansion is assessed below.

**Assessment of Deliverability*****Suitable***

- 2.73 At present, the site is grazing land, with UEA owned allotments. The site totals approximately 5.72 hectares, and falls outside, but immediately adjacent to the Settlement Boundary. The planning constraints around the site have been recognised in the HELAA assessment:
- Access, Accessibility to Services and Transport and Roads: **Green** rated. The site can be accessed from Bluebell Road, and via pedestrian links within the Campus.
  - Utilities Capacity, Utilities Infrastructure, Contamination and Ground Stability: **Green** rated.
  - Flood Risk: **Amber** rated. The site is situated within areas of Flood Zones 2 and 3. With appropriate mitigation in the design of any development, this should not pose a constraint to the type of use proposed and, therefore, does not render the site as undevelopable.
  - Historic Environment: **Amber** rated. The site has the potential to impact upon the setting of Listed Campus Buildings. Any development proposals for this site would be informed by an appropriate Heritage Impact Assessment.
  - Significant Landscapes and Open Space: **Amber** rated. The site lies wholly within the Yare Valley Character Area and the Yare Valley Green Infrastructure Corridor, as outlined in JCS Policy 1. This site would form strategic reserve land for the long-term expansion of the Campus. Furthermore, the principle of development within the Yare Valley Character Area has been established with other large-scale UEA led planning permissions, though it is recognised that appropriate and proportionate design will be required to mitigate landscape impacts.
  - Biodiversity/Geodiversity: **Amber** rated. The site adjoins the County Wildlife Sites at Violet Grove and The Heronry and the UEA Broad. Any development in this location would be informed by detailed Ecological Assessments, and appropriate ecological management processes to mitigate any harm to wildlife in the area.
  - Townscapes/Compatibility with Neighbouring Uses: **Red** rated. The site is divorced from the main Campus, and would represent a significant change to the Townscape of Bluebell Road and the Yare Valley Character Area. The design of development in this location would be developed in conjunction with the GNLP team in the long-term to mitigate impacts upon the Townscape of the Campus, and to engender an exemplary design.

***Available***

- 2.74 The site, in its entirety, is owned by the UEA, and there are no leases or restrictive covenants on the site, which would prevent development. Consequently, the site is readily available for development.

***Achievable***

- 2.75 The allocation of the site would significantly benefit both the UEA, and the wider economy of Norwich, by achieving the provision of a site for a major facility in the future. The exact specification of the use of the site would be determined in the long term, and may incorporate community uses or uses linked closely with the wider NRP.

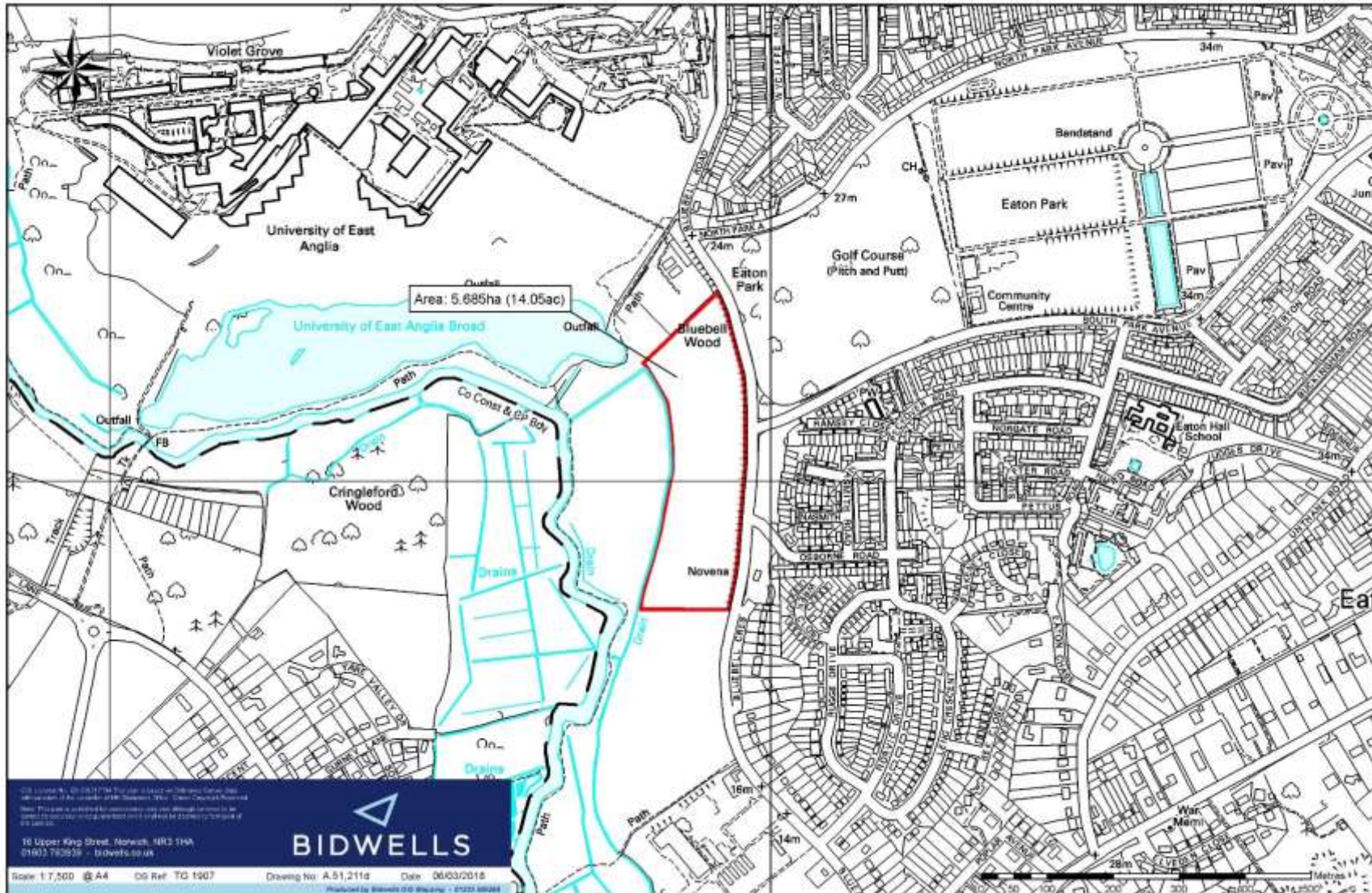
***Viable***

- 2.76 More information on the viability of the site would be provided at the planning application stage on a strictly private and confidential basis.

**Summary**

- 2.77 This site offers an opportunity to secure land for the expansion of the Campus in the long-term. The allocation of this site as a strategic reserve may focus growth to the south of the Campus, thereby relieving development pressures from other sites, while creating a distinctive new district within the Campus.

### GNLP0133-F: Bluebell Road



**GNLP0140-A - Colney Lane/Earlham Road (Clubhouse/Pavilion)**

**GNLP0140-B - Colney Lane/Earlham Road (Car Park Extension)**

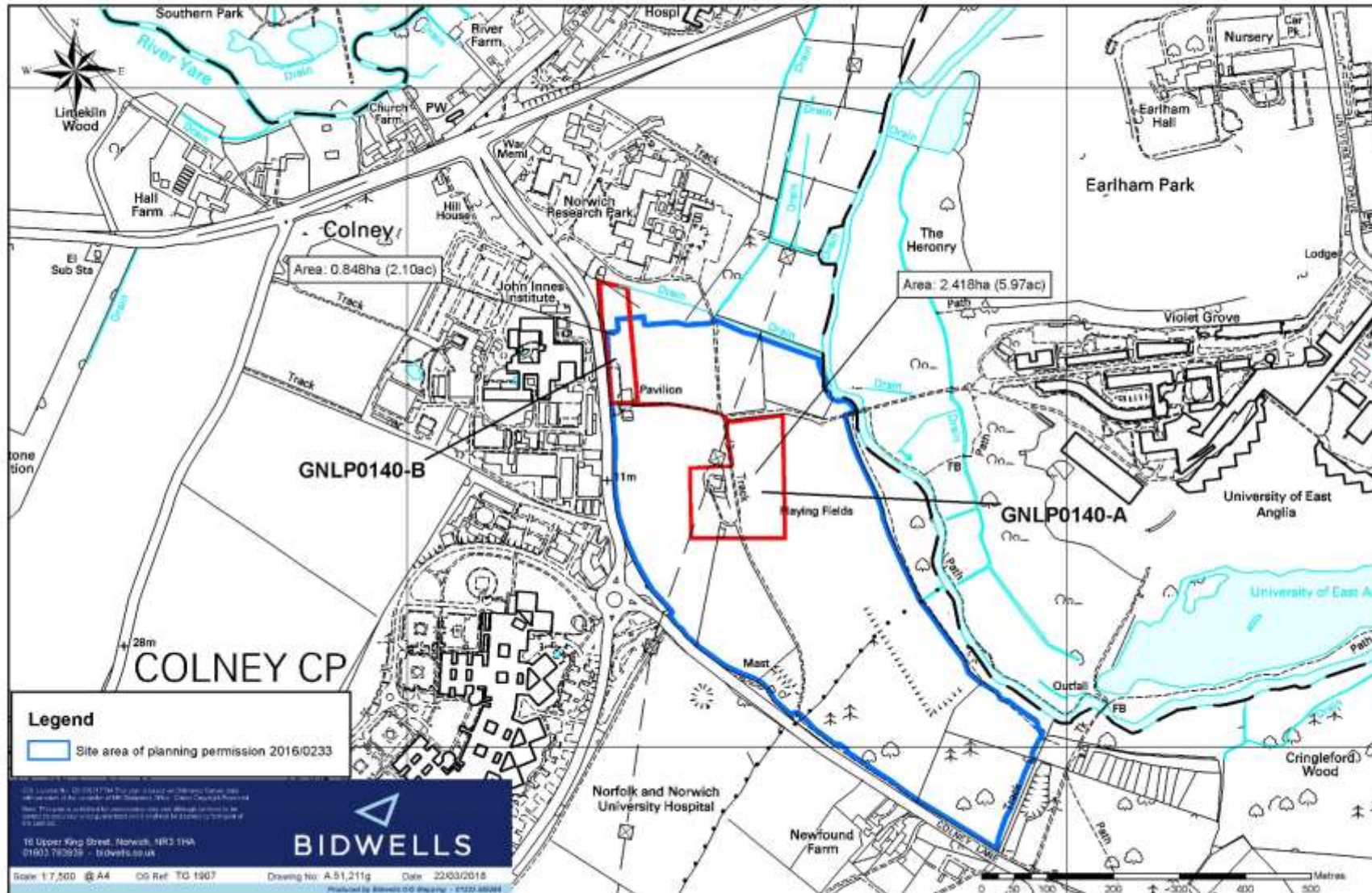
2.78 Both sites have been promoted for sports pitches and associated parking and a clubhouse/pavilion. The sites benefit from an existing planning permission (ref: 2016/0233). The planning permission gives consent on the wider site for the following:

- New sports pitches (Inc. artificial grass and floodlighting, reprofiling of existing pitches, infilling/re-profiling of areas uses as existing grounds maintenance facility);
- New pavilion/clubhouse;
- 168 car parking spaces, 60 overflow parking spaces, 100 cycle spaces, 2 coach parking spaces);
- Storage facilities;
- Extension of the existing Colney Lane car park (from 37 to 87 spaces and overflow parking for up to 24 cars).

2.79 The application was granted planning permission in February 2017. This representation serves to update the progress of sites GNLP0140-A and GNLP0140-B.

2.80 These sites should, therefore, receive a site allocation for the full extent of the consented scheme, to represent the growth of this area of the wider Campus in the Plan period to 2036.

## GNLP0140-A & GNLP0140-B: Colney Lane/Earlham Road (Clubhouse/Pavilion/Car Park Extension)



## GNLP0140-C - Triangle Site

- 2.81 The representation for the Triangle site aims to secure the medium-term development of the site for UEA or NRP related uses. The site is currently allocated as COL 2 in the South Norfolk Site Allocations and Policies Document (2015) for principally science park development, hospital expansion, or other development which would complement these uses. This representation seeks to maintain this allocation for these uses within the next Plan period to 2036.

### Assessment of Deliverability

#### *Suitable*

- 2.82 The site is 4.23 hectares and is currently used as the 'UEA Triangle Car Park'. The site had existing planning permission for an Innovation Centre (application reference: 2008/0736) and currently has temporary planning permission for the continued use as a car park up to 2027 (application reference 2017/1422). Whilst the HELAA states that the analysis of the site comes out with a result of 'suitable', the fact that development on the site would not provide any further capacity to the area, the HELAA has to conclude that the site is 'unsuitable', as it is already allocated for development and would not benefit the purpose of the report. The HELAA provided an assessment of the planning constraints at the site:
- Access, Accessibility to Services, Transport and Roads: All rated as **Amber**. As part of the development of the site, an access onto Watton Road may be sought. Should this be the case, any access would be substantiated by appropriate evidence to demonstrate that the access is suitable for use. Furthermore, the previous application for an Innovation Centre at the site achieved a suitable access, meaning that the principle of suitable access has been established on site.
  - Utilities Capacity: **Amber** rating. Any planning application for the site would be accompanied by a robust Utilities Assessment to demonstrate how the development would connect with utilities and the capacity of these to accommodate the proposed development.
  - Flood Risk: **Amber** rating. The site is within Flood Zone 1, with areas of Flood Zone 2 and 3 adjoining the site to the east. It is anticipated that development would be concentrated towards the west of the site, and potentially at the frontage of Watton Road, thereby taking development away from the eastern boundary of the site.
  - Significant Landscapes and Biodiversity/Geodiversity: **Amber** rating. The site borders Earlham Conservation Area and is within the Yare River Valley. Due to flood risk, development on site is likely to be concentrated towards the west of the site, thereby maintaining a Green buffer with the River Valley and Conservation Area. Despite the proximity to the Conservation Area, the HELAA rates Historic Environments as **Green**, thereby suggesting that development in this location would not harm heritage assets.
  - Market Attractiveness and Compatibility with Current Uses: **Green** rating. The site is situated within the NRP area, thereby offering high potential for science/tech led businesses or UEA related uses. Similarly, links to the UEA could be enhanced further with the potential pedestrian link that may accompany the build out of the undeveloped portion of the Earlham Hall allocation (R39). Currently, there is no direct physical link between the northern areas of the UEA Campus and the wider NRP. The reallocation of this site, with the added potential of a physical link with the UEA, should be encouraged to promote the connectivity of the NRP.
  - Townscape and Open Space: **Green** rating. The site is not anticipated to have negative implications upon the NRP townscape.

2.83 While the HELAA has raised planning constraints at the site, it is envisaged that they can be mitigated through development.

**Available**

2.84 The UEA are long-term leaseholders of the site. It is anticipated that the development of the site could reasonably take place in the period 2021-2026.

**Achievable**

2.85 A number of studies, submitted for the previous Innovation Centre scheme, demonstrated that development of this nature would be achievable on site. The establishment of an access route determined that access to the site was achievable, while a Phase 1 Habitat and Protected Species Survey was conducted. Similarly, this application was accompanied by a Flood Risk Assessment, which stated that the site had a low probability of flooding.

2.86 It is appreciated that these studies have limited weight due to their age. Therefore, any new planning application would be informed by a suite of technical studies to demonstrate that development on site would be achievable.

2.87 The site also benefits from being well located to existing transport infrastructure. There are multiple bus stops on Colney Lane and Watton Road, which provide frequent services to Norwich City Centre, New Costessey, Sprowston, Old Catton, Watton, Swanton Morley, Dereham and Wroxham. The site is also well related to Norwich City Centre, which is approximately 3.5 miles from the site. The site is also in close proximity to the Norfolk and Norwich University Hospital, wider NRP, and UEA. The site is highly accessible via foot, served by an existing network of footpaths.

2.88 Based on the above, it is felt that development on the site would be achievable.

**Viable**

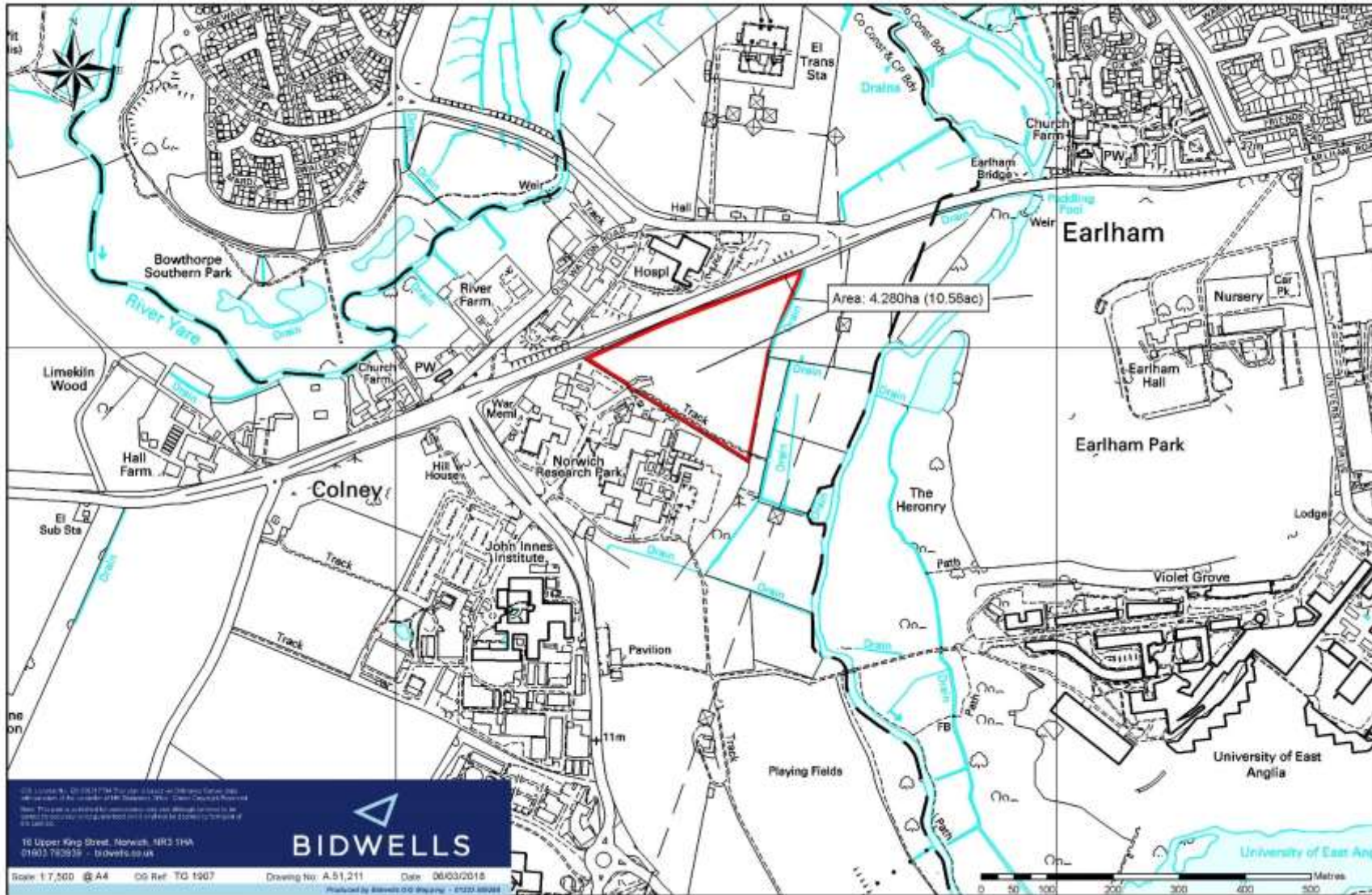
2.89 Development of the site for UEA/NRP related use is considered viable, taking into consideration the various policy requirements in relation to matters such as CIL contributions. Further evidence on viability can be provided on a strictly private and confidential basis, should this be deemed necessary.

**Summary**

2.90 The site falls within the defined Development Boundary and has an existing site allocation. The site also benefits from a historic planning permission for an Innovation Centre. Therefore, the principle for UEA/NRP related development is established. Updated technical evidence and appropriate design is likely to overcome planning constraints identified at the site.

2.91 The allocation for UEA/NRP related uses on site should remain to enable the sustainable growth of the UEA/NRP in the medium-term.

### GNLP0140-C: Triangle Site





**GNLP0244 - Land at Colney Lane, Plantation and Observatory Site**

2.92 This representation aims to gain an allocation for UEA related uses, NRP related uses and potentially residential development.

**Assessment of Deliverability*****Suitable***

2.93 The suitability of the site has been assessed within the HELAA:

- Access, Accessibility to Services, Transport and Roads: rated **Amber**. The site benefits from direct access onto Colney Lane. The suitability of the site in terms of access would be addressed at the planning application stage, with full highways assessments.
- Contamination and Ground Stability: rated **Amber**. The site is partially brownfield, as Site C is the former observatory, which is currently used for grounds maintenance. Contamination on site will be investigated as part of any planning application for the site, informed by guidance from South Norfolk Council.
- Utilities: While Utilities Infrastructure is rated as **Green**, Utilities Capacity has received an **Amber** rating. A detailed assessment of the Utilities Capacity to serve the site will be undertaken to inform any planning application.
- Flood Risk: rated **Green**. The site is in Flood Zone 1; therefore, the site is not at risk from flood events.
- Biodiversity/Geodiversity: The site has received an **Amber** rating. The site is situated within the Yare River Valley and the associated ecological corridor. The design of development here would aim to maintain linkages to the ecological corridor, with potential routes for wildlife through the development. These can be determined at the application stage. Additionally, the site is separated by hedgerows at Colney Lane, interspersed in places by access gates to the site. It is anticipated that many of these hedgerows could remain as part of any development. None of the trees on site have TPO status, though the aim is to retain these trees as part of any development.
- Historic Environment: **Green** rating, sites are situated far from Listed Campus Buildings.
- Open Space: **Red** rating. The site encroaches within the Yare Valley Character Area and will impact upon the openness of the Area. The planning permission granted for the sports pitches and associated structures (2016/0233) demonstrates that appropriate and proportionate development within the Yare Valley Character Area can be achieved, subject to design proposals.
- Compatibility with Neighbouring Uses: **Green**. The site is situated adjacent to Cringleford's development boundary. The build-out of development north of Cringleford will bring the site within close proximity of the wider settlement. The development of the site will be undertaken in a manner that does not encourage coalescence with Earlham and Colney.

2.94 From this, it can be ascertained that the constraints on site can be mitigated through development with technical evidence and good design.

***Available***

- 2.95 The site, in its entirety, is owned by the UEA, and there are no leases or restrictive covenants on the site. Consequently, the site is readily available for development.

***Achievable***

- 2.96 If all planning constraints raised within the HELAA are addressed and suitably mitigated, then the site can be considered achievable for development.

***Viable***

- 2.97 The development of the site is considered viable, taking into consideration the various policy requirements in relation to matters such as CIL contributions. Further evidence on viability can be provided on a strictly private and confidential basis, should this be deemed necessary.

**Summary**

- 2.98 This site could form an important mixed-use development, comprising UEA related uses, NRP-related uses and potentially residential development. The planning constraints identified by the HELAA will inform any planning application for the site following allocation.

### GNLP0244: Land at Colney Lane (Plantation and observatory site/grounds maintenance)



## 3.0 Response to Consultation

<b>GROWTH OPTIONS DOCUMENT</b>	
<b>1. Do you agree with the draft vision and objectives for the plan below?</b>	<p>The UEA welcomes the collaborative approach that has been adopted by Broadland District Council, South Norfolk District Council and Norwich City Council in preparing the Greater Norwich Local Plan. The UEA concurs with the Vision for Greater Norwich to 2036, to ‘grow vibrant, healthy communities supported by a strong economy and the delivery of homes, jobs, infrastructure and an enhancement environment’.</p> <p>In tandem with the Vision, this report considers the draft vision for the UEA during the plan period encapsulating key objectives from the UEA’s own Vision 2030 document, which would both enhance and build upon all aspects of the Vision for Greater Norwich during the plan period.</p>
<b>2. Do you support the broad strategic approach to delivering jobs, homes and infrastructure set out in paragraphs 3.1 to 4.7?</b>	<p>The UEA supports the strategic approach set out in paragraphs 4.1 to 4.7. In particular, the expansion and long-term vision of the UEA and NRP would:</p> <ul style="list-style-type: none"> <li>• Help to drive economic growth, through assisting in the delivery of 45,000 additional jobs by 2036;</li> <li>• Enhance the development of, and focus on, strategic employment locations, such as at the UEA and NRP;</li> <li>• Promote and build upon the Cambridge Norwich Tech Corridor growth initiative;</li> <li>• Provide local employment near to people’s homes;</li> <li>• Facilitate growth in a sustainable location, as the UEA is served by a range of existing transport methods;</li> <li>• Facilitate growth in an area which benefits from existing community facilities;</li> <li>• Help to maximise brownfield site capacity; and</li> <li>• Ensure greenfield development takes place in accessible locations, as any development on greenfield sites at the UEA would be highly accessible and well related to the Campus.</li> </ul>
<b>3. Which option do you support for jobs growth?</b>	<p>The UEA and NRP supports options for growth which prioritise job growth. The long-term vision and expansion of the UEA and NRP would help to achieve the forecast jobs growth and additional growth outlined as part of option JT1.</p>

<p><b>14. Should the area defined as the city centre be extended?</b></p>	<p>It should be recognised the role the UEA and wider NRP can play in the wider growth of the city centre. Both the UEA and NRP hold significant value in terms of supporting the local economy and hold noteworthy potential in helping to facilitate growth in Greater Norwich.</p>
<p><b>15. Do you support the approach to strategic planning for the city centre in 4.80 above?</b></p>	
<p><b>20. How can the plan best support cultural, visitor and education uses in the city centre?</b></p>	<p>The City Centre holds an important role in supporting cultural, visitor and education uses within the Greater Norwich region, and this should be encouraged in the Plan. However, the influence of the UEA and NRP as a centre of educational excellence and a visitor attraction should be factored into this. Indeed, the representation within this report for the redevelopment of Congregation Hall would enhance the UEA’s position as a key visitor destination with the establishment of a premier conference/event centre on Campus.</p>
<p><b>21. Do you support Option UA1 for the remainder of the urban area and the fringe parishes?</b></p>	<p>The long-term expansion and enhancement of the UEA and the NRP in the Plan period to 2036 would help to achieve the following aspirations of Option UA1:</p> <ul style="list-style-type: none"> <li>• Regeneration of suburbs to the North, West and East, as the expansion of the UEA and NRP will generally support the wider area;</li> <li>• The creation of well-designed developments. Any UEA led development will incorporate the special character of the Campus within its design;</li> <li>• Promotion of Norwich as a learning city;</li> <li>• The retention, improvement, and creation of jobs;</li> <li>• The retention and enhancement of local services; and</li> <li>• General transport improvements, through the continued improvement and enhancement of transport serving both the UEA and NRP.</li> </ul>
<p><b>23. Do you agree with the approach to the top three tiers of the hierarchy?</b></p>	<p>The UEA and NRP would fall within the Norwich Urban Area, benefitting from connectivity to the City Centre. The growth of the UEA Campus and the wider NRP should be encouraged, given the sustainable location of the area.</p>
<p><b>26. Do you support a Norwich centred policy area and, if so, why and on what boundaries?</b></p>	<p>The Norwich Policy Area plays a role in promoting the economic strength of Norwich and the surrounding area, demonstrating the collective importance of the area. Consequently, the use of a Norwich centred policy area could be beneficial to the Greater Norwich Area.</p>

<p><b>27. Which option or options do you support (employment land).</b></p>	<p>Multiple sites within the UEA control hold existing employment allocations. It is felt that the principle of employment development on these sites has been established, and it is therefore requested that these sites are re-allocated for employment use within the Greater Norwich Local Plan.</p>
<p><b>28. Which allocated or existing employment sites should be identified as strategic sites and protected?</b></p>	<p>The strategic reserve at land South of Suffolk Walk, which currently benefits from site allocation R41 in the Norwich Site Allocations Plan, should be retained and protected, as it will enable the sustainable, long-term growth of the Campus.</p>
<p><b>30. Are there any new employment sites that should be allocated?</b></p>	<p>As contained within these representations, the UEA would like to put forward two new sites for University related uses, which would incorporate employment uses. These sites have not been previously submitted for consideration under the ‘Call for Sites’ 2016, so should also be read alongside the representations for previously submitted sites.</p>

**Q.34 – Are there any other specific transport improvements the GNLP should support? and**

**Q.35 – Are there other measures that the GNLP can promote to support improved sustainable transport and broadband and mobile networks across the plan area?**

- 3.1 Within the ‘Draft Vision and Objectives for Greater Norwich to 2036’ (Figure 1) of this consultation document, it is rightly acknowledged that infrastructure, and its timely delivery to support existing communities and growth, allied to improved connectivity to allow access to economic and social opportunities, is of paramount importance to the GNLP’s delivery.
- 3.2 The provision of appropriate infrastructure is also of critical importance in order to help drive economic growth over the plan period with the aim to support the delivery of 45,000 additional jobs by 2036 and enable growth in the economy, including in high productivity sectors. In the context of the currently allocated land, as well as that currently proposed for additional allocations, the success of the Norwich Research Park (NRP) as a strategic employment location, together with the UEA and Norfolk and Norwich University Hospital (NNUH) is critical in delivering a significant element of this job growth, together with new and improved infrastructure provision to support this growth.
- 3.3 Allied to the need for adequate infrastructure to support job growth to 2036 and beyond, the concept of a sustainable transport link between the UEA main Campus and Colney Lane was first suggested by Norfolk County Council in the mid 1990’s, in connection with the development of the new NNUH. It was recognised at that time that there was an existing road through the UEA playing fields between the main Campus and Colney Lane, and it was considered that this could be enhanced to create an effective dedicated sustainable transport corridor between the new hospital and the City Centre. The intention was to extend the extremely well used public transport route from the City Centre to the UEA, taking advantage of the availability of the relatively lightly trafficked route through the Avenues from Bluebell Road to the outer ring road, thereby bypassing the congested existing bus routes to the

City on the Watton and Earlham roads (including five ways roundabout), which were not attractive to passengers.

- 3.4 Whilst this suggestion never materialised in connection with the hospital development for a variety of reasons, the need for a sustainable transport link was considered to be an important component of the planning permission. Consequently, the hospital was eventually granted planning permission on the basis of a bus service to the City Centre from Colney Lane via either the Watton/Earlham Road route, or Cringleford via the A11 to the City Centre.
- 3.5 Following the opening of the NNUH in 2002, the links between the main Campus and the NRP establishments and Institutes on Colney Lane including NNUH increased significantly. The route for buses between UEA and the new hospital and the rest of NRP however, was via a circuitous 'double tracked' route through the Campus, and then via Bluebell Road because of the then one-way vehicular working on University Drive through the Campus.
- 3.6 Mindful of the changing context, UEA adopted a Travel Plan in 2002 with the express aim of minimising reliance on the private car and to encourage the use of public transport. This document recognised the shortcomings of the existing public transport route between the main Campus and Colney Lane. At that time, it was therefore concluded, as the Travel Plan developed, that bus services should, if possible, be improved between the main Campus and Colney Lane. The obvious solution to this was to construct a dedicated sustainable transport link between them, given that Colney Lane is less than a kilometre from the bus turning circle at the end of Chancellors Drive on the main Campus. It was calculated that the creation of a direct link between the Campus and Colney Lane could reduce the existing bus journey travel distances by approximately 5.5km per return journey and double the potential capacity of the internal road network on the Campus to accommodate additional buses, because of the removal of the need to double track vehicles. This would clearly significantly reduce journey times, lower vehicle emissions, and make public transport considerably more convenient to use for the journey than private cars, that would still have to use the longer route between the UEA and NRP.
- 3.7 From analysis work undertaken, it was estimated that the creation of a direct bus route could potentially save in the order of 550,000 bus km's per year if the new link were to be built. Accordingly, the Travel Plan, therefore, included the promotion of a dedicated sustainable transport link between the main UEA Campus and Colney Lane in its action plan for 2006.
- 3.8 In recognition of the significant growing importance of the NRP, with its powerful co-operative world class research facilities covering the UEA, the NNUH, and three independent research centres (the John Innes Centre, the Institute of Food Research (IFR) and the Sainsburys Laboratory), South Norfolk Council adopted a 'NRP Development Framework' (March 2009) as a Supplementary Planning Document (SPD) that set out the broad framework for the future development of the NRP land allocation. Amongst a range of objectives, the SPD sought to '*ensure integration between existing, new and future areas of NRP*', and '*promote the sustainable development of the extension to NRP*'.
- 3.9 An overall development principle of the SPD was, therefore, to encourage linkages within NRP and to increase walking, cycling and public transport use, through the provision of sustainable transport facilities. The document provided a specific reference to '*public transport improvements including a cross-valley link to the UEA*' as follows:

***“The importance of enhancing the linkage between the existing elements of the NRP, including the UEA and NRP west of the River Yare, is considered essential to facilitating the development and viability of the new allocations and their sustainable transport links. This linkage should be consistent with the transport strategy shown in Figure 3 and should respect the environmental and landscape character sensitivities of the river valley. An indicative route option for such a link is shown in Figure 3. Whilst both the specific design and route of the link will be dealt with at the planning application stage, its use should be strictly restricted to public transport, pedestrians and cyclists”.*** (Figure 3 ‘Access and Movement’ attached as **Appendix 2** to this representation).

- 3.10 The SPD, as a material consideration in the determination of planning applications, recognises a number of key reasons for its provision, including:
- The aim of the University Travel Plan to encourage the use of public transport, thereby minimising reliance on the use of the private car as a means of transport, mindful that car parking is at a premium on the Campus and continuing reliance on the car puts pressure on surrounding areas to accommodate parked cars, if alternative means of transport are not readily available;
  - The important, and ever-growing links between the UEA main Campus and the NRP institutions including the NNUH, which are geographically less than a kilometre apart at the nearest point, and yet 4.5kms apart by the most direct bus route;
  - The creation of a sustainable transport corridor to Colney Lane could ‘short circuit’ the existing route into the UEA from the west thereby avoiding the congestion problems on the Watton Road and the difficult right turn into University Drive, particularly during peak periods, whilst also providing improved connectivity to the Costessey Park and Ride site off the A47 Southern Bypass at Costessey;
  - The creation of a sustainable transport corridor would provide improved connectivity between NRP, NNUH and the City Centre, as envisaged by the County Council when NNUH was originally planned in the 1990’s. A dedicated link from Colney Lane, through the main Campus and then via the Avenues to the Norwich Outer Ring Road, would effectively create a ‘bus bypass’ to the congested Earlham Road and fiveways roundabout route into the City;
  - A sustainable transport corridor could take advantage of the various bus services that already access the Campus by extending them (in a form to be determined) to NRP. This level of service within the Campus could be doubled for the same number of bus movements, as buses currently have to double back along the same route along Chancellors Drive by means of the turning circle. This would not only improve bus availability but would also reduce bus travel distances, costs, emissions and potential vehicle nuisance.
- 3.11 In the intervening period, the NRP has continued to expand creating a cluster of world-class research organisations working in life sciences, with the allocation of further land to create one of the largest single-site concentrations of research in food, health and life sciences in Europe. Recent research facilities have included the Centrum building and Bob Champion building, with the Quadram Institute due to open in 2018. As a result, the linkages between the UEA, NNUH and constituent parts of the NRP have become increasingly important, together with the need for the appropriate sustainable transport infrastructure to support the further expansion of this key strategic employment location.
- 3.12 As supported within the National Planning Policy Framework (NPPF), and readily acknowledged within this Regulation 18 consultation document, patterns of development which facilitate the use of sustainable transport modes, reducing congestion and greenhouse gas emissions are encouraged for local plans (para.30, NPPF). Development should, amongst other factors, be located and



designed to support public transport, walking and cycling, minimise conflict between traffic and cyclists/pedestrians and, where possible, incorporate facilities for ultra-low emission vehicles (para. 35, NPPF).

3.13 Whilst the specific form and route of a sustainable transport corridor from the turning circle at the end of Chancellors Drive to Colney Lane is yet to be determined, it offers the opportunity to provide improved sustainable access to the key strategic employment location broadly centred around the NRP, UEA and NNUH. The importance of the critical relationship between these constituent parts, and improved public transport access between the UEA and Colney Lane accordingly, has previously been rightly acknowledged via the SPD, and it is contended that the GNLP should now support a sustainable transport link in policy terms accordingly.

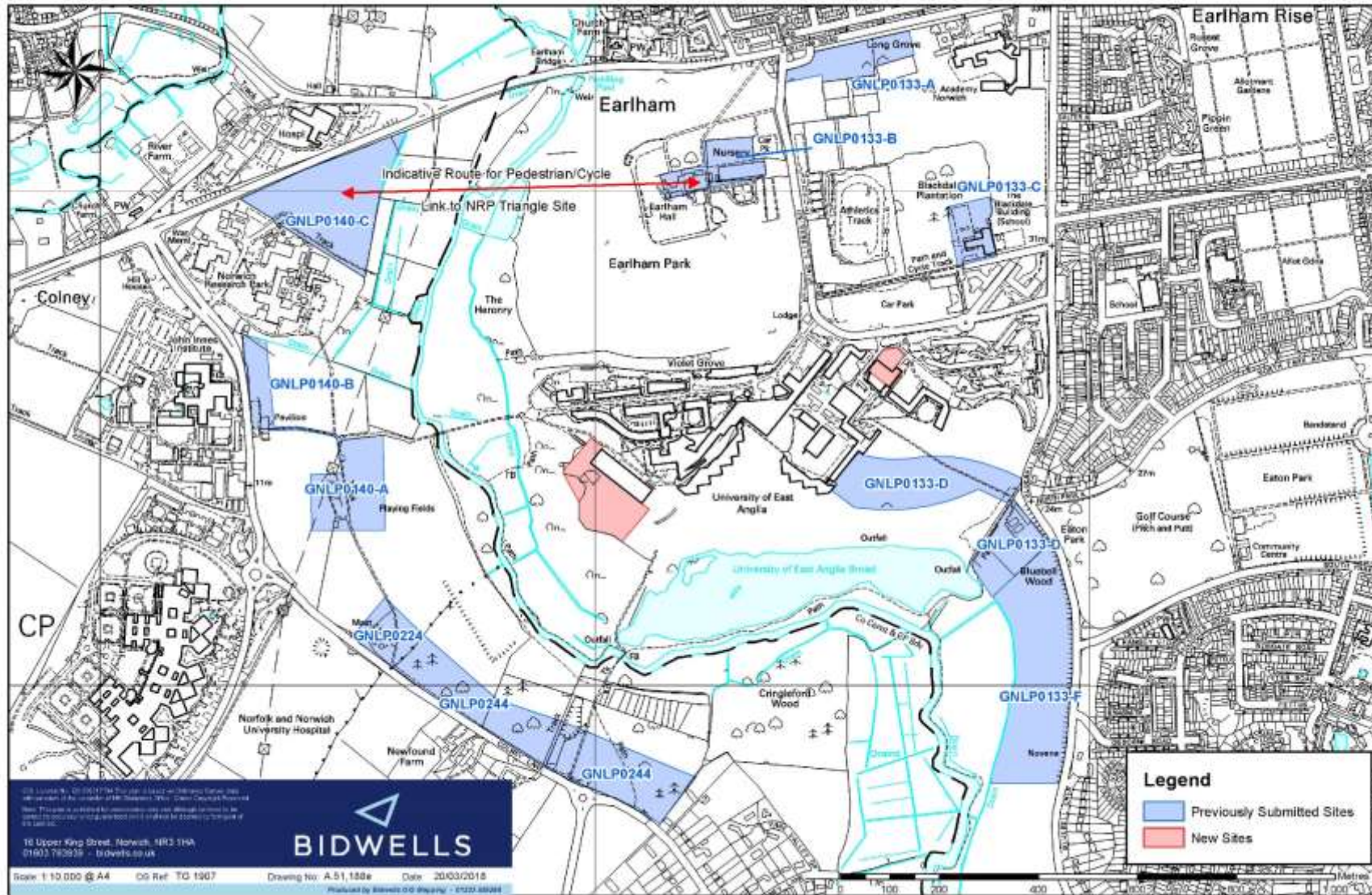
<b>GROWTH OPTIONS DOCUMENT</b>	
<b>36. Which approach do you support for promoting good design of new development?</b>	Within the long-term expansion of the UEA Campus and NRP, the UEA will endeavour to ensure high quality design is implemented on all new development.
<b>50. Do you support the favoured option for climate change policy?</b>	Every effort will be made in the future expansion of the UEA to ensure that developments do not adversely impact on air quality, and consider their impacts on climate change.
<b>51. Which approach do you favour for air quality?</b>	

# APPENDIX 1

# PLAN OF UEA SITES

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## Previously Submitted and New Sites

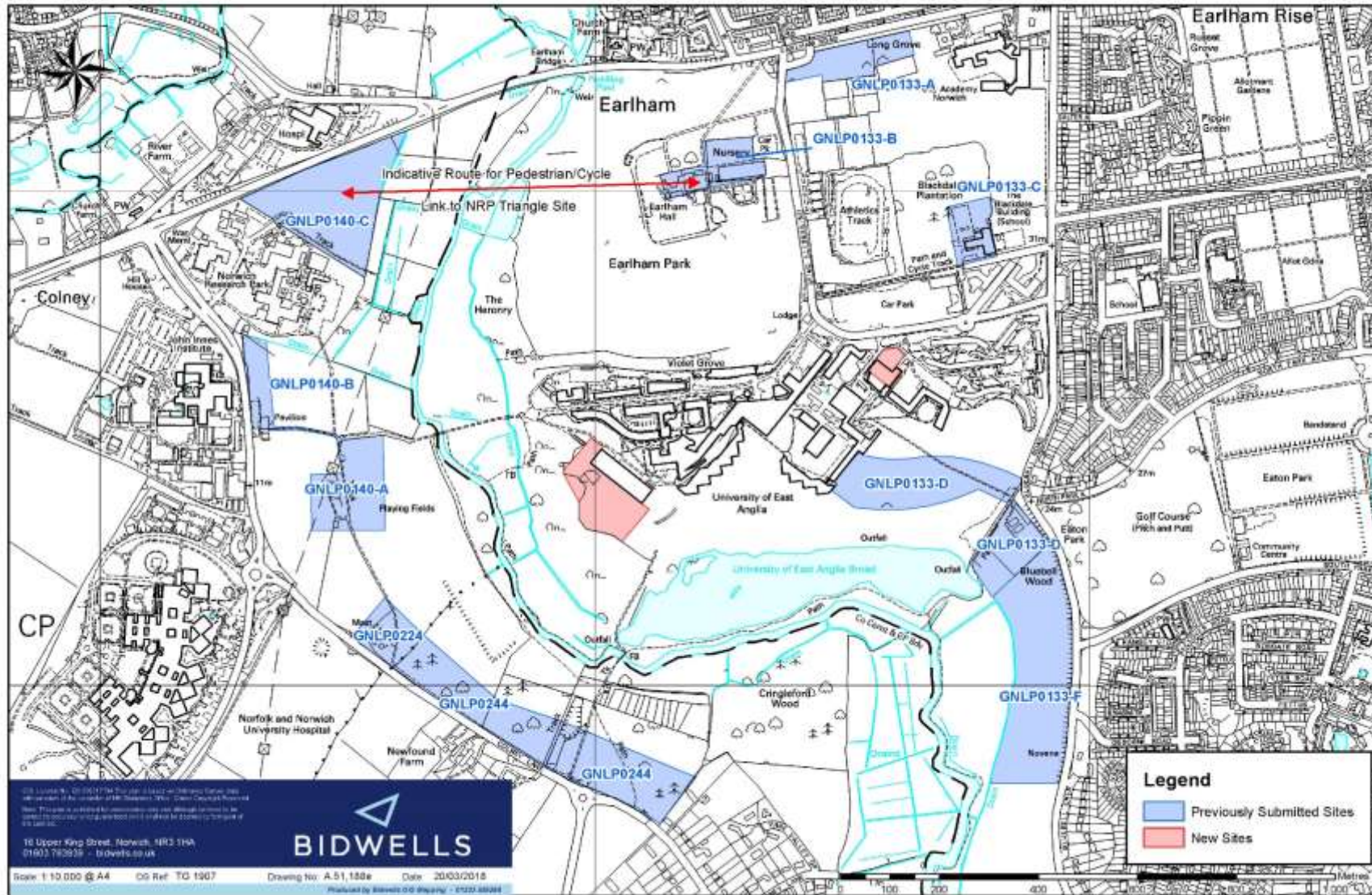


# APPENDIX 1

# PLAN OF UEA SITES

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## Previously Submitted and New Sites



## APPENDIX 2

# FIGURE 3 (ACCESS & MOVEMENT) FROM NRP DEVELOPMENT FRAMEWORK

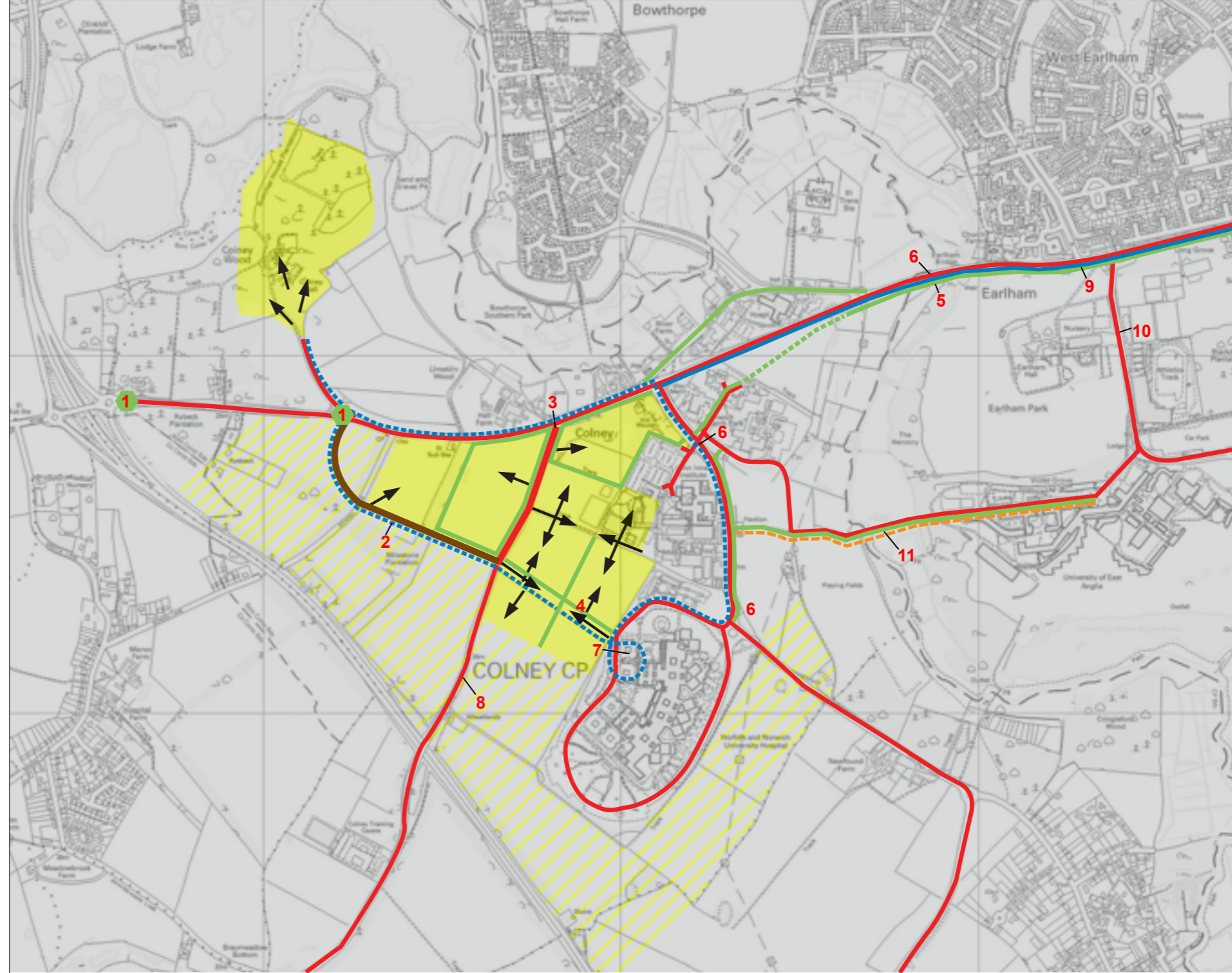
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# NRP Development Framework

Supplementary Planning Document

South Norfolk Council / March 2009





**Figure 3 Access and Movement**

**Key**

- Allocated Development Areas
- Potential Expansion Area  
Allocation to be reviewed in LDF
- Indicative access
- Cycleway / Pedestrian Routes
- Existing Highway and other links
- New link road

- Proposed Bus Route
- Possible Bus Priority measures, to be agreed with the highways authority as required.
- Improved connectivity between the UEA and NNUH/NRP, including a pedestrian cycle and public transport cross-valley link
- Signal Control Junction

- 1** Junction improvements
- 2** New 6.5m access road
- 3** Hethersett Lane / B1108 junction closed to car traffic
- 4** Bus only access to hospital
- 5** Bus priority measures as required
- 6** Cycle crossing junction improved
- 7** Bus headstop
- 8** Offline cyclepath
- 9** Watton Road / Wilberforce Road junction improved for cyclists / pedestrians
- 10** Possible bus contraflow
- 11** Potential for improved sustainable link between UEA and NNUH/NRP



# APPENDIX 3

## CALL FOR SITES SUBMISSIONS

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<b>1a. Contact Details</b>	
Title	Mr
First Name	James
Last Name	Alflatt
Job Title (where relevant)	Partner
Organisation (where relevant)	Bidwells
Address	16 Upper King Street, Norwich
Post Code	NR3 1HA
Telephone Number	01603 229345
Email Address	james.alflatt@bidwells.co.uk

<b>1b. I am...</b>	
Owner of the site <input type="checkbox"/>	Parish/Town Council <input type="checkbox"/>
Developer <input type="checkbox"/>	Community Group <input type="checkbox"/>
Land Agent <input type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input checked="" type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	Mr
First Name	Roger
Last Name	Bond
Job Title (where relevant)	Director of Estates
Organisation (where relevant)	University of East Anglia
Address	Estates And Buildings Division University of East Anglia Earlham Road Norwich Norfolk NR47TJ
Post Code	
Telephone Number	
Email Address	

<b>2. Site Details</b>	
Site location / address and post code  (please include as an attachment to this response form a location plan of the site on an scaled OS base with the boundaries of the site clearly shown)	Congregation Hall University of East Anglia NR47TJ
Grid reference (if known)	
Site area (hectares)	0.34ha

**Site Ownership****3a. I (or my client)....**

Is the sole owner of the site

Is a part owner of the site

Do/Does not own (or hold any legal interest in) the site whatsoever

**3b. Please provide the name, address and contact details of the site's landowner(s) and attach copies of all relevant title plans and deeds (if available).**

University of East Anglia  
Earlham Road  
Norwich  
Norfolk  
NR47TJ

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

Yes

No

**3d. If you answered no to the above question please provide details of why not all of the sites owners support your proposals for the site.****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

No

**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 storey 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.

### 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 conferences and events.

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

Market Housing	<input type="checkbox"/>	Business & offices	<input type="checkbox"/>	Recreation & Leisure	<input type="checkbox"/>
Affordable Housing	<input type="checkbox"/>	General industrial	<input type="checkbox"/>	Community Use	<input type="checkbox"/>
Residential Care Home	<input type="checkbox"/>	Storage & distribution	<input type="checkbox"/>	Public Open Space	<input type="checkbox"/>
Gypsy & Traveller Pitches	<input type="checkbox"/>	Tourism	<input type="checkbox"/>	Other (Please Specify) University Related	<input type="checkbox"/>

**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.

**Local Green Space**

If you are proposed 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.

**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.

**7j. Other:** (please specify):

--

**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.**

	Yes	No	Unsure
Mains water supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mains sewerage	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Electricity supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gas supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public highway	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband internet	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify):	N/A.
<b>8b. Please provide any further information on the utilities available on the site:</b>	

<b>Availability</b>	
<b>9a. Please indicate when the site could be made available for the land use or development proposed.</b>	
Immediately	<input type="radio"/>
1 to 5 years (by April 2021)	<input checked="" type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 – 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
<b>9b. Please give reasons for the answer given above.</b>	
The site is available for redevelopment in the period to April 2021, subject to availability of funding to finance development.	

<b>Market Interest</b>		
<b>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.</b>		
	Yes	Comments
Site is owned by a developer/promoter	<input type="radio"/>	
Site is under option to a developer/promoter	<input type="radio"/>	
Enquiries received	<input type="radio"/>	



Site is being marketed	<input type="radio"/>	
None	<input checked="" type="radio"/>	
Not known	<input type="radio"/>	

<b>Delivery</b>	
<b>11a. Please indicate when you anticipate the proposed development could be begun.</b>	
Up to 5 years (by April 2021)	<input checked="" type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 – 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
<b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>	
Not known, depends on the final design specifications and availability of funding to finance the redevelopment.	

<b>Viability</b>			
<b>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 &amp; Children’s Play Space and Community Infrastructure Levy</b>	<input checked="" type="checkbox"/>		
	Yes	No	Unsure
<b>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?</b>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>12c. If there are abnormal costs associated with the site please provide details:</b>			
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.			
<b>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?</b>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

**12e. Please attach any viability assessment or development appraisal you have undertaken for the site, or any other evidence you consider helps demonstrate the viability of the site.**

Further details would be submitted at the detailed planning application stage.

**Other Relevant Information**

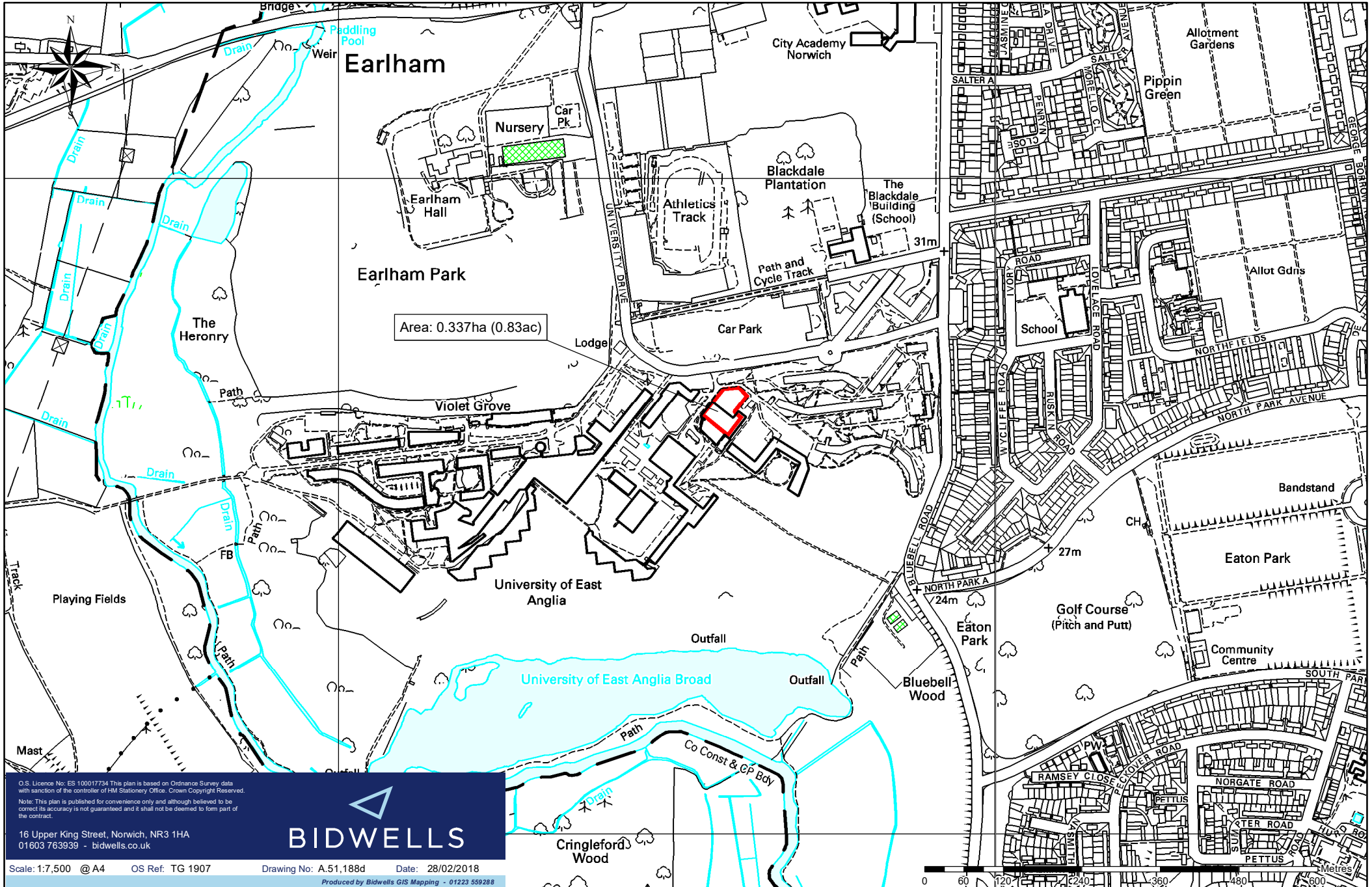
**13. Please use the space below to for additional information or further explanations on any of the topics covered in this form**

Please refer to accompanying covering letter and OS Map.

<b>Check List</b>	
Your Details	<input checked="" type="checkbox"/>
Site Details (including site location plan)	<input checked="" type="checkbox"/>
Site Ownership	<input checked="" type="checkbox"/>
Current and Historic Land Uses	<input checked="" type="checkbox"/>
Proposed Future Uses	<input checked="" type="checkbox"/>
Local Green Space (Only to be completed for proposed Local Green Space Designations)	<input type="checkbox"/>
Site Features and Constraints	<input checked="" type="checkbox"/>
Utilities	<input checked="" type="checkbox"/>
Availability	<input checked="" type="checkbox"/>
Market Interest	<input checked="" type="checkbox"/>
Delivery	<input checked="" type="checkbox"/>
Viability	<input checked="" type="checkbox"/>
Other Relevant Information	<input checked="" type="checkbox"/>
Declaration	<input checked="" type="checkbox"/>

<b>14. Declaration</b>	
<p>I understand that:</p> <p><b>Data Protection and Freedom of Information</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>• To assist in the preparation of the Greater Norwich Local Plan</li> <li>• To contact you, if necessary, regarding the answers given in your form.</li> <li>• To evaluate the development potential of the submitted site for the uses proposed within the form.</li> </ul> <p><b>Disclaimer</b></p> <p>The responses received as part of the Greater Norwich Local Plan "Call for Sites" 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 Call for Sites Response Form Guidance Notes.</p> <p>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.</p>	
Name <b>James Alflatt</b>	Date <b>22/03/18</b>

# Congregation Hall



<b>1a. Contact Details</b>	
Title	Mr
First Name	James
Last Name	Alflatt
Job Title (where relevant)	Partner
Organisation (where relevant)	Bidwells
Address	16 Upper King Street, Norwich
Post Code	NR3 1HA
Telephone Number	01603 229345
Email Address	james.alflatt@bidwells.co.uk

<b>1b. I am...</b>	
Owner of the site <input type="checkbox"/>	Parish/Town Council <input type="checkbox"/>
Developer <input type="checkbox"/>	Community Group <input type="checkbox"/>
Land Agent <input type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input checked="" type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	Mr
First Name	Roger
Last Name	Bond
Job Title (where relevant)	Director of Estates
Organisation (where relevant)	University of East Anglia
Address	Estates And Buildings Division University of East Anglia Earlham Road Norwich Norfolk NR47TJ
Post Code	
Telephone Number	
Email Address	

<b>2. Site Details</b>	
<p>Site location / address and post code</p> <p>(please include as an attachment to this response form a location plan of the site on an scaled OS base with the boundaries of the site clearly shown)</p>	<p>Sainsbury Centre for the Visual Arts University of East Anglia Norwich NR47TJ</p>
Grid reference (if known)	
Site area (hectares)	1.675ha

<b>Site Ownership</b>		
<b>3a. I (or my client)...</b>		
Is the sole owner of the site	Is a part owner of the site	Do/Does not own (or hold any legal interest in) the site whatsoever
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>3b. Please provide the name, address and contact details of the site's landowner(s) and attach copies of all relevant title plans and deeds (if available).</b> University of East Anglia Earlham Road Norwich Norfolk NR47TJ		
<b>3c. If the site is in multiple landownerships do all landowners support your proposal for the site?</b>	Yes <input type="radio"/>	No <input checked="" type="radio"/>
<b>3d. If you answered no to the above question please provide details of why not all of the sites owners support your proposals for the site.</b>          		

<b>Current and Historic Land Uses</b>		
<b>4a. Current Land Use</b> (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)		
The site is an area of green space to the south of the Sainsbury Centre.		
<b>4b. Has the site been previously developed?</b>	Yes <input checked="" type="radio"/>	No <input type="radio"/>

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

The site is currently a green space. However, listed building consent was granted in 2015 for a temporary car park on a portion of the site, to serve additional parking needs generated by the Francis Bacon and Masters exhibitions (ref: 15/00126/L). The consent allowed for a temporary parking surface on site between 18th April - 26th July 2015.

The application for a temporary car park was deemed to have no impact upon the setting of the listed Sainsbury Centre and, notably, the decision notice stated that this application could inform a larger debate about an alternative facility at the site.

There have been numerous planning applications for the display of art pieces and sculptures around the Sainsbury Centre.

**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)

Development at this site will comprise University-related uses. This may comprise expansion works to the Sainsbury Centre, or a new University-related facility. This will be determined in due course.

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

Market Housing <input type="checkbox"/>	Business & offices <input type="checkbox"/>	Recreation & Leisure <input type="checkbox"/>
Affordable Housing <input type="checkbox"/>	General industrial <input type="checkbox"/>	Community Use <input type="checkbox"/>
Residential Care Home <input type="checkbox"/>	Storage & distribution <input type="checkbox"/>	Public Open Space <input type="checkbox"/>
Gypsy & Traveller Pitches <input type="checkbox"/>	Tourism <input type="checkbox"/>	Other (Please Specify) University Related <input type="checkbox"/>

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

Further detail on the specifications of development in this location, including use and size, would be confirmed in due course.

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

The allocation of this site for University-related uses will allow the University to expand on Campus.



### Local Green Space

If you are proposed 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.

### 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 can be accessed from Norfolk Road. Given the site's location within the wider campus, it is envisaged that parking can be delivered across the wider campus rather than on site. Furthermore, the site benefits from excellent pedestrian connectivity to the wider campus.

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.

**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 can be implemented to eradicate any potential risk of flooding to the development site and the surrounding area.

Areas of Flood Zone 2 and 3 are within close proximity to the site. However, a woodland buffer separates the site from these Flood Zone areas.

**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.

**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 an area of green space behind the Sainsbury Centre. Appropriate ecological assessments would be undertaken to inform any planning application, and mitigation measures addressed if necessary.

**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?

The Sainsbury Centre is Grade II\* listed. The grant of listed building consent for the temporary car park (ref: 15/00126/L) demonstrates that there is scope for development on this site without impacting upon the setting of the listed building.

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

The Sainsbury Centre adjoins the site to the north, with woodland to the west and The University of East Anglia Broad and associated green spaces to the east and south.

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

There are no existing buildings or uses on site that would have to be relocated as a result of development. The recent construction of an extension to car park P7 (Biological Sciences Car Park), adjacent to the Sainsbury Centre (ref: 16/00782/F), reduces the need to employ the site as a temporary parking space again.

Any development proposals would be sympathetically designed to relate well to the Sainsbury Centre and the wider Campus through offering complementary uses.

**7j. Other:** (please specify):

**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.**

	Yes	No	Unsure
Mains water supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mains sewerage	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Electricity supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gas supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public highway	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband internet	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify):	N/A.
<b>8b. Please provide any further information on the utilities available on the site:</b>	

<b>Availability</b>	
<b>9a. Please indicate when the site could be made available for the land use or development proposed.</b>	
Immediately	<input type="radio"/>
1 to 5 years (by April 2021)	<input type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input checked="" type="radio"/>
10 – 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
<b>9b. Please give reasons for the answer given above.</b>	
The land is available for development.	

<b>Market Interest</b>		
<b>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.</b>		
	Yes	Comments
Site is owned by a developer/promoter	<input type="radio"/>	
Site is under option to a developer/promoter	<input type="radio"/>	
Enquiries received	<input type="radio"/>	

Site is being marketed	<input type="radio"/>	
None	<input checked="" type="radio"/>	
Not known	<input type="radio"/>	

<b>Delivery</b>	
<b>11a. Please indicate when you anticipate the proposed development could be begun.</b>	
Up to 5 years (by April 2021)	<input type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input checked="" type="radio"/>
10 – 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
<b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>	
Not known, depends on the final design specifications.	

<b>Viability</b>			
<b>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 &amp; Children’s Play Space and Community Infrastructure Levy</b>			<input checked="" type="checkbox"/>
	Yes	No	Unsure
<b>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?</b>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
<b>12c. If there are abnormal costs associated with the site please provide details:</b>			
<b>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?</b>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

**12e. Please attach any viability assessment or development appraisal you have undertaken for the site, or any other evidence you consider helps demonstrate the viability of the site.**

Further details would be submitted at the detailed planning application stage.

**Other Relevant Information**

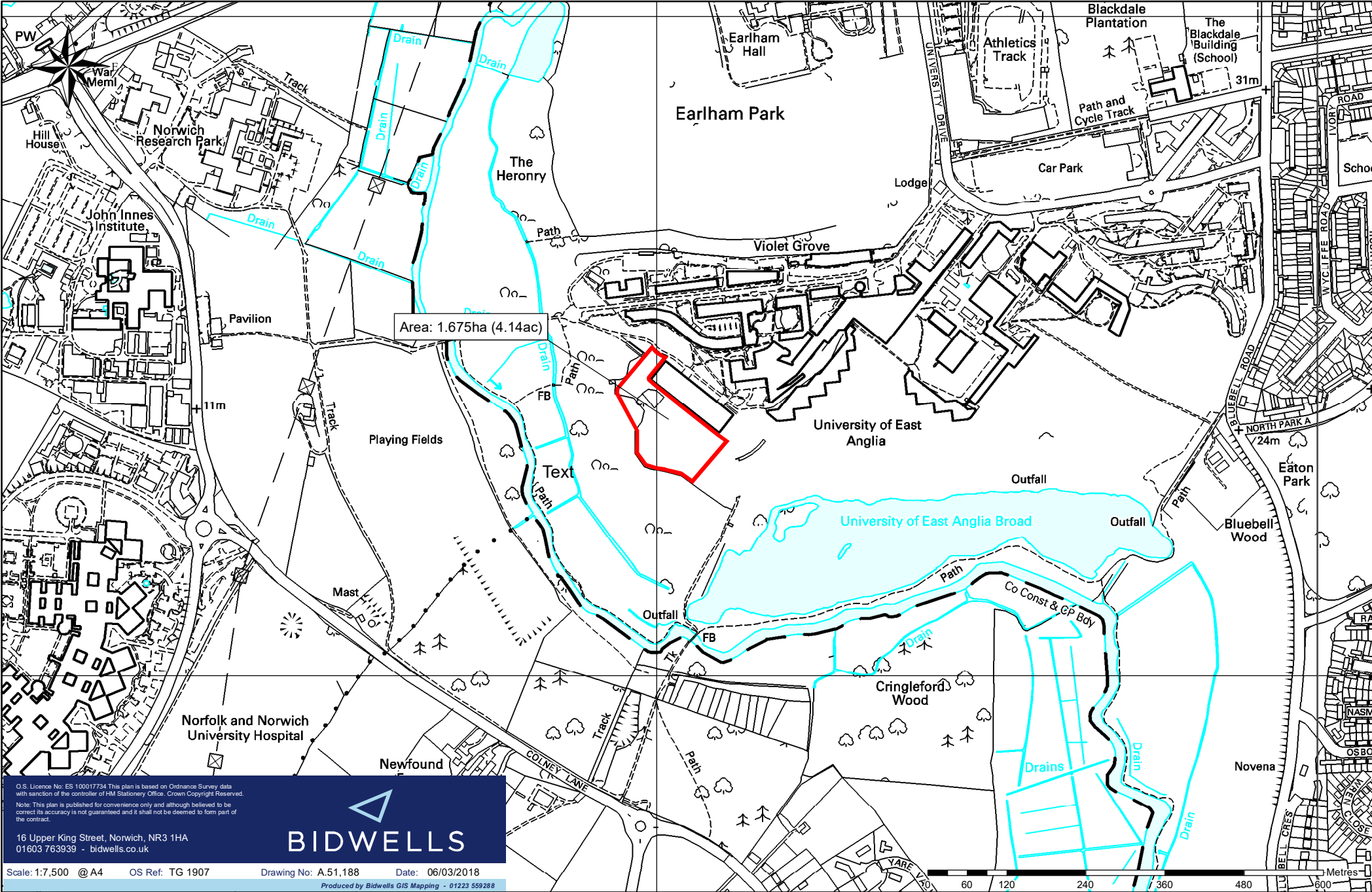
**13. Please use the space below to for additional information or further explanations on any of the topics covered in this form**

Please refer to accompanying report and OS Map.

<b>Check List</b>	
Your Details	<input checked="" type="checkbox"/>
Site Details (including site location plan)	<input checked="" type="checkbox"/>
Site Ownership	<input checked="" type="checkbox"/>
Current and Historic Land Uses	<input checked="" type="checkbox"/>
Proposed Future Uses	<input checked="" type="checkbox"/>
Local Green Space (Only to be completed for proposed Local Green Space Designations)	<input type="checkbox"/>
Site Features and Constraints	<input checked="" type="checkbox"/>
Utilities	<input checked="" type="checkbox"/>
Availability	<input checked="" type="checkbox"/>
Market Interest	<input checked="" type="checkbox"/>
Delivery	<input checked="" type="checkbox"/>
Viability	<input checked="" type="checkbox"/>
Other Relevant Information	<input checked="" type="checkbox"/>
Declaration	<input checked="" type="checkbox"/>

<b>14. Declaration</b>	
<p>I understand that:</p> <p><b>Data Protection and Freedom of Information</b>  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:</p> <ul style="list-style-type: none"> <li>• To assist in the preparation of the Greater Norwich Local Plan</li> <li>• To contact you, if necessary, regarding the answers given in your form.</li> <li>• To evaluate the development potential of the submitted site for the uses proposed within the form.</li> </ul> <p><b>Disclaimer</b>  The responses received as part of the Greater Norwich Local Plan "Call for Sites" 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 Call for Sites Response Form Guidance Notes.</p> <p>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.</p>	
Name <b>James Alflatt</b>	Date <b>22/03/18</b>

# Land Adjoining Sainsbury Centre



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 01603 763939 - bidwells.co.uk

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