

1b. I am... - Planning Consultant

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

Title Mr

First Name Roger

Last Name Bond

Job Title (where relevant)

Organisation (where relevant)

Address

Post Code

2. Site Details

Site location / address and post code.

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

Sainsbury Centre for the Visual Arts

University of East Anglia

Norwich

NR47TJ

Site area (hectares) 1.675ha

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process. [Land adjoining Sainsburys Centre NEW.pdf](#)

3. Site Ownership

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

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

3c. If the site is in multiple landownerships do all landowners support your proposal for the site? No

4. Current and Historic Land Uses

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

The site is an area of green space to the south of the Sainsbury Centre.

4b. Has the site been previously developed? Yes

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

The site 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.

5. Proposed Future Uses

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

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 - Other (please specify) you proposing?

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

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

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.

6. Local Green Space

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

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

N/A.

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

N/A.

7. Site Features and Constraints

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

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

The site 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.

8. Utilities

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

Mains water supply Yes

Mains sewerage Yes

Electricity supply Yes

Gas supply Yes

Public highway Yes

Broadband internet Yes

Other (please specify)

N/A.

9. Availability

9a. Please indicate when the site could be made available for the land use or development proposed. 5 - 10 years (between April 2021 and 2026)

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

The land is available for development.

10. Market Interest

10. Please choose the most appropriate category below to indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section. None

11. Delivery

11a. Please indicate when you anticipate the proposed development could be begun. 5 - 10 years (between April 2021 and 2026)

11b. Once started, how many years do you think it would take to complete the proposed development (if known)? Not known, depends on the final design specifications.

12. Viability

This is the description of your section break.

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

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

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

13. Other Relevant Information

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

Please refer to accompanying report and OS Map.

14. Declaration

I understand that:

Data Protection and Freedom of Information

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

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

Disclaimer

The Site Submission response forms received as part of the Greater Norwich Local Plan Regulation 18 Consultation will

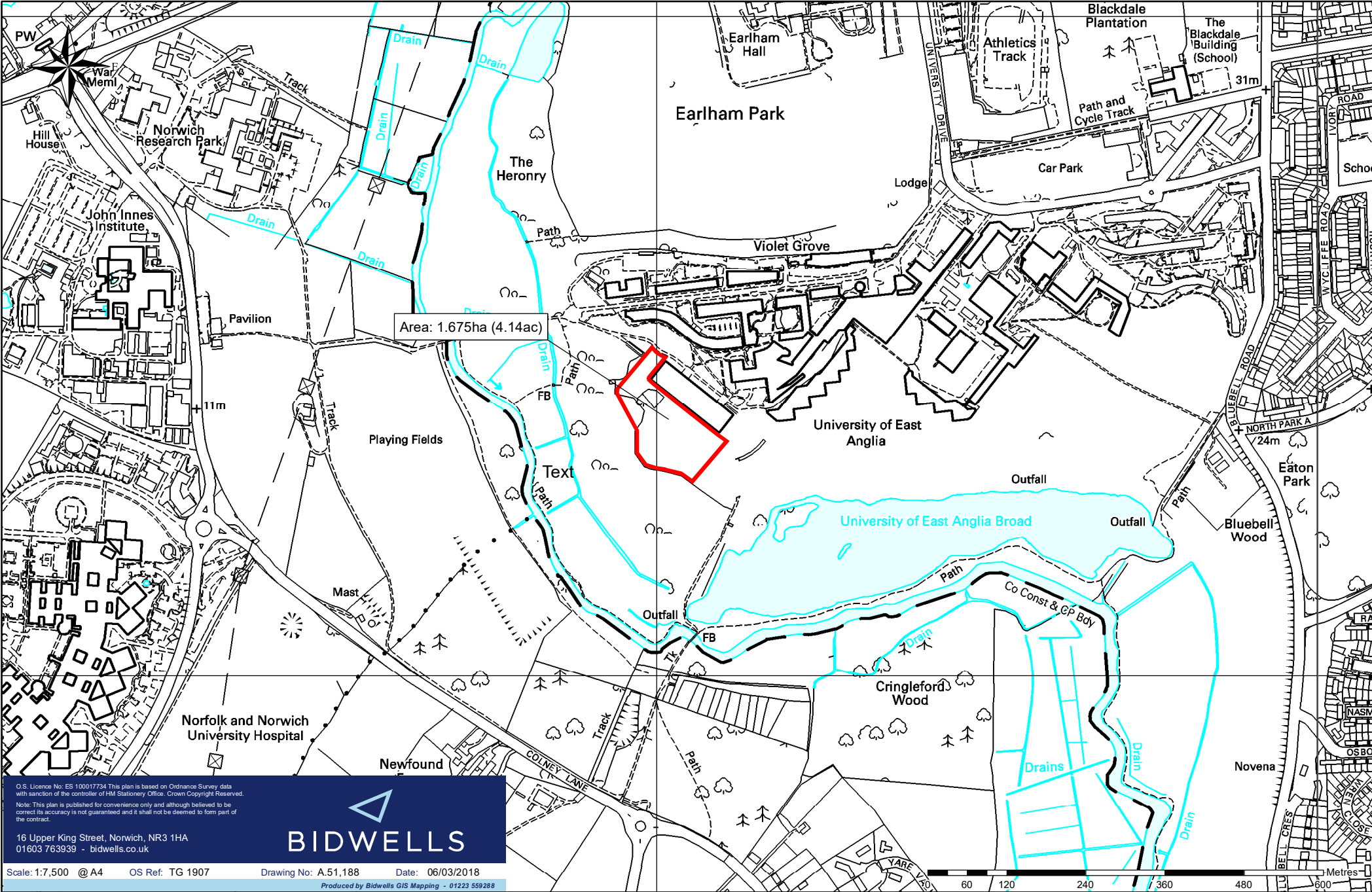
be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by Norfolk County Council, and the details being published for consultation purposes. Any information you consider to be confidential is clearly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

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

Name	James Alflatt
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Date	Mar 22, 2018
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Land Adjoining Sainsbury Centre



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16 Upper King Street, Norwich, NR3 1HA
 01603 763939 - bidwells.co.uk

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