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**By email only**  
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14 December 2018

Dear Sirs

**THE GREATER NORWICH LOCAL PLAN (GNLP) – REGULATION 18  
CONSULTATION – NEW, REVISED AND SMALL SITES  
HOMEBASE STORE, HALL ROAD RETAIL PARK, NORWICH**

We write on behalf of Schroders Real Estate Fund (SREF), owners of the Hall Road Retail Park, Hall Road, Norwich, and provide our representations on this consultation below.

We understand that the consultation document comprises an addendum to the Site Proposals document produced for the Regulation 18 Consultation in early 2018. The current consultation forms part of the Regulation 18 consultation on the emerging Greater Norwich Local Plan (GNLP) and covers the following:

- New sites submitted through the Regulation 18 consultation in early 2018;
- Proposed revisions to sites previously submitted; and
- Small sites (of less than 0.25 hectares or five dwellings) submitted throughout the plan-making process up to now.

The site which forms the subject of this submission has not previously been put forward for the Greater Norwich authorities' consideration.

**The site**

The site comprises the Homebase store and associated service area and car parking at the Hall Road Retail Park. The building (which is currently in Class A1 use) has a total of floorspace of 7,440 sqm plus a large external garden centre to the rear. It also benefits from a large car park to the north.

The extent of the site is shown on the Site Location Plan, which is enclosed.

Hall Road Retail Park also includes stores occupied by Aldi, Aldiss, Pets at Home and Hughes Electrical.

There is a car park providing 529 spaces which serves the retail park. The principal access into the retail park is off Hall Road and there is a secondary access (and egress) off Sandy Lane.

The Hall Road Retail Park is one of the more accessible retail destinations in Norwich. Unlike the other major out-of-centre retail park within Norwich, it is also relatively well served by public transport and accessible to a substantial residential population.

### **Planning history**

Outline planning permission was granted in June 1996 for the construction of a non-food retail warehouse (bulky goods) development (LPA Ref: 4/95/0774/O).

The reserved matters, pursuant to outline permission 4/95/0774/O, were approved in March 2000 (LPA Ref: 4/1999/0478/D) for the 'erection of a single retail warehouse unit of 7,440 sqm with open garden centre'. The unit is now occupied by Homebase.

There is currently a live application for external alterations to support the sub-division of the unit, so it can accommodate other occupiers.

### **Potential redevelopment for residential use**

Homebase no longer requires such a large store and SREF have been considering options for the future use of the unit. They have recently submitted several planning applications to increase the flexibility of use of the unit to accommodate other retailers.

SREF are also considering the potential of the site to be redeveloped for alternative uses, including residential, and Indigo, on behalf of SREF, met a planning officer at Norwich City Council on 13 August 2018 to discuss the potential options (LPA Ref: 18/01187/PREAPP). In terms of residential use, officers considered that:

- A proposal to redevelop the site for residential use would likely be looked at positively, given the sustainable location which is immediately adjacent to the new district centre anchored by Asda and given the presence of residential development and related facilities and transport links within the city centre and surrounding area.
- It would need to be demonstrated that the residential development would have a satisfactory relationship with the surrounding commercial uses.
- A further key requirement would be the need for any residential development to respect the characteristics of the surrounding area in terms of scale and density.

## **Implications for GNL**

As continued retail use on the site might cease to be viable, SREF is exploring the potential for it to be allocated for alternative uses. Redevelopment for residential use would be a feasible option (although employment uses could also be considered).

The site has the potential to accommodate a high-density form of residential development due to its accessibility and its less sensitive location.

The authorities should consider the site as a potential housing / employment site in the emerging Local Plan.

Should the Council require any further information or wish to discuss the site's potential further please contact me or Simon Neate at Indigo Planning.

Yours faithfully

Ben Frodsham

Enc: Site Location Plan

cc: Mr T Woolven – Schroders Real Estate Fund