

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	
Date Received:	

This form is to be filled out by any interested parties who want to promote a site for a specific use or development to be allocated in the Greater Norwich Local Plan.

Only one form should be submitted for each individual site i.e. it is not necessary for a separate form to be completed for each landowner on a single site in multiple ownerships. However, a separate form must be completed for each individual site submitted.

Your completed form should be returned to the Greater Norwich Local Plan team no later than **5pm on Friday 8 July 2016**.

By email: callforsites@gnlp.org.uk

Or, if it is not possible submit the form electronically,

By Post to:

Greater Norwich Local Plan Team
PO Box 3466
Norwich
NR7 7NX

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 site(s) being stored by Norfolk County Council and shared with Broadland District Council, Norwich City Council and South Norfolk District Council, and that the details of the site will be published for consultation purposes.

Further advice and guidance can be obtained by visiting the Greater Norwich Local Plan website or by contacting the Greater Norwich Local Plan team directly:

Website: www.greaternorwichlocalplan.org.uk

E-mail: callforsites@gnlp.org.uk

Telephone: 01603 306603

1a. Contact Details	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

1b. I am...	
Owner of the site	Parish/Town Council
Developer	Community Group
Land Agent	Local Resident
Planning Consultant	Registered Social Landlord
Other (please specify):	

1c. Client/Landowner Details (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

2. Site Details	
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)	
Grid reference (if known)	
Site area (hectares)	

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).		
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.)		
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)

--

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)

--

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

Market Housing	Business & offices	Recreation & Leisure
Affordable Housing	General industrial	Community Use
Residential Care Home	Storage & distribution	Public Open Space
Gypsy & Traveller Pitches	Tourism	Other (Please Specify)

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

--

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

--

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.

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

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?

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

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

7d. Flood Risk: Is the site liable to river, ground water or surface water flooding and if so what is the nature, source and frequency of the flooding?

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?

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?

--

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?

--

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

--

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

--

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			
Mains sewerage			
Electricity supply			
Gas supply			
Public highway			
Broadband internet			

Other (please specify):	
8b. Please provide any further information on the utilities available on the site:	

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

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.		
	Yes	Comments
Site is owned by a developer/promoter		
Site is under option to a developer/promoter		
Enquiries received		

Site is being marketed		
None		
Not known		

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	

Viability			
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			
	Yes	No	Unsure
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?			
12c. If there are abnormal costs associated with the site please provide details:			
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?			

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.

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

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

14. Declaration	
<p>I understand that:</p> <p>Data Protection and Freedom of Information</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"> • 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. <p>Disclaimer</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	Date



Contractors are not to scale dimensions from this drawing

SITE BOUNDARY IS INDICATIVE AND SUBJECT TO REVISION FOLLOWING LEGAL ADVICE

WORK IN PROGRESS - NOT TO BE USED FOR CONSTRUCTION
 The drawing contained within this file can only be used for information and does not form part of any contract documents. All design/construction work based on Broadway Malyan data must be co-ordinated with formally issued drawings. Broadway Malyan accepts no responsibility.

BroadwayMalyan^{BM}
Architecture Urbanism Design
 Riverside House
 Southwark Bridge Road
 London
 SE1 9HA
 T: +44 (0)20 7261 4200
 F: +44 (0)20 7261 4300
 E: Lon@BroadwayMalyan.com
 www.BroadwayMalyan.com

Client
Weston Homes
 Project
**Anglia Square
 Norwich**
 Description
**02-SiteLayouts
 Site Boundary**

Status
FOR INFORMATION
 Scale 1:500
 Job number 31467
 Drawn BM
 Drawing number A02-000
 Date 2016/07/05
 Revision ---
 Original size 100mm @ A1 Copyright Broadway Malyan Limited



Flitcroft House
114-116 Charing Cross Rd
London WC2H 0JR
tel: +44 (0)20 3640 8508
fax: +44 (0)20 3435 4228
email: info@iceniprojects.com
web: www.iceniprojects.com

Greater Norwich Local Plan Team
PO Box 3466
Norwich
NR7 7NX

8 July 2016

LG/SM – 16/053
BY EMAIL

Dear Sir or Madam,

ANGLIA SQUARE, NORWICH

GREATER NORWICH LOCAL PLAN CALL FOR SITES 2016

In response to the current Call for Sites exercise to inform the emerging Greater Norwich Local Plan, we submit on behalf of _____, details of a site which we consider to be suitable for development. Details of the site's ownership are included within the accompanying submission form.

The site, as identified in the enclosed Site Location Plan, measures approximately 4.6 hectares and is located in the northern part of Norwich city centre as identified in the existing Local Plan. It should be noted that the red line indicated on the submitted plan is likely to be updated following the conclusion of detailed land ownership investigations, which are currently ongoing. The site currently comprises a range of existing uses, including predominantly retail uses within Anglia Square, and also leisure and community uses, car parking and office floorspace. The land within the identified site is owned by _____, with the exception of the Surrey Chapel site within the southwestern corner of the site, and the Barclays Bank site (currently occupied by a retail unit) within the northeastern corner of the site. The site is bounded to the north and west by Edward Street and New Botolph Street/ Pitt Street, to the south by St Crispins Road and to the east by Magdalen Street.

The site currently has a somewhat dilapidated appearance and is characterised by a number of vacant retail units, and vacant former office space within the now obsolete Sovereign House building. The physical fabric and infrastructure throughout the site largely requires replacement and modernisation, and the site suffers from a poorly planned layout which does not make efficient or logical use of the space. The road network surrounding the site currently serves to isolate Anglia Square from the rest of the city centre.

Availability

It is anticipated that this site will be available for redevelopment, and the proposed development can commence, within the next 5 years, although redevelopment of a site of this scale will clearly take a number of years to complete in a succession of phases.

Proposed Use

It is intended to redevelop this site with a sustainable mix of uses, including retail, residential, community and leisure, and car parking provision to serve the private residential and public commercial uses. Detailed proposals for the redevelopment of the site are yet to be finalised, and will be subject to a full assessment of site constraints and opportunities and an appropriate masterplanning exercise in due course. However, with regard to illustrative levels of development that could be achieved, it is anticipated at this stage that the site could accommodate circa 20,000 sqm of retail floorspace, up to 1,500 new residential dwellings, and 1,200 car parking spaces (approximately half of which will be for public use).

The proposals will likely seek to relocate the existing church into a new purpose-built facility, and to provide a new public square at the heart of the development, with the residential development accommodated in a number of buildings above and surrounding a more commercially attractive and visually pleasing shopping centre. Appropriate vehicular parking for residents and visitors to the site will be provided within a new multi-storey car park, which it is anticipated will be delivered at an early phase of the development.

Detailed proposals will be formulated in due course, taking account of a thorough study of the site's constraints and opportunities and having regard to a wide range of forthcoming technical work to support the emerging plans for this site. The landowners/ developers are in the early stages of preparing detailed proposals for submission as part of a future planning application, and will undertake extensive consultation and seek to work closely with the Council, statutory consultees and other stakeholders to ensure that the final proposals are entirely acceptable with regard to all relevant considerations. In this regard, it will clearly be important that any future allocation and policy relating to this site is sufficiently flexible to enable the emerging proposals to be duly formulated as the masterplanning exercise progresses, having regard to technical advice and with input from and collaboration with relevant stakeholders as appropriate.

A site of such strategic significance, which will take a number of years to comprehensively redevelop, should be included within the Local Plan in order to provide an appropriate policy context within which the development can progress. By their very nature large scale urban regeneration projects require a flexible policy backdrop that can enable proposals to adapt to changes in market conditions and progress in a phased manner over the lifetime of the Plan.

Suitability

The site comprises previously developed land, and is sustainably located within Norwich city centre. We note that the site was allocated within Norwich City Council's 2010 Northern City Centre Area Action Plan (AAP) for comprehensive redevelopment to regenerate the area through a phased scheme. The AAP anticipated that the site would be redeveloped for a sustainable mix of residential accommodation, retail floorspace, employment provision, and leisure and community facilities, to rejuvenate the area and provide a key attraction within the city centre. Whilst the AAP is now over 6 years old and was formulated in a materially different planning context, the site's longstanding allocation highlights that the principle of mixed use redevelopment of the site has clearly been established for a number of years. Clearly, the replacement of the current buildings with a comprehensively planned, high quality scheme will have clear benefits in terms of regenerating the site and acting as a catalyst for improvements to the wider area and for attracting further investment in Norwich city centre.

The site has been subject to a number of previous planning applications for redevelopment of Anglia Square, most recently in 2011 (application reference 11/00161/F and others), which demonstrated the acceptability of the principle of a mix of residential, retail, community and leisure and other associated uses, as well as highlighting the fact that there are no significant technical constraints to redevelopment of this site that cannot be appropriately dealt with through a well-designed and appropriately considered scheme.

With regard to technical considerations, we anticipate at this early stage that the forthcoming detailed proposals will be supported by appropriate technical work on matters including archaeology, sustainability, transport, heritage, noise, air quality and contamination. Having regard to the site's sustainable location within the city centre, and in light of the previous technical work carried out to support the most recent planning applications relating to this site, we do not anticipate that any such technical matter will constitute a constraint to development of the site, subject to appropriate mitigation measures where necessary. For example, the site is not located within an area anticipated to be at risk of flooding, and it is expected that appropriate highways solutions can be proposed to mitigate any potential impacts of additional traffic arising from the redevelopment proposals. Through appropriate and sustainable design, matters such as noise and air quality, as well as other matters relating to the residential amenity of existing and future residents/ tenants can be adequately addressed. Meanwhile, whilst the site is located within a Conservation Area and within the setting of a number of Listed Buildings, we anticipate that an appropriately designed scheme will preserve or enhance these heritage assets, and will have a more positive and sympathetic impact on the locality than the existing buildings. As such, we consider that the site is entirely suitable for the proposed

mixed use redevelopment now proposed, and the various technical aspects will be fully assessed in due course in order to inform the emerging proposals.

The proposed investment in this area and the creation of modern, commercially attractive retail floorspace and a significant number of new residential dwellings will also make a welcome and important contribution towards the economic and housing needs of Norwich and the wider greater Norwich area. With specific regard to local housing needs, the 2016 Central Norfolk SHMA indicated that approximately 12,000 net additional dwellings will be required from 2012 to 2036. In this context, it is imperative that available and suitable land is used efficiently to meet local needs, and that in particular the potential of sustainable and highly accessible brownfield sites within settlements towards the top of the settlement hierarchy in the greater Norwich area is maximised, as encouraged by paragraph 111 of the National Planning Policy Framework. The provision of up to approximately 1,500 new dwellings on this sustainable, suitable site will clearly make a significant and welcome contribution to meeting such needs, and will also act as a catalyst for further investment and regeneration of the wider area.

Summary

We trust the above information and enclosed forms provide sufficient background on the Anglia Square site and the emerging redevelopment proposals to facilitate an assessment for the purposes of the current Call for Sites exercise. As noted above, further details will be provided in due course as the appropriate masterplanning and technical work progresses, and it is anticipated that the proposals will be shaped by extensive engagement with the Local Planning Authority and other key stakeholders. In the meantime, it is imperative that the emerging strategic policy context provides sufficient support and flexibility to enable the ambitious vision for this site to be achieved.

We will be pleased to discuss further the emerging proposals for the site with officers, and to provide any further information that may be required to assist in demonstrating the suitability of this site for mixed use redevelopment. We should be grateful for updates in due course on the progress of the emerging Local Plan going forward.

Yours sincerely,

Lyndon Gill
DIRECTOR