

James Boddy (Owner)  
Colney Hall  
Norwich  
NR4 7TY

Contact: Feng Li MRTPI

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**Prepared for GNLP Public Examination  
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Dear Inspector

**RE: Inspectors Matters Issues and Questions (March 2022 Sessions)**

**Matter 10 Housing and mixed Use allocations - new sites without planning permission that are allocated for less than 500 dwellings: Unban Fringe: Site f. Colney Hall, Watton Road, Colney (Ref GNLP0253)**

This letter is prepared to support the allocation and provide a most recent update to the site delivery overall.

**Delivery Partners and the Planning Process**

Since the uptake of Site A (a part of the Colney Hall site that is proposed to become Phase 1 of any development resulting from the draft allocation) by Central and Regional Estates Ltd/Strawberry Care <https://www.strawberrycare.co.uk/> (alluded to in the Statement of Common Ground in the response to question 3) the landowner has now prepared a site-wide masterplan as part of a current pre-application engagement exercise with the local planning authority in accordance with the draft allocation and officers' recommendations.

The masterplan proposals now involve another delivery partner, Castlemeadow Care <https://www.castlemeadowcare.co.uk/>, that has a track record of delivering innovative elderly care across Norfolk. Castlemeadow Care is now under contract with the landowner to progress its proposals for innovative care provision in Norfolk through the Colney Hall site, working closely with UEA (University of East Anglia). They will be responsible for delivery of all the site excluding Site A, including the transformation of Colney Hall as a later phase.

These strong partners further enhance/confirm the deliverability of the site.

## **Fostering East Anglia High-Tec and Employment Cluster**

One of the key advantages of the site is its close proximity to UEA, NNUH (Norwich & Norfolk University Hospital) and the NRP (Norwich Research Park).

Whilst the progression of proposals for the site by commercial operators has shown a strong demand within the elderly care sector, the site also has the potential to play an important role in the fostering of a strong cluster and or network of education, research and development and employment uses centred on the medical, healthcare and elderly care sectors.

This site, together with other allocations of the NRP extensions, will help to build on the early clustering activities which have emerged in the area and will continue to drive innovation and change, making greater impacts at local, regional and national levels.

### **Overcoming heritage constraints**

As part of the delivery process, we have actively taken the opportunity seeking to overcome constraints. One of the major constraints is the Grade II listing of the hall. Following advice from SNC officers we have undertaken very detailed forensic research and analysis on Colney Hall which was Listed in 1951 when it was a substantial mansion. In 1958 more than 75% of the hall was demolished including most of the oldest part and the complete service wing, exterior remodelled in colonial style, leaving a property with an amputated character and zero resemblance to the original listed building.

The findings from this research and analysis will form an important part of evidence base to facilitate delivery of the draft allocation and the current masterplan proposals which are based on it.

### **Matter 13 Employment allocations**

#### **Issue 1 Employment allocations – Urban Fringe**

b. South of Norwich Research Park extension, Colney (Ref GNLP0331BR)

c. South of Norwich Research Park extension, Colney (Ref GNLP0331CR)

The Employment Sites b & c are also supported, together with site GNLP0253, for the important contribution they will make in driving innovation and change as part of the employment cluster. They will provide key ingredients for a regional hub of high tech, healthcare and elderly care related R & D related employment.

Yours faithfully

Feng Li