

**1b. I am...** - Planning Consultant

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

**Title** Mr

**First Name** Paul

**Last Name** Collins

**Organisation (where relevant)**

**Address**

**Post Code**

**Telephone Number**

**Email Address**

**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)**

Archant Ltd,  
Prospect House,  
Rouen Road,  
Norwich,  
NR1 1RE

**Site area (hectares)** 1.03

**Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process.** [NK121790 Prospect House.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)**

Archant Ltd c/o Paul Collins,

**Please attach copied 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

**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.**

N/A

#### **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.)**

Archant Ltd Headquarters - Offices (B1a)

**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 current office development dates back to 1969 and has been subject to minor refurbishments in the preceding years.

#### **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)**

Residential-led Mixed-Use (Retail and Commercial/Office) Development

**5b. Which of the following use or uses are - Other (please specify) you proposing?**

**Other** Residential-led Mixed-Use (Retail and Commercial/Office) Development

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

Collins Commercial (on behalf of Archant Ltd) are currently engaging with Norwich City Council to prepare a Development Brief for the long-term development of the site. The precise makeup and quantum of development is still to be confirmed.

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

The proposed redevelopment will provide a more suitable interface with the City Centre to the north west of the site and (subject to the final development proposal and mix of uses) will provide new homes, modern fit-for-purpose employment space and an economic boost to this prime, underutilised City Centre site.

#### **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 is situated between Rouen Road (access), Golden Ball Street, Ber Street and Thorn Lane (egress). Additional access routes to and through the sites could be provided as the development scheme progresses.

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

The site currently slopes downwards from west to east, changing up to 6m across the site. This has not prevented the development of the existing building on-site and would allow for a future development to change in levels with the site.

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

The site is currently occupied by an existing structure and is not considered to suffer from any potential 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?**

The site is located in Flood Zone 1 (low probability of flooding) and is not considered to have any risk of 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?**

The site is owned by Archant Ltd and is not subject to any legal issues that would restrict development.

**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 or any features of ecological or geological importance. The site adjoins designated Open Space to the west.

**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 site is located within the Ber Street Character Area of the Norwich City Centre Conservation Area, within sight lines of Norwich Castle (Scheduled Ancient Monument) and Norwich Cathedral (Grade I Listed). To the north west is the locally listed Woolpack Public House. There are a number of listed and locally listed buildings to the west of the site along Ber Street. Any development on the site and, in particular, extending above the existing building will be required to take account of the relationship between the site and the nearby heritage assets.

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

The building is bordered to the east by the Paradise Place housing estate, and by retail, office and residential developments to the west.

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

The site is currently occupied by Archant Ltd, who is currently undertaking a review of future space needs in Norwich.

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

N/A

**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

**8b. Please provide any further information on the utilities available on the site:**

The existing building is currently served by all relevant utilities.

**9. Availability**

**9a. Please indicate when the site could be made available for the land use or development proposed.** 1 to 5 years (by April 2021)

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

Archant Ltd is currently undertaking a review of their future space requirements, to be completed late spring 2018. Subject to the findings of this review, the site would potentially be available for development from late 2019 onwards.

**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.** Up to 5 years (by April 2021)

**11b. Once started, how many years do you think it would take to complete the proposed development (if known)?** Unknown

## 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

**12c. If there are abnormal costs associated with the site please provide details:**

N/A

**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?** Unsure

## 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**

N/A

## 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.

<b>Name</b>	James Singer
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<b>Date</b>	Mar 15, 2018
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H.M. LAND REGISTRY		TITLE NUMBER	
		NK121790	
ORDNANCE SURVEY PLAN REFERENCE	TG 2308	SECTION Z	Scale 1/1250
COUNTY NORFOLK		DISTRICT NORWICH	
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