





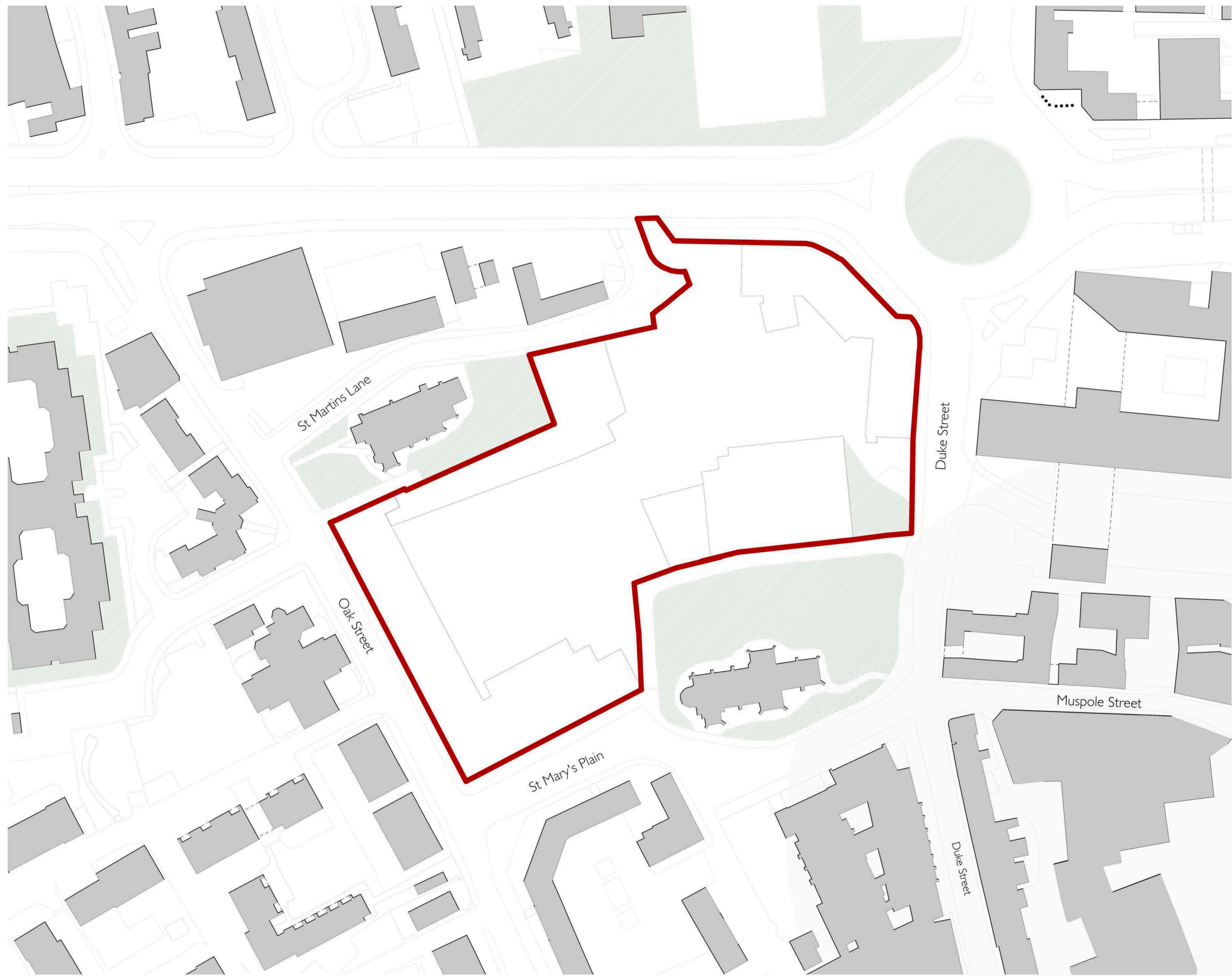






Brettingham House, 98 Pottergate, Norwich NR2 1EQ  
T 01603 631 319 F 01603 628 464 E info@lanproservices.co.uk

## Appendix 1 – Site Location Plan



TITLE				
Existing Site Plan SMW				
STATUS				
For Planning				
DATE	SCALE	PROJECT NO.	DRAWING NO.	REVISION
03.02.16	1 : 500	SMW	0002	
	Ⓢ A1			

## Appendix 2 – Confirmation of Site’s Sustainability

Constraints Analysis	Lanpro Assessment (on behalf of Our Place) (Red / Green / Amber)	Reasoning
Access	Green	Access into the site can be taken via the existing point of access from Duke Street. Previous permissions and applications at the site have demonstrated that there is a safe and potentially beneficial solution to pedestrian and vehicle access and egress.
Accessibility to Services	Green	The site is sustainably and beneficially located within the City Centre of Norwich within easy walking distance of an extensive number of shops, services and residential communities. The site’s location is capable of sustainably supporting a wide variety of uses.
Utilities Capacity	Green	<p>Anglian Water confirmed as part of the 2019 full planning application at the site that the Whitlingham Trowse Water Recycling Centre has capacity to treat development flows and that it is acceptable to allow for gravity flows from the site to the foul sewage network.</p> <p>It was also confirmed that the high voltage network located within St Mary’s Alley and Duke Street has sufficient capacity to serve the site without the need for off-site reinforcement works. Furthermore, the National Grid low pressure 100mm gas main adjacent to the site, has capacity.</p>
Utilities Infrastructure	Green	The site is well served by public surface and foul water sewers

Constraints Analysis	Lanpro Assessment (on behalf of Our Place) (Red / Green / Amber)	Reasoning
		located along St Martin's Lane and St Mary's Plain.
Contamination and Ground Stability	Green	<p>A number of assessments of the site's ground conditions have been undertaken and submitted in support of recent planning proposals.</p> <p>These confirm that the risks posed by ground contamination and or land stability are not of such significance to, with the application of appropriate remediation and mitigation, pose an unacceptable risk to users of the site.</p>
Flood Risk	Green	<p>The Environment Agency's Map for Planning indicates that the site is currently located partially within Flood Zone 2 and therefore has between a 1 in 100-year (&lt;1% AEP) and 1 in 1000-year (&gt;0.1% AEP) chance in river flooding in any given year, or between a 1 in 200-year (&lt; 0.5% AEP) and 1 in 1000-year chance of tidal flooding in any given year.</p> <p>The Environment Agency's Risk from Surface Water Flooding map indicates that the site is at 'very low' to 'low' risk of surface water flooding.</p> <p>The planning applications and permissions relating to the site have however, demonstrated that the risk of flooding can be effectively managed on the site through the setting of appropriate finished floor levels, surface water management</p>



Constraints Analysis	Lanpro Assessment (on behalf of Our Place) (Red / Green / Amber)	Reasoning
		and through the application of flood warnings and escape measures.
Market Attractiveness	Green	<p>The site is owned by Our Place who are actively promoting it for redevelopment through the planning process.</p> <p>Extensive interest has been expressed in the site by a variety of operators for a mix of commercial, residential (including student accommodation) and leisure users.</p>
Impacts Analysis		
Significant Landscapes	Green	The area does not lie within any Nationally significant landscapes.
Townscapes	Green	<p>The site is located within the City Centre Conservation Area.</p> <p>The north eastern portion of the site bounds St Crispin's Roundabout which is recognised as a main gateway into the City where new landmark buildings of exceptional quality will be accepted.</p> <p>Townscape assessments prepared in support of recent proposals at the site have demonstrated how development can be effectively accommodated without significant impact and can, in many instances, deliver betterment to the character and visual appearance of the site and its surroundings.</p>
Biodiversity and Geo-diversity	Green	There are no ecological designations affecting the site. The site has been found through recent assessments to have the potential to support common breeding birds and bats

Constraints Analysis	Lanpro Assessment (on behalf of Our Place) (Red / Green / Amber)	Reasoning
		<p>(within existing buildings). Any impacts upon species can, however, be effectively mitigated at the planning application stage.</p> <p>Recent proposals have demonstrated how the ecological value of the site overall, can be improved through its redevelopment.</p>
Historic Environment	Green	<p>The site is located within the City Centre Conservation Area and close to a number of statutorily Listed Buildings.</p> <p>The previous planning approval demonstrates, however, that development can be brought forward onsite without creating unacceptable impacts upon these heritage assets.</p> <p>The former shoe factory located on the site is considered of some local heritage value but is not statutorily listed and does not present an unsurmountable constraint to the site's comprehensive redevelopment.</p>
Open space and GI	Green	<p>The site is capable of providing meaningful new areas of public realm and previous schemes have demonstrated how the redevelopment of the site may assist in the physical and environmental upgrade of the two churchyards of St Martin's and St Mary's to the north and south of the site to considerable local benefit.</p>

Constraints Analysis	Lanpro Assessment (on behalf of Our Place) (Red / Green / Amber)	Reasoning
Transport and Roads	Green	<p>The site is well served by the local and strategic road networks including the A147 to the immediate north of the site.</p> <p>The site is well served by public transport links, being within easy walking distance of a number of bus services and Norwich’s central bus and rail stations.</p>
Compatibility with Neighbouring uses.	Green	<p>The site is located within Norwich City Centre where shops, services and employment uses adjoin and complement one another.</p> <p>Previous schemes for the site have demonstrated how a mix of uses can be appropriately accommodated whilst respecting adjacent residential, commercial and heritage uses and ‘assets’. The site’s north eastern boundary fronts onto St Crispin’s roundabout which can support a variety of uses which would benefit from prominent locations and additional massing and building height.</p>