



Northern city centre

NEWSLETTER – EDITION 9: SPRING 2011

INTRODUCTION

WELCOME to the spring edition of the northern city centre newsletter. This charts the progress of the *Northern city centre area action plan* and provides information about the area to those who live, work in, and visit it.

ANGLIA SQUARE REVISED APPLICATION

The revised planning application for the redevelopment of Anglia Square – referred to in the last newsletter – has now been submitted to Norwich City Council. This scheme is one of the key proposals in the area action plan to regenerate the Northern city centre.

Councillor Victoria MacDonald, the council's portfolio holder for environment, said: "I am excited about the prospect of the redevelopment of the Anglia Square commencing. It is important that people let us know their views on the proposals so we can maximise the benefits it brings to the regeneration of the Northern city centre area."

The site currently has planning consent for major mixed use development, granted in October 2009. New planning applications have recently been submitted for phased mixed use development, to take account of changing economic circumstances and the depressed property market. The developer held pre-application consultations on the proposed scheme in September,

including a public exhibition in Anglia Square and a public meeting in St Augustine's Church Hall.

Some elements of the proposals are the same or similar to the scheme currently with planning consent, but there are some changes. These include a lower level of housing and a greater phasing of development. Key aspects of the revised proposals include:

- A new foodstore with underground parking for more than 500 cars, and approximately 12000 sq m retail space (same as consented scheme)
- New landscaped public realm and open space (larger than the consented scheme)
- Phased provision of 178 residential units (reduced from 198 previously)
- Demolition of multi-storey car park, and replacement with 347 parking spaces on two levels (new proposal)
- Short-term retention of existing cinema, possibly replaced as part of phased development
- Refurbished offices at Gildengate House (phased provision; set to demolished under previous scheme)



- Opportunity for new leisure facility (possibly a gym and swimming pool)
- New Surrey Chapel and new Healthcare Centre.

The application is currently being advertised for comment by the public and stakeholders. Please visit the Planning Public Access website for more details:

http://www.norwich.gov.uk/internet_docs/docs/public_access/termsandconditions.html

Please use these reference numbers:
11/00160/F (Phase 1)
11/00161/O (Phase 2)
11/00162/O (Phase 3)



**IN
TRAN**
communication for all



NORWICH
City Council

PUBLIC CONSULTATION ON THE SITE ALLOCATIONS PLAN AND DEVELOPMENT MANAGEMENT POLICIES PLAN

The city council is currently holding a public consultation on two development plan documents. These will support future growth in Norwich by identifying the most suitable sites for new homes and offices in the city and ensuring that new development is of the highest quality, protecting and enhancing the city's special qualities. The Site allocations plan identifies some

proposed development sites in the northern city centre in addition to those allocated in the area action plan. They are:

- H043 140 -154 Oak Street
- NOR0065 (H) 160-162 Oak Street
- NOR0067 (M) 70 – 72 Sussex Street
- NOR0073 (H) Spring Grove Laundry, Oak Street
- NOR0082 (H) Hunters Squash Club, Edward Street

Please make sure your comments reach us by the close of consultation on 5pm Thursday 24 March.

For more information on the consultation and how to respond, please visit the consultation webpage: http://www.norwich.gov.uk/site_files/pages/City_Council_Consultations_Current_Consultation.html



You can also visit these exhibitions:

Tuesday 1 February to Thursday 24 March (9am to 5pm, Monday to Friday, except Wednesday 9 March)

City Hall (first floor)
St Peters Street, Norwich

Wednesday 9 March (10.30am to 7pm)

The Forum, Millennium
Plain, Norwich

ST AUGUSTINE'S GYRATORY SCHEME

Work on the £3m traffic gyratory scheme for St Augustine's Street, Edward Street and Magpie Road is now complete and the new one-way system is in operation. It will be several weeks after it is linked to the responsive city-wide computerised traffic control system before it reaches optimal performance. Traffic monitoring in April will determine if there are any traffic issues resulting from the scheme which need to be addressed.

As a whole, the scheme has a number of important benefits for the northern city centre. These include improved traffic circulation, reduced congestion and pollution, wider pavements, and an enhanced local environment including landscaping and tree planting. Further information is available by clicking on this link to the county council's website: www.norfolk.gov.uk/staugustinesgyratory



Pedestrian links – Whitefriars improvements

A new zebra crossing is currently under construction on Whitefriars. Once complete, it will replace the pedestrian refuge half-way between the river and Barrack Street, promoting safer pedestrian movement in the area and creating a link with the new development on the Jarrold's site.

This scheme is being funded through contributions from the Barrack Street redevelopment, and is expected to finish by end of March 2011.

Community events in Northern city centre area

Café Conversations is a series of informal presentations delivered by UEA lecturers focusing on contemporary issues, taking place at Aladdin's Café on 3 Magdalen Street (Admission free).

For further information, please contact Stefi on 01603 591109. Some of the upcoming events are:

- International women's centenary
Wednesday 9 and Thursday 10 March
12.30pm
- Our heritage in a changing climate
Friday 18 March – 8pm
- Greenspeak: how to talk people into
compost and other inconveniences
Saturday 26 March – 3pm

Planning applications and recent permissions in the area

Current applications include:

- Anglia Square redevelopment – details are set above.
- Site of former Hi-Tech House, St Saviour's Lane for redevelopment for 37 dwelling units with office and associated parking (10/00907/F).
- Relocation of Surrey Chapel to vacant car park site on Edward Street (10/02067/F).

These sites have recently received permission:

- Redevelopment of land to the rear of 67-69 Magdalen Street to provide 10 flats (10/01294/F).
- Relocation of Gurney Surgery to site adjacent to flyover on Magdalen Street (10/01732/F).

Retail floorspace survey

The retail frontage vacancy rate in the Magdalen Street, Anglia Square and St Augustines's large district centre increased slightly between July 2010 and January 2011, from 17.2 per cent to 17.7 per cent.

This is the vacancy rate of available retail units (those not under refurbishment or construction).

It is slightly above the primary retail area in the city centre.

For any further information please contact Judith Davison on 01603 212529, email LDF@norwich.gov.uk, or visit www.norwich.gov.uk.

If you would like this information in another language or format such as large print, audio cassette or Braille please phone the number below:



0344 980 3333



info@norwich.gov.uk

