



Application submitted by:

Sid Hadjioannou
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Colliers Lane
Stow-cum-Quy
Cambridge
CB25 9AU

On behalf of:

Fuel Properties (Norwich) Ltd
C/o Sid Hadjioannou
Turley
8 Quy Court
Colliers Lane
Stow-cum-Quy
Cambridge
CB25 9AU

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Application Number: 22/00879/F

Valid date of application: 2 August 2023

Decision date: 22 March 2024

Location: Carrow Works King Street Norwich

Proposal: Hybrid (Part Full/Part Outline) for the comprehensive redevelopment of Carrow Works. A full planning application comprising the construction of the principal means of access, the primary internal road and associated public spaces and public realm, including restoration and change of use of Carrow Abbey to former use as residential (Use Class C3), alteration and extension and conversion to residential use, (Use Class C3) of the Lodge, Garage and Gardener's Cottage and the Stable Cottages, development of the former Abbey Dining Room for residential use (Use Class C3), adaptation and conversion for flexible uses (Class E and/or C2 and/or C1 and/or C3 and/or F1 and/or F2 and/or B2 and/or B8 and/or Sui Generis) for buildings 207, 92, 206, 7 (7a, 8 and 8a), 209, 35, the Chimney and Class E and/or B2 and/or B8 for the retained Workshop (Block 258), (providing a combined total of up to 143 residential units and 17,625sqm of flexible commercial business, service and local community and learning floorspace), enhanced access to Carrow Abbey and Scheduled Ancient Monument and associated ancillary works and an outline planning application for demolition of existing buildings and replacement with phased residential-led development up to 1,716 units (Use Class C3 and/or Class E and/or F1 and/or F2 and/or C1 and/or C2 and/or B2 and/or B8 and/or Sui Generis), (total of 9,005sqm of commercial, business, service, local community and learning and Sui Generis floorspace) landscaping, open space, new and modified access.

Reasons:

1. The application fails to deliver many of the requirements of the site-specific policy that are necessary to ensure a highly sustainable mixed-use community is delivered at East Norwich. Many of the deficiencies in the application would also prejudice future development and restrict options across the remainder of the ENSRA due to the poor connectivity and limitations to movement that would arise as a result. The application is therefore contrary to policy GNLP7.1 and GNLPSTR.01 of the Greater Norwich Local Plan 2024.
2. In the absence of any contrary evidence, the housing types proposed and particularly the predominance of flats is not consistent with the Greater Norwich Local Housing Needs Assessment. This along with the total lack of affordable housing results in an unsustainable housing development proposal, whereby the mix of dwellings by type and tenure fail to promote the creation of a mixed, diverse, inclusive and equitable community, contrary to GNLP 5, GNLPSTR.01 of the Greater Norwich Local Plan 2024, and policy DM1, DM12 of the Development Management Policies Local Plan 2014 and the National Planning Policy Framework (2023).
3. In the absence of a detailed economic strategy of proposed non-residential uses and their location across the site and the contributions that these will make to job creation, together with a demonstration of how the retail and leisure and office uses can be achieved without impacting on existing town centre use provision or office accommodation on sites designated for such uses nearby or encouraging car dependency for access, it is not possible to conclude that the non-residential uses proposed would comply with the detail set out within policy GNLP4, GNLP6, GNLPSTR.01 of the Greater Norwich Local Plan 2024 and policy DM1 of the Development Management Policies Local Plan 2014.
4. An Appropriate Assessment has concluded that insufficient information has been submitted to demonstrate that this proposal would not result in an increase in nitrate and/or phosphate levels which would further adversely affect the current unfavourable status of the Broads Special Area of Conservation. In adopting a precautionary approach, the Local Planning Authority is not satisfied that the proposal will not adversely affect the integrity of this habitats site and the application is contrary to Regulation 63 of the Conservation of Habitats and Species Regulations 2017; policy GNLP3 of the Greater Norwich Local Plan 2024; policy DM6 of the Development Management Policies Local Plan 2014; and paragraphs 8, 11, 180, 186 and 188 of the National Planning Policy Framework (2023).
5. An Appropriate Assessment has concluded that insufficient information has been submitted to demonstrate that this proposal would not result in an increase in recreational disturbance due to the impact of additional visits to Special Areas of Conservation (SACs and SPAs) in the Wash, Norfolk Coast and the Broads. There is a lack of a mechanism to secure payment of the RAMS (Recreational Access Mitigation Strategy) tariff, together with insufficient new on-site and enhancement of off-site green infrastructure provision both in terms of quantity and function to meet the informal recreational needs of the new residents. In adopting a precautionary approach, the Local Planning Authority is not satisfied that the proposal will not adversely affect the integrity of these habitats sites and the application is contrary to Regulation 63 of the Conservation of Habitats and Species Regulations 2017; policy GNLP3 of the Greater Norwich Local Plan 2024; policy DM3, DM6 and DM8 of the Development Management Policies Local Plan 2014; and paragraphs 8, 11, 180, 186 and 188 of the National Planning Policy Framework (2023).

6. The lack of certainty of mitigation to prevent adverse affects on the integrity of habitats site could cause significant, permanent negative impacts on the environment of international scale as identified within the Environmental Statement. The application is therefore contrary to policy GNLP3 of the Greater Norwich Local Plan 2024; policy DM3, DM6 and DM8 of the Development Management Policies Local Plan 2014; and paragraphs 8, 11, 180, 186 and 188 of the National Planning Policy Framework (2023).
7. The individual buildings comprising the application site are distinguished by their significant architectural and historic interests; moreover, the group value of all heritage assets deriving from their links and associations with each other and this unique context, further reinforces their significance. The proposals have been found to result in high levels of harm to the setting and significance of a number of designated and non-designated heritage assets. The high levels of individual and cumulative harm caused is 'less than substantial harm', which is without clear and convincing justification and is not sufficiently outweighed by public benefits, and as such the application is contrary to policy GNLP3, GNLP7.1 and GNLPSTR.01 of the Greater Norwich Local Plan 2024; policy DM9 of the Development Management Policies Local Plan 2014, paragraphs 201, 203, 205 -208 of the NPPF and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
8. The fundamentals of the application surrounding design, heritage and access and movement remain to be resolved, it cannot be concluded that the design of the development fully respects or enhances the character and context of the local area or delivers a beautiful and well-designed exemplar of high quality, high density and locally distinctive design which respects its context and setting.

Delivery in isolation without facilitating connectivity between sites in the wider strategic regeneration area or providing co-ordinated delivery of new essential infrastructure would be prejudicial to delivery across the wider master planned area and would fail to make a positive contribution to high quality placemaking.

Outstanding issues surrounding design and heritage impacts will have implications for the interrelated land use, demolition, proposed heights and public open space outline parameters plans. The outstanding access and movement matters will greatly impact on the access and movement outline parameters plan and as site access is demonstrated across all of the parameter plans it impacts on these also. In addition the detailed Design Code is based on key layout principles set out on a Regulatory Plan which takes information from the outline parameters plans which are not considered acceptable.

The application is therefore contrary to policy GNLP2, GNLP3 and GNLPSTR.01 of the Greater Norwich Local Plan 2024; policy DM3 of the Development Management Policies Local Plan 2014 and the design principles as set out in section 12 of the National Planning Policy Framework (2023).

9. The access proposed at the A1054 Bracondale / Martineau Lane roundabout is unsatisfactory to serve the proposed development by reason of inappropriate design contrary to current guidance and would be to the detriment of highway safety, contrary to policy GNLP7.1 and GNLPSTR.01 of the Greater Norwich Local Plan 2024; policy DM30 of the Development Management Policies Local Plan 2014 and, NPPF paragraph 8 and Section 9 of the National Planning Policy Framework (2023).

10. The proposed development includes a new access at A1054 Bracondale, a strategic road that carries significant traffic movements. The vehicular movements associated with the use of the access would lead to conflict and interference with the passage of through vehicles and introduce a further point of possible traffic conflict, being detrimental to highway safety, contrary to policy GNLP7.1 and GNLPSTR.01 of the Greater Norwich Local Plan 2024; policy DM30 of the Development Management Policies Local Plan 2014 and paragraph 8 and Section 9 of the National Planning Policy Framework (2023).
11. The proposed development does not adequately provide on and off-site facilities for pedestrians / cyclists / people with disabilities (those confined to a wheelchair or others with mobility difficulties) to encourage walking and cycling/wheeling to connect with and permeate through the site and link with adjacent sites and local services, contrary to policy GNLP4, GNLP7.1 and GNLPSTR.01 of the Greater Norwich Local Plan 2024; policy DM3, DM12, DM13, DM28, DM30, DM31 and DM32 of the Development Management Policies Local Plan 2014 and paragraph 8 and Section 9 of the National Planning Policy Framework (2023).
12. The proposal fails to demonstrate that improved public transport access to the site can be achieved, to maximise sustainable transport opportunities which together could lead to reduced car dependency and a corresponding reduced level of car parking provision across the site. The application is therefore contrary to policy GNLP4, GNLP7.1 and GNLPSTR.01 of the Greater Norwich Local Plan 2024; policy DM1, DM3, DM12, DM13, DM28, DM30, DM31 and DM32 of the Development Management Policies Local Plan 2014 and paragraph 8 and Section 9 of the National Planning Policy Framework (2023).
13. The proposal does not provide adequate access for all modes and would be likely to give rise to conditions detrimental to safe sustainable development in transport terms, contrary to policy GNLP4, GNLP7.1 and GNLPSTR.01 of the Greater Norwich Local Plan 2024; policy DM3, DM12, DM13, DM28, DM30, DM31 and DM32 of the Development Management Policies Local Plan 2014 and paragraph 8 and Section 9 of the National Planning Policy Framework (2023).
14. The application is not supported by sufficient highways and transport information, including a travel plan and parking strategy to demonstrate that the proposed development will not be prejudicial to the safe and satisfactory functioning of the highway or that the proposed development represents a sustainable form of development, contrary to policy GNLP4, GNLP7.1 and GNLPSTR.01 of the Greater Norwich Local Plan 2024; policy DM3, DM12, DM13, DM28, DM30, DM31 and DM32 of the Development Management Policies Local Plan 2014 and paragraph 8 and Section 9, including paragraph 115 of the National Planning Policy Framework (2023).
15. There is no provision within the application for social infrastructure in the form of a serviced site for a two form entry primary school on this strategic development site. The application is therefore contrary to policy GNLP4, and GNLPSTR.01 of the Greater Norwich Local Plan 2024 and paragraph 99 of the NPPF which requires sufficient choice of school places with great weight given to the creation, expansion or altering schools to meet the needs of existing and new communities. The application is also contrary to policy DM1 which requires provision to be made for enhanced and accessible education opportunities.

16. There is currently no provision within the application for improvements to health care infrastructure in the form of provision of land for a health facility sufficient to serve the East Norwich development as a whole. The application is therefore contrary to policy GNLP4, GNLP7.1 and GNLPSTR.01 of the Greater Norwich Local Plan 2024. The application is also contrary to policy DM1 which requires provision to be made for improved health and well-being opportunities and NPPF paragraph 97 which requires decisions to provide social, recreational and cultural facilities and services the community needs, ensuring an integrated approach to their location.
17. The application does not provide sufficient information to allow the impact of height and associated impacts on daylight and sunlight on residential amenity of existing and future occupiers of the development or on areas of private and public amenity space including riverside paths to be determined. In the absence of this information, it must be concluded that the application is contrary to policy DM2, DM3, DM12 and DM13 of the Development Management Policies Local Plan 2014; and paragraph 135(f) of the National Planning Policy Framework (2023).
18. The application does not provide sufficient information to fully assess the impact of noise on residential amenity of future occupiers of the development. It is therefore not possible to determine whether mitigation measures are required to secure an appropriate standard of amenity for the occupiers of the new development without prejudicing the continued operation of the adjacent safeguarded mineral railhead site to the east. In the absence of this information, it must be concluded that the application is contrary to policy GNLP2, GNLP7.1 and GNLPSTR.01 of the Greater Norwich Local Plan; policy DM2, DM3, DM11 and DM13 of the Development Management Policies Local Plan 2014; policy CS16 of the Norfolk Minerals and Waste Core Strategy 2011; criterion (f) of paragraph 135 and paragraph 191 and 216(e) of the National Planning Policy Framework (2023).
19. The application does not provide sufficient information to fully assess the air quality impacts on the residential amenity of future occupiers of the development. It is therefore not possible to determine whether mitigation measures are required to secure an appropriate standard of amenity for the occupiers of the new development without prejudicing the continued operation of the adjacent safeguarded mineral railhead site to the east. In the absence of this information, it must be concluded that the application is contrary to policy GNLP2, GNLP7.1 and GNLPSTR.01 of the Greater Norwich Local Plan 2024; policy DM2, DM3, DM11 and DM13 of the Development Management Policies Local Plan 2014; policy CS16 of the Norfolk Minerals and Waste Core Strategy 2011 and paragraph 192 of the National Planning Policy Framework (2023).
20. The application does not provide sufficient information to fully assess the green infrastructure, open space and landscaping provisions of the development. In the absence of this information, it must be concluded that the application is contrary to policy GNLP2, GNLP3 and GNLPSTR.01 of the Greater Norwich Local Plan 2024; policy DM3, DM6, DM7 and DM8 of the Development Management Policies Local Plan 2014 and paragraph 88, 97, 102 and 135 of the National Planning Policy Framework (2023).
21. The application proposes the loss of visually significant protected trees that has not been justified as it would not result in a substantially improved overall approach to the design and landscaping of the development. The development is contrary to policy GNLP2, GNLP3 and GNLPSTR.01 of the Greater Norwich Local Plan 2024; policy DM7 of the Development Management Policies Local Plan 2014 and paragraph 136 of the National Planning Policy Framework (2023).

22. The application does not provide sufficient information to fully assess the biodiversity impacts of the development and determine whether significant harm will result from the development taking place. It is not possible to determine whether mitigation measures are required to protect and secure an enhancement of biodiversity such that a net gain in biodiversity is achieved. In the absence of this information, it must be concluded that the application is contrary to policy GNLP3, GNLP7.1 and GNLPSTR. 01 of the Greater Norwich Local Plan 2024; policy DM3 and DM6 of the Development Management Policies Local Plan 2014; paragraph 180(d), 185 and 186 of the National Planning Policy Framework (2023).
23. The application does not provide sufficient information to demonstrate satisfactory management of flood risk from all sources and to ensure that the sustainable drainage systems proposed will operate as designed for the lifetime of the development to prevent flooding in accordance with paragraph 173 and 175 of the National Planning Policy Framework (2023); policy GNLP2, GNLP7.1 and GNLPSTR.01 of the Greater Norwich Local Plan 2024 and policy DM3 and DM5 of the Development Management Policies Local Plan 2014.

Article 35(2) Statement:

The local planning authority in making its decision has had due regard to paragraph 38 of the National Planning Policy Framework as well as the development plan, national planning policy, Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations) and the Conservation of Habitats and Species Regulations 2017 and other material considerations. The local planning authority has advised the applicant of the significant issues with the content of the application and deficiencies with some of the supporting information which have resulted in the reasons for refusal outlined above. There has been no further engagement from the applicant on these technical matters.

This notice applies to the following plans, drawings and supporting documents and details as specified in the attached drawing schedule:

- Master Drawing Schedule V5 received 8 August 2023
- 02022_MP_07 Dining Hall – Street Elevations received 8 July 2023
- Planning Statement July 2023 received 20 July 2023
- Design and Access Statement June 2022 received 8 July 2022
- Design and Access Statement, Carrow Abbey and Lodge, Gardeners Cottage and Former Cart Shed June 2022 received 8 July 2022
- Design Code June 2022 received 8 July 2022
- Financial Viability Report July 2023 received 2 August 2023
- Education Impact & Mitigation Assessment February 2023 received 25 July 2023
- Retail Statement June 2022 received 20 July 2023
- Statement of Community Involvement July 2022 received 7 August 2023
- Health Impact Assessment July 2022 received 2 August 2023
- Planning Obligations and Affordable Housing Statement V1 July 2023 received 20 July 2023
- Environmental Statement Addendum: Volume 1, Main Text June 2023 received 20 July 2023
- Environmental Statement Addendum: Volume 2, Appendices June 2023 received 20 July 2023
- Environmental Statement: Volume 3 Non-Technical Summary May 2023 received 20 July 2023
- Arboricultural Impact Assessment June 2022 received 25 July 2023

- Drainage and SuDS Strategy July 2022 received 8 July 2022
- Flood Risk Assessment July 2022 received 7 July 2022
- Preliminary Ecological Appraisal June 2022 received 9 August 2023
- Transport Assessment July 2022 received 25 July 2023
- Fire Statement July 2023 received 25 July 2023
- Sustainability Statement July 2022 received 8 July 2022
- Energy Statement July 2022 received 8 July 2022
- Daylight and Sunlight Report July 2022 received 8 July 2022

A handwritten signature in black ink, appearing to read 'Sarah Ashurst', with a long horizontal line extending to the right from the end of the signature.

Sarah Ashurst
Head of planning and regulatory services

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Hybrid Planning Application (Part Full, Part Outline) and Listed Building Consent

Reference: 22/00879/F Drawing Schedule V5: Carrow Works, Norwich

Drawing Number/Revision	Title	Scale
Architectural Drawings		
Existing Site Plans		
02022-JTP-ES-01 P1	Site Location Plan	1:2500@ A2
02022_JTP- ES-09 P1	Site Location Plan- Former Mustard Seed Drying Shed	1:2500@ A2
02022_JTP- ES-08 P1	Site Location Plan- The Lodge	1:2500@A2
02022_JTP- ES-06 P1	Site Location Plan – Abbey	1:2500@A2
02022-JTP-ES-02 P1	Existing Site Plan	1:1000@A1
02022-JTP-ES-03 P1	Demolition Plan	1:1000@A1
Existing Buildings		
<i>Refer to Demolition Plan for Building Location</i>		
02022-JTP-EX-01 P1	Building 7- Basement Floor Plan	1:100@A1
02022-JTP-EX-02 P1	Building 7- Ground Floor Plan	1:100@A1
02022-JTP-EX-03 P1	Building 7- First Floor Plan	1:100@A1
02022-JTP-EX-04 P1	Building 7- Second Floor Plan	1:100@A1
02022-JTP-EX-05 P1	Building 7- Third Floor Plan	1:100@A1
02022-JTP-EX-06 P1	Building 7- Loft Floor Plan	1:100@A1
02022-JTP-EX-07 P1	Building 7- North Elevation	1:100@A1
02022-JTP-EX-08 P1	Building 7- East Elevation	1:100@A1
02022-JTP-EX-09 P1	Building 7- South Elevation	1:100@A1
02022-JTP-EX-10 P1	Building 7- West Elevation	1:100@A1
02022-JTP-EX-20 P1	Building 35- Basement Floor Plan	1:100@A1
02022-JTP-EX-21 P1	Building 35- Ground Floor Plan	1:100@A1
02022-JTP-EX-22 P1	Building 35- First Floor Plan	1:100@A1
02022-JTP-EX-23 P1	Building 35- Second Floor Plan	1:100@A1
02022-JTP-EX-24 P1	Building 35- Attic Floor Plan	1:100@A1
02022-JTP-EX-25 P1	Building 35- Roof Plan	1:100@A1
02022-JTP-EX-26 P1	Building 35- North Elevation	1:100@A1
02022-JTP-EX-27 P1	Building 35- East Elevation	1:100@A1
02022-JTP-EX-28 P1	Building 35- South Elevation	1:100@A1
02022-JTP-EX-29 P1	Building 35- West Elevation	1:100@A1
02022-JTP-EX-30 P1	Building 92- Basement Floor Plan	1:100@A1
02022-JTP-EX-31 P1	Building 92- Ground Floor Plan	1:100@A1
02022-JTP-EX-32 P1	Building 92- First Floor Plan	1:100@A1
02022-JTP-EX-33 P1	Building 92- Second Floor Plan	1:100@A1
02022-JTP-EX-34 P1	Building 92- North Elevation	1:100@A1
02022-JTP-EX-35 P1	Building 92- East Elevation	1:100@A1
02022-JTP-EX-36 P1	Building 92- South Elevation	1:100@A1
02022-JTP-EX-37 P1	Building 92- West Elevation	1:100@A1

02022_JTP_EX-39 P1	Building 206- Basement Floor Plan	1:100@A1
02022-JTP-EX-40 P1	Building 206- Ground Floor Plan	1:100@A1
02022-JTP-EX-41 P1	Building 206- First Floor Plan	1:100@A1
02022-JTP-EX-42 P1	Building 206- Second Floor Plan	1:100@A1
02022-JTP-EX-43 P1	Building 206- Third Floor Plan	1:100@A1
02022-JTP-EX-46-P1	Building 206- Roof Plan	1:100@A1
02022-JTP-EX-47 P2	Building 206- North Elevation	1:100@A1
02022-JTP-EX-48 P2	Building 206- East Elevation	1:100@A1
02022-JTP-EX-49 P2	Building 206- South Elevation	1:100@A1
02022-JTP-EX-50 P2	Building 206- West Elevation	1:100@A1
02022-JTP-EX-60 P1	Building 207- Ground Floor Plan	1:100@A1
02022-JTP-EX-61 P1	Building 207- First Floor Plan	1:100@A1
02022-JTP-EX-62 P1	Building 207- Roof Plan	1:100@A1
02022-JTP-EX-63 P1	Building 207- North Elevation	1:100@A1
02022-JTP-EX-64 P1	Building 207- East Elevation	1:100@A1
02022-JTP-EX-65 P1	Building 207- South Elevation	1:100@A1
02022-JTP-EX-66 P1	Building 207- West Elevation	1:100@A1
815-P05	(Building 209) Existing Basement Plan	1:100@A1
815-P06	(Building 209) Existing Level 00 Plan	1:100@A1
815-P07	(Building 209) Existing Level 01 Plan	1:100@A1
815-P08	(Building 209) Existing Level 02 Plan	1:100@A1
815-P09	(Building 209) Existing Level 03 Plan	1:100@A1
815-P10	(Building 209) Existing Level 04 Plan	1:100@A1
815-P11	(Building 209) Existing Roof Plan	1:100@A1
815-P15	(Building 209) Existing Elevations	1:100@A1
815-P16	(Building 209) Existing Sections	1:200@A2
02022-JTP-EX-100 P1	Building 214 (Dining Hall) Basement Floor Plan	1:100@A1
02022-JTP-EX-101 P1	Building 214 (Dining Hall) Ground Floor Plan	1:100@A1
02022-JTP-EX-102 P1	Building 214 (Dining Hall) Roof Plan	1:100@A1
02022-JTP-EX-103 P1	Building 214 (Dining Hall) North Elevation	1:100@A1
02022-JTP-EX-104 P1	Building 214 (Dining Hall) East Elevation	1:100@A1
02022-JTP-EX-105 P1	Building 214 (Dining Hall) South Elevation	1:100@A1
02022-JTP-EX-106 P1	Building 214 (Dining Hall) West Elevation	1:100@A1
02022-JTP-EX-107 P1	Building 214 (Dining Hall) Section AA	1:100@A1
02022-JTP-EX-108 P1	Building 214 (Dining Hall) Section BB	1:100@A1
02022-JTP-EX-07 P1	Building 214 (Dining Hall) Street Elevations	1:100@A1
02022-JTP-EX-90 P1	Building 725- Ground Floor Plan	1:100@A1
02022-JTP-EX-91 P1	Building 725- First Floor Plan	1:100@A1
02022-JTP-EX-92 P1	Building 725- North Elevation	1:100@A1
02022-JTP-EX-93 P1	Building 725- East Elevation	1:100@A1
02022-JTP-EX-94 P1	Building 725- South Elevation	1:100@A1
02022-JTP-EX-95 P1	Building 725- West Elevation	1:100@A1
02022-JTP-EX-98 P1	Chimney Plan and Elevations	1:100@A1
02022_JTP-EX-01 P1	Combined Existing Buildings Plans Combined	1:100@A1
Demolition Block Plans		
02022-JTP-DE-01 P1	Building 39A	
02022-JTP-DE-02 P1	Building 39F	1:1000@A2
02022-JTP-DE-03 P1	Building 107A	1:1000@A2

02022-JTP-DE-04 P1	Building 201	1:1000@A2
02022-JTP-DE-05 P1	Building 202	1:1000@A2
02022-JTP-DE-06 P1	Building 203	1:1000@A2
02022-JTP-DE-07 P1	Building 204	1:1000@A2
02022-JTP-DE-08 P1	Building 212	1:1000@A2
02022-JTP-DE-09 P1	Building 213	1:1000@A2
02022-JTP-DE-10 P1	Building 214	1:1000@A2
02022-JTP-DE-11 P1	Building 217	1:1000@A2
02022-JTP-DE-12 P1	Building 218	1:1000@A2
02022-JTP-DE-13 P1	Building 224	1:1000@A2
02022-JTP-DE-14 P1	Building 251	1:1000@A2
02022-JTP-DE-15 P1	Building 252	1:1000@A2
02022-JTP-DE-16 P1	Building 253	1:1000@A2
02022-JTP-DE-17 P1	Building 254	1:1000@A2
02022-JTP-DE-18 P1	Building 255	1:1000@A2
02022-JTP-DE-19 P1	Building 256	1:1000@A2
02022-JTP-DE-20 P1	Building 259	1:1000@A2
02022-JTP-DE-21 P1	Building 260	1:1000@A2
02022-JTP-DE-22 P1	Building 261	1:1000@A2

Proposed Buildings

02022-JTP-DR-01 P1	Building 7- Basement Floor Plan	1:100@A1
02022-JTP-DR-02 P1	Building 7- Ground Floor Plan	1:100@A1
02022-JTP-DR-03 P1	Building 7- First Floor Plan	1:100@A1
02022-JTP-DR-04 P1	Building 7- Second Floor Plan	1:100@A1
02022-JTP-DR-05 P1	Building 7- Third Floor Plan	1:100@A1
02022-JTP-DR-06 P1	Building 7- Loft Floor Plan	1:100@A1
02022-JTP-DR-07 P1	Building 7- North Elevation	1:100@A1
02022-JTP-DR-08 P1	Building 7- East Elevation	1:100@A1
02022-JTP-DR-09 P1	Building 7- South Elevation	1:100@A1
02022-JTP-DR-10 P1	Building 7- West Elevation	1:100@A1
02022-JTP-DR-20 P1	Building 35- Basement Floor Plan	1:100@A1
02022-JTP-DR-21 P1	Building 35- Ground Floor Plan	1:100@A1
02022-JTP-DR-22 P1	Building 35- First Floor Plan	1:100@A1
02022-JTP-DR-23 P1	Building 35- Second Floor Plan	1:100@A1
02022-JTP-DR-24 P1	Building 35- Attic Floor Plan	1:100@A1
02022-JTP-DR-25 P1	Building 35- Roof Plan	1:100@A1
02022-JTP-DR-26 P1	Building 35- North Elevation	1:100@A1
02022-JTP-DR-27 P1	Building 35- East Elevation	1:100@A1
02022-JTP-DR-28 P1	Building 35- South Elevation	1:100@A1
02022-JTP-DR-29 P1	Building 35- West Elevation	1:100@A1
02022-JTP-DR-30 P1	Building 92- Basement Floor Plan	1:100@A1
02022-JTP-DR-31 P1	Building 92- Ground Floor Plan	1:100@A1
02022-JTP-DR-32 P1	Building 92- First Floor Plan	1:100@A1
02022-JTP-DR-33 P1	Building 92- Second Floor Plan	1:100@A1
02022-JTP-DR-34 P1	Building 92- North Elevation	1:100@A1
02022-JTP-DR-35 P1	Building 92- East Elevation	1:100@A1
02022-JTP-DR-36 P1	Building 92- South Elevation	1:100@A1
02022-JTP-DR-37 P1	Building 92- West Elevation	1:100@A1

02022_JTP_DR-39 P1	Building 206- Basement Floor Plan	1:100@A1
02022-JTP-DR-40 P1	Building 206- Ground Floor Plan	1:100@A1
02022-JTP-DR-41 P1	Building 206- First Floor Plan	1:100@A1
02022-JTP-DR-42 P1	Building 206- Second Floor Plan	1:100@A1
02022-JTP-DR-43 P1	Building 206- Third Floor Plan	1:100@A1
02022-JTP-DR-46 P1	Building 206- Roof Plan	1:100@A1
02022-JTP-DR-47 P2	Building 206- North Elevation	1:100@A1
02022-JTP-DR-48 P2	Building 206- East Elevation	1:100@A1
02022-JTP-DR-49 P2	Building 206- South Elevation	1:100@A1
02022-JTP-DR-50 P2	Building 206- West Elevation	1:100@A1
02022-JTP-DR-60 P1	Building 207- Ground Floor Plan	1:100@A1
02022-JTP-DR-61 P1	Building 207- First Floor Plan	1:100@A1
02022-JTP-DR-62 P1	Building 207- Roof Plan	1:100@A1
02022-JTP-DR-63 P1	Building 207- North Elevation	1:100@A1
02022-JTP-DR-64 P1	Building 207- East Elevation	1:100@A1
02022-JTP-DR-65 P1	Building 207- South Elevation	1:100@A1
02022-JTP-DR-66 P1	Building 207- West Elevation	1:100@A1
815-P30	Building 209- Proposed Elevations	1:200@A1
815-P20	Building 209- Proposed Level 00 Plan	1:100@A1
815-P21	Building 209- Proposed Level 01-06 Plans	1:100@A1
815-P22	Building 209- Proposed Levels 07 & 08 Plans	1:100@A1
815-P23	Building 209- Proposed Level 09 Plan	1:100@A1
815-P24	Building 209- Proposed Roof Plan	1:100@A1
02022-ES-11	Dining Hall Indicated House Elevations	1:500@ A1
02022-JTP-MP-04 P1	Dining Hall Ground Floor Plan	1:100@A1
02022-JTP-MP-05 P1	Dining Hall First Floor Plan	1:100@A1
02022-JTP-MP-06 P1	Dining Hall Roof Plan	1:100@A1
02022-JTP-DR-90 P1	Building 725- Ground Floor Plan	1:100@A1
02022-JTP-DR-91 P1	Building 725- First Floor Plan	1:100@A1
02022-JTP-DR-92 P1	Building 725- North Elevation	1:100@A1
02022-JTP-DR-93 P1	Building 725- East Elevation	1:100@A1
02022-JTP-DR-94 P1	Building 725- South Elevation	1:100@A1
02022-JTP-DR-95 P1	Building 725- West Elevation	1:100@A1
02022-JTP-EX-98 P1	Chimney Plan and Elevations	1:100@A1
02022_JTP_DR-01 P1	Proposed Buildings Plans Combined	1:100@A1
Proposed Site Layout		
02022-JTP-MP-01 P1	Proposed Site Plan	
02022-JTP-MP-02 P1	Proposed Illustrative Masterplan	
02022-JTP-MP-03 P1	Proposed Phasing Plan	
Parameter Plans		
02022-JTP-PP-01 P1	Hybrid Application Boundaries	1:1000@A1
02022-JTP-PP-02 P1	Land Use Plan	1:1000@A1
02022-JTP-PP-03 P1	Demolition Plan	1:1000@A1
02022-JTP-PP-04 P1	Public Open Space	1:1000@A1
02022-JTP-PP-05 P1	Proposed Heights	1:1000@A1
02022-JTP-PP-06 P1	Access and Movement	1:1000@A1
Listed Building Consent Drawings		
Existing Plans		

DR-1010-3P-Rev 3	Carrow Abbey- Existing Floor Plans	1:200@A1
DR-1011-3P-Rev 2	Carrow Abbey- Existing Plans Basement	1:100@A1
DR-1012-3P-Rev 2	Carrow Abbey- Existing Plans Ground Floor	1:100@A1
DR-1013-3P-Rev 2	Carrow Abbey- Existing Plans First Floor	1:100@A1
DR-1014-3P-Rev 2	Carrow Abbey- Existing Plans Second Floor (Attic)	1:100@A1
DR-1015-3P-Rev 2	Carrow Abbey- Existing Plans Roof Plan	1:100@A1
DR-1050-3P-Rev 1	Lodge, Cottage and Cart Shed Existing Plans	1:100@A1
DR-1051-3P-Rev 1	Lodge, Cottage and Cart Shed Existing Plan: Basement and Site Plan	1:50@A1
DR-1052-3P-Rev 1	Lodge, Cottage and Cart Shed Existing Plan: Ground Floor	1:50@A1
DR-1053-3P-Rev 1	Lodge, Cottage and Cart Shed Existing Plan: First Floor	1:50@A1
DR-1054-3P-Rev 1	Lodge, Cottage and Cart Shed Existing Plan: Roof Plan	1:50@A1
DR-1100-3P-Rev 2	Carrow Abbey Existing Sections	1:100@A1
DR-1150-3P-Rev 1	Lodge, Cottage and Cart Shed Existing Section: Section 01	1:50@A1
DR-1200-3P-Rev 2	Carrow Abbey: Existing Elevations West (Main) and East (Garden)	1:100@A1
DR-1201-3P-Rev 2	Carrow Abbey: Existing Elevations South and North	1:100@A1
DR-1250-3P-Rev 2	Lodge, Cottage and Cart Shed Existing Elevations	1:100@A1
DR-1251-3P-Rev 2	Lodge, Cottage and Cart Shed Existing Elevations: North and South	1:50@A1
DR-1252-3P-Rev 2	Lodge, Cottage and Cart Shed Existing Elevations: East and West	1:50@A1
DR-1253-3P-Rev 2	Lodge, Cottage and Cart Shed Existing Elevations: Courtyard	1:500@A1
Proposed Plans		
DR-2010-3P-Rev 4	Carrow Abbey: Proposed All Floor Plans	1:200@A1
DR-2011-3P-Rev 3	Carrow Abbey: Proposed Plans Basement	1:100@A1
DR-2012-3P-Rev 3	Carrow Abbey: Proposed Plans Ground Floor	1:100@A1
DR-2013-3P-Rev 3	Carrow Abbey: Proposed Plans First Floor	1:100@A1
DR-2014-3P-Rev 3	Carrow Abbey: Proposed Plans Second Floor (Attic)	1:100@A1
DR-2015-3P-Rev 2	Carrow Abbey: Proposed Plans Roof Plan	1:100@A1
DR-2050-3P-Rev 1	Lodge, Cottage and Cart Shed Proposed Plans: All Floors	1:100@A1
DR-2051-3P-Rev 1	Lodge, Cottage and Cart Shed Proposed Plans: Basement and Site Plan	1:50, 100@A1
DR-2052-3P-Rev 1	Lodge, Cottage and Cart Shed Proposed Plans: Ground Floor	1:50@A1
DR-2053-3P-Rev 1	Lodge, Cottage and Cart Shed Proposed Plans: First Floor	1:50@A1
DR-2054-3P-Rev 1	Lodge, Cottage and Cart Shed Proposed Plans: Roof Plan	1:50@A1
DR-2100-3P-Rev 2	Carrow Abbey: Proposed Sections	1:100@A1
DR-2150-3P-Rev 1	Lodge, Cottage and Cart Shed Proposed Section: Section 01	1:50@A1

DR-2200-3P-Rev 2	Carrow Abbey: Proposed Elevations West (Main) and East (Garden)	1:100@A1
DR-2201-3P-Rev 2	Carrow Abbey: Proposed Elevations South and North	1:100@A1
DR-2250-3P-Rev 1	Lodge, Cottage and Cart Shed Proposed Elevations	1:100@A1
DR-2251-3P-Rev 1	Lodge, Cottage and Cart Shed Proposed Elevations: North and South Elevations	1:50@A1
DR-2252-3P-Rev 1	Lodge, Cottage and Cart Shed Proposed Elevations: East Elevation	1:50@A1
DR-2253-3P-Rev 1	Lodge, Cottage and Cart Shed Proposed Elevations: Courtyard	1:50@A1
DR-2610-3P-Rev 0	Carrow Abbey: Proposed Drainage	1:200@A1
DR-5010-3P-Rev 1	Carrow Abbey: Demolition All Floor Plans	1:200@A1
DR-5052-3P-Rev 1	Lodge, Cottage and Cart Shed Demolition Plan: Ground Floor	1:50@A1
DR-5053-3P-Rev 1	Lodge, Cottage and Cart Shed Demolition Plan: First Floor	1:50@A1
DR-5054-3P-Rev 1	Lodge, Cottage and Cart Shed Demolition Plan: Roof Plan	1:50@A1

Landscape Drawings

2962-11-01	General Arrangement	
2962-11-02	Detailed Landscape Proposals 1	
2962-11-03	Detailed Landscape Proposals 2	
2962-11-04	Detailed Landscape Proposals 3	
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02022	Illustrative Masterplan Summary Commercial Schedule	27.06.22
02022	Illustrative Masterplan Summary Industrial Schedule	27.06.22