

Town and Country Planning Act 1990 - Section 77
Town and Country Planning (Inquiries Procedure) (England) Rules 2000

Site:	Anglia Square including land and buildings to the north and east
Appeal by:	Weston Homes PLC
PINS reference:	APP/G2625/V/19/3225505
LPA reference:	18/003/00330/F

Norwich Cycling Campaign

Proof of Evidence

Sovereign House

PoE-CYC/201

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Demolition of Sovereign House – a win-win opportunity

1 Norwich Cycling Campaign would like the Inspector to consider the following to be considered under item (F) Issues: air quality and prospects for delivery.

1.1 Sovereign House is an abandoned building with problems of asbestos contamination in the SW sector of the site. It is scheduled for demolition in the third phase around 2023-2027.

1.2 By that time the major housing developments of the scheme should have been completed and occupied. Also, the rebuilding of St Crispins House as student accommodation and the housing at the St Marys site should also have been completed.

1.3 At an earlier consultation organised by the developers a member of their staff informed me that there were monitoring reports on Sovereign House. In reply to a Freedom of Information request Norwich City Council have confirmed that these reports exist but the link they gave was not to these documents. I am awaiting a reply to my appeal.

1.4 Norwich Cycling Campaign request that a condition be applied for the demolition of Sovereign House to be undertaken as part of Phase One and to be completed before any construction work in started.

1.5 Our reasons are: Demolition in the first phase will avoid further health risks and inconvenience to the residents of the new housing units, listed above, and to the local population.

1.6 The demolition operations will require;

- contracts with specialist firms
- recruitment of other staff
- the hire or purchase of equipment
- purchase of specialised equipment
- agreements with the Norwich City Council, Anglia Water, and or the Environment Agency
- integration and training of personnel

1.7 Under the present proposals these arrangements may lapse and will have be renewed when the demolition of Sovereign House is started later. This will involve all the costs listed above arising again. Also the productivity gains from experience on the site and personal working relationships (with each other and with sub-contractors, suppliers and regulators) will be lost to a great extent.

1.8 In addition I understand from a representative of the developers that there is a shortage of disposal sites for asbestos and that costs are likely to increase in the future.

1.9 The developers may also like to consider the effect the delay in demolition of Sovereign House could have on the sale of the housing units. What would the effect be on a buyer of being told by solicitors about anupcoming demolition?

1.10 Norwich Cycling Campaign submit that taking all these factors into account the early demolition of Sovereign House represents an win for the developers and for the

population: a Win-Win The ideal outcome.

2 One final note of caution:

2.1 The original developers of the site walked and left the scheme uncompleted. It would represent a statement of commitment by Weston Homes to accept the condition referred to above,