



CODE Development
Planners



Planning Statement

Proposed extension to
multi-storey car park

On behalf of Bullen
Developments Ltd



CONTENTS

1	INTRODUCTION.....	1
2	RELEVANT PLANNING HISTORY.....	2
3	PLANNING POLICY	3
4	KEY PLANNING CONSIDERATIONS	4
5	CONCLUSIONS.....	4





EXECUTIVE SUMMARY

- 1.1 This Planning Statement has been prepared on behalf of Bullen Developments Ltd to support an application for full planning permission for an extension to the existing multi-storey car park at Rosalind Franklin Road, Norwich Research Park.
- 1.2 The proposal would extend the existing multi-storey car park from its current 794 spaces with an additional 247 spaces to total 1041 spaces. The proposed extension would be constructed on the site of an existing surface level car park. The total of 1041 spaces would be less than a previously approved scheme on the same site for a 1093 space car park.
- 1.3 The proposal would be for the use of park operators and for staff and visitors to the immediately adjacent hospital. The accompanying Transport Statement explains the current and intended role of the car park. The proposed extension does not seek to amend the principle of providing a car park ratio for NRP of 1 space per 60 sq m. The provision of car parking infrastructure at the outer edges of the park complies with the approved illustrative master plan for the site which seeks to discourage substantial vehicular movement within the internal areas of the park.
- 1.4 The proposal is in accordance with both adopted and emerging development plan policies. Under legislative requirements and in guidance in paragraph 11 of the NPPF there is a clear presumption in favour of granting consent. The submission with this application of additional updated documents and assessments confirms that in terms of any impacts on trees, ecology or transport no other material considerations outweigh this presumption. The accompanying Design and Access Statement explains the design philosophy of the proposal.





1 INTRODUCTION

- 1.1 This Planning Statement has been prepared on behalf of Bullen Developments Ltd to support an application for full planning permission for an extension to the existing multi-storey car park at Rosalind Franklin Road, Norwich Research Park.
- 1.2 The existing car park was completed and opened in 2021 and has since provided parking for both park occupiers and staff and visitors to immediately adjacent Norfolk and Norwich University Hospital (NNUH).
- 1.3 The NRP has continued to deliver leading edge facilities particularly in the health sector since the original grant of planning permission in 2013. The car park has assisted greatly in the marketing of the park and in the operation of the NNUH and runs in parallel with the continued development of this area of the NRP estate. The current application to extend the existing car park reflects the need for the developer to look forward, plan for the future and offer confidence to the market that its car park infrastructure is in place and not compromised by other long-term demands. The proposal also reflects the realisation that the provision of car parking space as part of a mix of transport measures is essential to the continued development and operation of the hospital. The justification for, and relationship with, the hospital requirements are explained in the accompanying Transport Statement.
- 1.4 The applicant undertook a pre application process and received a helpful written response dated 2 November 2023. The application responds to the pre application advice and is accompanied by the documentation requested, as follows:
- Application form.
 - CIL form.
 - Ownership certificates.
 - Drawings:
 - FNL8657.CDG.XX.00.DR.A.0900.S4.P01
 - FNL8657.CDG.XX.00.DR.A.1000.S4.P02
 - FNL8657.CDG.XX.01.DR.A.0901.S4.P01
 - FNL8657.CDG.XX.01.DR.A.1001.S4.P02
 - FNL8657.CDG.XX.02.DR.A.0902.S4.P01
 - FNL8657.CDG.XX.02.DR.A.1002.S4.P02
 - FNL8657.CDG.XX.03.DR.A.0903.S4.P01
 - FNL8657.CDG.XX.03.DR.A.1003.S4.P03



- FNL8657.CDG.XX.RF.DR.A.0904.S4.P01
- FNL8657.CDG.XX.RF.DR.A.1004.S4.P01
- FNL8657.CDG.XX.XX.DR.A.0100.S4.P01
- FNL8657.CDG.XX.XX.DR.A.0500.S4.P02
- FNL8657.CDG.XX.XX.DR.A.0550.S4.P02
- FNL8657.CDG.XX.XX.DR.A.1200.S4.P01
- FNL8657.CDG.XX.XX.DR.A.1201.S4.P01
- FNL8657.CDG.XX.XX.DR.A.1210.S4.P03
- FNL8657.CDG.XX.XX.DR.A.1211.S4.P02
- FNL8657.CDG.XX.XX.DR.A.1212.S4.P02
- FNL8657.CDG.XX.XX.DR.A.1300.S4.P01
- FNL8657.CDG.XX.XX.DR.A.1301.S4.P00
- Design and Access Statement prepared by Carter Design Group.
- Planning Statement prepared by CODE Development Planners.
- Updated Arboricultural Impact Assessment (AIA) and Tree Survey prepared by James Blake Associates.
- Updated Ecology report prepared by James Blake Associates.
- Transport Statement prepared by Aecom.
- Planning application fee. £13,860 plus Planning Portal service charge (£64.00).

2 RELEVANT PLANNING HISTORY

- 2.1 On 30 January 2013 outline planning permission was granted for NRP South under planning permission reference 2012/1880/O. The description of development granted under 2012/1880/O is *“Proposed offices, laboratories and academic space for principally research and development activities, buildings for health and health related uses and buildings for further ancillary uses, associated car parking, access, infrastructure, internal access roads and strategic landscaping.”*
- 2.2 The application was supported by an illustrative master plan which, as a matter of principle, supports a layout which locates and directs the majority of vehicular traffic movement and infrastructure to the outer edges of the park and encourages access through the internal areas of the park on foot and bicycle. The siting of the existing car park and its proposed extension reflects this strategy and



maintains the additional benefit of being directly adjacent to the hospital campus with direct and safe pedestrian access between.

- 2.3 The existing car park was granted reserved matters consent on 22 May 2019 under reference number 2019/0793 and subsequently amended with a Non-Material Amendment consent on 13 August 2020 under reference number 2020/1332. The car park accommodates a total of 794 spaces arranged on four floors and in external surface level parking. The proposed extension would be constructed on the site of the existing surface level car park. If consented and when constructed, the combined existing car park (794 spaces) and extension (247 spaces) would accommodate a total 1041 spaces.
- 2.4 The existing car park consent was approved following the grant of an earlier planning permission on the same site for a 1093-space car park (2017/1197). The current proposal would deliver fewer total spaces than previously approved.

3 PLANNING POLICY

- 3.1 Under section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 applications are required to be determined *“in accordance with the development plan unless material considerations indicate otherwise”*.
- 3.2 At the time of writing, the relevant development plan documents applicable to the application comprise:
- South Norfolk Joint Core Strategy 2014;
 - Development Management Policies Document 2015;
 - Site Specific Allocations and Policies 2015.
- 3.3 The application site is located within an area allocated under policy COL1 of the Site-Specific Allocations and Policies Plan 2015 for *“...principally [for] a B1(b) Science Park development, hospital expansion and other proposals ancillary and complementary to these main uses.”*. Following the grant of planning permission in 2013 (2012/1880/O) the site is known as Norwich Research Park South.
- 3.4 A range of relevant development management policies are contained in the South Norfolk Development Management Policies Document 2015, all of which support development of the NRP and the proposal as part of that development. These policies include DM1.1, DM1.3, DM1.4, DM2.1, DM3.8, DM3.10, DM3.12, DM3.13 and DM4.8.
- 3.5 The Joint Core Strategy lends further support under policies 1, 2, 6 and 9.
- 3.6 The Greater Norwich Local Plan (GNLP) has recently been progressing through its examination process and has now progressed to its Main Modifications stage. The allocation of the area for employment use has been maintained in the GNLP. The Main Modifications have suggested some minor alterations to policy wording and an extension of the allocation onto immediately adjacent land. The emerging policies continue to support the development of adequate and related infrastructure on



the site to support the delivery of the allocated uses. The proposed Main Modification to new policy COL1 reads *“Land adjacent to Norwich Research Park (NRP), Colney (45.65 ha) is allocated principally for an E (gii) Science Park development, hospital expansion and other proposals ancillary and complementary to these main uses.”*

4 KEY PLANNING CONSIDERATIONS

- 4.1 Having established that the proposal complies with both adopted and emerging planning policy, there is a clear presumption in favour of granting consent. The NPPF at paragraph 11 encourages local planning authorities to approve development proposals that accord with an up-to-date development plan without delay.
- 4.2 A consideration of other relevant material considerations assists further in confirming the need to grant consent.
- 4.3 The need for NRP to provide appropriate and adequate support infrastructure will assist in delivering additional employment opportunities and operators in the science and health sectors for which the NRP allocation is designed. Albeit secondary, the provision of additional car parking directly adjacent to the NNUH and available to hospital staff and visitors will additionally assist in delivering and expanding current and future healthcare services.
- 4.4 The application is accompanied by documentation and assessments which explain that in terms of transport, highways, arboriculture, ecology and design the proposals do not create any adverse impacts which would outweigh the policy presumption in favour of the proposals.

5 CONCLUSIONS

- 5.1 The proposal to extend the existing multi-storey car park to serve both occupiers on NRP and the immediately adjacent NNUH is entirely in accordance with both adopted and emerging development plan policies. As such, under both legislative requirements and advice contained in the NPPF, there is a presumption in favour of granting planning permission without delay.
- 5.2 The existing car park and proposed extension are located on the eastern edge of the NRP in the closest possible point to the hospital and in accordance with the approved illustrative master plan for the NRP. The proposal maintains the principle of directing vehicular traffic and related infrastructure to the outer edges of the park thereby encouraging access through the internal areas of the park on foot and bicycle.
- 5.3 The provision of a total of 1041 spaces within the expanded car park is explained in the accompanying Transport Statement and notably still proposes fewer spaces than the 1093 spaces which were previously approved on the same site under planning permission reference number 2017/1197.



5.4 Following a pre-application process culminating in the Council's written response dated 2 November 2023, the application is accompanied by further update assessments of transport, arboriculture and ecology. The design aspects of the proposals are further explained in the accompanying Design and Access Statement. These assessments and reports all confirm that the proposals do not create any adverse impacts which would outweigh the policy presumption in favour of the proposals.



CODE Development Planners Ltd

17 Rosemary House
Lanwades Business Park
Kentford CB8 7PN

T: 01223 290138

E: info@codedp.co.uk

W: www.codedp.co.uk
