

Report for Resolution

Report to Planning Applications Committee
Date 17 May 2012
Report of Head of Planning Services
Subject 12/00653/F Land West Of Marriott Way Car Park
Hellesdon Road Norwich

Item
5(3)

SUMMARY

Description:	Creation of a community garden including allotments, communal gardens, community building, landscaping, storage facilities, a greenhouse and composting toilets.
Reason for consideration at Committee:	Objection
Recommendation:	Approve subject to conditions
Ward:	Wensum
Contact Officer:	Mark Brown Senior Planning Officer 01603 212505
Valid Date:	24th March 2012
Applicant:	Sustainable Living Initiative
Agent:	Feilden and Mawson LLP

INTRODUCTION

The Site

Location and Context

1. The application site is a triangular piece of land to the north of Hellesdon Road, boarded by Gunton Lane to the west and Marriotts Way to the northeast, both green links forming part of the strategic cycle network. The River Wensum is to the east beyond Marriotts Way. The site is in close proximity to two sites of special scientific interest (SSSI) the River Wensum SSSI and Sweet Briar Meadows SSSI. The site is also in close proximity to the River Wensum Special Area of Conservation (SAC) and three County Wildlife Sites (Hellesdon Mill Meadow, Marriotts Way - Disused Railway, Marlpit Paddocks).
2. The site itself is allocated urban greenspace and covered by the river valley policy allocation (saved local plan policy NE1). The majority of the site is within flood zone 3a. The site is also located within the outer health and safety executive (HSE) consultation zone of Bayer Cropscience.
3. To the northwest of the site are residential properties at Leewood Crescent. To the west is an area of open space beyond which is Valley Primary School. The existing access to the site is to the southern corner onto Hellesdon Road at its junction with Marlpit Lane.

Planning History

4. 11/01504/F – Creation of a community garden including allotments communal gardens, community building, landscaping, storage facilities, a greenhouse and composting toilets – Application withdrawn – 19 December 2011.

Equality and Diversity Issues

5. There are no significant equality or diversity issues.

The Proposal

6. The proposal is for the erection of a community building and creation of allotments along with associated tool and general stores, greenhouse and compost toilet. The allotments are proposed to the western side of the site. The northern corner of the site is proposed to be planted with a small coppice. The community building is proposed to the south of the allotments, adjacent to the main access to the site at the corner of Hellesdon Road and Gunton Lane. The western section of the site is proposed to be maintained as existing wetland.
7. Access to the site is proposed from the existing access to Hellesdon Road. The access is proposed to be altered to relocate the access gates further back on the site to allow a vehicle to park off the road whilst opening the access gates. Beyond the gates a small parking area is proposed for 5 disabled parking spaces and a mini bus drop off point and turning head. Provision has also been made for 52 cycle parking spaces.
8. The proposed community building consists of a hall measuring 76m², along with a kitchen, storage area, cold storage area, an office, composting toilet and rainwater harvesting tank.

Representations Received

9. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing.
- 10.9 letters of representation have been received raising the following objections and concerns:

Issues Raised	Response
The proposed use and buildings are a departure from the current use of the land.	See paragraphs 22-25
The ecology report underestimates the wildlife value of the site, finches, bats, dragonflies, barn owls and otter use the site. It is also occupied by wildflower in the spring and summer.	See paragraphs 30-32
The proposals would be damaging to the local environment and wildlife.	See paragraphs 30-33
Animal manure and vegetation waste	See paragraph 34

could result in the pollution of nearby water courses.	
The proposed tree planting would simply make the site drier not enhance biodiversity of the site as open wet grassland.	See paragraph 35
The site is a flood plain and the proposals would have a negative impact on flooding in the area. Concern that the proposals would displace flooding elsewhere.	See paragraphs 37-39
Use of animal manure and vegetation waste would have a negative impact on the amenities of nearby residents as a result of smell.	See paragraph 41
Concern that the proposals would increase anti-social behaviour and fly tipping in the area.	See paragraph 42
The site would become an eyesore and the storage containers are inappropriate for such a site.	See paragraphs 43-47
Lack of car parking and concern that users of the allotments would park on local residential streets.	See paragraphs 48-50
Vegetation waste could attract gulls, crows and rats to the area leading to the loss of other birds and mammals.	See paragraph 51
Suggestion that the consent should be granted for a six month trial period.	In this case it is not considered that a temporary consent would be reasonable given the extent of development proposed it would likely result in an unusable consent. It is considered that sufficient information is available to determine the likely affects of the proposed development and as such the application should be determined based on the information available.
The proposals would lead to the depreciation of nearby properties.	This is not a material planning consideration.

11. A letter of support from St Martins Housing Trust commenting that engaging service users in activities such as this is one of the most important things which can be offered by the charity. There is a strong link between horticulture and positive mental health and the proposals will bring other benefits including cheap and nutritious food, healthy physical exercise and acquisition of vocational skills.
12. A letter of support from Norfolk Food Discovery who provide teaching to primary schools on how to grow and cook their own food. The letter comments that there is a shortage of allotments space on which the project relies. This project would allow expansion to three further schools in the local area which are within walking

distance and would bring educational benefits in the areas of wildlife, horticulture and sustainability.

13. A letter of support from Norfolk Master Gardener Programme expressing support for the scheme and commenting that such spaces are positive additions to an area and provide an opportunity to learn new skills, increase social engagement and physical activity, encourage healthy eating. There is increased demand for allotments and the scheme would provide allotment space in an area of shortage, whilst providing education to new growers.
14. A letter of support from Little Sparks Preschool commenting that the project will have educational benefits and would cover all aspects of learning including personal, social and emotional development, communication, language, literacy, knowledge and understanding, problem solving, reasoning and numeracy, physical and creative development and it would be fun. It would help to develop a sense of community and it is hoped that parents and grandparents would be involved. The project will also assist families with financial and health difficulties.
15. A further 55 letters of support have been received. Comments of support have been summarised in the bullets below:
 - 15.1. The proposals would benefit the community by providing somewhere to grow fresh fruit and vegetables;
 - 15.2. Growing food will provide health and educational benefits;
 - 15.3. The currently unused site could be extremely productive;
 - 15.4. The plans do not involve allotments on the whole site and a part of the site will be left as a wildlife area which will enhance the gardens;
 - 15.5. The food grown would be sustainable and would significantly reduce food miles;
 - 15.6. The project would meet increasing demand for allotment space;
 - 15.7. The project would bring people together and enhance social interaction;
 - 15.8. It would be good for the environment and would fit in and complement the Wensum Valley;
 - 15.9. Activity on the field will help to deter criminal and anti-social behaviour.

Consultation Responses

16. **Natural England** – We have considered the proposal against the full range of Natural England’s interests in the natural environment.

Designated sites

Based on the information provided, Natural England has no objection to the proposed development. Given the nature and scale of this proposal, it is our view that, either alone or in combination with other plans or projects, it would not be likely to have a significant effect on the important interest features of the River Wensum Special Area of Conservation (SAC), or any of the features of special scientific interest of the River Wensum Site of Special Scientific Interest (SSSI).

Protected species

The Ecology Report (July 2011) has not identified any protected species that are likely to be significantly adversely affected by the development proposals. The report also makes recommendations for biodiversity enhancement, and we recommend that these are made a condition of planning consent, should

permission be granted.

Green Infrastructure

Natural England supports measures and proposals that increase the accessible Green Infrastructure and Green Spaces within new and existing built development, and recognise the contribution that allotments can make to green infrastructure provision. In our view, these proposals have the potential to contribute to the green infrastructure network within the city of Norwich.

17. Environmental Health – No comments.

18. Landscape – The application is an improvement on the previous application in terms of siting and visual impact of the main building. On balance the habitat conservation benefits of the proposals appear sufficient to outweigh the impact of the scheme on the river valley, subject to further details being submitted. Further details of the woodland coppice area, planting along boundaries, wetland conservation and enhancement, surfacing materials and other landscaping would be required and should be conditioned. The various smaller structures proposed around the site could have a cumulative visual impact on the river valley and should therefore be screened by planting where possible. (E.g. climbing plants on timber trellis). Could the entrance be redesigned so that the cycle/pedestrian access would be next to the vehicle access rather than tucked away around the corner? This looks rather tight and creates an impression that pedestrians and cyclists are not as welcome as car-using visitors.

19. Natural Areas Officer – The main comment I would make is that the existing wet grassland area should be retained if this proposal is approved, and conditions attached to ensure that it is properly managed and not encroached upon by any other site uses. Trees should definitely not be planted in this area. If approval is given, a conservation management plan for the site should be produced to ensure that the wet grassland, together with other features such as existing hedgerows and trees etc, are properly managed.

20. Health and Safety Executive – Do not advise against development.

21. Environment Agency – Awaiting response, members to be updated at the committee meeting.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Achieving Sustainable Development

4 – Promoting sustainable transport

7 – Requiring good design

8 – Promoting healthy communities

10 – Meeting the challenge of climate change, flooding and coastal change

11 – Conserving the natural environment

Relevant policies of the adopted East of England Plan Regional Spatial Strategy 2008

ENV1 – Green Infrastructure
ENV3 – Biodiversity and Earth Heritage
ENV7 – Quality in the Built Environment

Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011

Policy 1 – Addressing Climate Change and Protecting Environmental Assets
Policy 2 – Promoting Good Design
Policy 3 – Energy and Water
Policy 7 – Supporting Communities
Policy 19 – The hierarchy of centres
Policy 20 – Implementation

Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004

NE1 – Protection of Environmental Assets from Inappropriate Development
NE8 – Management of Features of Wildlife Importance and Biodiversity
NE9 – Comprehensive Landscaping Scheme
HBE12 – High Quality Design
EP18 – High Standard of Energy Efficiency
EP22 – Amenity
AEC2 – Local community facilities in centres
SR3 – Urban Greenspace
SR12 – Green Links
TRA5 – Design for Vehicle Movement and Special Needs
TRA6 – Parking Standards
TRA7 – Cycle Parking
TRA8 – Servicing Provision
TRA12 – Travel Plans
TRA15 – Strategic Cycle Network

Principle of Development

Urban Greenspace & River Valley

22. At the national level both the existing wetland and allotments would be considered as forms of open space for the purposes of the NPPF. Section 8 of the NPPF resists the loss of open space except where the development is for an alternative form of recreational provision and where the need clearly outweighs the loss. Section 11 of the NPPF seeks net biodiversity gains through development proposals. At the regional level policies ENV1 and ENV3 set out that green infrastructure should be managed to maximise its biodiversity value and consideration should be given to the conservation of habitats and species outside designated sites. In particular, the policies promote the appropriate management and where possible biodiversity enhancement of sites.

23. Policy 1 of the JCS outlines that development should minimise the fragmentation of habitats, conserve and enhance environmental assets and where harm is unavoidable provide for appropriate mitigation or replacement with the objective of achieving long term enhancements. Developments should also contribute to the green infrastructure network which includes the provision of allotments. Both

open space and allotments are identified in JCS policy 20 as essential infrastructure to secure sustainable development.

24. The site is allocated as urban greenspace and is identified as part of the river valley under saved local plan policies SR3 and NE1 respectively. Under the river valley policy proposals for allotments are considered to be acceptable where they would not damage the environmental quality or landscape character of the city. Policy SR3 sets out that proposals within urban greenspace will not be permitted if there is an overriding amenity or biodiversity interest in retaining the site in its existing form and where there is no overriding amenity or biodiversity interest proposals will be evaluated for their contribution to the amenity of the local community, to biodiversity, to any qualitative improvement to any remaining open space.
25. Allotments are considered to be compatible in principle with the urban green space and river valley designations. Indeed other existing allotments in the City are also designated as such. In terms of the loss of the open space in its existing form is considered the main issue to assess is the biodiversity implications of the proposals. These are discussed further in the sections below.

Community Uses Sequential Test

26. Local plan policy AEC2 sets out a sequential approach for the location of community facilities, requiring an in-centre location and, where no such sites or edge-of-centre sites exist, out-of-centre locations can be acceptable where there are high levels of accessibility on foot, by cycle and by public transport to the catchment.
27. In this case the proposal is principally for allotments and given the size and characteristics of the site required there is not considered to be any sequentially preferable site in this case. The site is not well served for public transport, however pedestrian and cycle connections to surrounding residential are extremely good and include Gunton Lane, Marriotts Way and Marlpit Lane all of which form part of the strategic cycle network.
28. The proposals also include a community building. There is an argument to say that this element could be disaggregated from the rest of the proposals and provided within a sequentially more preferable in-centre location. However it is considered that there is a direct link between the allotments and the educational and community function the building would provide, in most cases the use of the two would be directly linked. Disaggregation would be impractical. However, for this reason it is considered appropriate to condition the use of the building to community and educational use associated with the allotments and the growing and cooking of food. It is considered that other 'D1' uses may not be appropriate in this location and may have significantly different transportation implications, as discussed further below.

Incremental Development

29. Concern has been raised that this could result in incremental development of the land. Allotments are defined as green field land so its status as a green field site would be unaffected by the allotments. It could be argued that following construction of the community building that that part of the site would be brown field within the meaning of the definitions set out in the NPPF. However the

community building within the revised proposals has been located to the southern most corner of the site, leaving the remaining areas of the site to the north of the building as open green field land. It is not considered that the proposals would set a precedent for incremental development of the site and any future development proposals of the community building would clearly need to be considered on their own merits on the basis of the policies in place at the time.

Biodiversity

30. The proposals have been submitted with an ecology report. This outlines that the site can broadly be divided into two areas, semi-improved grassland along the western side of the site and marshy grassland to eastern corner, which may be flooded during certain times of the year. Whilst no protected species were encountered at the time of the survey, the report comments that the trees and hedging surrounding the site is good nesting habitat for birds. Whilst it considers that there is limited potential for bat roosting within the hedgerows surrounding the site, the site is likely to be used for foraging and as part of a commuting corridor. The marshy grassland to the east of the site has the potential to support reptiles and amphibians. The report considers that there is not suitable habitat for otters, water voles or crayfish. Evidence suggests use of the site by hedgehogs and other invertebrates. The ecology report suggests that the habitats are considered to be low to medium ecological value, the marshy grassland to the east being the most valuable.
31. There is a case to say that the site could be of higher value if properly managed. However the proposal is that the western part of the site which is of lower value could be used for allotments. The eastern part of the site is proposed to be managed and improved, with the northern area being planted as scrub for coppicing.
32. It is considered that there is likely to be a neutral to minor negative impact on the ecology of the western side of the site. The ecology report submitted suggests a negligible negative impact on birds which could be mitigated by provision of bird boxes. The proposal does however provide an opportunity to enhance the ecological value of the eastern part of the site.
33. With regard to policy SR3 there is not considered to be an overriding amenity or biodiversity interest in retaining the site in its existing form. Policy SR3 therefore requires an assessment of the contribution to the amenity of the local community, to biodiversity and to any qualitative improvement to any remaining open space. In this case the proposals will provide a new community facility, although some objectors have questioned that this is indeed wanted by the community, there is overwhelming support to the revised proposals from people in the local area. In terms of biodiversity, whilst it has been noted that there could be a neutral to minor negative impact to the west of the site, the proposals provide an opportunity for the management and enhancement of the areas to the east of the site which are of higher value. Therefore subject to conditions restricting the expansion of the area of allotments from that shown on the proposed masterplan and subject to conditions requiring the submission and implementation of a management plan for the east of the site the proposals are considered to be acceptable in principle.

34. Concern has been raised regarding pollution of watercourses from the site. The submitted design and access statement indicates use of organic fertilisers or herbicides. The site is also some distance from the nearest watercourse. It is not considered that the proposals would have any significant detrimental affect on nearby watercourses or indeed groundwater.
35. Fruit trees are proposed to be planted between the allotments and the marshy grassland to the east. This is considered acceptable in principle subject to being limited to the area shown on the master plan, further details of the exact location and number to be planted should be conditioned.

Trees

36. None of the development is within the root protection area of any trees on site. Development works around the community building will be in close proximity to a number of existing trees and hedges, therefore protective fencing has been proposed around this area. Subject to compliance with the arboricultural method statement this is considered acceptable.

Flood Risk

37. A large proportion of the site is located within flood zone 3a (inclusive of allowance for climate change) with the remainder of the site in flood zone 2. Allotments and the associated community building which are water compatible and less vulnerable uses, respectively, are considered to be compatible with the flood zone and the proposals are considered to pass the sequential test. A consultation response on these proposals has not yet been received from the Environment Agency and members will be updated at the committee meeting. However the Environment Agency did respond to the previous application which proposed the same flood risk mitigation the difference being the relocation of the community building. Previously the Environment Agency raised no objection subject to conditions.
38. The flood risk assessment advises that the floor levels of the community building should be set above the flood level with a safe exit route to land outside the flood plain. The building is proposed to be raised on piles and flood water will be allowed under the building to prevent increased flood risk elsewhere.
39. Some general details of flood warning and evacuation have been submitted within the flood risk assessment, however they lack certain detail and commitments such as a signing up to the flood line and how warnings will be communicated to the site. It is suggested that specific details for warning and evacuation be conditions along with details of flood warning notices.

Neighbour Amenity

40. With regard to the community building, this has been relocated under the revised proposals to the south of the site and in this location is considered to have a lesser impact on neighbour amenity from the perspective of noise disturbance. There are greater background noise levels along the Hellesdon Road frontage and therefore any significant distance to neighbours is likely to be limited. Given the location of the building there would be no overlooking or overshadowing to

neighbouring properties.

41. Concern has been raised in relation to odours from the site. Whilst the proposed use may result in some odours, it is not considered likely that the odours from allotments would be significantly detrimental to the amenities of nearby properties.

Anti-Social Behaviour

42. Concern has been raised that the proposals would increase anti-social behaviour and fly tipping in the area. It is not considered that the proposal would inherently result in such problems, indeed when in use the proposals would aid natural surveillance of the area. There is a case to say that the site could be a target for anti-social behaviour or damage of property, however unfortunately this is clearly the case for all forms of development and in this case there is nothing about the proposals' design which is considered to be particularly susceptible. The tool and general stores are proposed to be centralised within steel containers (as opposed to having more vulnerable sheds throughout the site) or within the community building. If members felt it appropriate a condition could be added to any consent to require CCTV provision over the site. However it is considered that such a condition is likely to be onerous given the form of development proposed and CCTV columns may also have a negative visual impact.

Design

43. The general layout of the site is considered to be appropriate and in part is informed by the ecological report. The revised submission has relocated the community building to the south of the site. This is considered to be far preferable to its previous location to the north of the site. There is an existing linear pattern of development along Marl Pit Lane which, although set further back from the road, the community building will continue. This will leave the remaining areas of the site open.
44. A greenhouse, general store, tool store and composting toilet are proposed towards the centre of the site and two pergolas are proposed (one towards the centre and one adjacent to the community centre). The central location of the stores and greenhouse is clearly appropriate for practical reasons. The greenhouse and pergolas are considered to be acceptable. The storage containers would potentially have a significant detrimental visual impact on the surrounding area, however they are more appropriate for security reasons. It is considered that subject to being painted an appropriate colour (i.e. dark green) and being surrounded by trellis for planting or timber fencing the visual impact could be mitigated. Further details should form a condition of any consent.
45. Tools, equipment and plants are proposed to be stored and supplied centrally avoiding the need for numerous sheds and storage buildings throughout the site. The site would not benefit from permitted development rights used on council owned allotments so any structure or shed would require separate planning permission and informative note detailing this is suggested. The only permitted development rights which would be available to such a site would be the ability to erect gates, walls, fences or other means of enclosure which could be up to 2m in height. On this site it is considered that such structures could cumulatively

have a significant detrimental visual impact. It is therefore considered appropriate to remove these permitted development rights.

46. The community building is a fairly simple low profile design and is situated to provide views from the building over the allotments to the north. Due to trees and the hedgerow to the south east views will be limited from Hellesdon Road. The main views will be from Marl Pit Lane and the access to the site. The butterfly pitched roof provides for solar panels on the south facing aspect as well as rainwater harvesting. The design and access statement details that the building will be of high thermal performance to minimise heating demands. Supplementary heating is to be provided via wood burning stoves. Proposed external materials are a brick base, lime wash render and timber cladding with a standing seam roof. Subject to further details of the exact materials and colour finish of render and timber cladding the design is considered to be acceptable.
47. Given the location of the building within the river valley it is considered appropriate to condition details of external lighting to minimise light pollution to the surrounding area.

Transport and Access

48. Vehicular access to the site is proposed to be limited to disabled parking, service deliveries and mini-bus access. The applicant has confirmed that a condition of joining the initiative will be not to travel by private car and has given an example of the grower agreement. 52 cycle parking spaces are provided close to the access to the site. Provision of these should form a condition on any consent.
49. Concern has been raised over parking in nearby residential streets. The likelihood of parking on residential streets to the northwest of the site is considered to have been reduced by the relocation of the community building to the south of the site and removal of an access point to the north. It is suggested that the allotments could be used by school or other community groups and that these groups will be required to either walk to the site or arrive via mini-bus. The site and the community building could result in a significant increase in movements to the site and the successful operation would rely on such a non-car approach being implemented and enforced. It is therefore recommended that any consent be subject to a travel information and commitments plan which provides details for accessing the site by non-car modes and makes commitments to users accessing the site by non-car modes.
50. The access to the site is not ideal opposite a junction in the road and with poor visibility along Hellesdon Road, however visibility in the critical direction (right, Marl Pit Lane) is reasonable and the access is also onto a speed table. Therefore on balance and given the car free approach to the proposals discussed above it is considered to be acceptable. A separate pedestrian and cycle access has been provided onto Gunton Lane directly adjacent to the vehicular entrance, this would allow the vehicular access to be closed when not in use.
51. Limited information has been provided on how waste and refuse from the site will be dealt with. It is assumed that a large proportion of waste will be composted. In the absence of further information, it is considered necessary to condition a

refuse plan, which details the procedures for dealing with waste along with details for the location and storage of any refuse facilities.

Conclusions

52. The proposals are considered to be compatible with the river valley and urban greenspace designations of the site. The proposals will provide a new community facility which on the basis of consultations responses has local support. It is not considered in this case that there is a sequentially more preferable site for the community facilities. In terms of biodiversity, whilst there could be a neutral to minor negative impact to the west of the site, the proposals provide an opportunity for the management and enhancement of the areas to the east of the site which are of higher value. It is not considered that there would be any significant detrimental impact on neighbour amenity. In terms of design the location of the building to the south of the site is considered appropriate, storage and other buildings on the site and limited and other structures would require further planning consent, subject to the recommended conditions the proposals are considered to be acceptable in design terms. It is suggested that the site would operate on a car-free basis, this is considered acceptable in principle subject to being implemented and enforced, conditions are recommended in order to achieve this and subject to these the proposals are considered to be acceptable.

RECOMMENDATIONS

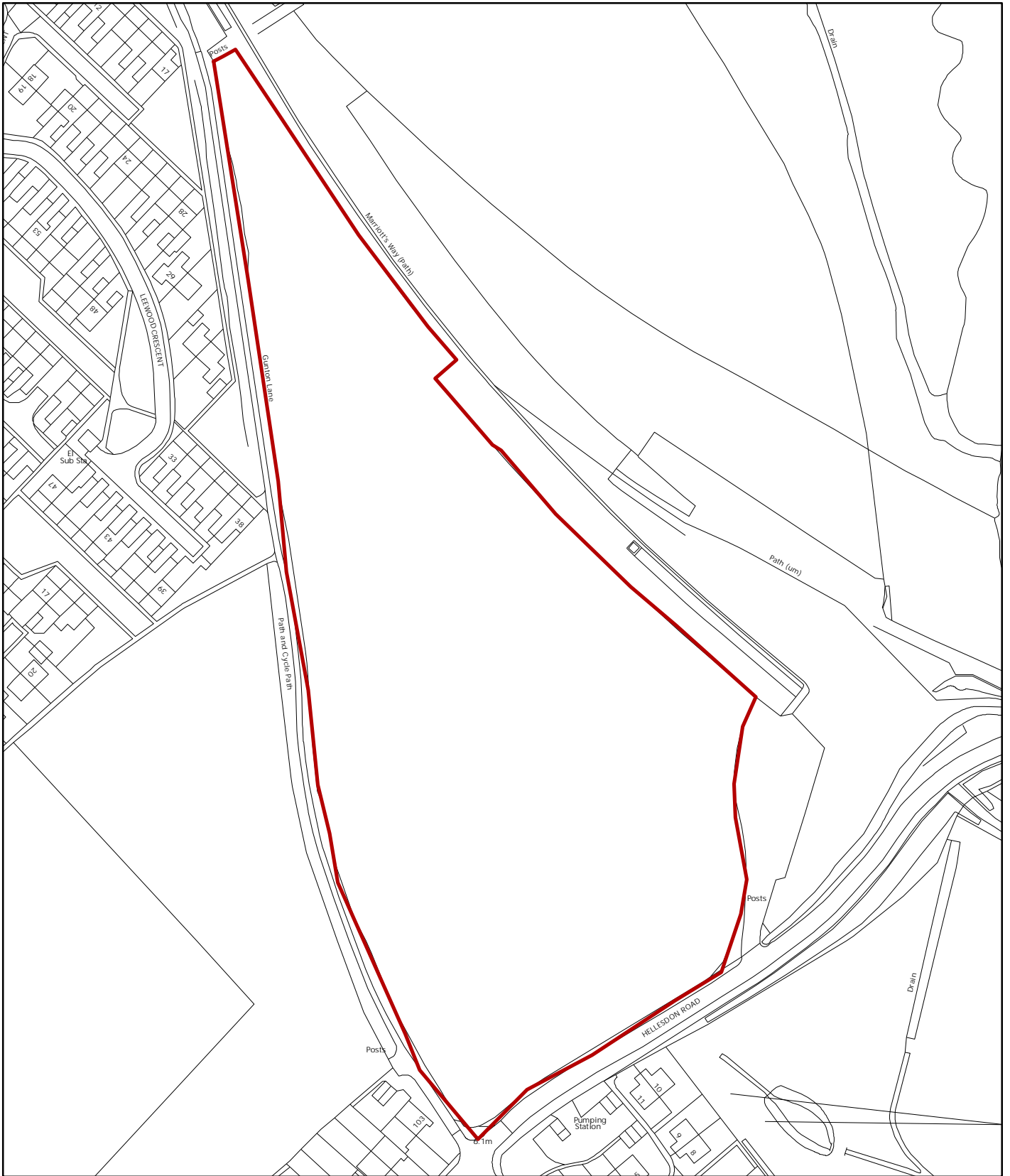
To approve Application No (12/00653/F Land West Of Marriott Way Car Park Hellesdon Road Norwich) and grant planning permission, subject to the following conditions:-

1. Standard time limit;
2. In accordance with submitted plans;
3. 'Community building' only to be used for community and educational purposes associated with the use of the allotments and the growing and cook of food;
4. Details for the provision of bird boxes;
5. Allotment plots to be limited to the areas shown on the masterplan;
6. Details of the number and location of trees in the community orchard;
7. Details for the ongoing management of the marshy/wet grassland to the east to be implemented;
8. Compliance with the arboricultural method statement for tree protection;
9. Details of the colour finish of the storage containers, along with details of the materials and colour of the surrounding trellis or fencing and details of any plant screening;
10. Details including a sample of bricks, colour of render and timber cladding, material and colour finish of windows and doors;
11. Removal of permitted development rights for the erection of gates, fences, walls or other means of enclosure;
12. Cycle parking to be provided;
13. Revised vehicular access and gates to be laid out and provided prior to first use;
14. Travel information and commitments plan;
15. Submission of a refuse plan for the site;
16. Minimum finished floor levels;

17. Details of a safe exit route in the event of a flood;
18. A void to be constructed under the building;
19. Details of the hydrostatic and hydrodynamic pressures acting on the building piles;
20. Details of the flood warning and evacuation measures and flood warning notices.

(Reasons for approval: The decision has been made with particular regard to policies ENV1, ENV3 and ENV7 of the adopted East of England Plan May 2008, policies 1, 2, 3, 7, 19 and 20 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk March 2011, saved policies NE1, NE8, NE9, HBE12, EP18, EP22, AEC2, SR3, SR12, TRA5, TRA6, TRA7, TRA8, TRA12 and TRA15 of the adopted City of Norwich Replacement Local Plan November 2004, the National Planning Policy Framework and other material considerations.

The proposals are considered to be compatible with the river valley and urban greenspace designations of the site. The proposals will provide a new community facility which on the basis of consultations responses has local support. It is not considered in this case that there is a sequentially more preferable site for the community facilities. In terms of biodiversity, whilst there could be a neutral to minor negative impact to the west of the site, the proposals provide an opportunity for the management and enhancement of the areas to the east of the site which are of higher value. It is not considered that there would be any significant detrimental impact on neighbour amenity. In terms of design the location of the building to the south of the site is considered appropriate, storage and other buildings on the site and limited and other structures would require further planning consent, subject to the recommended conditions the proposals are considered to be acceptable in design terms. It is suggested that the site would operate on a car-free basis, this is considered acceptable in principle subject to being implemented and enforced, conditions are recommended in order to achieve this and subject to these the proposals are considered to be acceptable.)



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Planning Application No 12/00653/F

Site Address Land West of Marriot Way Car Park, Hellesdon Road









Scale 1:1,750

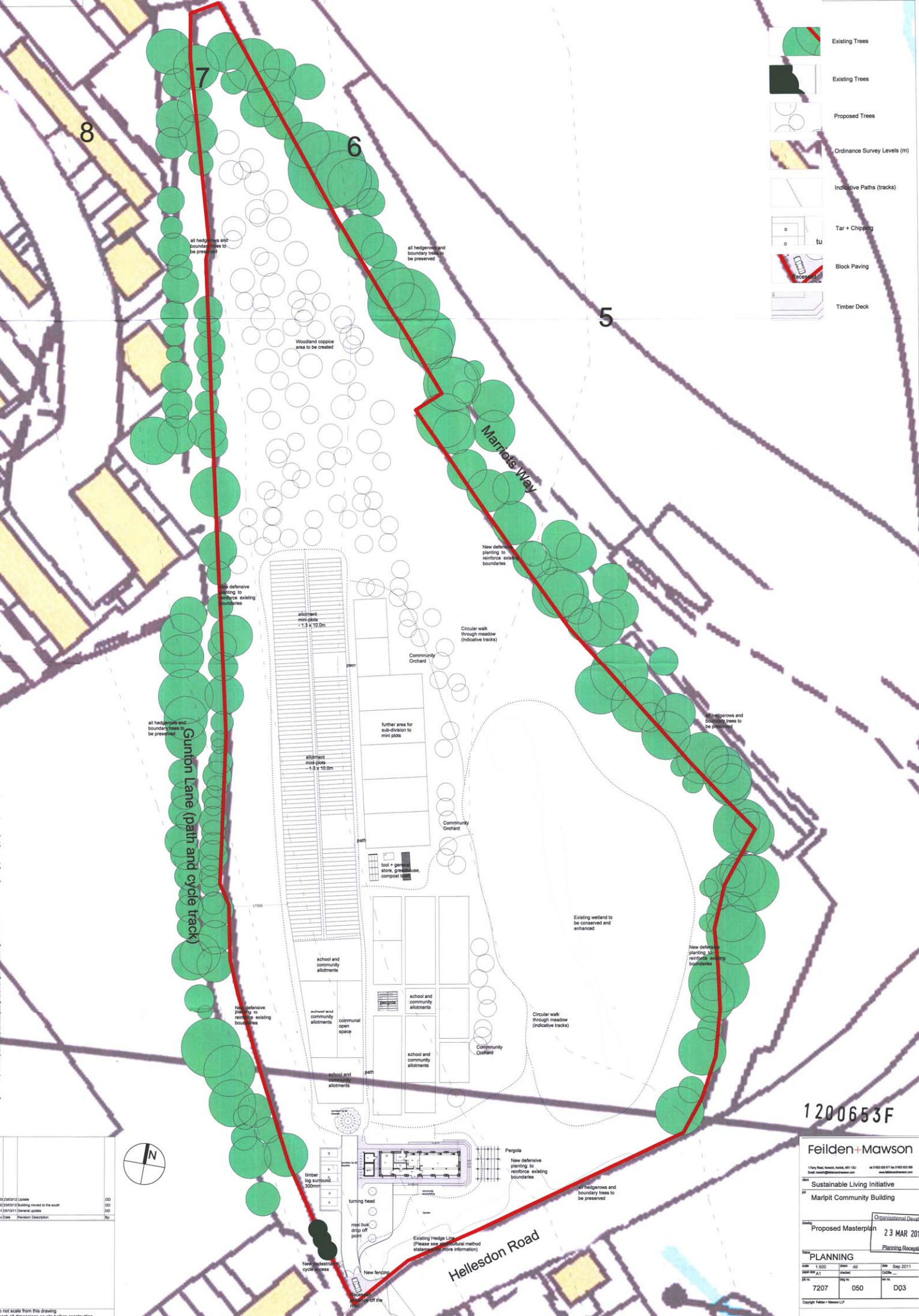


NORWICH
City Council

PLANNING SERVICES



-  Existing Trees
-  Existing Trees
-  Proposed Trees
-  Ordinance Survey Levels (m)
-  Indicative Paths (tracks)
-  Tar + Chipping
-  Block Paving
-  Timber Deck



1200653F

Feilden+Mawson

1 Ferry Road, Havant, Hants, PO15 1SU
 Email: enquiries@feildenmawson.com Tel: 01329 631 500
 www.feildenmawson.com

Sustainable Living Initiative
 Marpit Community Building

Proposed Masterplan 23 MAR 2011
 Planning Receipt

PLANNING

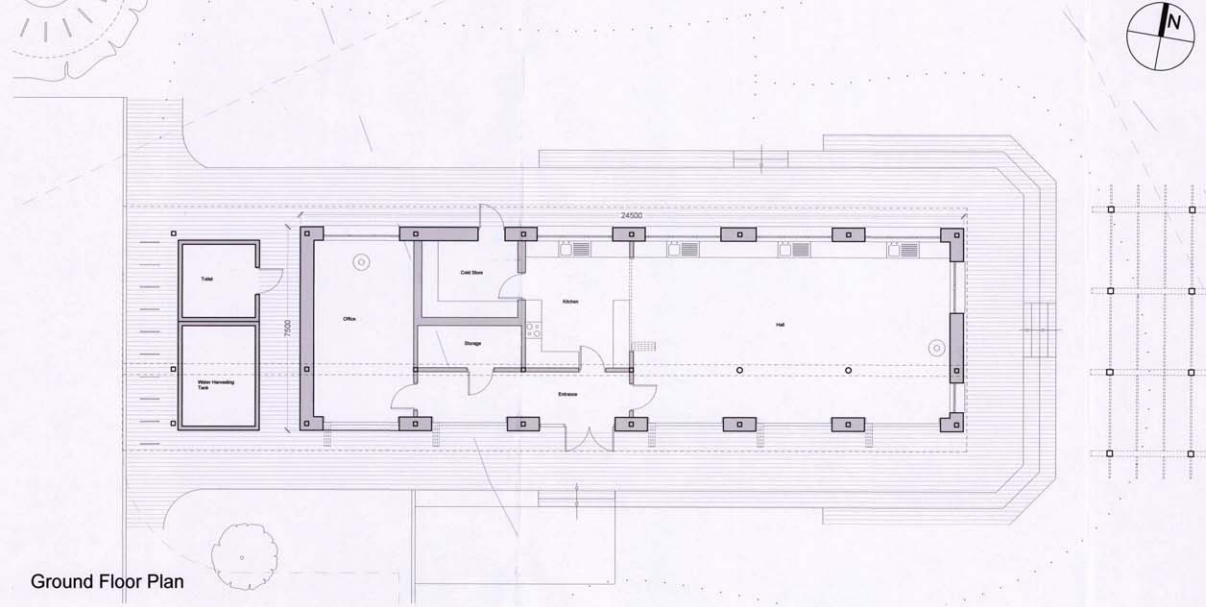
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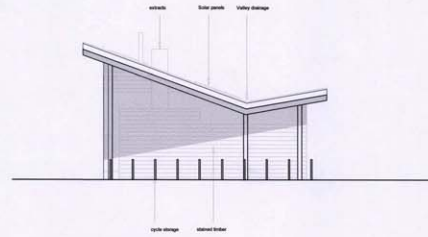


12/03/2011 12:00pm
 12/03/2011 12:00pm (Building moved to the south)
 12/03/2011 12:00pm (General update)
 12/03/2011 12:00pm (Finalist Designation)
 By:

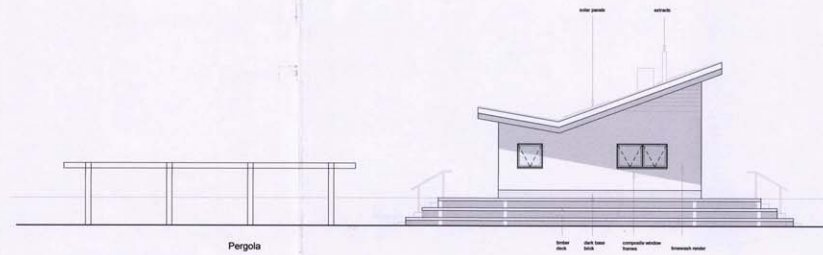
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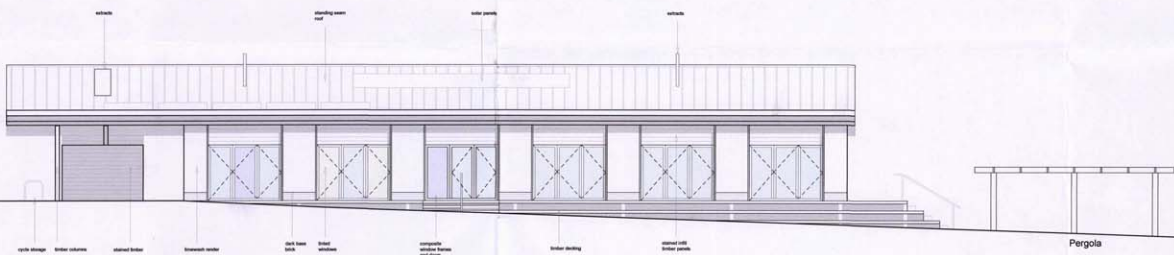
Ground Floor Plan



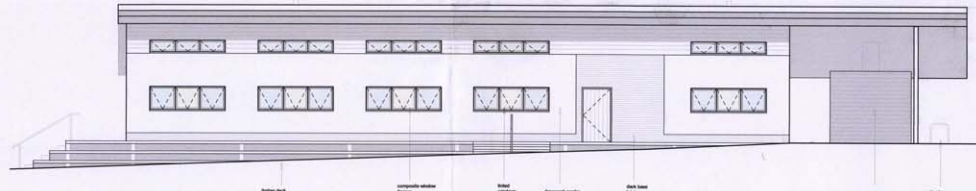
West Elevation



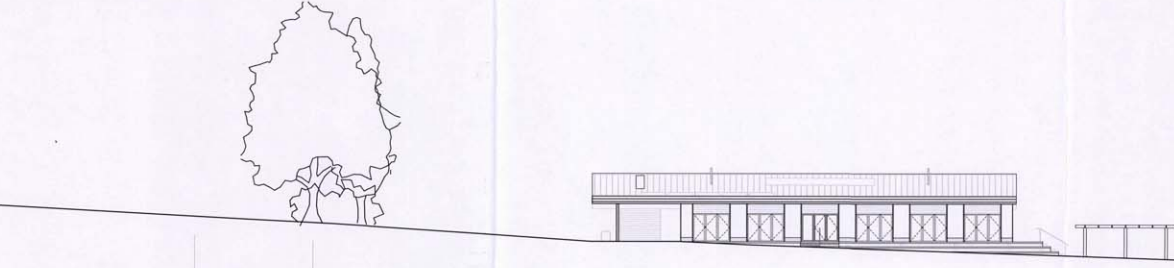
East Elevation



South Elevation



North Elevation



1200653F