

Report for Resolution

Report to Cabinet
8 December 2010
Report of Head of Planning and Regeneration
Subject Development Framework Strategy for UEA

8

Purpose

To consider the Development Framework Strategy (DFS) for the University of East Anglia.

Recommendations

- 1) To note that the Development Framework Strategy for UEA which provides evidence to be taken into account in the preparation of relevant Development Plan Documents.
- 2) To agree that the City Council should continue to participate in the steering group to oversee the preparation of a masterplan at Earlham Hall ensuring adequate public involvement and to nominate a Councillor to represent Norwich City Council on this group.

Financial Consequences

None

Risk Assessment

The risks associated with assisting with the preparation of this document were previously considered in earlier reports to LDF Working Party and Executive. In terms of considering the final DFS risks are different. There would be a reputational risk to the City Council if after having participated in a process it refused to take its results into account.

Strategic Priority and Outcome/Service Priorities

The report helps to meet the strategic priority “Strong and prosperous city – working to improve quality of life for residents, visitors and those who work in the city now and in the future” and the service plan priority to deliver the local development framework for Norwich.

Executive Member: Councillor Victoria MacDonald

Ward: All

Contact Officers

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Background Documents

Strategic Development Principles (May 2010) and accompanying Sustainability Appraisal

http://www.norwich.gov.uk/site_files/pages/City_Council_Consultations_Closed_Consultations_2010_Development_framework_strategy_for_the_University.html

DFS Consultation Draft (July 2010)

http://www.norwich.gov.uk/site_files/pages/City_Council_Consultations_Closed_Consultations_2010_Second_dev_framework_strategy_for_the_University.html

DFS Final Version (October 2010) [Insert link] together with link to supplementary note to be circulated.

Sustainability Appraisal for DFS – Amended post consultation (September 2010) –

Insert link

Earlham Hall Officer Guidance Note (May 2010)

http://www.norwich.gov.uk/webapps/atoz/service_page.asp?id=1501

Development Framework Strategy for UEA

1. At Executive on 8 July 2009 the approach to producing the Development Framework Strategy (DFS) at UEA was agreed. The formation of a project steering group to oversee this work was endorsed by Members, and it was agreed that the Portfolio Holder for Sustainable City Development should represent the council.
2. The report noted that the DFS was intended to:
 1. Explain the UEA aspirations for growth – the vision;
 2. Explain how growth will help achieve job, education and skills growth aspirations in greater Norwich;
 3. Test options to focus growth 'on campus' rather than dispersed growth 'off campus'
 4. Establish the strategic principle of how growth at the UEA will be accommodated;
 5. Establish the level of growth required to meet the UEA's aspirations;
 6. Identify the broad locations to be allocated for growth (after testing of site options); and
 7. Set a strategic framework for the preparation of a detailed masterplan.
3. It was noted that the DFS would be informed by the joint core strategy and would be part of the evidence base for the site allocations development plan document (a more detailed part of the local development framework).
4. On 12 December 2009 a further report was presented to Executive on the DFS. This set out the process by which it was to be prepared in three stages: a) identifying initial growth options (Strategic Development Principles); b) refining the options to a Development Framework Strategy that will inform the Local Development Framework; and c) eventually (following the adoption of the LDF) the production of principles for masterplans. Members endorsed this approach to the production of the DFS and agreed that city council officers would assist UEA in producing the DFS by providing a sustainability appraisal to accompany this document.
5. The first stage, the 'Strategic Development Principles' identified on-campus growth would be the preferable location compared to off-campus growth or no growth. This work fed into the DFS which has considered the need for growth, the justification for growth and the potential locations for growth on and adjacent to the existing campus boundaries.
6. The steering group has met on a number of occasions to oversee the production of the DFS and ensure adequate engagement with the public and interest groups. Most latterly it met on 11th November with Cllr MacDonald representing the City, to consider the draft final version of the document. Progress on the emerging DFS was also reported through the LDF working

party at earlier stages.

7. Council officers worked with UEA on the draft DFS commenting on where some sections required further justification or information. These comments and whether they were adequately addressed are outlined in this report.
8. The aim of this report is to request Members note that the content of the DFS provides evidence that should be taken into account when preparing relevant Development Plan Documents. The eventual outcome of this work will be a series of detailed masterplans for the three key growth locations identified in the DFS: Earlham Hall, Blackdale School and land between Suffolk Terrace and Bluebell Road.

Progress to date

9. The UEA Development Framework Strategy identifies how the university could grow over the next 30 years. Any growth and development would however be dependent on securing funding.
10. The DFS identifies the need for an additional 55,000 square metres internal floor space up to 2030. In addition to this 50,000 sq.m. will be needed for new schools and associated student residences beyond 2030.
11. To accommodate this growth the DFS identifies existing planning permissions and sites to accommodate the additional growth. The sites to accommodate the additional growth form several sites within the existing campus boundary and three new areas for growth (Earlham Hall, Blackdale School and land between Suffolk Walk and Bluebell Road). The three new areas for growth are outside of the existing defined campus boundary. These require careful consideration to ensure any development is appropriate and uses land efficiently.
12. The proposals to develop these three areas are proposed to be phased. It is envisaged that Earlham Hall would come forwards first between 2010 - 2021, Blackdale School 2021 - 2031 and the land between Suffolk Terrace and Bluebell Road after 2031. The plan only identifies broad time periods for development as until funding becomes available to develop these sites the precise date cannot be identified.
13. The DFS underwent a public consultation from 26 July to 6 September 2010. An exhibition was held at City Hall from 26 July to 3 August, consultation events held at UEA and various press articles produced. The consultation was run entirely by UEA, with the city council only hosting the documents at the exhibition and on the council's website.
14. Comments received largely related to traffic management issues, student and staff facilities and the proposed development location adjacent to the Broad. In light of these comments the DFS was amended to remove the proposed 'exemplar building' adjacent to the Broad, clarified the extent of development adjacent to Suffolk Terrace and Bluebell Road and gave further detail on providing facilities for students and staff.
15. The key issues raised by council officers through the drafting of the document related to:

- More information was required on phasing of the different development options – this was added identifying land between Suffolk Terrace and Bluebell Road as being the final phase of development from 2031 onwards
- Mitigation measures were not clearly identified - a section was added into the document to clearly outline these for each of the three development options of Earlham Hall, Blackdale School and land between Suffolk Terrace and Bluebell Walk.
- Development proposed next to the Broad – an exemplar building was proposed next to the Broad. Following on from consultation responses received this was removed from the overall plans.
- Conference centre identified that implied independent use from university activities – this was clarified to ensure the use would be ancillary to the main university academic function.
- Clearly identifying the potential for UEA to benefit the wider Norwich area – a new section (section 2) was added to identify some of the benefits UEA provides to Norwich and the wider region.

16. These issues were largely addressed in the draft final DFS (the executive summary of which is appended to this document). However, there were still some areas of concern which were raised at the recent steering group meeting. The concerns were:

- Additional student numbers originating from the growth - further information was added to the DFS that identified students on campus and the likely number that would live in the wider communities around Norwich. In particular there was a lack of a commitment to continue to give the opportunity for all international and first year undergraduate students to live on campus.
- The extent of the potential development area proposed at Blackdale School.
- Use of Combined Heat and Power (CHP) plant to heat/power future development. In particular the lack of a commitment to link new development on the campus (excluding Earlham Hall) into the existing network and facility.
- Car parking – temporary parking to serve expansion was identified in the DFS. There was a lack of detail given about the phasing of the provision of the decked car park.

17. Following the meeting on 11th November certain amendments to the DFS have been agreed to address these points. These are set out in appendix 2 and will be incorporated into the document before it is published.

Earlham Hall

18. A guidance note on the future use and development around Earlham Hall was produced by the council and noted by LDF Working Party on 20 May 2010. The DFS recognises this guidance note and will subsequently lead to a masterplan

on the site. This will enable detailed proposals to be considered to ensure development is proposed that respects the character and setting of this Grade II* listed building.

19. Since the officer guidance note was produced UEA are now keen to push ahead and develop a masterplan for the site to inform possible future planning applications and support bids to secure external funding to deliver an enterprise centre. Detailed plans are currently being drawn up for a masterplan on this site by LSI Architects. Any proposals put forward will need to be subject to public consultation in due course.
20. This report seeks Member endorsement for the city council to continue to participate in the steering group to oversee the production a masterplan for Earlham Hall and to nominate a councillor to be a representative for Norwich City Council on this group.

Next steps

21. Following the completion of the DFS members will need to have regard to its content in considering the content of the sites allocations Development Plan Document and development management Development Plan document both of which are at a relative early stage of preparation and consultation draft versions are due to be considered through the Sustainable Development Working Party and Cabinet shortly.
22. The next stage in the production of the Earlham Hall Masterplan is to agree City Council involvement and to nominate a councillor to be on the above steering group.

Executive Summary

IMPORTANCE OF UEA TO NORWICH AND THE REGION

Since its founding in 1960 the University of East Anglia has grown steadily and now plays an important part of Norwich's economic, social and cultural life, as well as being one of the country's leading universities with a worldwide reputation for teaching and research.

The future success of the University relies on continuing development in academic activities and student numbers. This, in turn, relies on constant adaptation and expansion of the University's buildings and estate in order to remain competitive with other academic institutions and continue to attract funding and skills into Norwich.

UEA's Importance to Norwich and Beyond

UEA's presence in the City has significantly contributed to Norwich's recent economic, social and cultural growth. The University employs over 2,500 staff – more than 1,000 are academic, with administrators, support, technical and general staff amounting to just over 1,500. In addition, it is estimated to be responsible for the indirect employment of a further 3,000 people.

UEA has an estimated annual income of £170 million, generating a direct and indirect economic impact of around £420 million (Source: Norwich Research Park, 2010).

It is widely acknowledged that UEA is a world leader in creative/cultural learning and writing, life and environmental sciences and the business/enterprise aspects of applied research.

UEA's Role in the Norwich Research Park

UEA is an integral part of the Norwich Research Park (NRP), a co-operative of world-class research facilities, providing jobs for over 9,000 staff and 1,000 research students and is one of the East of England's most important 'engines' of growth and prosperity.

UEA (aka NRP East) performs the role within NRP of the development of science, teaching and research and, in particular, to produce the scientists and researchers to 'feed' business and enterprise.

Provision is already made for the expansion of research at NRP West but yet to be made for the expansion of NRP East (UEA). The University is not just important, but essential, to a thriving Norwich. For Norwich to continue to flourish and to enable the City to advance its economic, social and cultural standing it needs to be supported by a successful and thriving UEA. For it to thrive, provision must be made to allow UEA to grow to be able to cement and enhance its reputation as a world class university.

WHAT IS THE DEVELOPMENT FRAMEWORK STRATEGY (DFS)?

The DFS is a process that assesses the need for growth, tests different options for accommodating it, and translates this into preferred development areas to help inform the Local Development Framework (LDF) process.

Why are we producing a DFS?

The current UEA development boundary is tightly defined in the current City of Norwich Replacement Local Plan (2004). The Local Plan acknowledges that the University would, at some point, outgrow the defined area and UEA has now reached that point. To meet its future growth needs, UEA has to rationalise its existing estate and identify new areas for future development.

Planning Policy

The City of Norwich Replacement Local Plan (2004) is currently being replaced by a Local Development Framework (LDF) which will guide development at UEA and the rest of Norwich up to 2026.

The Local Plan (2004) allows development within the defined Campus as long as certain views are protected. The Local Plan suggests the need for a masterplan to provide the context for future development at the University.

The emerging LDF promotes Norwich as a 'Learning City'. It supports the development of Enterprise Hubs at UEA and anticipates the expansion of health, higher education and science park activity at UEA.

The Proposed Masterplan

Work has proceeded in close collaboration with Norwich City Council and a Steering Group was set up to support and help steer the process. The masterplan suggested by the current Local Plan will be made up of three core types of document:

- The Strategic Development Principles Document (Bidwells, April 2010) which highlighted on-Campus development as the best option for future development at UEA;
- The Development Framework Strategy (this document); and
- Detailed Development Briefs for areas highlighted within the DFS (still to be undertaken).

The Conservation Development Strategy, the Landscape Strategy, the Estates Development Strategy and the Travel Plan make up a portfolio of documents informing the DFS and included as part of the overall Development Strategy.

WHY THE UNIVERSITY IS GROWING

UEA has grown considerably since its foundation in 1960 as it has developed into a university with a national and international reputation. Central Government has encouraged this growth and still wishes to create more university places.

Future growth is therefore needed to ensure that the increasing demands for state of the art teaching and research facilities are met and to provide teaching, research, residential accommodation and student/staff support facilities that are fit for purpose.

UEA needs to plan for growth despite the current economic and funding uncertainties. The DFS looks forward for the next 20 years and beyond. Any solution must have the flexibility to take advantage of unplanned growth or 'Advancement' opportunities, i.e. unplanned opportunities for funding for specific purposes (e.g. new schools / faculties). Funding will become available for growth at UEA; the DFS will help ensure that growth is managed appropriately.

What is Growth?

UEA growth is primarily related to UEA's core activities of teaching, teaching-related research, student accommodation, support, social and welfare facilities, administration, estate management and UEA Business Development.

Growth, for the purposes of the DFS, does not include that related to commercial research, the Norwich and Norfolk University Hospital (NNUH) and 'out of Norwich' UEA related developments such as at University Campus Suffolk.

The University has made estimates for its predicted growth based on these needs and from historic growth trend. It is estimated that the University will require approximately 100,000 sq m of new internal space within the foreseeable future.

THE DEVELOPMENT FRAMEWORK STRATEGY

The DFS is one of a suite of documents that will become the masterplan for UEA. The masterplan is founded on the long established UEA principle of interdisciplinarity so that undergraduates and researchers can benefit by mixing with students of other disciplines and from widening their areas of study. In order to be effective, departments, facilities and accommodation must all be within easy walking distance.

The purpose of the DFS is to:

- Locate appropriate spaces for new development within the current defined Campus;
- Identify potential future development areas on adjacent land; and
- Identify existing urban design issues within the Campus.

Principles of Potential New Development Areas:

- All development should fall within approximately a 500 metre distance of the centre of the Campus to allow students to move easily and quickly between different faculties and facilities;

- Materials must complement the built and natural surroundings of the Campus and its Yare Valley setting;
- Sustainability, including energy efficiency, must be core to the design of buildings and their use;
- Any development must manage the amount of storm-water run off and not adversely affect the drainage of the Yare Valley;
- Biodiversity must be protected where possible and any unavoidable impacts mitigated against; and
- Any new development must be accessible to pedestrians and cyclists and must accord with the principles set out in the Travel Plan or any superseding document.

An assessment of the future needs of the University has shown that there will be a requirement of approximately 55,000 sq m of net internal floor area up to 2030. In addition, there is the potential requirement for at least another 25-50,000 sq m for proposed new schools and associated student residences. These are likely to come forward beyond 2030 unless 'Advancement' opportunities arise. Potential buildings within the existing defined Local Plan Campus boundary could provide approximately 30,000 sq m of internal floor area of the minimum required total of 55,000 sq m. The shortfall and any new schools or 'Advancement' opportunities will need to be accommodated outside of the existing Campus boundary in new development locations.

DEVELOPMENT LOCATIONS, PHASING AND MITIGATION

The phasing of the development locations will be dependant upon funding availability and development needs. It is therefore very difficult to predict an exact phasing schedule, particularly over a 20 year period and beyond. However, the DFS anticipates that development opportunities within the existing Local Plan defined Campus boundary will continue to come forward over the next 10 years, after which time such opportunities will be very limited.

Earlham Hall and the former Blackdale School are now owned by UEA and, subject to obtaining planning permission, are expected to accommodate UEA growth from around 2011/12. The area between Suffolk Walk and Bluebell Road is expected to come forward later in the period if current growth trajectories continue. However, all growth locations, including the area between Suffolk Walk and Bluebell Road, need to have the ability to be brought forward for development when funding becomes available or where particular uses require a specific location, e.g new student accommodation, or departments.

Earlham Hall and Surrounds

Earlham Hall is a Grade II* listed building set in formal gardens with an adjacent area of vacant land. It is located in Earlham Park, an important area of open space in the City.

The Hall is currently occupied by the University Law School but has also been

identified as a suitable location for the Business Enterprise Centre identified in the NRP Vision document.

It is proposed to use the currently vacant areas adjoining the Hall including the former City Care depot for sympathetic development. This could provide approximately 10,000 sq m of building space, 4,000 sq m of which is likely to be taken up by a proposed Business Enterprise Centre.

Potential Improvements

Mitigation measures relating to potential development at Earlham Hall will likely involve improved public access to the Hall and Park and restoration work to the existing listed buildings. New development will need to take account of, and be sympathetic to, the Hall and its Parkland Setting.

The Former Blackdale School Site

UEA acquired the former Blackdale School site from Norfolk County Council in 2008. The site is currently occupied by a single-storey, flat-roofed building with former playgrounds, hard standing and playing areas.

It is proposed that this building be demolished and replaced with a series of purpose built University buildings. There is also potential to use this development to improve the bus and vehicle access onto Bluebell Road. The site would yield approximately 10,000 sq m of building floor space.

Potential Improvements

Mitigation relating to the former Blackdale School Site is likely to involve the provision of public access to and the management of Blackdale Plantation. It may also include possible provision of public open space and planting to respect the setting of Bluebell Road.

Land Between Suffolk Walk and Bluebell Road

The original Lasdun masterplan for UEA showed development in this area extending as far south as the Broad. After careful consideration of the area's landscape character and the way the area is used it is now considered, however, that this is not appropriate in the current context and, therefore, a smaller area is proposed for development. The DFS proposes to extend the existing defined campus boundary to the line of trees between the Broad and the existing residences to allow for completion of the UEA's southern elevation. A large publicly accessible open area is proposed to be retained between the development area and the Broad.

Potential Improvements

Mitigation for this site could involve opening up of new areas to compensate for the loss of public open space and the protection of existing habitat areas. Controls will be placed on parking and vehicular access. Any detailed design briefs will need to ensure that buildings do not adversely impact on the panoramic views in the area.

Exemplar building

The DFS includes provision for an exemplar building, to accommodate residual floor space requirements as well as provide for possible exceptional 'Advancement' opportunities.

The DFS does not specify a location for such an opportunity as its location will be dependent upon the nature and type of the proposal. One potential location worthy of consideration could be within the area facing the Broad, on the opposite side from the Sainsbury Centre. It should be stressed, however, that this is still a conceptual idea based purely on a preliminary landscape assessment of an appropriate place to site a very special building on the campus if the opportunity arose. Any such proposal would need to be subject to very careful consideration and assessment given the sensitivity of the area.



Development Framework Strategy
S442300026-05

Key

- Buildings with Planning Permission
 1. Academic Building West
 2. School of Medicine 2B and 3
 3. Central Library
 4. Biomass Car Park
- Buildings without Planning Permission
 5. Science Research Exchange
 6. Extension to Estates and Building Division
 7. Arts Research Exchange
 8. Congregation Conference Centre
 9. Teaching Wall Extension
 10. Alumni Tower Block
 11. Pool Extension
- Development Sites
 12. Earham Hall and Surrounds
 13. The former Blackdale School site
 14. Land between Suffolk Walk and Bluebell Road
- Key Spaces
 15. Space around the Lodge
 16. Bus Interchange Area
 17. Chancellor's Drive
- Area currently defined as 'University Campus' in the City of Norwich Replacement Local Plan (2004)



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Sustainability Appraisal of draft Development Framework Strategy

September 2010

1.0 Introduction

1.1 The University of East Anglia (UEA) is preparing a Development Framework Strategy to identify how the university will grow over the next 30 years. The aim of this work is to provide a detailed strategy that will identify potential sites for future development related to the university. This work will be presented for consideration under the Site Allocations Development Plan Document.

1.2 The process by which these potential sites are being identified has been in two stages. The first stage was to consider the Strategic Development Principles, which considered the broader locations of growth. A comparison of on-campus, off-campus and no-growth were considered to identify the preferred location for growth. The on-campus option was identified as being the preferred location by the university.

1.3 To enable the strategy to meet the sustainability requirements of any council policy, council officers are carrying out a sustainability appraisal on the proposals. A scoping report was produced following the sustainability objectives of the council's Local Development Framework. Following a sustainability appraisal of the Strategic Development Principles the on-campus growth option in was supported by the appraisal, provided certain considerations and mitigation measures were met. This document summarises the sustainability appraisal carried out on the next stage of the process, the draft Development Framework Strategy, prior to public consultation on both documents.

1.4 The three potential locations for growth of the university's activities have been identified in the draft Development Framework Strategy as:

- 1) Earlham Hall
- 2) Blackdale School
- 3) Land between Suffolk Walk and Bluebell Road

1.5 The sustainability appraisal can only be carried out on the information presented and as such this appraisal is only an initial assessment that will be built on as more information comes forward. There is an opportunity to comment on how this appraisal has been undertaken and any other comments there may be on the process at this stage. The appraisal considers the impacts of the proposed developments in the short, medium and long term. The impact of the development is considered from when the proposed development is completed, not from when the DFS is formally agreed.

2.0 Summary of key sustainability considerations

2.1 Earlham Hall

2.1.1 Earlham Hall has been used by the Law School at UEA, and the adjacent walled garden used as a nursery. The site benefits from the fact it is close to the existing defined campus boundaries, but it is constrained in that Earlham Hall is a Grade II* listed building and there is designated publically accessible open space around the site.

2.1.2 Key issues raised by the sustainability appraisal include the increase in journeys across campus, the impact of any proposals on open space and the impact of any development on the listed building.

- 2.1.3 As a result of these issues the following recommendations are made:
- Ensure sustainable modes of transport are promoted within the campus, and limit car parking spaces at Earlham Hall to essential spaces only;
 - Details required on how water quality of the broad, River Wensum and wider Broads habitats will be maintained in masterplan details;
 - Ensure sustainable modes of transport are promoted within the campus, and limit car parking spaces at Earlham Hall to essential spaces only;
 - Details on how adverse impacts on biodiversity (including valuable habitats and protected species) and geodiversity would be avoided in masterplan design details;
 - Ensure through details of masterplan the design of any development maintains and enhances landscapes, townscapes and the historic environment, including the listed buildings on campus;
 - The design of any development to ensure measures are taken to reduce energy consumption, use renewable energy and reduce the impacts of climate change on people, land and property;
 - Details of water efficiency to be provided in detailed masterplan;
 - Ensure through details provided within any masterplan development efficiently uses resources, including land and energy, and minimises waste production;
 - Any development on campus should aim to address issues of deprivation in nearby wards;
 - Identification of how additional population/people resulting from university expansion will access healthcare and how healthy lifestyles will be encouraged, including promoting the use of the open spaces at the university;
 - Identification of how lifelong learning and training can be increased, and measures to increase education opportunities in wards with higher levels of deprivation. Measures to ensure Norwich has the right types of jobs for graduates to occupy, for example, through growth at the Norwich Research Park (NRP) and expansion of the City's financial and creative industry sectors';
 - Identification of the likely increase in student population in private dwellings around the university and the impact on housing need;
 - Identify opportunities through development framework to build on existing community identities to reduce social issues such as crime and anti-social behaviour, building a balanced community in doing so;
 - Consider how development adjacent to the campus would address wider areas of unemployment and improve earnings;
 - Promote the use of open space on campus;
 - Any on-campus development should consider how accessibility to the campus could be further improved and access from campus to local services and facilities, reducing private car use;
 - Ensure continued support to indigenous and small business growth;
 - Identify how expansion of the existing campus would not have an adverse impact on local communities, in particular through potential increase in traffic.

2.2 *Blackdale School*

2.2.1 The site was formerly in use as a school and benefits from a certain amount of previously developed land on site. However, the area surrounding the school (the former school playing fields) is designated urban greenspace and the adjacent Blackdale Plantation designated woodland. The site is also part of a key view if people access the university from Bluebell Road.

2.2.2 The key issues raised in the sustainability appraisal were the impact of any development on this site on the open space and the adjacent woodland, and the visual impact in relation to the sense of entrance into the university.

2.2.3 As a result of these issues the following recommendations are made:

- Details required on how water quality of the broad, River Wensum and wider Broads habitats will be maintained in masterplan details;
- Details on how adverse impacts on biodiversity (including valuable habitats and protected species) and geodiversity would be avoided in masterplan design details;
- Ensure through details of masterplan the design of any development maintains and enhances landscapes, townscapes and the historic environment, including the listed buildings on campus;
- The design of any development to ensure measures are taken to reduce energy consumption, use renewable energy and reduce the impacts of climate change on people, land and property;
- Details of water efficiency to be provided in detailed masterplan;
- Ensure through details provided within any masterplan development efficiently uses resources, including land and energy, and minimises waste production;
- Any development on campus should aim to address issues of deprivation in nearby wards;
- Identification of how additional population/people resulting from university expansion will access healthcare and how healthy lifestyles will be encouraged, including promoting the use of the open spaces at the university;
- Identification of how lifelong learning and training can be increased, and measures to increase education opportunities in wards with higher levels of deprivation. Measures to ensure Norwich has the right types of jobs for graduates to occupy, for example, through growth at the NRP and expansion of the City's financial and creative industry sectors';
- Identification of the likely increase in student population in private dwellings around the university and the impact on housing need;
- Identify opportunities through development framework to build on existing community identities to reduce social issues such as crime and anti-social behaviour, building a balanced community in doing so;
- Consider how development adjacent to the campus would address wider areas of unemployment and improve earnings;
- Promote the use of open space on campus;
- Any on-campus development should consider how accessibility to the campus could be further improved and access from campus to local services and facilities, reducing private car use;
- Ensure continued support to indigenous and small business growth;
- Identify how expansion of the existing campus would not have an adverse impact on local communities, in particular through potential increase in traffic.

2.3 *Land between Suffolk Walk and Bluebell Road*

2.3.1 The proposed development site is entirely on greenfield land adjacent to a designated river valley, and as such would be the least preferable option for growth. There are also important considerations into the view of the river valley from key points along Bluebell Road, which are of high amenity importance.

2.3.2 As a result of these issues the following recommendations are made:

- Details required on how water quality of the broad, River Wensum and wider Broads habitats will be maintained in masterplan details;
- Details on how adverse impacts on biodiversity (including valuable habitats and protected species) and geodiversity would be avoided in masterplan design details;
- Ensure through details of masterplan the design of any development maintains and enhances landscapes, townscapes and the historic environment, including the listed buildings on campus. Adequate mitigation measures for loss of open space to be identified;
- The design of any development to ensure measures are taken to reduce energy consumption, use renewable energy and reduce the impacts of climate change on people, land and property;
- Details of water efficiency to be provided in detailed masterplan;
- Ensure through details provided within any masterplan development efficiently uses resources, including land and energy, and minimises waste production. Measures to avoid the loss or mitigate against the loss of greenfield land to be identified;
- Any development on campus should aim to address issues of deprivation in nearby wards;
- Identification of how additional population/people resulting from university expansion will access healthcare and how healthy lifestyles will be encouraged, including promoting the use of the open spaces at the university;
- Identification of how lifelong learning and training can be increased, and measures to increase education opportunities in wards with higher levels of deprivation. Measures to ensure Norwich has the right types of jobs for graduates to occupy, for example, through growth at the NRP and expansion of the City's financial and creative industry sectors';
- Identification of the likely increase in student population in private dwellings around the university and the impact on housing need;
- Identify opportunities through development framework to build on existing community identities to reduce social issues such as crime and anti-social behaviour, building a balanced community in doing so;
- Consider how development adjacent to the campus would address wider areas of unemployment and improve earnings;
- Promote the use of open space on campus;
- Any on-campus development should consider how accessibility to the campus could be further improved and access from campus to local services and facilities, reducing private car use;
- Ensure continued support to indigenous and small business growth;
- Identify how expansion of the existing campus would not have an adverse impact on local communities, in particular through potential increase in traffic.

4.0 Conclusion

4.1 The sustainability appraisal has identified key issues that need to be considered either through the broader Development Framework Strategy or the more specific masterplan detail for each site.

4.2 Of particular concern are the impacts of development adjacent to the broad, on other open space on campus, on listed buildings and the impacts of increased student numbers on the adjacent housing stock. These issues need to be fully considered and where appropriate quantified to identify how any adverse impacts will be minimised.

4.3 These issues will need to be raised in the Development Framework Strategy and given adequate consideration in the masterplan details for each site. Whilst the principle of developing Earham Hall and Blackdale School does not raise insurmountable concerns under the sustainability appraisal, more details on each will be required to ensure there are no adverse impacts on the sustainability objectives of the council. The principle of developing land between Suffolk Walk and Bluebell Road however does lead to more concerns relating to the visual impact on the open space and river valley. More detailed plans of the location, scale, form and overall design of any development would need to be established to fully assess the sustainability considerations for this proposed site.

Jo Negus
Planning Officer
Norwich City Council
September 2010