

Report to Planning applications committee
Date 4 July 2013
Report of Head of planning services
Subject 13/00763/F Pointers Field Vicarage Road Norwich

Item
5(2)

SUMMARY

Description:	Erection of 12 No. new dwellings (8 No. one bedroom-two person flats and 4 No. two bedroom-four person houses), access road, parking and associated works.
Reason for consideration at Committee:	Objection
Recommendation:	Approve
Ward:	Catton Grove
Contact Officer:	Mr Lee Cook Senior Planner 01603 212536
Valid Date:	8th May 2013
Applicant:	Orwell Housing Association Ltd
Agent:	Barefoot and Gilles Ltd

INTRODUCTION

The Site

Location and Context

1. The site is a corner of a public open space at Pointers Field of about 0.2 hectares in size and is surrounded by an established residential area containing a mix housing types and scale of buildings from 3 storey flats to the south-east of the site and 2 storey houses to the north. Some commercial activities are placed along the southern edge of the field which access onto Aylsham Road. The main blocks of flats to the south enjoy attractive urban settings and green spaces with other housing being at various densities with individual private garden spaces. Immediately to the east of the site is a new housing development which formed part of the HCA 100 homes project and which was approved in 2011.
2. The estate on Sleaford Green contains a core of flats within the northern area of the estate and houses which run to the south-west to Penn Grove and onto Aylsham Road. Access into the estate is from Angel Road to the east via Philadelphia Lane. The road system is effectively 2 cul-de-sacs. The north-south access roadway to the site accommodates some parking along its edge and the site is effectively the turning head area for this short road. Pedestrian links run from the south and also through Pointers Field east to west.
3. Pointers Field was previously private grazing land used in association with an adjoining abattoir but has been used as public playing fields since the 1980s. Mature trees are located within or adjoining the site and other planting which forms a historic hedge line located along its boundaries. Open space opens up from the site a small area of tree and shrub planting runs off the northern corner of the site which has evidence of drug taking and anti-social behaviour before being cleared

and replanted as part of the mews scheme to the east.

Constraints

4. The site and area of land to the west is an area of publicly accessible recreational open space (Policy SR3). The open space area also includes green link (SR12) and strategic cycle network (TRA15) designations. The adjoining mews housing was designed with an adopted highway which in negotiation was laid out to expect the connection into this area of Pointers Field.

Topography

5. The area slopes from north to south and has an existing landscape area along its eastern and northern boundaries. Other areas of planting are situated within Pointers Field which in part demark historic field boundaries such as the area to the west of the site.

Planning History

The dwellings and garages on Sleaford Green were approved in 1967 and formed part of the original development for this area in the late 1960's. To the north is an area of older (1930s) semi-detached and terraced housing centred on George Pope Road and Jewson Road.

The change of use from grazing land to open space on Pointers field was approved in 1977 and details agreed in 1980.

Outline planning permission (4940924/O) was granted in September 1996 for the overall development of the Pointer's Abattoir site, comprising residential, a retail food store, associated car parking and off site highway works. Details (4/1999/0365/D) of the retail food store, including access, parking, servicing and landscaping, were approved in October 1999. Details (4/2001/0061/D) of the residential development, comprising the erection of 78 dwellings, were approved in November 2001.

6. Discussions have taken place with Strategic Housing and Parks and Open Spaces concerning the potential of this and the adjacent garage site for redevelopment. Application 10/02195/F for redevelopment of Garages adjacent to 100 Sleaford Green to provide 5 No. houses and a block of 3 No. flats was approved by Planning Applications Committee on 3rd March 2011. That application was one of a series of applications by Orwell Housing for sites owned by Norwich City Council. NCC had entered into an agreement with the Homes and Communities Agency with an initial objective for the delivery of at least 100 new affordable dwellings with Orwell having been selected as the provider of these.
7. In relation to the current application a pre-application consultation event was held on 11th March 2013 at the Catton Grove Community Centre, Jewson Road, Norwich. This event was held with representatives from NCC Housing Dept, Orwell Housing and Barefoot and Gilles Architects. 7 consultation sheets and 5 e-mails were received as a result of this event either supporting the principle of development or raising concerns or issues about the development as initially proposed. Following this consultation the scheme has been revised to respond to several of the issues which had been raised.

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

8. This particular application is for the provision 12 No. new dwellings (8 No. one bedroom-two person flats and 4 No. two bedroom-four person houses). The scheme includes associated access, parking, servicing, garden areas and associated works.

Representations Received

9. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 2 letters of representation have been received, one with 74 signatures but without address details, citing the issues as summarised in the table below.

Issues Raised	Response
Parking is inadequate now with not enough space for local residents. Plans will increase traffic and inconvenience levels. Development will add to parking in area with associated problems.	Paras 36, 37 and 40
Pointers field is a community facility which is being further eroded. Will set a precedent for more development on the entire site.	Paras 20 to 24 and 30
Potential to increase anti-social behaviour	Paras 22 to 24, 27 and 33

10. Norwich Society: We are very concerned that this existing green space is being taken for development when there is much local opposition. The scheme itself is acceptable and we are encouraged that the flats are being developed for council tenants. However, the loss of amenity space takes precedence in this case

Consultation Responses

11. **Historic Environment Service:** No objection in principle. The site is in an area of Second World War bomb craters and HES have previously suggested an informative advising of this and advising that the applicant may wish to investigate this prior to redevelopment.
12. **Norfolk Constabulary:** No objection in principle. Recommend that the development incorporates principles of “Secured by Design” and suggest appropriate detailing to car parking; external lighting; access to the rear of plots; defensive planting; sub-divisional boundaries; external doorsets and windows; and glazing.
13. **Norfolk County Council:** No comments.
14. **Environmental protection:** No objection in principle but notes conclusions of submitted reports in relation to contamination etc and suggests conditions and informatives; see assessment below.

15. **Local highway authority:** No objection in principle. Has provided advice in relation to cycleway, servicing, roadway etc; see assessment below.
16. **Parks and open spaces:** No objection in principle. Main issue would be to ensure that there is adequate mitigation for ecology impacts; see assessment below.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Statement 4	Promoting sustainable transport
Statement 6	Delivering a wide choice of high quality homes
Statement 7	Requiring good design
Statement 10	Meeting the challenge of climate change, flooding and coastal change
Statement 11	Conserving and enhancing the natural 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 4	Housing delivery
Policy 5	The economy
Policy 6	Access and transportation
Policy 9	Strategy for growth in the Norwich Policy Area
Policy 12	Urban renewal
Policy 20	Provision and support of infrastructure, services and facilities

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

EP1:	Contaminated Land
EP18:	High standard of energy efficiency for new development
EP20:	Sustainable use of materials
EP22:	High standard of amenity for residential occupiers
HBE12:	Design
HBE19:	Design for safety and security including minimising crime
HOU6:	Contributions to community needs
HOU13:	Proposals for new housing development on other sites
HOU18:	Construction of houses in multiple occupation
NE8:	Tree and habitat protection and enhancement
NE9:	Comprehensive landscaping scheme and tree planting
SR3:	Publicly accessible open space
SR12:	Green links network (existing and proposed)
TRA5:	Approach to design for vehicle movement and special needs
TRA6:	Parking standards – maxima
TRA7:	Cycle parking standards
TRA8:	servicing standards
TRA11:	Contributions for transport improvements in the wider area
TRA14:	Safe pedestrian routes
TRA15:	Cycle network and facilities (existing and proposed)

Supplementary Planning Documents and Guidance

Trees and Development SPD – September 2007

Transport Contributions – Draft January 2006

Energy Efficiency and Renewable Energy SPD adopted – December 2006

Accessible and Special Needs Housing SPD – June 2006

Development of house in multiple occupation – June 2006

Other Material Considerations

Written Ministerial Statement: 23 March 2011: Planning for Growth

The Localism Act 2011 – s143 Local Finance Considerations

Interim Statement on the off-site provision of affordable housing December 2011

Emerging policies of the forthcoming new Local Plan (submission document for examination, April 2013):

Site Allocations Development Plan Document – Pre-submission policies (April 2013).

R46: Land at Pointers Field

Development Management Policies Development Plan Document – Pre-submission policies (April 2013).

DM1 Achieving and delivering sustainable development

DM2 Ensuring satisfactory living and working conditions

* **DM3** Delivering high quality design

DM4 Providing for renewable and low carbon energy

* **DM6** Protecting and enhancing the natural environment

DM7 Trees and development

DM8 Planning effectively for open space and recreation

DM9 Safeguarding Norwich's heritage

DM11 Protecting against environmental hazards

DM12 Ensuring well-planned housing development

DM13 Communal development and multiple occupation

* **DM30** Access and highway safety

DM31 Car parking and servicing

DM33 Planning Obligations and development viability

* These policies are currently subject to objections or issues being raised at pre-submission stage and so only minimal weight has been applied in its content.

However, the main objectives of ensuring appropriate design, protecting the natural environment, amenity and ensuring safe passage around and within new development and prioritising pedestrian and cycle passage remains in place through Local Plan policies HBE12, NE8, TRA5 and TRA8.

Principle of Development

Procedural Matters Relating to the Development Plan and the NPPF

17. The Joint Core Strategy and Replacement Local Plan (RLP) have been adopted since the introduction of the Planning and Compulsory Purchase Act in 2004. With regard to paragraphs 211 and 215-216 of the National Planning Policy Framework (NPPF), both sets of policies have been subjected to a test of compliance with the NPPF. Both the 2011 JCS policies and the majority of the 2004 RLP policies above are considered to be compliant with the NPPF. The Council has also reached

submission stage of the emerging new Local Plan policies, and considers most of these to be wholly consistent with the NPPF. Where discrepancies or inconsistent policies relate to this application they are identified and discussed within the report; varying degrees of weight are apportioned as appropriate.

Policy Considerations

18. The scheme provides 12 affordable dwellings mixed between flats and houses. The density of development is at 60 dwellings per hectare and arranges the accommodation in such a way as to provide an attractive and well designed scheme which provides linkages through the site to the adjoining open space and play area from the housing area to the north east which at present is lacking.
19. Site layout respects its context and provides adequate standards of amenity and outlook for residents. The proposal is appropriate for its location close to local amenities and addresses many key requirements of the Joint Core Strategy in relation to design (Policy 2), renewable energy (Policy 3) and housing delivery (Policy 4).
20. This application seeks to redevelop part of the playing field area of Pointers Field for residential use. The site is currently identified as Urban Green Space in the Replacement Local Plan and is covered by policy SR3. In essence this policy does not allow development leading to the loss of such designated facilities (including existing sports pitches, sporting or recreational facilities or children's play areas) unless alternative facility or recreational value is provided and there is no overriding amenity or biodiversity interest that would be lost or damaged.
21. In terms of amenity and biodiversity interest an ecology assessment has been submitted with the application. Any development would be partially screened by existing and proposed trees and planting thereby maintaining a soft edge to the development adjoin Pointers Field. Conditions are also suggested in terms of tree protection, planting and maintenance of the wider area around the application site.
22. Over a number of years there has been a concern that this edge of Pointers Field has been subject to anti-social behaviour due to its remote position and lack of access into this area. The potential to enhance the attractiveness of the application area as a cycle and green link through the site and measures to improve surveillance and amenity value to help reduce some of these issues have been considered within the long term planning of the area which had been identified as being in need of potential improvement. Discussions have therefore taken place to see how site linkages could be improved and the area better overlooked through development proposals for this underused corner.
23. This led to inclusion of an area shown for future residential redevelopment within the sites allocation DPD previously at consultation. That allocation included the garage site on Sleaford Green as well as the corner of Pointers Field due to crime and anti-social behaviour issues; however, the potential future development area did not form part of that application but the scheme was negotiated to allow access into the remainder of the draft allocation in the corner of Pointers Field. The allocation site R46 as proposed within the Site Allocations Development Plan Document – Pre-submission policies (April 2013) is reduced to solely include the field corner given that the other area of development has now been delivered. No comments or objections have been received on the site allocation R46 and therefore significant weight can be applied to this submitted allocation.

24. The scheme will significantly improve access arrangements, amenity and safety within the area to help overcome local issues and any concerns. The remainder of the field is of significant local value and changes to the area are therefore limited to this and the previous application in terms of encroachment onto the space. The application is therefore considered to be compliant with existing and new policy requirements as detailed and provides for beneficial housing development within this area.

Housing Proposals

Affordable Housing

25. The Norwich area has an identified need for new affordable housing with 677 affordable homes needing to be developed in Norwich each year. The promotion of this site has been discussed with Orwell Housing Association who jointly with the City Council have committed to the whole site being affordable housing in perpetuity. The Council owned and managed units on site will be the eight 1 bed 2 person flats and Orwell will offer the houses as shared ownership housing built as part of a self build project.

Impact on Living Conditions

Overshadowing, Overlooking, Loss of Privacy and Disturbance

26. The scheme provides a linear arrangement of buildings facing the park to the west side of the site. The 4 houses and second block of flats continue the terrace effect of the recent development off Sleaford Green. The arrangement slightly deviates from the line of the end block of flats to the east and is at an angle to houses to the east. The closest corner of the new buildings is 11 metres away from the existing older flats or just over 7 metres from the new flats. However because of the triangular nature of the site the new flats taper away to the west to create significant space between buildings.
27. Houses on George Pope Road are a considerable distance to the north. Each new house has its own private garden and the proposed buildings are situated sufficiently forward and away from boundaries to avoid any significant overlooking of private areas to adjacent properties. The corner edge of the field and strip of land will fall within the managed space for the block of flats within the corner taking away public access and opportunity for anti-social behaviour in the space running along the back of gardens on George Pope Road. The presence of new buildings will reduce disturbance within the area and provided improved security within the park and adjoining areas.
28. The proposed layout achieves appropriate distances between new and existing buildings and does not, as a result, create any significant overshadowing or overlooking problems. The scheme provides a reasonable standard of living and garden spaces which would provide an attractive living environment and which would integrate well with the character of the area. The development is of an attractive design with enhancements to planting within the area and overall the scheme should not adversely affect the view from nearby dwellings that at the moment look out over the park.

Design

Layout

29. Given the awkward shape of the site and requirements for access through the site for pedestrians and cyclists, various potential issues related to layout and impact on amenity have been assessed as part of ongoing discussions with the agent to

overcome any local concerns. The proposed layout has been revised following negotiations and shows the main parking and turning area culminating at the top of the mews road adjoining. The turning space is positioned to stop the continuation of the road with the exception of pedestrian/cycle access through into the field.

30. This is designed to take advantage of this space in terms of access and parking, maintain space between buildings, protect existing trees and importantly to ensure that any road does not give option for access from this side for further development on Pointers Field.
31. The general appearance of the scheme succeeds in having a distinctive character which takes its lead from the new housing to the east and unifies this small new estate of housing. The design is not one that will be overbearing on any of the existing developments, and fits in well with the general context which is difficult as the three separate developments around the site are all quite different in character in terms of scale, form and materials. The form and positioning and varying heights and roof pitches created by the blocks of flats create a good end point to the new terrace and will aid legibility when entering the development.
32. The scheme steps up the site and is appropriate in scale and form providing simple two storey forms of domestic dwellings using simple pitched roofs and a limited range of building materials to the walls, joinery and details. It is suggested that details of materials form a condition of any consent to ensure they match the adjacent scheme. Subject to these details the design is considered to be appropriate.
33. The terrace of flats on the west boundary is designed to make a clearer distinction between the public and the private gardens/green areas. Enhanced planting along the western edge of the site and an avenue of tree planting along the edge of the new link will focus on the entrance point of the field. The additional landscaping relates well to the street and area and the new access and pedestrian route recreates a “live” frontage along the footpath which enhances surveillance of the area. Additional overlooking of the field will also be provided by the flats which close off the awkward corner area which has previously been a site of anti-social behaviour.
34. Amenity space is provided at the rear of the buildings with each unit, including the flats, having a secure, private and accessible space. The building footprint has been designed to give the block a good setting and space within the street scene. The development also seeks to retain some of the mature trees and hedging on the site which will be enhanced by additional landscaping. Again details are suggested covering hard and soft landscaping for the site.

Building for Life

35. The Joint Core Strategy policy 2 requires the design quality of new housing developments to be assessed against the national Building for Life criteria or any successor to Building for Life, and to achieve a score of 14 out of 20. Since adoption of the plan, the Building for Life criteria has changed and there is no longer a numerical scoring system. There are now 12 criteria rather than 20 and schemes are awarded green, amber or red against each criterion. This scheme would expect to receive no red indicators and where detail is lacking or is needed to form a complete judgement it is fully expected that following assessment of details requested by condition the scheme would attract a majority of green indicators. The scheme is therefore well supported in design terms and is considered to be

acceptable against the Building for Life criteria.

Transport and Access

Vehicular Access and Servicing

36. The earlier mews court roadway has been provided to extend up to the east boundary and future turning space provided within this site as suggested by the highways officer to formally bring the road to adoptable standards. The scheme provides a single access point which links onto the end of this adopted highway and provides a new parking area around the turning head. This helps maximise site potential and creates an attractive and overlooked parking space for future residents. Other on street parking has previously been revised further to the east within the new access arrangement to accommodate other local residents.
37. The revised form of access and parking should adequately serve both the existing and proposed residential units without causing highway safety or parking issues. The road surface is designed as a safe home zone area. The new access is adequate for the purposes and numbers involved in the development and parking can still take place within the area without detriment to safety or access. Conditions are suggested in relation to surface materials to ensure appropriate final design of the area.

Car Parking, Servicing and Cycling Parking

38. Proposed levels of parking are in line with the maximum suggested in Appendix 4 of the Adopted Local Plan and as such this level of provision accords with local policy and advice on encouraging sustainable modes of transport and car usage.
39. Each property has been designed with sufficient storage space to accommodate the bin requirements for the site. The blocks of flat are provided with a communal bin store and space provided within gardens for the houses to stand bins. The facilities are capable of access and collection from the highway and as such make an adequate provision for servicing.
40. Adequate cycle storage has also been built into the scheme. Again, the blocks of flat have communal stores designed to be accessible from the entrance paths to the flats. Each house has potential for a store within garden spaces. Each house has a rear garden gate leading to paths within the development to improve access to external storage spaces. These aspects of the development enhance the design and operation of the scheme and long term amenity value for the residents. Again conditions are suggested to ensure provision of facilities for each dwelling.

Cycle Routes and Pedestrian Links

41. The scheme layout has specifically been arranged to enhance the neighbourhood cycle routes between Elm Grove Lane and Aylsham Road and will also connect to the north-south neighbourhood link and main cross City link. Sufficient width has been provided between buildings to enhance visibility and use of the link space. Dual use as a pedestrian link is available to allow better access to Pointers field or through into Aylsham Road shops and services. Further design work is required on landscaping and again conditions are suggested in relation to hard and soft landscaping details.

Environmental Issues

Site Contamination and Remediation

42. Site check data provided with the application shows no potentially contaminative

historical land uses on-site and it appears to have been undeveloped and part of a field system until the mid 20thC when adjacent residential properties and other buildings began to be built. At that time the land was shown as allotments. Further to the west is the former site of Pointers abattoir. Some low level contamination has been identified in made ground and further investigation is recommended to characterise the near surface soils otherwise some form of remediation might be required. Conditions are suggested in relation to site contamination.

Flood Risk and Drainage

43. The site is below 1Ha in size and within flood zone 1 and therefore a flood risk assessment is not formally required for this scale of development. However the site allocation R46 suggests assessment of flood and drainage issues and therefore a drainage strategy report has been submitted with the application. Flood zone 1 is a low probability flood zone and comprises land with less than 1 in 1000 annual probability of flood which more likely would be the subject of intense rainfall events. The report advises that the site is not within an area known to be at risk and is at low risk of flooding from land/surface water flooding.
44. It is understood that the ground conditions are not suitable for traditional soakaways due to poor infiltration and the possible risk of solution features in the underlying chalk strata. A sustainable approach is therefore proposed for surface water incorporating storage of peak flows and discharge to the public sewer at a controlled rate to prevent flood issues elsewhere rather than infiltration. Foul drainage was provided for the new Eglington Mews adjoining the site. These sewers are subject to adoption by Anglian Water and a foul sewer connection to the public sewer is available. A condition is suggested in relation to the provision of the surface water storage on site and future maintenance of any storage structures.

Energy Efficiency and Renewable Energy

45. Discussion has taken place concerning on-site energy provision and alternative options considered for providing at least 10% energy demand from decentralised low and zero carbon technologies (LZC) in line with JCS policy 3. The applicants have also provided information on renewable energy systems and suggested the potential for using PV panels for the scheme and indication given of unit location within the elevation drawings. Given the size and orientation of the site this form of energy production is likely to provide in excess of the 10% energy requirement under Policy 3 of the Joint Core Strategy. It is felt that in the circumstances final detail of the policy requirement for energy production could adequately be covered by condition.

Sustainable Construction

46. The design and access statement submitted with the application details that the applicants are committed to achieving code for sustainable homes level 4 for the flats and code level 3 for the houses. This approach will also incorporate other construction methods to improve site performance and as such is considered to be acceptable.

Water Conservation

47. The agent has indicated that the scheme can be designed to meet sustainable homes Code Level 4 with internal water consumption to be limited to 105 litres per person per day by incorporating water saving facilities. It would therefore be reasonable to impose conditions for the scheme requiring the development to meet appropriate levels of water usage as promoted by JCS policy 3.

Lighting

48. On site lighting to external spaces needs to reflect the site improvements which enhance cycle and footpath connections and complete the access road for this and the adjoining site. Such lighting and individual lights to the proposed dwellings could potentially cause amenity and design issues for the area and it is suggested

that conditions are imposed requiring details to be agreed for the final scheme to ensure appropriate location and levels of illumination.

Trees and Landscaping

Loss of Trees or Impact on Trees

49. Various areas of the site have been assessed in terms of their value and capacity for improvement. At present areas of planting include those along the northern boundaries; tree and planting groups along the east side of the site; a central B class tree (T004); and areas of former boundary hedge and trees within Pointers Field to the west. Discussion has taken place in relation to the central B class tree and impact that the new roadway would have on its possible retention. The locations of the road and turning area have been revised in order to keep this tree but will result in the loss of tree T05 which is a poor quality specimen.
50. In relation to the other features, the development will sit within the green edges of the site, thereby retaining potential amenity and ecological value of the landscaping to the east and north of the site. It will be important however to ensure that trees to be retained are protected during construction and appropriate methods undertaken for any works close to trees. Given that information is required in relation to some aspects of the development conditions are also suggested to require arboricultural monitoring and updated AMS reports.

Replacement Planting

51. Landscape enhancement has also been requested together with enhanced planting methods for replacement trees in the area of the cycle link. It is suggested that the hedge line is improved along the west frontage and additional planting take place along the northern boundary which will help bolster these landscape features. Tree provision at the top end of Pointers Field will be assessed and additional planting take place resulting from tree contributions for this area from the earlier planning application.
52. The resulting planting overall will improve tree quality in the area, green links and the street scene of the scheme. The landscaping should also add value to landscape diversity within the area and the sites linkages east to west. Conditions are therefore suggested requiring new landscaping and the replacement of trees and landscaping in accordance with a scheme to be agreed.

Biodiversity

53. Commentary has been provided with the application which assesses biodiversity issues. There is potential to improve the site and to enhance green linkages within the area leading to Pointers Field and it is suggested that it would be appropriate to take up the suggestions in the ecology report and to impose conditions requesting enhancements of some nesting and planting conditions on and around the site. An informative is also suggested in relation to the timing of site clearance with regard to species nesting on site.

Local Finance Considerations

54. The proposal would, if approved, result in additional Council Tax revenue for the Council and new homes bonus and under section 143 of the Localism Act the council is required to consider the impact of new development proposals on local finance. However, it is also important to take into account other material considerations in assessing the merits of proposals, which in this case include the location of residential development, use of open space, impact on residential amenities, design, transport and environmental considerations, amongst other things.

Planning Obligations

Affordable Housing, Transport Improvements and Street Trees

55. The S106 requirements for the site have been assessed and in terms of local requirements and necessity for local improvements these would be contributions for transport improvements and tree planting and provision of affordable housing. The planning obligations for tree planting were agreed with the previous application and that contribution could go to improvements along the western edge of the site. Transport improvements are directed at providing a cycle link facility partly within the site which addresses any normally expected contribution for local improvements. The issue of affordable housing provision will be covered by the land management and any land transfer and will not require a separate S106 agreement with the application.

Conclusions

56. The scheme is coming forward as part of housing initiatives to improve local places and to meet requirements for housing supply in appropriate locations. Having weighed up the relevant planning policies surrounding the loss of the open space and redevelopment for housing on balance it is considered that the proposals are acceptable in principle and are supported by the change in policy direction through the Site Allocations Development Plan Document – Pre-submission policies (April 2013).

57. The design and layout is considered acceptable with a good relationship between the public and private realms. Access, parking and servicing arrangements are also considered to be appropriate as are the amenity standards for existing and proposed dwellings. The development also responds to site constraints in terms of their implications for trees, energy efficiency, drainage and contamination. Subject to the conditions listed the proposals are considered to be acceptable and will provide for much needed affordable housing development in this part of the City.

RECOMMENDATIONS

To approve application no 13/00763/F Pointers Field Vicarage Road Norwich and grant planning permission, subject to the following conditions:-

1. Commencement of development within 3 years from the date of approval;
2. Development to be in accord with drawings and details;
3. Facing and roofing materials and external joinery to match adjacent mews development
4. Details of external lighting; solar panels and fixings;
5. Details of access road surface, car parking, cycle storage, bin stores provision;
6. Details of landscaping, planting, tree pits, biodiversity enhancements, footpath/cycle link to green space, site treatment works, boundary treatments, gates, walls and fences and landscape maintenance;
7. Details of arboricultural monitoring and additional AMS for specific tree works;
8. Compliance with AIA, AMS and Tree Protection Scheme implemented prior to commencement;
9. Retention of tree protection;
10. Details of provision and maintenance of LZC technologies and renewable energy sources;
11. Details of water efficiency measures;

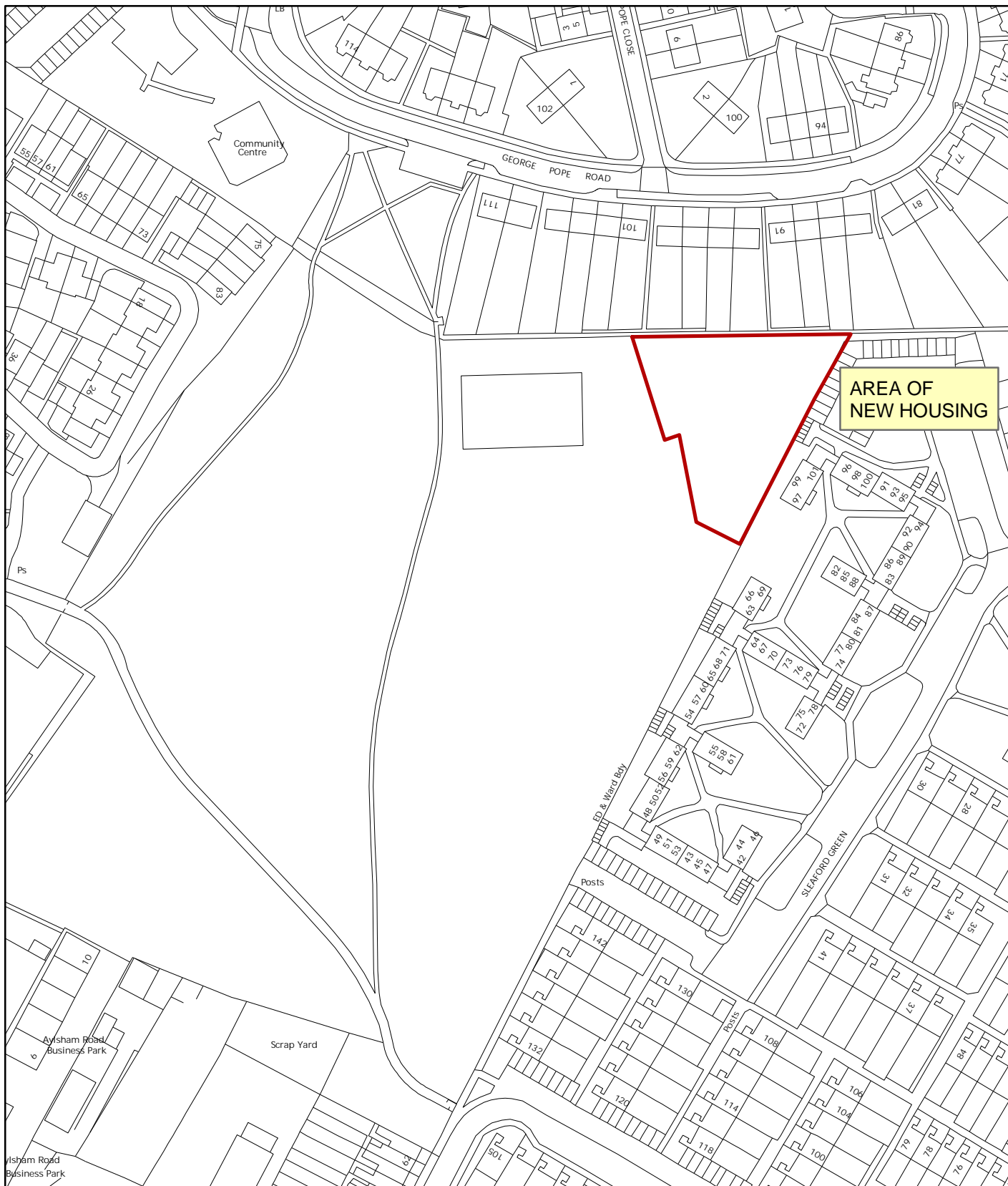
12. Details of water drainage strategy and drainage management;
13. Site contamination investigation and assessment;
14. Details contamination verification plan;
15. Cessation of works if unknown contaminants found; and
16. Control on any imported materials.

Article 31(1)(cc) Statement

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments at the pre-application stage the application has been approved subject to suitable land transfer, appropriate conditions and for the reasons outlined within the committee report for the planning applications committee meeting on 4th July 2013.

The following informative notes should be appended to any consent:

1. Considerate construction and timing to prevent nuisance;
2. Materials removed from site should be classified and disposed of at suitable licensed facilities;
3. Site clearance to have due regard to minimising the impact on wildlife.
4. Investigation for Second World War bomb craters



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Planning Application No 13/00763/F

Site Address Pointers Field Vicarage Road

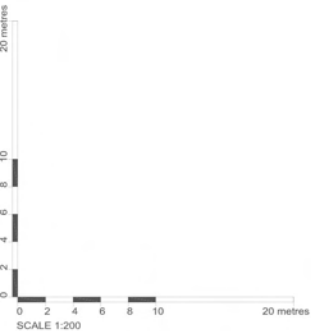
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NORWICH
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PLANNING SERVICES



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example 1234	OK = Sketch	10- Site / External Plans	example 01
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	PT = Planning	30- Elevations	
		40- Sections	
		50- Details	
		60- Foundations	
		70- Room Layouts	

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FIRST FLOOR PLAN
PLOTS 1 - 2



FIRST FLOOR PLAN
PLOTS 3 - 6



Notes on Materials:

Walls:

Facing bricks: Sandstone Weathered Buff approved by Local Authority.
T&G Finn Forest Thermowood vertical boarding approved by Local Authority.
Render, colour white, approved by Local Authority.

Roofs: Sandtoft - 20-20 range Interlocking plain tiles, colour: Antique Slate, approved by Local Authority.

Windows: Softwood timber doubled glazed units - Colour 'White'.

Obscured Glazing

Front Doors: Eco Doors by PDS Door - (or similar) - painted timber faced doors. Colour: White.

Facias and bargeboards: White.

Rainwater goods: Black U-PVC gutters and downpipes.



GROUND FLOOR PLAN
PLOTS 1 - 2



GROUND FLOOR PLAN
PLOTS 3 - 6



PLOT 4

PLOT 3

COM
CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007
Designers must provide information for Construction
These notes refer specifically to the information shown on this drawing. Refer to Health & Safety Plan for further information.

1. If you do not fully understand the risks involved during the construction of the home, referred to on this drawing, you must consult your health & safety advisor or a member of the design team before proceeding.

Date	Rev	Description	Drawn	Checked
08.03.2013	A	First issue	AB	RG

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Project **Norwich CC Site, Pointers Field Sleaford Green, Norwich**

Client **Orwell Housing Association**

Drawing **Floor Plans and Elevations Plots 1 - 6**

Scale & Format **1:100 @ A1**

BGA Drawing No. **1805 DE 20-01**

Drawing Status **PLANNING**

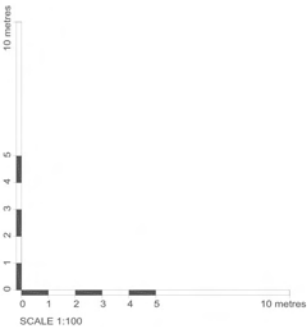
Date **03-05-2013**

Revision **A**

DATE TO BGA DRAWING NUMBERS

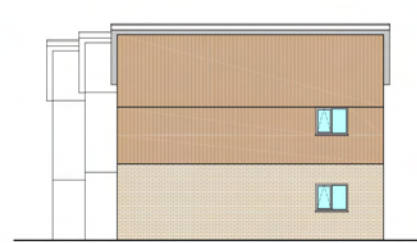
PROJECT NO.	DRAWING	DATE	REVISION
example 1234	04 - Sketch 05 - Planning 06 - Production Information	10- Size / External Plans 20- Floor Plans 30- Sections 40- Details 50- Schedules 70- Room Layouts	example 01

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The drawing is to be used in conjunction with all relevant drawings and specifications.
All measurements are to be taken in accordance with the relevant standards.
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REAR (EAST) ELEVATION
PLOTS 7 - 12



SIDE (NORTH) ELEVATION
PLOT 7 - 12



FRONT (WEST) ELEVATION
PLOTS 7 - 12



SIDE (SOUTH) ELEVATION
PLOTS 7 - 12



FIRST FLOOR PLAN
PLOTS 7 - 12



GROUND FLOOR PLAN
PLOTS 7 - 12

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03.05.2013	A	First Issue	AB	RG
Date	Rev	Description	Drawn	Checked

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Project	Norwich CC Site, Pointers Field Sleaford Green, Norwich
Client	Orwell Housing Association
Drawing	Floor Plans and Elevations Plots 7 - 12
Scale & Format	1:100 @ A1 Date 03-05-2013
BGA Drawing No.	1805 DE 20-02 Revision A
Drawing Status	PLANNING

PROJECT NO.	1805 DE 20-02	DATE	03-05-2013
example 1234	04 = Sketch 05 = Planning 06 = Design 07 = Production Information	100 = Site / External Plans 200 = Floor Plans 300 = Sections 400 = Details 500 = Schedules 700 = Room Layouts	example 01