

Report for Resolution

Report to Planning Applications Committee
Date 29 March 2012
Report of Head of Planning Services
Subject 11/00691/O School Grounds And Games Court Sewell
Park College Wall Road Norwich

Item
5(1)

SUMMARY

Description:	Outline application for the redevelopment of part of the site with residential development (additional/revised submissions).
Reason for consideration at Committee:	Objection
Recommendation:	Approve subject to conditions and a S106 Agreement
Ward:	Catton Grove
Contact Officer:	Mr Lee Cook Senior Planner 01603 212536
Valid Date:	21st April 2011
Applicant:	Norfolk County Council
Agent:	NPS Property Consultants Ltd

INTRODUCTION

The Site

Location and Context

1. The site is located on the west side of Sprowston Road A1151 to the south of the junction with Wall Road. Sprowston Road forms part of the major road network for Norwich and acts as an arterial route to and from the City Centre. Wall Road is a more minor route running through to Woodcock Road further to the west. The area is within easy reach of local retail shops and facilities within the wider area.
2. The site forms part of school playing fields which have existed in this area. The previous school building has been demolished and that space refurbished with improved playing field and sport facilities. The application site is shown to be separated from that space to provide the potential development site. The surrounding area is mixed in character with commercial properties to the south and other retail premises to the south and north along Sprowston Road including local centres at the Mousehold Lane roundabout and at the junction with Denmark Road.

Constraints

3. The site area is designated green space under policy SR3 of the Adopted Local Plan. The area of the former school building does not fall within this site designation but is outside the application site. Sprowston Road is designated major road network under policy TRA18. Wall Road forms part of existing green links network under policy SR12 and a potential cycle link runs along the southern edge of the site through into Ash Grove. A number of semi-mature trees run along site boundaries.

Topography

4. Although slightly rising up in level from Sprowston Road the site is relatively flat.

Planning History

5. A number of applications have been determined by the County Council in relation to the school sites within this area for Sewell Park College. This involved the relocation of all the educational facilities on to the College's western site; the demolition of the former school buildings and changing rooms on the eastern site; and a new changing facilities building and revised layout of the College's recreational facilities/sports pitches.
6. Site specific applications include Y/4/2006/4017 for demolition of the main school block and Y/4/2009/4023 for demolition of the science block and construction of new sports pavilion. On the latter application Sport England requested a community use agreement in relation to the community facilities and the County Council and College have confirmed their intention to enter into such an agreement.

Equality and Diversity Issues

There are no equality or diversity issues.

The Proposal

7. The application is for outline planning permission for residential development. Only matters of access form part of the assessment of this application with layout, appearance, scale and landscaping being reserved matters for future application submission.
8. The proposal includes access from Wall Road and a spur is shown leading from the road to allow access to both the northern end of the site and sports pavilion and playing fields. The applicant has provided additional indicative site layouts to show how various densities of development could be laid out on the site. They have also provided indicative parameters for buildings on site. These include an indication that buildings on site will be two storeys in height only.

Representations Received

9. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 6 letters of representation have been received citing the issues as summarised in the table below.

Issues Raised	Response
Site layout, extra parking, position of wheelie bins and walkways will bring down the character of the area	Paras 34, 37, 38, 44 and 45
Development will lead to additional parking and traffic in Wall Road (which is suggested as being a busy cut through) and layout will encourage parking on Sprowston Road (which has alleged parking and car sales issues at moment) leading to highway safety and amenity issues	Paras 15 to 19, 42 and 44
Levels of existing/former College and School traffic contested. Consider figures shown are too high and traffic has been decreasing over time and not causing an issue	Para 42
Access should be onto Sprowston Road	Paras 15 to 19 and 43
Due to restricted visibility at junctions and heavy vehicular use of Wall Road there should be traffic calming and parking restrictions put in place to deal with extra traffic	Paras 15 to 19, 42 and 44
Site layout and provision of play area will encourage further anti-social behaviour in the area	Paras 37,38 and 46
Blocks of flats will be too big and lead to overlooking and overshadowing of nearby properties and block light	Paras 32 and 33
Concern about boundary treatments in terms of ownership and security	Para 39
New gates and fence required to College field and continuity of access required for College	Paras 34 and 41
Before loss of site space a community use agreement should be in place	Paras 10, 11 12, 26 and 61
Ecology report is not extensive enough as hedgehog and foxes also forage within the area	Paras 27 and 28
Highlighted need to have regard to H&S issues for students during and after construction phases	Para 23
Tenure as affordable housing/rented will depreciate value of properties within the area	No comment

Consultation Responses

10. **Sport England:** Support the application subject to confirmation that the following elements of the previous schemes on the site had been implemented: a) a community use agreement being signed and subsequently implemented in relation

to community access to the new sports facilities, and b) the implementation of the improvement works to the sports facilities on the site, including the new MUGA/tennis courts on part of the Upper School (western) playing field and the new playing fields and conversion of the buildings on the Lower School site to form new changing facilities on the Lower School (eastern) site

11. With regard to the implementation of previously approved schemes these have all been successfully implemented except for a small area of land on the eastern site (formerly covered by the lower school building) which has been subject to topographical/drainage problems. This area has therefore not yet been usable for pitch sports. To counter this works have been agreed which will comprise additional levelling/turfing of this area. As a result of the above the new Community Use Agreement (CUA), which would include this area of land, has not been signed, though it remains the intention to do so, and the school already has an existing CUA which covers all existing school sports facilities (western and eastern sites).
12. Sport England is satisfied that all necessary physical works on the site will be completed and that following this the revised Community Use Agreement will be signed to cover all new sports facilities and playing fields on the site. It would appear likely that the CUA will be signed prior to the determination of this current application and if this is the case we would request that this is confirmed to Norwich City Council and Sport England at that time. As a safeguard, if the revised CUA has not been signed at the time of the determination of this application, we would wish to see the original condition being re-imposed on any grant of outline planning permission for the residential development under ref: 11/00691/O. We feel this would be justified as our original support for these proposals was based on the securing of community access via an agreement being part of the compensation package for the overall net loss of playing field provision on this site.
13. **Norfolk County Council – Planning Obligations Officer:** No objections raised and have indicated the potential extent of S106 requirements for residential development on the site.
14. **Historic Environment Services:** The site is adjacent to communal air raid shelters along its western edge. No objection to the application subject to a condition for archaeological monitoring of the site and recording of any air raid shelters to be removed.
15. **Transportation:** No objection in principle to the development of this site for residential purposes from a transportation perspective. The principle aspect to Sprowston Road is supported, as it reinforces the street scene, but this does make me wonder at the necessity for such a high standard road to the rear (certainly from the point past the access to the school site), given that this is little more than a rear access. Can't see any point in the Zebra crossing, which sends out all the wrong messages. This route will be far quieter than any of the surrounding streets in traffic terms. (Advice offered on possible layout of the site and turning spaces). The site will attract a transportation contribution which will be used to enhance cycling facilities in the area.
16. There is no doubt that Wall Road is a cut through, as it is used as part of an informal ring road that links Sprowston Road through Mile Cross to Drayton Road and beyond. I do not have any traffic counts for Wall Road itself, but Woodcock Road carries around 7-8000 vehicles per day, and I would imagine that a high

proportion of these continue onto Wall Road. The visibility at Wall Road/ Sprowston Road is more than adequate. I know this is not an easy junction, but that is much more to do with traffic volumes and speeds than visibility, and it is not an accident cluster site, despite residents concerns. On the assumption that the site is developed with around 32 dwellings, then they would probably create somewhere between 190 and 250 movements a day. These wouldn't all come out of Wall Road and Sprowston Road (some would travel southbound) but the overall impact would increase traffic by less than 3%, which is unnoticeable, and certainly well within daily variation.

17. The reason that I have asked for the access to be from Wall Road is because the creation of a further access onto Sprowston Road would add another point of conflict on a major route. This causes additional points of manoeuvre within the main road system, and reduces levels of safety, and can increase delays, which is undesirable, not only because it increases journey times for everyone, but reducing the efficiency of the main road network also encourages additional rat-running on unsuitable streets. That is why we have a policy that restricts new accesses onto the main road network unless there is no practical alternative. In this case, there is a practical and much safer alternative using Wall Road.
18. Whether the development will encourage parking on either Wall Road or Sprowston Road will depend on the layout. I can't see that any of the layouts suggested would have any significant parking issues on Wall Road, and so long as the parking within the site is closer and more convenient than parking on Sprowston Road, future residents will use it, rather than the street. In any case, cars already park on Sprowston Road and that doesn't appear to be much of a problem, except when a large vehicle parks close to the junction (but that is a problem near to any junction). Why would it make a difference if it were a new resident?
19. Resident's have asked for double yellow (DY) lines before, and we assessed the location, and decided that they were not necessary there is already 10 metres of DY line adjacent to the junction. Given that the traffic impact as a proportion of existing traffic levels is insignificant, and I am doubtful that with an appropriate layout there will be any issues with increased levels of on-street parking, I can't see that we could justify require this development to provide additional lines. Equally, the impact of the development would be too small to justify it providing traffic calming
20. **Design and Conservation:** The application concerns an outline for access and development in principal, although it is important that the density is achievable within the layout. An indicative layout is provided on which I have commented. With regard to the outline permission, I consider the density of the development is achievable, albeit with a modified layout.
21. **Policy:** It is clear that, although the site is not being used by the school as playing field, it still features as part of the urban green space allocation, development of which would require alternative provision to the existing playing field. Comments from Sport England will be crucial for this proposal. The proposal is not acceptable in principle unless replacement or equivalent facilities are provided.
22. **Arboricultural Officer:** At outline stage the AIA is generally adequate and I concur with most of its findings and proposals. However, at 5.6 in regard to services and soakaways it will be preferable to adopt the rigour of BS 5837: Trees in relation to

construction in this regard rather than the NJUG 4 guidelines, because trenching for the installation of new underground services often severs any roots present and may change the local soil hydrology in a way that adversely affects the health of trees. The current BS guidance is that particular care should be taken in the routing and methods of installation of all underground services. Wherever possible, they should be kept together and trenchless techniques used. At all times where services are to pass within the RPA, detailed plans showing the proposed routing should be drawn up in conjunction with an arboriculturist. Such plans should also show the levels and access space needed for installing the services and be accompanied by arboricultural method statements (AMS). Perhaps this is something that can be conditioned to be more fully addressed at the full application stage.

23. Pollution Control: Prior to forming part of the school grounds, the site appears to have previously been used for residential and other unknown uses (since the late 1800's). The proposal is for the most sensitive use i.e. residential with gardens. I would therefore request a site investigation for contamination to be provided with any application for residential use. Despite the distance of the proposed dwellings from Sprowston Road, there is also potential for high levels of road traffic noise to affect bedroom windows, depending upon the precise layout and structure of the buildings of course. Suggested conditions in relation to contamination; imported material; noise protection; and lighting nuisance. Informatives also requested for materials removed from the site; dust emission; and construction site practices.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1	Delivering Sustainable Development
PPS1 Supplement	Planning and Climate Change
PPS3	Housing
PPS9	Biodiversity
PPG13	Transport (January 2011)
PPG24	Noise

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

ENV7	Quality in the built environment
ENG1	Carbon Dioxide Emissions and Energy Performance
H2	Affordable Housing
T14	Parking
WM6	Waste Management in Development

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 6	Access and transportation
Policy 7	Supporting Communities

- Policy 9 Strategy for growth in the Norwich Policy Area
Policy 20 Provision and support of infrastructure, services and facilities

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

- EP1 Testing for ground contamination
- EP16 Water conservation and sustainable drainage systems
- EP17 Protection of watercourses
- EP18 High standard of energy efficiency for new development
- EP20 Sustainable use of materials
- EP22 High standard of amenity for residential occupiers
- SR3 Criteria for development of urban greenspace
- SR7 Contributions towards child play space
- SR12 Green links network
- HBE12 High quality of design
- HOU6 Contributions by housing developers
- HOU13 Criteria for new housing
- HOU18 Criteria for new flats or HMO's
- NE4 Street trees
- NE8 Management of features of wildlife importance and biodiversity
- NE9 Comprehensive landscaping scheme and tree planting
- TRA5 Approach to design for vehicle movements and special needs
- TRA6 Car parking standards – maxima
- TRA7 Cycle parking standards
- TRA8 Servicing Provision
- TRA10 Contribution by developers for off-site works to access the site
- TRA11 Contribution for transport improvements in the wider area
- TRA18 Major Road Network

Supplementary Planning Documents and Guidance

- Accessible and special needs housing – Adopted June 2006
- Affordable Housing – Briefing Note December 2011
- Energy efficiency and renewable energy – Adopted December 2006
- Green links and riverside walks – Adopted December 2006
- Open space and play provision – Adopted June 2006
- Transport contributions – Draft for Consultation January 2006
- Trees and development – Adopted September 2007

Other material considerations

- Written Ministerial Statement: 23 March 2011: Planning for Growth – Support of enterprise and sustainable development.
- Draft National Planning Policy Framework

Principle of Development

Policy Considerations

24. This application seeks to redevelop part of the playing field area of the former Blyth Jex (east site) school for residential use. The site is 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 of equivalent sporting or recreational value is provided and there is no overriding amenity or biodiversity interest that would be lost or damaged.

25. It is clear that, although the site is not being used by the school as playing field, it still features part of the urban green space allocation, development of which would require alternative provision to the existing playing field. When previously considering the application site and its future Sport England advised the County that any new facilities within the space of the former school building and refurbishment/provision of sports pitches within the wider space should be linked to a community use agreement for access to the improved facilities before considering disposal of the application land.
26. Sport England has commented on this application and repeated its requirement for provision of and community access to alternative facilities to be provided within the area. Following demolition of the school buildings this area has been redeveloped to form new sporting facilities within this area. The footprint of the previous school building did not fall within the designated green space and in size it is roughly equivalent to the area proposed to be lost at the application site. Rather than condition the matter as suggested by Sport England it is suggested that the community use agreement forms part of the S106 agreement on the current application under consideration.
27. In terms of amenity and biodiversity interest an ecology assessment has been submitted with the application. This suggests that the site is of low ecological importance and that there is no evidence of invertebrate interest in the site. Noted species that are likely to be present might be hedgehogs, reptiles and birds; however, vegetation for hibernation, nesting etc is limited. Given that the main application area is formed by improved grassland which is heavily mown the assessment conclusion of the report is agreed. The existing trees shown around the site are indicated as being protected during construction and then retained. As mentioned above other green space is to be provided within the area.
28. The impact of the redevelopment of the site in terms of ecology and amenity would therefore be limited. Any development would be partially screened by existing trees thereby maintaining a soft edge to the development. There is also potential to enhance the attractiveness of the application site as a green link through imposition of suitable conditions and also through future assessment of site layout and landscaping reserved matters. Conditions are also suggested in terms of tree protection and maintenance of the wider area around the application site. The development would therefore comply with policy SR3.

Other Material Considerations

29. On the basis that the land designation policy is overcome an alternative use of such a site within the urban area for residential development would in principle be acceptable. Residential use would be compatible with the character of the area and could contribute to the overall housing demands of the city. The re-use of land is encouraged by PPS1 and PPS3, and local policies HOU13 and HOU18. These latter policies require assessment of specific site requirements in relation to such issues as designing in adequate garden space, protecting amenity and providing for parking and servicing. Policy HOU13 also requires a minimum density of development of 40 dwellings to the hectare which would be appropriate to pursue for this site.
30. The agent has submitted revised indicative layouts which show a range of densities of development meeting this minimum number. Although matters of layout, appearance, scale and landscaping do not form part of this application there is nothing within the submitted indicative layout drawings which indicates that a site layout could not be achieved to address various policy requirements. As such the scheme accords with local and national policies for development and re-use of land and is considered to be an appropriate alternative use for the site.

Housing Proposals

Affordable Housing

31. The application is considered against the new Joint Core Strategy (JCS) Policy 4 (adopted locally on 24th March). The policy requires a proportion of affordable housing, including appropriate tenure mix, on all sites proposing redevelopment of 5 or more dwellings. At present this application does not give a specific number of dwellings. However, given the site area and housing density required affordable housing will be required to be provided at the upper level of 33%. The S106 has been drafted to require this level of provision as 85% as social rented units and 15% intermediate tenure units. The applicants have confirmed that they are happy to enter into the obligations as outlined in the draft section 106 and the scheme would therefore comply with policy.

Impact on Living Conditions

Overshadowing, Overlooking, Loss of Privacy and Disturbance

32. Various issues related to layout and impact on amenity can not be fully assessed at this stage and will form part of assessment when final reserved matters are submitted for the scheme. However; it is clear at this stage that the scheme will provide a development central to the site and surrounded by trees. New housing will also be sited at some distance from existing dwellings and therefore this arrangement is unlikely to have significant effects of overlooking, overshadowing or noise for existing residents.

33. The scheme could be designed to provide a reasonable standard of living and garden spaces and an attractive living environment and one which would integrate well with the character of the area. However; given that the indicative layouts provided so far indicate that in some circumstances the arrangement of houses could in some instances be close to each other or have gardens limited in size, in order to protect amenity and to ensure that extensions and outbuildings would not have an adverse impact on neighbouring trees designed to be retained, a condition is suggested at this stage removing permitted development rights for extensions and outbuildings to any new houses on the site.

Design

Layout, Scale and Appearance

34. Matters being considered at this outline stage are access only. The proposed site access is to be shared with the adjoining entrance to the playing field, thereby reducing the number of access points required on this relatively short stretch of Wall Road and also making more efficient use of the land. Details of the treatment of the access road and any additional parking areas will need to be agreed to ensure they provide a high quality setting for any new buildings.

35. Sprowston Road is a principal road heading out of the city; however for its length up to the outer ring road development has historically been terrace housing quite tight up to the back of the pavement. This provides a strong edge and enclosure to the street. In this particular location the trees provide a similar sense of enclosure and edge, but a more attractive one and which could separate any future development from the road and levels of traffic which now use this route. The tree belt is an important consideration with regard to developing the land, and it is therefore positive to see that it is being retained and unaffected by any vehicular entrance.

36. Retaining the trees and providing access off Wall Road does however place constraints on the site and potential difficulty as to how to develop this elongated

site. The initial plan proposed housing rather than flats, which necessitates the need to provide private amenity area (with associated walling/fencing etc to provide enclosure) rather than flatted development where shared/semi private space gives a greater degree of flexibility. The development is on a corner of Sprowston Road/Wall Road and this also needs to be taken into account in the building forms/frontage, although it does not necessitate any increase in height.

37. Advice has been offered on possible alternative layouts of the site which provide a higher density development and more interest and interaction in use of the site. The applicant has reviewed layout, scale and landscaping and provided additional drawings showing how alternative mixed housing schemes could be brought forward. The development is shown indicatively to consist of 2 storey buildings provided as either houses or blocks of flats. In terms of scale, some parameters are provided for height, width and length of each building. A maximum height of 9m is shown for the new dwellings. In line with the measured parameters shown a condition is suggested to confirm that any subsequent building will be limited to the height / length / width shown on the information provided.
38. Although not a final scheme or design these do suggest that a final housing mix and layout could be achieved which protects site features and maximises housing numbers whilst not exceeding the height of 2 storey development which is the predominant built form within this area. The alternative schemes also indicate possible positioning of play or open space within the site which if appropriate some of which could be provided off site if design requirements and local need demanded this and again would be subject to further review to ensure safe well designed spaces. It is considered therefore that a suitable reserved matters scheme could be designed for developing the site.
39. Boundary treatments are not agreed at this stage but the agent has indicated that the rear brick wall is to be retained. However, a condition is suggested to ensure that boundary treatments are appropriate and secure and are appropriately designed throughout in the context of the final scheme.

Building for Life

40. JCS policy 2 requires assessment of new development against building for life criteria and achievement of at least silver standard (14 points) to ensure that new development makes a positive contribution to providing better places for people. This is an outline application with only access submitted as an item to be approved. Therefore sufficient information is not available to assess the proposal fully against BfL criteria. An assessment could however be carried out based on the information submitted at reserved matters stage.

Transport and Access

Vehicular Access

41. Access will be on the south side of Wall Road at the point where the existing access is located for the College use. The proposal is for a short length of roadway back from Wall Road to give joint access to a revised position for a gate to the College fields and a continuation southwards to link with further roadway as required to serve the proposed development. This additional roadway will need to be designed to adoptable standard, given the possible number of units on site, and as such will need to accommodate suitable vehicle turning for cars and service vehicles to enter and leave the site in forward gear and continued access to the

school. At present there is an existing single yellow line opposite the access and a school keep clear sign to the access running between street tree positions to the east and west of the existing access point.

42. A transport statement has been provided with the application and the agent has confirmed that the figures provided are indicative of levels of use of the existing access. As mentioned by the transportation officer Wall Road is used as part of an informal ring road from Sprowston Road through to Drayton Road and beyond. Woodcock Road carries around 7-8000 vehicles per day. Some of this traffic will continue to or from Wall Road. As mentioned above various site densities have been explored with an upper density for 32 to 33 dwellings likely to be achievable on site. This level of development would equate to an overall increase in traffic by less than 3%. At this level of impact the generation would very much be negligible and well within daily variation for traffic in this area. The visibility at Wall Road/ Sprowston Road is considered to be adequate and is not recorded as an accident cluster site.
43. Policy TRA18 seeks to restrict new access points onto the main road network, of which Sprowston Road is part, unless there is no practical alternative. In this case there is an alternative onto Wall Road which is safe and appropriate. The creation of a further access onto Sprowston Road would add to conflict on a major route and would not be considered acceptable in terms of levels of safety or in the reduction of the efficiency of the main road network.
44. In parking design terms as long as the parking within the site is closer and more convenient than parking on Sprowston Road or Wall Road, future residents will use it, rather than the adjacent streets. Cars already park on Sprowston Road which does not appear to create significant transport problems. It is considered therefore that the development will not have significant highways or parking issues on Wall Road or the adjacent main road network.

Servicing; Car Parking and Cycling Parking

45. Advice has been given as to how a scheme could soften or reduce the extent of internal roadways and to improve the quality of the environment. Options could include having a shared access route and possibly a reduction in unnecessary turning areas. Some areas of lay-by parking on the access road to allow for those households with more than one car appear to be achievable. Suggestions have also been given on servicing from Sprowston Road and on a more efficient layout for parking which could also be integral to the housing plots to make for a better integration of play areas or landscaping/amenity spaces. It would appear that adequate servicing; car parking and cycle parking could be designed into a reserved matters scheme for developing the site.

Cycle Routes and Pedestrian Links

46. The indicative schemes and red line site boundary includes links to Sprowston Road through the surrounding planted area. These will greatly assist with site permeability and pedestrian and cycle access. They should also assist with flows through to nearby shopping and other facilities. Concern has been expressed that these connections will encourage car parking on Sprowston Road and anti-social behaviour. Although some car parking might take place on the main road the extent of this will be very much dependant on the final layout of the site to be agreed at reserved matters stage. If suitably designed it is more likely that future residents will park within the development site in designated parking spaces within or close to

their property. The same would apply in terms of behaviour issues in that any surveillance or use of space or site links would be considered as part of assessment of site layout and the aim would be to reduce or design out the potential for anti-social activity.

47. At present, with the exception of double yellow line protection to the junction with Wall Road and a bus stop, there is only limited parking restriction on the highway. The roadway is quite wide and provides for a large amount of highway parking. Visibility with the junction of Wall Road would also be retained by existing parking controls. If some parking did take place on Sprowston Road this is unlikely to adversely impact on safety.

Environmental Issues

Site Contamination and Remediation

48. Prior to forming part of the school grounds the site appears to have previously been used for residential and other unknown uses since the late 1800's. There is therefore some potential for the presence of potential pollutants at the site. Given the sensitive residential end use it is considered necessary to condition the requirement for a site investigation and detailed risk assessment and that a scheme of remediation and mitigation be carried out as appropriate.

49. The pollution control officer has also identified potential issues of imported soil or topsoil onto site and materials to be removed from the site arising from site clearance. These would partly amount to a management issue under the control of Pollution Control and informatives are therefore suggested to cover removal of materials from site. However, a suitable condition relating to the certification of imported topsoil is also suggested to ensure that it is appropriate to the residential end use of the site.

Noise

50. Given the proximity of the site to the existing roadway it is considered that noise impacts should be taken into account and as appropriate, conditions imposed to ensure an adequate level of protection against noise. At this stage the orientation of buildings or boundary treatments is not known and specific noise impacts from road traffic noise on individual units is impossible to quantify and detail.

51. In similar cases the Pollution Control Officers have agreed that the noise occurring within such areas could be mitigated by double glazing systems (to a higher standard than normal) and acoustic ventilators. The use of suitable fencing between uses can also be used to reduce impacts to external areas. In designing the site layout at reserved matters stage a noise report will be required based on guidance within PPG24 and any recommendations taken up to reduce impacts on future tenants. In this respect to maintain an appropriate level of amenity the Pollution Control Officer has requested conditions requiring firstly submission of a noise assessment to identify noise generation issues within the area and then a condition requiring any identified noise attenuation devices to be incorporated into the development (such as acoustic ventilators; robust glazing and building construction; and boundary fencing) to provide protection from road traffic and other noise.

Archaeology

52. The Historic Environment Services has commented that the site is adjacent to communal air raid shelters along its western edge. In order to record any archaeological evidence a condition is suggested for archaeological monitoring of the site and recording of any air raid shelters to be removed.

Energy Efficiency and Renewable Energy

53. Policy 3 of the Joint Core Strategy, which extends policy ENG1 for the provision of on-site energy sources, seeks to maximise energy production on site, beyond 10% where possible and viable, and also seeks sustainable methods of construction. In their supporting documents the agent indicates that the scheme would explore methods of sustainable construction to maximise energy efficiency giving well insulated and air tight structures. Recycled materials are also suggested as being utilised where appropriate.

54. The applicants have also provided information on renewable energy systems and suggested the potential for using solar panels, PV panels, air source heat pumps or ground source heat pumps. Given the size and orientation of the site one of these forms or a mixture of these forms of energy production are likely to provide the minimum 10% energy requirement under policy ENG1 of the East of England Plan and to meet provision required under Policy 3 of the Joint Core Strategy. It is felt that in the circumstances the policy requirement for energy production could adequately be covered by condition.

Water Conservation

55. Again no specific detail is provided with this outline application on water conservation. Current building Regulation requirements are to limit water consumption to 105 litres per person per day and therefore in the course of construction to appropriate legislation that the scheme can be designed to meet sustainable homes Code 4. It would therefore be reasonable to impose a condition requiring the development to meet appropriate levels of water usage as promoted by JCS Policy 3.

Lighting

56. On site lighting to external spaces and access points and lights to the proposed entrances etc could potentially cause amenity and design issues for the area. The new access and parking also needs to have appropriate lighting to serve its use. Insufficient information is available at the present time and it is therefore suggested that conditions are imposed requiring details to be agreed for the final scheme to ensure appropriate design, location and levels of illumination.

Trees and Landscaping

Loss of Trees or Impact on Trees

57. The existing trees shown around the site are indicated as being protected during construction and then retained. Conditions are suggested in terms of tree protection and compliance with the revised AIA and also in relation to any maintenance requirements of this wider area around the application site.

Planting and Green Links

58. No specific information is provided at this stage with the application, landscape being a reserved matter for future consideration. However; there are potential planting areas throughout the site around buildings and circulation spaces which

could accommodate planting to soften the impact of any new buildings and to provide biodiversity enhancements for this site as discussed above. New planting in addition to retained tree planting around the site should improve the street scene and add value to landscape diversity within the area and the sites linkages with those existing from Mousehold through to the areas west of the site.

Planning Obligations

Affordable Housing

59. The application is in outline form and therefore at this time there is no known figure for final development numbers. Discussion has taken place about site density and if providing a development to meet policy HOU13 then a figure equivalent to or in excess of 40 dwellings to the hectare would be desirable. Some discussion and assessment has been undertaken for a development of circa 32 dwellings.
60. Various obligations would be required for this scale of development and, following assessment and further consultation with the County Council, there is an identified need and requirement for: open space provision and play equipment/space provision (either on or off site by way of space/equipment provision or contributions); education contribution; library contribution; transportation contribution; and on-site affordable housing requirement (at 33% of dwelling units (85% social rented and 15% intermediate tenure)).

Community Facilities

61. Discussion has also taken place about Sport England comments about community use of the adjoining facilities to offset the loss of identified playing fields. Conditions attached to this permission would not appear to be reasonable and in the circumstances options of including this requirement for community use within this applications S106 agreement have been discussed and agreed. The final signed community use agreement will therefore form part of the requirements S106 to ensure that this is provided before the site is developed.

Conclusions

62. The development of the site for residential dwellings would contribute to the overall delivery of housing in Norwich and as considered against the Joint Core Strategy Policy 4, would provide for a 33% provision towards affordable housing (4 no. affordable units in total) which would contribute specifically to the promotion of affordable housing in Norwich. The provision of alternative green space is delivered through removal of buildings within an adjoining site and access ensured through use of a community use agreement for the remodelled space. The scheme provides adequate and safe access into the site for both the school use and future residential development. Subject to submission of reserved matters and conditions, parking and servicing space is capable of being provided with ease of use for future residents.
63. The proposed development, subject to submission of reserved matters and conditions, could be well integrated with the surrounding development in form and layout and would make good use of this urban site. Appropriate layout can be achieved with due regard to amenity and safety issues in the area for existing residents and for future residents of the scheme; protection of existing trees around the site; possibilities for further landscape; and potential biodiversity enhancements. The scheme also provides for appropriate provision and/or contributions to provide open space provision and play equipment/space provision (either on or off site by

way of space/equipment provision or contributions); education contribution; library contribution; transportation contribution; and on-site affordable housing to meet local requirements and to make suitable improvements in the area.

RECOMMENDATIONS

To approve Application No 11/00691/O School Grounds And Games Court, Sewell Park College, Wall Road, Norwich and grant planning permission, subject to:

(1) the completion of a satisfactory S106 agreement by to include the provision of contributions to open space provision and play equipment/space provision (either on or off site by way of space/equipment provision or contributions); education contribution; library contribution; transportation contribution; and on-site affordable housing requirement (at 33% of dwelling units (85% social rented and 15% intermediate tenure)) and subject to the following conditions

:

1. Application for the approval of reserved matters to be made not later than 3 years from date of permission;
2. Commencement of development 2 years from the date of approval of the reserved matters to be approved;
3. Matters to relate to layout, appearance, scale and landscaping;
4. Matters to include details of planting and site treatment works;
5. Landscape maintenance;
6. Matters to include details of Facing and Roofing Materials; Boundary treatments, walls and fences; external lighting; biodiversity enhancements;
7. Details of car parking, cycle storage, bin stores, access road surface, pedestrian links;
8. Detail of arboricultural information;
9. Compliance with AIA, AMS and Tree Protection Scheme implemented prior to commencement;
10. Retention of tree protection;
11. Provision and maintenance of renewable energy sources;
12. Water efficiency;
13. Submission of noise report;
14. Noise protection measures to be installed;
15. Site contamination investigation and assessment to be carried out and if contamination is found a scheme of remediation and mitigation to be agreed and carried out. Should during development, contamination not previously identified be found development is to cease pending details to deal with contamination;
16. Control on any imported materials;
17. Archaeology - site monitoring/supervision/recording of information;
18. Removal of PD rights for houses;
19. Limited to development parameters set out in D&A.

Informatives:

Considerate construction and timing to prevent nuisance;

Materials removed from site should be classified and disposed of at suitable licensed facilities;

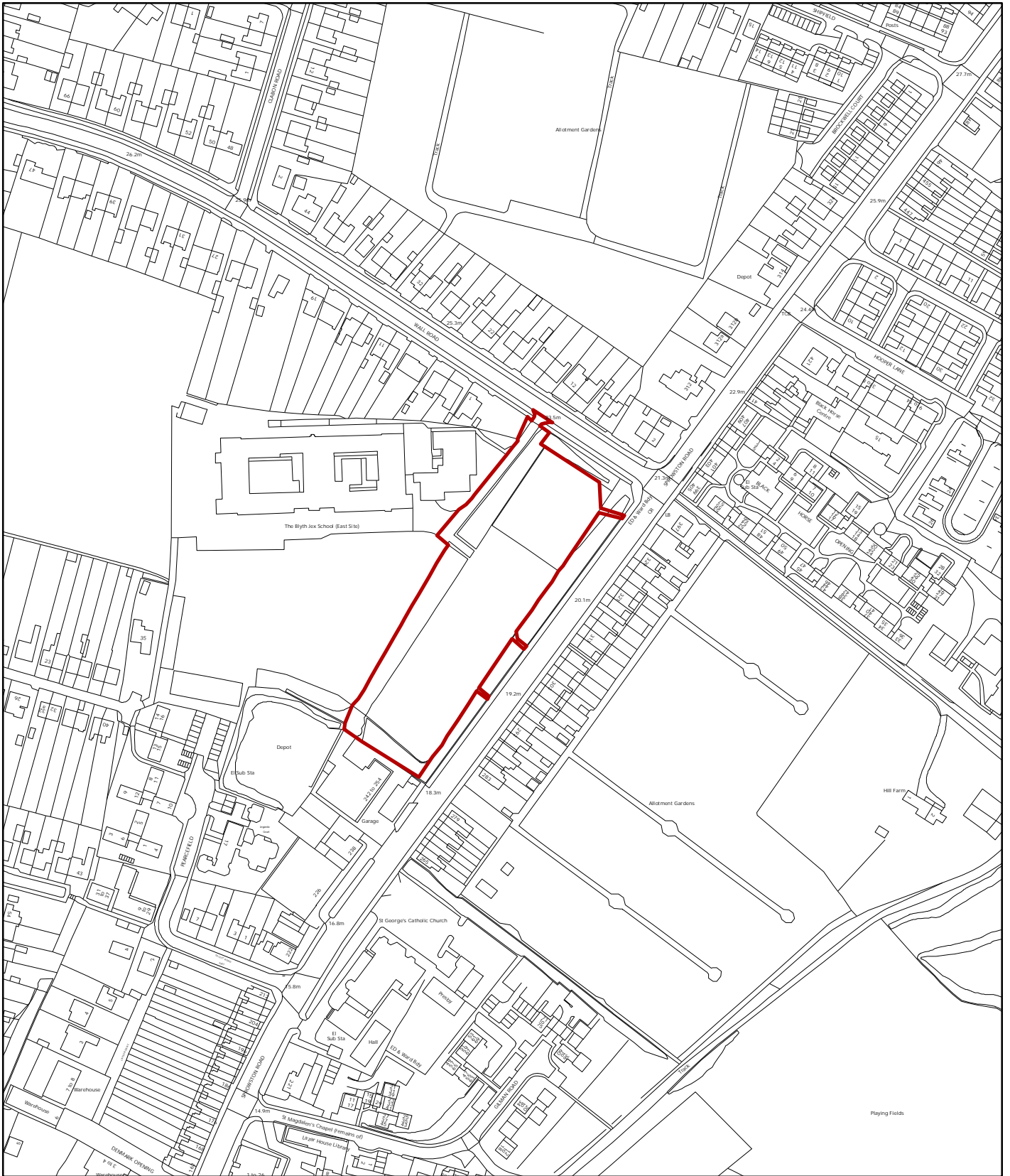
Site clearance to have due regard to minimising the impact on wildlife.

Reasons for approval: The development of the site for residential dwellings would contribute to the overall delivery of housing in Norwich and as considered against the

Joint Core Strategy Policy 4, would provide for a 33% provision towards affordable housing (4 no. affordable units in total) which would contribute specifically to the promotion of affordable housing in Norwich. The provision of alternative green space is delivered through removal of buildings within an adjoining site and access ensured through use of a community use agreement for the remodelled space. The scheme provides adequate and safe access into the site for both the school use and future residential development. Subject to submission of reserved matters and conditions, parking and servicing space is capable of being provided with ease of use for future residents.

The proposed development, subject to submission of reserved matters and conditions, could be well integrated with the surrounding development in form and layout and would make good use of this urban site. Individual layout of blocks can be achieved with regard to amenity and safety issues in the area for existing residents and subject to conditions could also be designed to limit amenity impacts for future residents of the scheme. The site area allows for sufficient space for protection of existing trees around the site and possibilities for further landscape and biodiversity enhancement to improve the amenity of the area. The scheme also provides for appropriate provision and/or contributions to provide open space provision and play equipment/space provision (either on or off site by way of space/equipment provision or contributions); education contribution; library contribution; transportation contribution; and on-site affordable housing to meet local requirements and to make suitable improvements in the area

The decision has been made with particular regard to PPS1, PPS3, PPS9, PPG13 (January 2011) and PPG24; policies ENV7, ENG1, H2, T14 and WM6 of the East of England Plan 2008; policies 1, 2, 3, 4, 6, 7, 9 and 20 of the Joint Core Strategy (March 2011); and saved policies EP1, EP16, EP17, EP18, EP20, EP22, SR3, SR7, SR12, HBE12, HOU6, HOU13, HOU18, NE8, NE9, TRA5, TRA6, TRA7, TRA8, TRA10, TRA11 and TRA18 of the City of Norwich Local Plan (Adopted Version 2004) and to all material planning considerations.



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Planning Application No 11/00691/O

Site Address School Grounds and Games Court, Sewell Park College, Wall Road

Scale 1:2,656



NORWICH
City Council

PLANNING SERVICES



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Drawing issue status:
 PRELIMINARY CLIENT APPROVAL PLANNING BUILDING REGS TENDER CONSTRUCTION AS-BUILT



Indicative Block Plan 1:500.
 Indicative block plan only. Details of the site layout, scale, appearance and landscaping reserved for later consideration.

REV	DATE	DESCRIPTION
A	23/01/11	Client Drawing and installed email path.

NPS SOUTH EAST LTD

- NORWICH OFFICE NAUTALUS HOUSE, NRT CHR. TEL: 01603 786706 FAX: 01603 786700
- CHELMSFORD OFFICE, CMC 3/A. TEL: 01246 506492 FAX: 01246 809401
- NEEDHAM MARKET OFFICE, PRM 6/6. TEL: 01462 727070 FAX: 01462 727066
- BRIGHTON OFFICE, BSG 6/NT. TEL: 01273 381100 FAX: 01273 381101
- HAMPTON COURT OFFICE, K718 8/ND. TEL: 020 8481 7800 FAX: 020 8481 7801
- WHITESTABLE OFFICE, C715 2/J. TEL: 01207 789480 FAX: 01207 789805
- LUTON OFFICE, LUT 110/2. TEL: 01582 544710 FAX: 01582 528652

PROJECT	CLIENT
Redevelopment of Sewell Park College (East Site)	Norfolk County Council

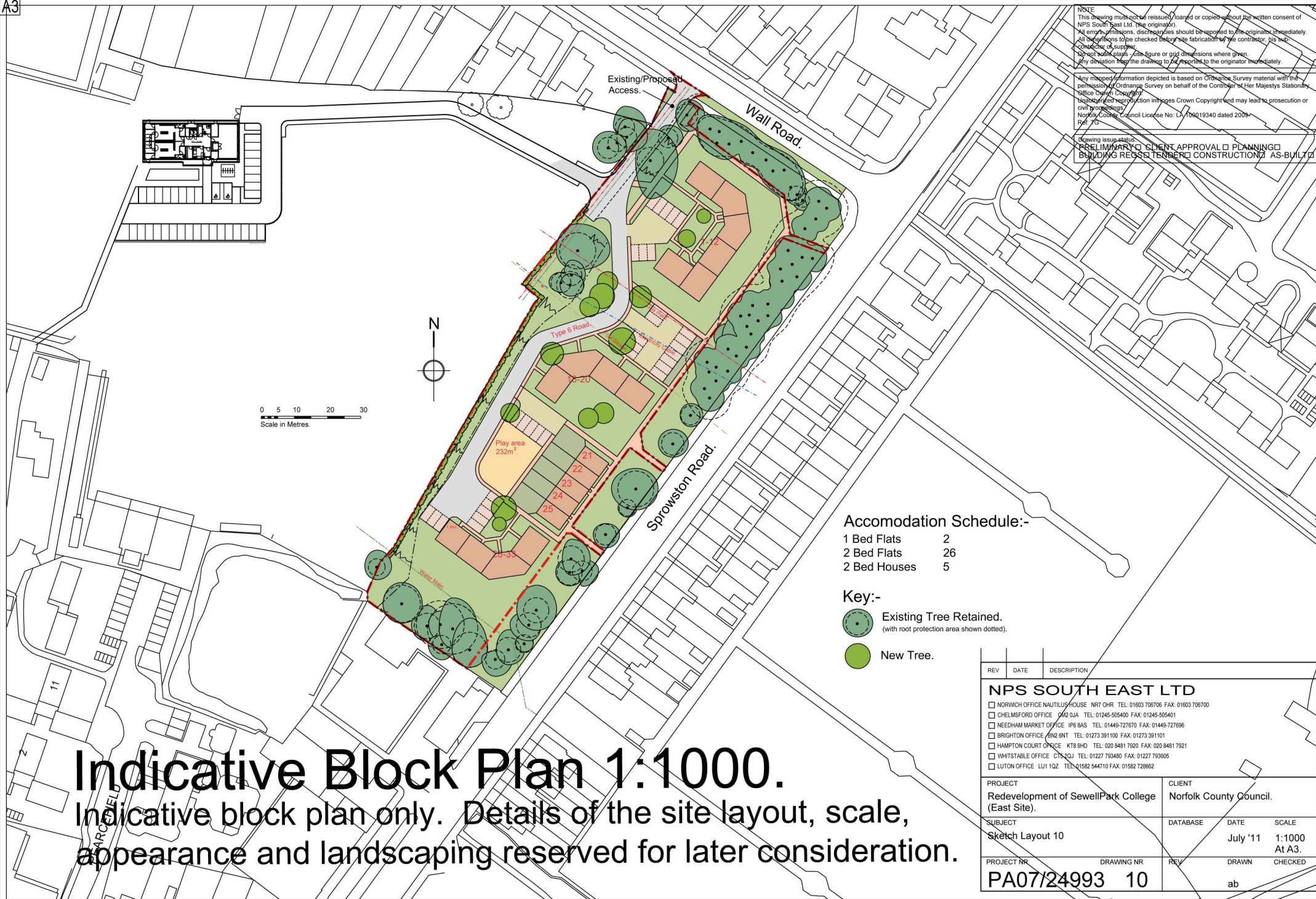
SUBJECT	DATABASE	DATE	SCALE
Indicative Block Plan.			1:500 At A1

PROJECT NR	DRAWING NR	REV	DRAWN	CHECKED
PA07/24993	03	A	ab	

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Drawing Issue Status:
 PRELIMINARY CLIENT APPROVAL PLANNING
 BUILDING REGISTRATION CONSTRUCTION AS-BUILT



Accommodation Schedule:-

- 1 Bed Flats 2
- 2 Bed Flats 26
- 2 Bed Houses 5

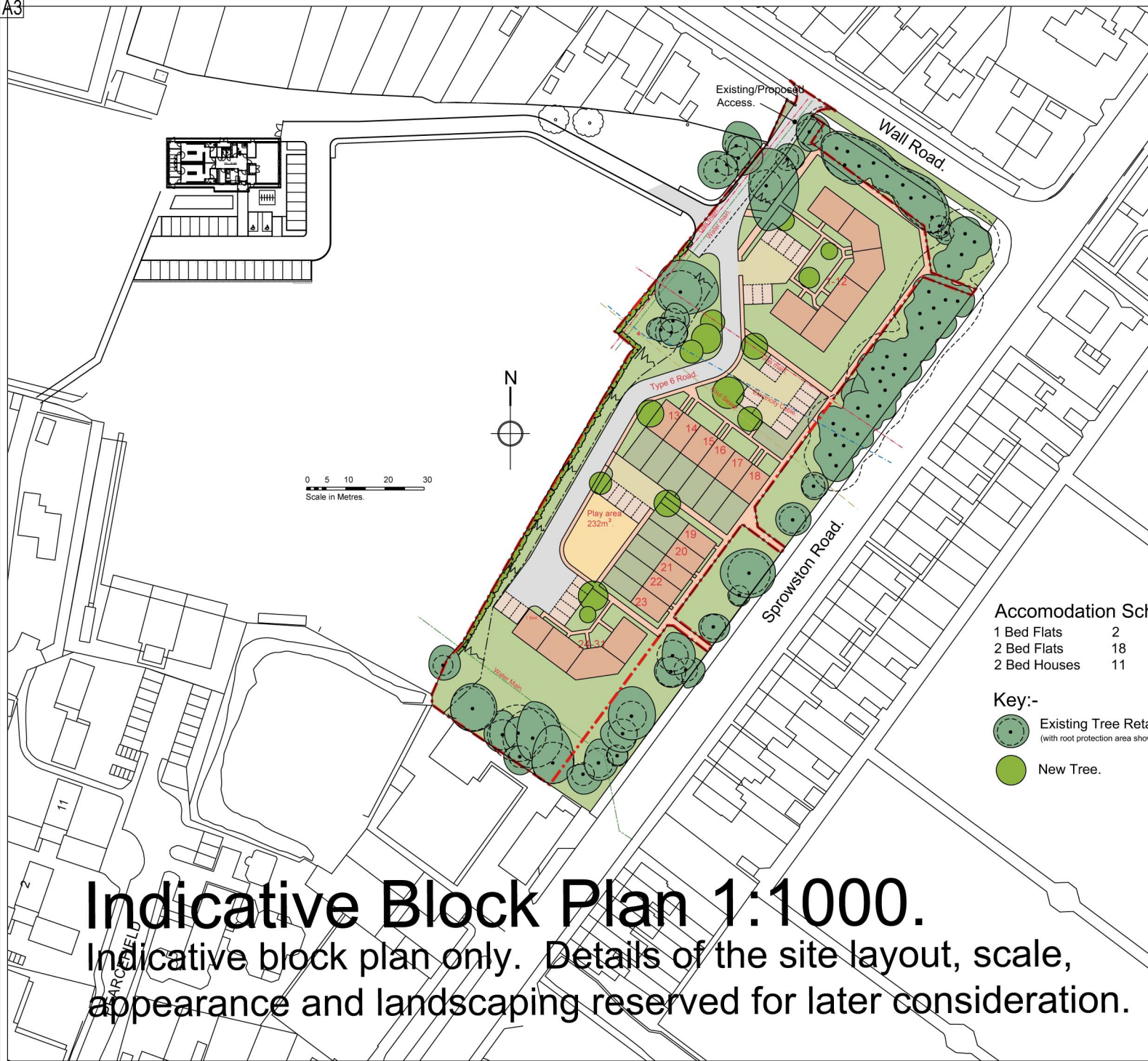
Key:-

- Existing Tree Retained.
(with root protection area shown dotted).
- New Tree.

REV	DATE	DESCRIPTION
NPS SOUTH EAST LTD		
<input type="checkbox"/> NORWICH OFFICE NAUTILUS HOUSE NR7 0HR TEL: 01603 706706 FAX: 01603 706700 <input type="checkbox"/> CHELMSFORD OFFICE CM2 0JA TEL: 01245 505400 FAX: 01245 505401 <input type="checkbox"/> NEEDHAM MARKET OFFICE IP6 8AS TEL: 01449 727670 FAX: 01449 727696 <input type="checkbox"/> BRIGHTON OFFICE BN2 6NT TEL: 01273 391100 FAX: 01273 391101 <input type="checkbox"/> HAMPTON COURT OFFICE KT8 9HD TEL: 020 8481 7920 FAX: 020 8481 7921 <input type="checkbox"/> WHITSTABLE OFFICE CT5 2QJ TEL: 01227 763480 FAX: 01227 793606 <input type="checkbox"/> LUTON OFFICE LU1 1QZ TEL: 01582 544710 FAX: 01582 728662		
PROJECT Redevelopment of Sewell Park College (East Site).		CLIENT Norfolk County Council.
SUBJECT Sketch Layout 10		DATABASE DATE SCALE July '11 1:1000 At A3.
PROJECT NR PA07/24993	DRAWING NR 10	REV DRAWN CHECKED ab

Indicative Block Plan 1:1000.
 Indicative block plan only. Details of the site layout, scale, appearance and landscaping reserved for later consideration.

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 Drawing Issue Status:
**PRELIMINARY CLIENT APPROVAL PLANNING
 BUILDING REGS TENDERS CONSTRUCTION AS-BUILT**



Accommodation Schedule:-

- 1 Bed Flats 2
- 2 Bed Flats 18
- 2 Bed Houses 11

Key:-

-  Existing Tree Retained.
(with root protection area shown dotted).
-  New Tree.

Indicative Block Plan 1:1000.
 Indicative block plan only. Details of the site layout, scale, appearance and landscaping reserved for later consideration.

REV	DATE	DESCRIPTION
NPS SOUTH EAST LTD		
<input type="checkbox"/> NORWICH OFFICE NAUTILUS HOUSE NRT OHR TEL: 01603 706706 FAX: 01603 706700 <input type="checkbox"/> CHELMSFORD OFFICE CMD OIA TEL: 01245 505400 FAX: 01245 505401 <input type="checkbox"/> NEEDHAM MARKET OFFICE IPS BAS TEL: 01440 727670 FAX: 01440 727696 <input type="checkbox"/> BRIGHTON OFFICE SUD ENT TEL: 01273 391100 FAX: 01273 391101 <input type="checkbox"/> HAMPTON COURT OFFICE KT8 9HD TEL: 020 8461 7920 FAX: 020 8461 7921 <input type="checkbox"/> WHITSTABLE OFFICE CT5 2DZ TEL: 01227 793480 FAX: 01227 793605 <input type="checkbox"/> LUTON OFFICE LU1 1QZ TEL: 01582 544710 FAX: 01582 728662		
PROJECT Redevelopment of Sewell Park College (East Site).		CLIENT Norfolk County Council.
SUBJECT Sketch Layout 11	DATABASE	DATE July '11
PROJECT NR PA07/24993	DRAWING NR 11	SCALE 1:1000 At A3.
REV	DRAWN	CHECKED
	ab	