

**Report to** Planning applications committee  
**Date** 8 November 2012  
**Report of** Head of planning services  
**Subject** 12/01155/F Chalk Hill Works 21 Rosary Road Norwich  
NR1 1TD

---

**Item**  
**5(4)**

## SUMMARY

<b>Description:</b>	Redevelopment of the site to provide 28 dwellings (24 No. four bed dwellings and 4 No. three bed affordable homes) with ancillary residents' and visitor car parking, courtyard, open space and new vehicle and pedestrian access from Rosary Road.	
<b>Reason for consideration at Committee:</b>	Contrary to Policy/Viability Issues	
<b>Recommendation:</b>	Approved	
<b>Ward:</b>	Thorpe Hamlet	
<b>Contact Officer:</b>	Mr Gary Howe	Team Leader (Inner Area) 01603 212507
<b>Valid Date:</b>	20th July 2012	
<b>Applicant:</b>	Mr Martin Few	
<b>Agent:</b>	Mr Bob Wolfe	

## INTRODUCTION

### The Site

#### Location and Context

1. The application site (0.56Ha) is situated on the east side of Rosary Road between Chalk Hill House to the north and Scholars Quarter (former Bertram Books site) to the south which has recently been redeveloped by Hopkins Homes. At the rear (east) of the site is the urban Greenspace of Thorpe Ridge, above which are residential properties off St Leonards Road and St Leonards Priory which is a Scheduled Ancient Monument.
2. The application site is not within a conservation area but the St Matthews Conservation Area is to the west and the Thorpe Hamlet Conservation Area is to the east.
3. Part of the wooded ridge at the rear of the application site is within the applicant's ownership although it is only intended to redevelop the site of the former Chalk Hill works. This land has been cleared and has a level topography. Repair work has taken place to at the rear of the site to improve slope stabilisation.

## **Constraints**

4. Contaminated Land;

Chalk Tunnels;

Bishops Bridge Gas Holders

## **Planning History**

The site was formerly known as Chalk Hill Works and was occupied by Decco Ltd as a 'Do it yourself' wholesaler.

**11/00113/F** - Redevelopment of site to provide 24 No. four bed dwellings with ancillary residents and visitor car parking, open space and new vehicle and pedestrian access from Rosary Road. (Withdrawn - 25/07/2012)

## **Supporting Documents**

- Arboricultural Implication Assessment (December 2010)
- Viability Assessment (20 February 2011)
- Local Market Report (14<sup>th</sup> September 2010)
- Geo-environmental Assessment Report (30 March 2011)
- Ground Conditions Methodology (4 January 2011)
- Renewable Energy Technology Feasibility Study (October 2012)
- Planning Statement (Amended 28 June 2012)

## **Equality and Diversity Issues**

There are no significant equality or diversity issues.

## **The Proposal**

5. Redevelopment of the site to include:

- 12 x three/four bed houses in two south facing terraces;
- 5 x three/four bed houses in a terrace facing west;
- 2 x three/four and 2 x four bed houses in a north facing terrace;
- 4 x three bed affordable units in a terrace facing east;
- 1 x three/four bed and 2 x four bed detached houses facing Rosary Road

All with private gardens; communal amenity space, new vehicle access to Rosary Road, car parking and refuse/cycle storage.

## Representations Received

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

7.

Issues Raised	Response
The plans do not take on board the recommendations in the bat consultants report	See paragraph 64

## Consultation Responses

### 8. Environment Agency

Land Contamination: No objections in principle but would wish for a condition for a strategy should any subsequent contamination be found as a result of construction.

Pollution Control: No objections. Surface water will drain into the main drainage system.

Foul Drainage: Recommend that Anglian Water Services are consulted.

### 9. English Heritage

No objections in principle but have made general observations which are included in the body of the report (See Paras. 41,43 and 44)

### 10. Norwich Society

No objections in principle. The elevations do not seem to correspond with the plans. The wide, single windows would look much better with a central vertical mullion. (See para. 41 )

### 12. Anglian Water Services

No objections in principle however will require a condition requesting submission of a strategy for dealing with surface water together with various informatives.

### 13. Norfolk Constabulary (Architectural Liaison)

No objections in principle but keen to ensure that the scheme adopts the 'Secure by Design' principles and has included a number of detailed comments which are dealt with in the body of the report (See Para. 42)

### 14. Environmental Health

Contamination: No objections in principle however would recommend a condition to require any contamination identified at construction stage is dealt with.

Lighting Nuisance: Again no objection in principle but request a condition requiring

a scheme to be submitted for lighting to avoid any potential future nuisance.

#### 15. Historic Environment Service

No objections in principle. Would however wish for the historic chalk tunnels to be investigated/report prepared for possible significance as Second World War air raid shelters or possible 1950' civil defence station. (See para. 53-54)

#### 16. Natural Areas Officer

No objection in principle. Would however wish for the chalk tunnels to be investigated for the presence of bats by a qualified specialist and any necessary steps taken to safeguard the habitat. (See para. 62-63)

#### 17. Norfolk Fire Services

No objection providing the scheme meets the requirements of the Building Regulations 2000. There may be a need for on-site fire hydrants and this is requested to be conditioned.

## **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 11 – Conserving and enhancing the natural environment
- Statement 12 - Conserving and enhancing the historic environment

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

- ENV6 - The Historic Environment
- ENV7 - Quality in the Built Environment
- WAT1 – Water Efficiency
- ENG1 – Carbon Dioxide Emissions and Energy Performance

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

- Policy 2 – Promoting good design
- Policy 3 – Energy and water
- Policy 4 – Housing delivery
- Policy 6 – Access and transportation
- Policy 20 - Implementation

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

- NE2 - Woodland protection
- NE3 - Tree protection, control of cutting and lopping
- NE4 – Street trees to be provided by developers
- NE8 - Management of features of wildlife importance and biodiversity

NE9 - Comprehensive landscaping scheme and tree planting  
HBE4 – Other locations of archaeological interest  
HBE12 - High quality of design in new developments  
HBE13 – Protection of major views and height of buildings  
EP1 - Contaminated land  
EP18 - High standard of energy efficiency in new developments  
EP19 – Renewable Energy development  
HOU6 – Contribution to community needs and facilities by housing developers  
HOU13 – Proposals for new housing development on other sites  
SR7 – Provision of children's equipped playspace to serve development  
TRA6 - Parking standards - maxima  
TRA7 - Cycle parking standards  
TRA8 - Servicing provision  
TRA11 – Contributions for transport improvements in the wider area  
TVA8 – Heritage Interpretation

### **Supplementary Planning Documents and Guidance**

Open space and play provision SPD (June 2006)

Affordable Housing SPD (as relevant) (October 2009)

Heritage Interpretation SPD (December 2006)

### **Other Material Considerations**

The Localism Act 2011 – s143 Local Finance Considerations

Written Ministerial Statement: Planning for Growth 2011

## **Principle of Development**

### **Policy Considerations**

18. In addition to the National Planning Policy Framework (NPPF) (Section 7), Joint Core Strategy (JCS) policy 2 and saved Local Plan policy HBE12 seek a high quality of design in new development which should respect and complement the local distinctiveness of the area.
19. The NPPF outlines the Government's objectives for the promotion of new housing stating that housing applications should deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. It goes on to suggest that where local authorities have identified that affordable housing is needed it should be provided on site (unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified).
20. Joint Core Strategy policy 4 suggests that new housing development should include an element of affordable housing for sites of 16 dwellings and above. In this case the proposals would trigger affordable housing at a rate of 33% with a split of 85% social rented and 15% intermediate tenures.
21. The NPPF (Section 10) promotes the re-use of land that has previously been developed (brownfield sites) and also seeks to minimise impacts on biodiversity by promoting the preservation, restoration and re-creation of priority habitats. Saved policy NE8 of the Replacement Local Plan also promotes protection for protected species and suggests that proposals should be accompanied by an impact assessment including a properly conducted survey of the presence of and impact on that species.
22. Under JCS policy 3 the proposals would trigger the requirement for code level 4 for

water efficiency. This can be secured via a new condition.

23. Under JCS policy 3 which seeks to minimise reliance on non-renewable high carbon energy sources and maximise decentralised, renewable or low-carbon energy sources. The proposals would therefore trigger the need to provide at least 10% of the schemes expected energy requirements via these sources.

## **Housing Proposals**

24. Whilst a completely new application, the current proposal represents a revision to the previous application (App. No. 11/00113/F). This earlier application has been withdrawn but proposed 24 no. four bed dwellings with ancillary residents and visitors car parking, open space and new vehicle and pedestrian access from Rosary Road. No affordable housing was proposed in this scheme. The current application proposes four additional units (total 28 units) but unlike the earlier withdrawn application involves 4 affordable houses which is seen as being positive.

## **Affordable Housing**

25. The affordable housing currently proposed is 4 social rented units (100% rented tenure) out of the 28 dwellings. This equates to approx. 14.3% of the total housing provision, whereas the suggested level of affordable housing as set out in policy 4 of the new Joint Core Strategy would be 33%.

## **Development Viability and Deliverability or Affordable Housing**

26. The applicants are claiming that the proposed scheme would be unviable if the full 33% Affordable Housing provision is applied in accordance with policy 4 of the Joint Core Strategy together with the more significant contributions for play space (£97K), and transportation (£6.5K).
27. The applicants have submitted a financial appraisal of their scheme in accordance with the general guidance in the Council's adopted Affordable Housing SPD.
28. The viability of the scheme has been independently verified by the District Valuer Service. This confirms that if the full package of contributions is applied the scheme would not be viable. The District Valuer agrees that the package put forward by the developer setting out costs of construction, likely sales revenue, abnormals and proposed profit, is reasonable. This is accepted by officers and has the support of the Portfolio Holder for Environment and Development (Councillor Bremner).
29. The appraisal demonstrates that providing 33% affordable housing in the current market conditions would clearly be unviable and the scheme would not go ahead.
30. The council's 'prioritisation framework' adopted by executive 27 May 2009 and amended by sustainable development panel 17 February 2011 suggests that the S106 requirements should be prioritised where possible in accordance with the framework criteria. There are no 'Site Specific Critical Requirements' as set out in the framework so all the S106 requirements (Affordable Housing, Transportation and Play space) fall equally within the 'Essential policy requirements' category. Therefore the framework itself is not helpful in terms of prioritising the S106 elements in this instance.
31. The framework then suggests that the assessment (on whether to favourably recommend a scheme which cannot reasonably withstand the cost of meeting the

affordable housing percentage target for approval and with no or reduced S106 requirements) should be based on:-

- a) The need to meet the aims of the development plan - where the Council may wish to promote regeneration in the short term rather than to wait several years for any possible improvements in the housing market.
  - b) Corporate views on the importance of achieving the contributions now (for community benefits) in this particular case (e.g. for any particular impending capital scheme) or could the money for a scheme be achieved via another source (e.g. from any subsequent development scheme in another location).
32. In terms of a) it is clear that there are not any exceptional circumstances in which to bring the redevelopment of the site forward with no or reduced S106 requirements. However the site is included in the emerging Site Allocations and Site Specific Policies document which is up for public consultation as part of the Local Development Framework. Whilst this document has little 'weight' in terms of material consideration, it does identify cumulatively potential residential sites which will accommodate growth between now and 2029.
33. The contribution priorities b) is less straightforward. In terms of the play space contribution, the nearest playspace to the application site is at Marion Road/St Leonard's Road which is in open space sector 15. It is understood that there is no identified funding gap where a play area needs upgrading or funds required for a new play area identified within the sector, however this remains to be confirmed and will be reported at Committee. Similarly there is no special need for the transportation contribution (other than the traffic orders on site).
34. In addition to this members will be aware that there remains a significant need across the city for additional affordable units as set out in the Housing Needs Research. In particular this identifies the need for three bedroom family houses as proposed to be provided on the site.
35. In view of the above it is suggested that the options are as follows:-
- Deliver 4 social rented units (14.3% affordable) with no Section 106 contributions;
  - Deliver 3 social rented units (10.7% affordable) with contributions to play/transport.

## **Design**

### **Layout**

36. This application has been subject to extensive pre-app discussions and indeed negotiations following the earlier withdrawn scheme from which the 'terraced forms' around the central square have evolved. In particular amendments have been made to the properties facing onto Rosary Road in order to give a more active frontage to the street and to take advantage of views looking west towards the Cathedral.
37. The location is on a self-contained site on the East side of Rosary Road on the site of the former commercial warehousing and built on an old chalk pit workings. The location is between the two conservation areas of Thorpe Hamlet to the east at the top of the escarpment, with a significant wooded area in-between, and the St

Matthews area to the west, predominantly characterised by terrace housing. To the south is the new Hopkins Homes development which is built to a higher density. To the north are existing redundant gas holders and the Godfrey DIY buildings and car park.

### **Scale, Form and Massing**

38. Although the scale, form and massing of the blocks is appropriate for the context and surrounding neighbourhood, the juxtaposition of the four storey flats (on the adjacent Scholars Quarter site to the south) against the three storey townhouses at the lower height will be slightly awkward in terms of changes in height, although it is noted that the office block to the front of the Hopkins site is also three stories. In order to make this transition slightly easier on the eye it has been suggested that this could be ameliorated in part by introducing larger trees in the rear gardens and the parking area on the south-eastern side of the site. The applicant is amenable to this suggestion and this can be conditioned.
39. The self-contained nature of the site means that private gardens back onto private/semi-private space to the north, east and south. To the west the development fronts onto Rosary Road. Although it would be preferable to have the principal elevations of the houses facing the street, the design has been adapted from the previous application so that the side elevations have fenestration and relief to make them appear more active.

### **Design**

40. Following pre-app discussion the individual units have been designed to have a repetitive rhythm with good vertical proportions and balance between areas of solid/void. Garages have been integrated into the units and in order to provide some added relief to the elevations it is important that doors are set back within a reveal. This has been agreed with the applicant as a detail of the design. In this location adjacent to the St Matthews conservation area and overlooking the Cathedral Close to the west it will be important to have good quality materials. This will be conditioned.
41. The originally proposed uPVC windows have been substituted with powder coated aluminium following my suggestion as it is considered that it will give a more clean-cut profile to the contemporary design. The Norwich Society suggested that the large ground floor, horizontal windows (shown on the individual house types) should be divided with a vertical glazing bar. The applicant has amended this detailed point on revised drawings. Other materials such as brick and roofing slates/tiles will need to be carefully conditioned to ensure good quality finishes.

### **Secure by Design**

42. There is a concern to ensure that the scheme embraces the 'Secure by Design' principles as set out in 'Designing out Crime'. In this regard there was some concern that:-

- the mews parking courtyards ought to be positively overlooked to give them more security and
- the need to use locked gates where there are access-ways to rear yards.

Although it would be preferable if these spaces could be observable from within the properties of the prospective occupiers, this would involve a fundamental change to



the layout. Following direct negotiation with the officer involved, the design has been amended to provide additional windows (to active rooms) to afford direct observation of the two mews parking courtyards concerned.

Similarly in relation to the point about access to the rear of properties, where this is proposed, lockable gates are to be provided.

### **Conservation Area – Impact on Setting**

43. The site is outside but in close proximity to two conservation areas and also a Scheduled Ancient Monument. Due to a major change in ground levels the site really only relates to the St Matthews Conservation Area to the west of the site and will have no real impact on the setting of the Scheduled Ancient Monument.
44. The new houses are grouped in a series of 3 storey terraces which draw on the precedents of the adjacent Victorian and Edwardian developments but with a contemporary interpretation to the elevations. The front elevations incorporate extensive use of brick with cedar for decorative panels between the windows, the front doors and garage doors.

## **Transport and Access**

### **General**

45. The basic concept of arranging the housing around an urban square is considered to be positive and the scheme layout design is considered successful. The location of the site on the edge of the inner urban area will encourage travel on foot, cycle and bus.

### **Shared Surface**

46. The use of a 'shared surface' approach without any significant kerbing is considered to be appropriate in this location, and there is adequate, if tight, turning facilities incorporated into the design.

### **Vehicular Access/TRO**

47. The access road and the hard surface of 'The Square' will need to be adopted. The soft landscaping areas, visitor car spaces and mews parking courtyards will not be adopted. As the site is within a Controlled Parking Zone which is subject to parking restrictions it is anticipated that the access road and square will become a 'Pedestrian Zone'. This will also need to control access to the visitor parking spaces in the square, probably providing limited waiting during the day. This will need to be achieved by the use of a Traffic Regulation Order (TRO), which will need to be financed by the applicant via a Section 106 Agreement as set out in policy TRA10 of the replacement local plan. The cost is currently £1695.

### **Transport Contributions**

48. In order to mitigate the wider impact of the development as set out in policy TRA11 of the replacement local plan the development would normally attract a transport contribution of £6500.20.

### **Car Parking**

49. The level of car parking is considered acceptable. The parking provision is over the standard (which is set at 1.25 car spaces per dwelling for larger units beyond Riverside Road) but there are many developments in this area which have limited parking, and these are relatively substantial houses. In addition there are four visitor spaces proposed to be contained within the central amenity area. Small mews parking courtyards provide additional parking for the properties without integral garages.

### **Parking Permits**

50. The new properties will not be entitled to parking permits for the surrounding permit parking scheme. This information needs to be relayed to the applicant/developer by means of an informative on any prospective planning permission.

### **Cycling Parking**

51. Provision for one cycle store per dwelling has been incorporated within the rear gardens.

### **Servicing**

52. All dwellings have their own space for three wheelie bins in the rear gardens which can be brought to the front on collection day. Refuse collection by large vehicles will be limited to on the access road without being able to turn. This is considered acceptable.

## **Environmental Issues**

### **Archaeology**

53. The proposed development sits on top of part of the Kitts/Rosary Road chalk workings. Chalk workings in this area started in the area of Lollards' Pit (immediately to the north of the site) in the early 1400. the first reference to tunnels dates to the 1750's. It is believed the tunnels were re-used in the Second World War as air raid shelters and recent photographs taken inside the tunnels appear to show artefacts from the 1950's suggesting that the site was re-used as a civil defence station.

54. The applicants commissioned a report on the importance of the tunnels as potential heritage assets based upon a brief prepared by the Historic Environment Service (HES). The survey, photographs and report was submitted to HES and they are satisfied that there is no further work to do on this issue. It may however be relevant to use the information gained towards the provision of on-site heritage interpretation and this will be conditioned.

### **Energy Efficiency and Renewable Energy**

55. The applicants have investigated their options in respect of energy efficiency and renewable energy in the light of Joint Core Strategy Policy 3; East of England policy ENG1 and saved Local Plan policies EP18 and EP19. They have submitted a Renewable Energy Technology Feasibility Study to back up their findings. The site itself is situated in a sustainable location, not far from the City Centre with easy access on foot, cycle or bus.

56. From an energy efficiency point of view the dwellings can achieve a SAP rating conforming to Part L1B2010 of the Building Regulations.

57. In terms of orientation, the blocks of residential units face both north/south and east/west. Those facing north/south do take advantage of direct sunlight into their front rooms (which are lounge areas and main bedroom) for much of the day. The other smaller blocks which are orientated east/west take advantage of mainly afternoon sun whilst the affordable units will get early morning and late afternoon sun.

58. The dwellings take advantage of solar photovoltaic technology to achieve greater than 10% of the sites energy from renewable sources by taking advantage of the mainly south-facing or east/west aspect on the rear roofs of the dwellings. To ensure this is achieved 25 years a suitably worded condition will be included.

### **Water Conservation**

59. Under JCS policy 3 the proposals would trigger the requirement for code level 4 for water efficiency. This can be secured via a new condition.

## **Trees and Landscaping**

### **Impact on Trees**

60. The applicant owns the land at the rear of the site which is part of the urban Greenspace of Thorpe Ridge. This land is not within the application site but will need to be positively managed. The applicants have already carried out some remedial thinning/clearing work to the area under guidance from the Councils Tree Protection Officer. It will be necessary to condition that the trees are in compliance with the submitted Arboricultural Impact Assessment, Arboricultural Methods Statement and Tree Protection Plan.

61. There will also need to be clarification as to what boundary treatment along the wooded ridge is envisaged. There may be a need to remove and replace the existing retaining wall but there would need to be a specification for any substantial remodelling of the retaining wall (with in-built drainage and positioned so as not to impact on the root soil profile of the woodland-edge trees). This will need to be conditioned.

### **Chalk Tunnels and Bats**

62. Some concern had been raised that the originally submitted drawings (and supportive information) did not adequately deal with the entrances to the chalk tunnels in terms of their habitation by bats. A report was carried out by Martin O'Conner (15/06/11) in respect of the previous withdrawn application (App. No. 11/00113/F), which is included with this application. However its findings were not incorporated in the original drawings. Following this concern, the applicants have submitted an amended drawing which:-

- embraces the recommendations in Martin O'Conner report (recommendations 1-7) and shows how it is intended to meet them (including how the area will be managed after the properties have been sold off);
- removes the tunnel entrances from within any private gardens which will then allow for monitoring (and prevent any disturbance from garden

lighting/covering of the entrances);

- provides clearer plans to show the entrances.

63. There will still need to be a condition to ensure that the entrances are protected in perpetuity.

### **Landscaping**

64. Whilst retaining the feel of a central square the continuous hard surfacing of road surrounding a central landscaped space has through negotiation been reduced to a U shaped road which improved the amenity for units 18-21 as they directly face onto the space.

65. The material of the access road and square have been simplified to create a predominantly single surface (in this case asphalt with coloured chippings) with other materials (granite sets, pavements and stainless crossing studs) used sparingly to contrast and delineate a change of function. It is felt that this prevents confusion with small elements of block paving being out of scale with the size of the access road.

66. There will be a need for the central space to be carefully landscaped as a focal point in the scheme and this will need to be the subject of a condition.

67. The Rosary Road footpath which fronts the development is wide at 5.5m and it is suggested that this could accommodate street trees. The applicant is supportive of this subject to advice on position and species. The cost of providing these will need to be met by the applicant and included in a Section 106 Agreement.

### **Local Finance Considerations**

68. The Localism Act 2011 amends S70 of the Town and Country Planning Act 1990 to require local planning authorities to have regard to local finance considerations in the determination of planning applications alongside the development plan and other material considerations.

69. In this case the proposal if granted would return council tax receipts and new homes bonus payments.

### **Planning Obligations**

#### **Affordable Housing**

70. The provision on site of four affordable units will need to be contained within a Section 106 Agreement.

#### **Street Trees**

71. The suggested street trees would be situated on the adopted pedestrian footpath, just outside the application site so the cost of providing them would need to be contained within a Section 106 Agreement.

#### **Transportation Contributions**

72. As already mentioned the development would normally attract a transport contribution of £6500.20.

### **Contributions to play space**

73. The development would normally be expected to contribute towards play provision in the area under replacement local plan policy SR4. In this instance the contribution would amount to £97K.

### **Traffic Regulation Order**

74. This will need to be financed by the applicant via a Section 106 Agreement as set out in policy TRA10 of the replacement local plan. The cost is currently £1695.

## **Development Viability and Deliverability or Affordable Housing**

### **Conclusions**

75. The proposed development of the site is in line with the aims of the National Planning Policy Framework, East of England Plan, Joint Core Strategy for Broadland, Norwich and South Norfolk and saved policies of the Replacement Local Plan. The proposed development would provide good quality family housing to a good design including some affordable housing whilst minimising the impacts on biodiversity. .

76. In terms of achieving some affordable housing on the site and taking account of the requirements of the Council's Prioritisation Framework as referred to in paras. 26-35 it is suggested that the following be done:-

- Grant Planning Permission for 4 social rented units (14.3% affordable) with no Section 106 contributions;
- Include an overage clause in the Section 106 Agreement to ensure that the Council has a share in any added financial value should the terms of the viability assessment prove to be more successful when the properties are sold;
- Include financial contributions towards the implementation of the TRO and inclusion of street trees which should be of direct benefit to the developer.

## **RECOMMENDATIONS**

To approve Application No (12/01155/F) and grant planning permission, subject to:

(1) the completion of a satisfactory S106 agreement to include the provision of four affordable housing units, overage clause, street trees and TRO costs, and

(2) the following conditions:

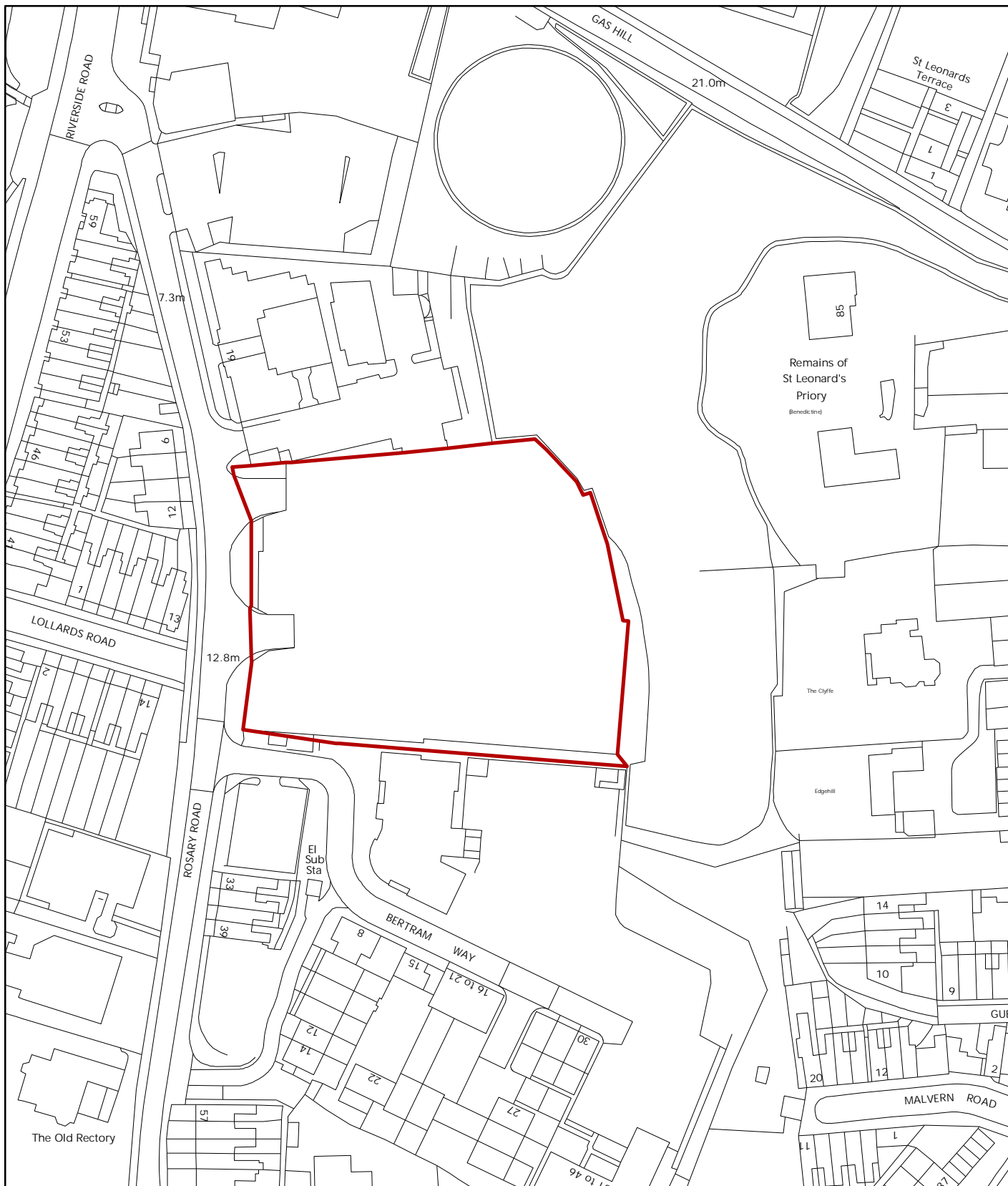
1. Commencement within 3 years;
2. In accordance with drawings;
3. Samples of all materials;
4. Landscaping scheme (including larger trees on the south-eastern part of the site) and maintenance;
5. Boundary treatments;
6. Prior approval of details (lighting, verges, eaves, guttering);
7. Fire Hydrant;
8. Heritage Interpretation;
9. Contamination strategy if any found during construction;

10. Strategy for dealing with surface water disposal;
11. Recommendations of Bat report to be followed;
12. Water Efficiency;
13. Implementation of energy efficiency facilities;
14. Four spaces for visitors only within the square;
15. Refuse and cycle storage facilities provided in accordance with details;
16. Tree management (of wooded ridge) in accordance with the AA, AMS and TPP;
17. Scheme to manage the communal spaces including the area of bat tunnels.

Informatives:

1. No access to permit parking;
2. Anglian Water information;
3. Good construction practice.

(Reasons for approval to follow.)



© Crown Copyright and database right 2012. Ordnance Survey 100019747.

Planning Application No 12/01155/F

Site Address Chalk Hill Works, 21 Rosary Road

Scale 1:1,250



**NORWICH**  
City Council

PLANNING SERVICES



NORTH

ROSARY ROAD

Access Road

THE SQUARE

Maintenance Access

## Site Finishes Key

- Boundary Walls in Brick to match dwellings
- 1800mm Close Boarded Timber Fencing
- Cemex Readyroad 60 black paving-colour
- Cemex Barbrican 80 paving-larger Blocks colour Burnt Ember
- Asphalt to Access road with rolled coloured chippings
- Rigatts Stainless crossing studs Ø1500mm centres to define Service strip.
- Asphalt
- Soft Landscape Planting (To be agreed)
- Granite setts 100mmx100mm
- Hedges
- Cycle rack by Parris

SITE PLAN Scale 1:200 @A1

0 2M 4M 6M 8M 10M

E	Site Layout revised and redrawn in consultation with Planners	Oct2012	
REV	DESCRIPTION	DATE	BY



The Studio, Unit 4,  
The Maltings, Green  
Drift, Royston,  
Hertfordshire, SG8 5DY.  
Tel: 01763 246121  
Fax: 01763 245206

NO DIMENSIONS TO BE SCALED FROM THE DRAWING  
ALL DIMENSIONS TO BE CHECKED ON SITE AND VERIFIED WITH THE SUPERVISING OFFICER

Project  
Residential Development  
Rosary Road, Norwich

Title  
Proposed Site Layout

Project No.	Drg.No.	Date	Author
RRN	29	05/2012	E
		Scale	Revision
		1:200	E