Report to	Planning applications committee	**Item**
Date	16 May 2013	5(3)
Report of	Head of planning services	
Subject	12/02266/F Earlham Hall and Environs Including The Walled Garden, Car Park and Former Nursery and Depot Sites, University Drive Off Earlham Road Norwich NR4 7TJ	

SUMMARY

Description:	Application for Full Planning Permission for Phase 1 and Outline Planning Permission for Phase 2 for proposed redevelopment of Earlham Hall environs including: Fully detailed application for phase 1 including NRP Enterprise centre for business, research and educational uses (Class B1(a), B1(b) and D1) with a total of 3703 sqm, testing centre, energy centre, permanent courtyard spaces between University Drive and Earlham Hall, temporary pedestrian route between University Drive and Earlham Hall, infrastructure service route, surface works to University Drive, landscaping, parking and service areas and dual use of the Earlham Park car park to serve the development in addition to Earlham Park; and Outline application for phase 2 comprising future buildings for business, research and educational uses (Class B1(a), B1(b) and D1) on the site of the nursery garden site, courtyard spaces between University Drive and Earlham Hall, pedestrian route between University Drive and Earlham Hall and associated landscaping.
Reason for consideration at Committee:	Objections
Recommendation:	Approve subject to S106 agreement/Undertaking
Ward:	University
Contact Officer:	Mr Lee Cook Senior Planner 01603 212536
Valid Date:	22nd November 2012
Applicant:	University of East Anglia and Morgan Sindall
Agent:	Bidwells

INTRODUCTION

The Site

Location and Context

1. Earlham Hall is a grade II* listed building historically used as a small country house situated within a parkland setting to the west of Norwich. Although the surrounding parkland remains in public ownership, since the 1960's the Hall has been leased to the University of East Anglia whose campus lies directly to the south. The site is accessed off University Drive, which at each end provides two main vehicle access

points into the University of East Anglia (Earlham Road to the north and Bluebell Road to the east).

2. Earlham Hall is separated into several distinct character areas which vary in age and in heritage importance. The Grade II* Earlham Hall and adjoining outbuildings, including the bothy and donkey wheel, and north and east courtyards form the core of listed buildings of Earlham Hall. Further to this there is the walled garden and former nursery site to the east and north east of the Hall, and other formal gardens to the north, west and south of the Hall that form and directly affect the setting of this listed building. The outbuildings on the north side and south side of the east courtyard are Grade II listed as is the wall to the garden. The area around the Hall which takes in much of the parkland is also designated as a conservation area.
3. There is also a former works depot to the east of the walled garden alongside University Drive that is identified for redevelopment as an enterprise centre. Finally there is a car park to the north east of the Hall that is used by people visiting the wider Earlham Park grounds. The Hall is set within Earlham Park that forms a large area of open space to the north up to Earlham Road and to the south to the edge of the University Campus.
4. The Hall is currently vacated however it was previously home to the University's School of Law. A Hall has existed on the site since the 12thC and the Hall that now occupies the site is thought to originally date from C16-C17 but has been modified in several phases of remodelling, including extensive works throughout the building by Boardman in the early C20. Building change and history is detailed in the submitted heritage impact assessment with the applications and discussed further below. In 2010 the Hall was sold by the City Council to the UEA.
5. Within Earlham Park Car Park there are 66 public car parking spaces (including disabled spaces) for visitors to the park. This car park is open at all times and is accessed from Earlham Road via University Drive. During term time space can be restricted due to competition for spaces by students and park users. During term time weekdays the maximum length of stay is restricted to two hours in an attempt to control use by students.

Constraints

6. Earlham Road to the north forms part of the major road network (policy TRA18). The parkland and listed Hall forms much of the Earlham conservation area (HBE 8), is designated under the City of Norwich Replacement Local Plan as a historic park (SR8) and is publicly accessible recreational open space (SR3). The area close to the river also contains designated woodland (NE2) and river valley (NE1) again as designated under the Local Plan. The site is also within 100m of a designated gateway to the city (HBE14). The University Campus lies further to the south (EMP20).

Topography

7. Earlham Hall sits approximately 4m lower than University Drive on undulating ground which slopes down to the river to the west. The walled garden area drops in level east to west by approximately 3 metres. The former depot runs reasonably level and adjoins University Drive on east side and car park on its north side.

Planning History

8. Earlham Hall has a long history of applications for more minor and specific repairs. No significant additions or remodelling have taken place since before occupation by the UEA.
9. Since the early 20th century the grounds of the Hall have been fully accessible to

the public. The University of East Anglia was built on the estate grounds of the Hall, which was formerly a public golf course, created through unemployment measures in the 1930's, before being given to the University. The park is used to host public events and public access to the park and the public's enjoyment of its recreational facilities are very important.

10. The Hall is currently undergoing extensive refurbishment. The current scheme and also development works within the wider area have been considered through policy work to update local policy briefs. The specific discussions on site refurbishment to Earlham Hall started in 2011. A detailed site assessment and historical investigation has taken place by the architect for the Hall in discussion with the Council and English Heritage.
11. Listed building application **12/00713/L** has been approved for the main elements of works to the main Hall building. External changes have been considered under the related full application **12/00712/F**.
12. Further investigation of those matters which more seriously impacted on the Hall and its future safe operation are subject to separate applications. This has assisted in enabling a phased start on site whilst considering specific heritage implications for sensitive areas of the building. Outbuilding renovation and extension onto the east courtyard will form an arrival point from University Drive as part of this current set of applications for the wider Hall environs.
13. Other works to the Hall have been agreed under applications **12/01377/F; 12/01379/L; 12/01384/L; 12/01438/D; 12/01745/D; 12/01746/D** and **13/00010/D**. These include works to courtyard buildings, discharge of conditions on earlier applications 712/F and 713/L and alternative solutions to works to the reception area and fire escape provision. Other external works to allow easier access around the Hall through the north courtyard have been approved under applications **12/00471/F** and **12/00472/L.** At planning committee meetings Members have agreed to refer certain of these applications to the Secretary of State with a resolution to grant consent subject to conditions.
14. Refurbishment and alteration of the east courtyard buildings including the potting shed (building B), coach house and stables (building C) and garage (building E1) for use as academic space (Use Class D1) and demolition of the later garage (building D) and outbuildings (building E5, E6, E7) have been agreed under applications **12/01331/F** and **12/01347/L.**
15. Activities on site are continuing with a prolonged build period due to problems of asbestos and building stability. Officers regularly attend on site to discuss and agree suitable solutions to detail and programme issues to ensure protection of the building and an appropriate finish to the scheme and a number of details applications including **12/01526/D; 13/00002/D; 13/00034/D** and **13/00036/D** are pending final decision. As is application **12/01879/L** for emergency repairs to cellar, second floor roof, chimneys and external wall structures found to have extensive timber decay or to be unstable.
16. In terms of the walled garden and former depot area again there is little planning application history for the site mainly due to their historical connection to the Hall and progression of land ownership over time.
17. This history relates initially to Earlham nursery under application **4/1988/0950/SU** for temporary pre-fabricated office accommodation. The application was by GMOU Norwich City Council. Subsequent applications are: **4/1994/0812/U** for change of use to Nursery with ancillary retail granted a personal permission for Sheltered Horticultural Employment Scheme Ltd. Application **4/1994/0917/F** for extension to greenhouse to provide office/staff facilities again for SHE's Ltd and application **4/1995/0565**/F for construction of a new entrance to City Works arboricultural compound/depot which were both approved.

18. Records show that in the 1980s the City Works depot extended even further southwards towards the University's porter's lodge, and since then this triangular wedge was restored as grassed parkland. The depot has been used for many years by the council (and latterly by City Care) for their arboricultural team, for park maintenance purposes, and for storage of wood chip. It served parks and open spaces across the City, and operations were not restricted to Earlham Park alone. The depot area is surrounded by trees and high hedging, which screen it from adjoining land. As an operational depot with storage of material, plants and vehicles, it clearly has had no public access for several decades.
19. To establish the commercial rather than open space nature of the site the University submitted application **10/00491/CLE** for a Certificate of Lawful Use for the use of the premises as a grounds maintenance depot with associated enclosures and hardstanding and as a green waste storage, chipping and composting site (without public access) relating to grounds maintenance activities carried out throughout Norwich. This use was deemed to be lawful and indicative of commercial activity in this area and was approved on 25th March 2010.
20. Removal of glass houses within the walled garden/former SHE site occurred recently under application **12/00438/C**. This included demolition of existing glasshouses, shed, boiler house and flue, rainwater butt, polytunnel and other temporary buildings within the former Nursery Gardens and was approved on 30th April 2012.

Equality and Diversity Issues

Various issues relating to the development are reviewed below. The proposals for new business, research and educational and associated facilities should help delivery of services for a range of users within the wider business and public community as well as the Campus however there are not considered to be significant equality or diversity issues.

The Proposal

21. To allow some flexibility in development and certainty over the future extent of growth within the area the main application **12/02266/F** is split into two parts. Phase 1 is under an element for Full Planning Permission and Phase 2 under an element for Outline Planning Permission for proposed redevelopment of Earlham Hall environs.
22. Detailed application for phase 1 includes the Enterprise Centre (EC) building for business, research and educational uses (Class B1(a), B1(b) and D1) with a floor area of 3381m², testing centre, energy centre, permanent courtyard spaces, temporary pedestrian route between University Drive and Earlham Hall, infrastructure service route, surface works to University Drive, landscaping, parking and service areas and dual use of the Earlham Park car park to serve the development in addition to Earlham Park. The EC building is being designed to Passivhaus (PH) standards. The building has had a minor change in size and reduced from 3703m² to 3381m² following comments and discussions about site issues and impacts.
23. Outline application for phase 2 comprises future buildings for business, research and educational uses (Class B1(a), B1(b) and D1) on the walled garden area, courtyard spaces and pedestrian route between University Drive and Earlham Hall and associated landscaping.
24. The EC building is being promoted to encourage the development of new sustainable businesses emerging from the UEA's academic research programme. It will also link into the wider Norwich Research Park activities. The proposals

comprise a new building that is intended as an exemplar of low embodied energy and low carbon construction technologies through the use of natural and bio-renewable materials sourced through local supply chains. Through its use of materials and sustainability by design, it is intended to be a world class facility and recognised as a centre of excellence at the European level.

25. It is advised that the EC will provide space for business support workshops, networking activities, open plan offices, incubation and hatchery space (research and development activities) for new graduate start up companies and other businesses in the Knowledge Economy. Small to Medium Enterprises (SME's) receive support by professional business development managers, and the Chamber of Commerce. The building will also provide a base for business support through the University's Low Carbon MBA and associated graduate development and entrepreneurship programmes. The building should provide significant employment opportunities for local people in addition to valuable academic space for the University.
26. The development of the walled garden site will accommodate uses in line with phase 1. It is proposed that approximately 5700m² of enterprise and academic accommodation will be provided. The buildings are arranged around courtyards at two levels; an upper and a lower courtyard. This consists of two wings which comprises an L-shaped building to the north of the site, defined by the existing historic wall, and a building to the south, which is defined by the historic boundary of the rose garden herbaceous border. The two wings are connected by a shared lecture theatre built into the site, beneath the upper courtyard. The courtyards will act as a permanent link between University Drive and Earlham Hall.
27. The scheme also involves works to listed structures and application **12/02331/L** has been submitted for the demolition of part of kitchen/nursery garden wall to provide for the new pedestrian access.

Representations Received

28. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 23 letters of representation have been received citing the issues as summarised in the table below.

Issues Raised	Response
Concerns about shared parking. Objects to UEA taking parking spaces on Earlham car park. Parking facilities are currently inadequate and public will suffer with a knock on effect to the café and other car parking in the area.	Paras 48, 93 to 100, 172
Contest the UEA information on underuse and survey information and times.	Paras 98, 99
Concerns that there should be no direct vehicular or pedestrian access from this development to Earlham Hall.	Paras 102 to 107
Proposals for multi modal travel are an ideal rather than a reality.	Paras 93 to 98, 101 to 103, 105
Parking associated with the new buildings should be either included within the current University parking arrangements or parking found within the area of the proposed new build.	Paras 93 to 98, 172

UEA are exerting continued expansionist pressures and encroachment on the surrounding green zone.	Paras 47 to 56
Whilst refurbishment of Earlham Hall is welcomed concerned that new development will encroach upon green space.	Paras 44 to 46
The perimeters of new development should be greened to shield/soften sightlines from Earlham Hall itself.	Paras 62 to 64, 151, 152, 155 to 157, 164
No information is provided about the walled garden development.	Para 65
The development makes sense and is an excellent use of this corner of the Park.	

29. **Yare Valley Society:** Generally in favour of new development at Earlham Hall and environs. Does seem however that UEA still appears to want to fill in and build on every available space. Main concern is management of existing car park. Original intent was for it to be available to visitors of the Park and no intention of using it to provide additional staff and student parking for the UEA. Many potential visitors are turned away by the lack of parking spaces especially during the day. Would suggest that ticket and barrier facilities are made available for visitors to the Park to enable first 2 to 3 hours to be free with reasonable charges for longer stays. No restrictions in the evening and at weekends this should ensure the original intention for the use of the facility. The present application does little to facilitate this intention. Understand that there is an option to buy or run the area and would suggest UEA only has somewhere in the region of 40 to 50% of the spaces for its use. Would also encourage suitable monitoring of the site and survey results used to determine the exact split in use. This could mean a larger proportion for the UEA or for visitors depending on results.

Consultation Responses

30. **Anglian Water:** No objection in principle but requests condition on foul drainage strategy in the event of consent being granted. See assessment below.
31. **County Council as Strategic Highway Authority:** No objection to the proposal or determination by City Council. Requests condition for a travel plan in the event of consent being granted. See assessment below.
32. **English Heritage:** No objection in principle. Have advised that they are content with explanation of Issues raised about minor details and building size within the walled garden. See assessment below.
33. **Environment Agency:** No objection in principle but requests conditions and informatives in the event of consent being granted. See assessment below.
34. **Fire Service:** No objection in principle but requests the provision of fire hydrants on site by way of condition on any permission
35. **Historic Environment Service:** No objection in principle. The archaeological evaluation identified a number of undated archaeological features of possible prehistoric date. Consequently there is some potential that further heritage assets may be present and that their significance would be affected by the proposed development. Suggests conditions requiring further site evaluation and recording.
36. **Norfolk Constabulary:** No objection in principle but comment on Crime Prevention Measures and site history. Recommend that the development incorporates principles of “Secured by Design” and suggest detailing to ensure: overlooking of

car park area to prevent nuisance; overlooked and secure bike stores; suitable landscaping; secure perimeter fencing and defensive parking; site lighting; and secure doorsets, glass and windows.

37. **Environmental protection:** No objection in principle but notes conclusions of submitted reports in relation to contamination, plant and machinery, fume and flue, delivery times etc and suggests conditions and informatives; see assessment below.
38. **Local highway authority:** No objection in principle but notes conclusions of submitted reports and information in relation to transport issues, access, dual use of car park etc and suggests conditions on management, travel plan and contributions to CPZ; see assessment below.
39. **Natural areas officer (parks and open spaces):** No objection in principle. Main concern would be to ensure appropriate lighting and adequate mitigation for any impacts; see assessment below.
40. **Norfolk Property Services:** No objection. Act for the Council as land owners and have specifically commented on the UEA's application in relation to the existing car park and to discussions with the UEA to put in place some form of sharing of the existing car park, lease agreement, site management and site facility improvements. Negotiations are on going and will be subject to client and member approval.
41. **Parks and open spaces:** No objection in principle to buildings and landscape works. Does have potential impacts on parking for the area and suggests that there is adequate management and public space available at 50% spaces and protection of the parkland from parking; suggests various conditions; see assessment below.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Building a strong and competitive economy
Promoting sustainable transport
Requiring good design
Promoting healthy communities
Protecting green belt land
Meeting the challenge of climate change, flooding and coastal change
Conserving and enhancing the natural environment
Conserving and enhancing the historic 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 5	The economy
Policy 6	Access and transportation
Policy 7	Supporting communities
Policy 9	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

EMP16	Office development – sequential test and criteria

EMP19	Development of educational and training facilities
EMP20	Development at University of East Anglia
EP16	Water conservation and sustainable drainage systems
EP17	Protection of watercourses from pollution
EP18	High standard of energy efficiency for new development
EP20	Sustainable use of Materials
EP22	High standard of amenity
HBE4	Locations of archaeological interest
HBE8	Development in conservation areas
HBE9	Listed buildings and development affecting them
HBE12	High quality of design, with special attention to height, scale, massing and form of development
NE8	Management of features of wildlife importance and biodiversity
NE9	Landscaping of new development
SR3	Criteria for publicly accessible recreational open space
SR8	Protection of historic parks and gardens
SR12	Green Links network
TRA3	Modal shift
TRA5	Approach to design for vehicle movements and special needs
TRA6	Maximum parking standards
TRA7	Cycle storage
TRA8	Servicing standards
TRA10	Contributions for works required for access
TRA11	Contributions for transport improvements in wider area
TRA12	Travel plans for employers and organisations in the City
TRA14	Safe pedestrian routes
TRA15	Cycle network and facilities

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

Site Allocations Development Plan Document – Pre-submission policies (April 2013).
R42: Earlham Hall

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
DM16 Employment and Business development
DM17 Supporting small business
DM19 Major office growth
DM22 Planning for and safeguarding community facilities
DM26 Development at the University of East Anglia (UEA)
DM28 Encouraging sustainable travel
*** DM30** Access and highway safety

DM31 Car parking and servicing
DM33 Planning Obligations and development viability

***** These policies are currently subject to specific objections or issues being raised at pre-submission stage which could be relevant to this set of applications and so only minimal weight has been applied in its content. However, the main objectives of ensuring appropriate design, protecting amenity and ensuring safe passage around and within a development and prioritising pedestrian and cycle passage remains in place through Local Plan policies HBE12, TRA3, TRA5 and TRA8.

Supplementary Planning Documents and Guidance
Transport Contributions from Development (Consultation closed)
Energy Efficiency (Adopted - December 2006)
Trees and Development (Adopted - October 2007)
UEA Strategic Principles Document (2010)
UEA Development Framework Strategy (2010)
Earlham Hall Guidance Note May 2010
Earlham Hall Area: Vision and Development Document (VADD) September 2011

UEA Conservation Development Strategy, adopted 2006
UEA Landscape Strategy (2010)

Other Material Considerations
Written Ministerial Statement: Planning for Growth March 2011
The Localism Act 2011 – s143 Local Finance Considerations

Principle of Development

Procedural Matters Relating to the Development Plan and the NPPF

42. 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

43. The Joint Core Strategy and the Development Management Policies Development Plan Document – Pre-submission policies (April 2013) provide updated policy and guidance on growth and economy within the policy area; biodiversity and protection; quality in the built environment; community facilities; transport impacts; carbon dioxide emissions and energy performance; water conservation; and waste management. Regard has been had to the policies and documents listed above and suitable weight is given to those emerging policies where appropriate with the exception of DM3 and DM30 which are subject to objection.
44. The site is an area surrounded by parkland to the west of University Drive and located to the north and west of the area defined as the main UEA Campus. The parkland area is defined as publicly accessible recreational open space, as shown on the Proposals Map of the RLP. The area is drawn relatively tightly around Earlham Hall, walled garden and car park and at present also includes part of the

former depot site.

45. Prior to the sale of Earlham Hall a certificate of lawfulness application (CLEUD) was submitted to establish the area which had been used as commercial land to help address the reasonable application of policy SR3 to the open space in the area. The current Local Plan allocation is drawn across the former depot site to align with the southern edge of the walled garden with space to the south of this line being designated open space. In part application 10/00491/CLE has helped with the understanding of the accuracy of this allocation and context for future development.
46. In assessing and approving the CLEUD application it was clear that the commercial nature and physical secure enclosure of the depot area has meant that there has been no public recreational access to the space at any time since well before the adoption of the previous 1995 Local Plan. The UEA ownership now includes a small strip of land south of the existing east-west hedge line at the bottom of the site which will be redefined as part of the proposal and as a result will be the only technical loss of space currently available to the wider public. However; the space will be redefined as a student garden and this together with other improvements to useable amenity space from redevelopment will mean that there will be no loss of open space. The scheme is therefore seen to be compliant with saved policy SR3, emerging policy DM8 and NPPF.
47. The principle of University development is deemed acceptable within the defined Campus area shown on the current Local Plan proposals map. Policy EMP20 is used for the Campus and within the emerging Local Plan policy DM26 is used to assess development within the slightly larger UEA Campus which is redefined on the new Policies Map. Both policies are noted but are not directly applicable in relation to the proposed development. Wider educational policy is included within EMP19, also for other educational development within proposed policy DM22.
48. Both policies EMP19 and EMP20 meet the requirements of paragraph 72 of the NPPF to proactively promote development which will widen choice in education and the core planning principle in paragraph 17 to support economic development (which includes education as a public and community use) by enabling educational development and further growth within the UEA campus to assist the wider area. It is also considered appropriate to offer ‘weight’ to emerging policy DM22, despite its un-adopted status, and in general the proposal largely satisfies this emerging policy.
49. The importance of the University to economic growth in Greater Norwich is recognised by the JCS in identifying it as part of a strategic employment site. Specifically at policy 5 it is suggested that opportunities will be improved through facilitating the expansion of and access to education provision and encourages the development of links between training/education provision and relevant business concentrations including co-location where appropriate. To ensure that growth is sustainable and does not have a negative impact on neighbouring areas and the attractive landscape setting on Campus the City Council has worked closely with the UEA on the production of masterplanning documents. Policy documents endorsed by the Council consist of the UEA Strategic Principles Document (2010) and the UEA Development Framework Strategy (DFS) (2010).
50. Related background documents include the Conservation Development Strategy and the Landscape Strategy, and these will in most cases be material considerations in assessing planning applications within the University Campus. In this instance they are used in assessing the difference between the two distinct areas of the Campus and the parkland and Earlham Hall. The DFS for the UEA has been prepared in discussion as a masterplan to inform the Local Plan/LDF process and to guide the release of land and planning applications to meet growth needs for the UEA up to 2030 and beyond.

51. The NRP Enterprise Centre project originated in 2006-2007 when the capacity building phase of the InCrops Enterprise Hub recommended both a Revenue project to deliver Axis 1 ERDF innovation based support and a capital project to exemplify the use of natural materials in low carbon construction. At that time the UEA was developing plans for an Enterprise Centre consistent with its strong 'low carbon reputation' and as part of the wider NRP Science Park vision. At its meeting on 9th December 2009 the City Council's Executive Committee agreed a paper regarding establishing a revised planning framework for the University of East Anglia (UEA). The NRP vision document has developed into a set of policy documents specifically for the Campus as mentioned above. The City Council prepared the Earlham Hall Guidance Note in May 2010 to assist in preparation of a planned renovation of the area and re-use of Earlham Hall for academic purposes. It was subject to technical consultation with key stakeholders before being issued. The timing coincided with work for the draft Site Allocations LDF document and the UEA's work on the DFS.
52. The DFS looks substantially at development on Campus. It also includes reference to the Earlham Hall application site as part of future development and expansion of facilities adjacent to the existing Campus. The DFS takes its lead for promoting the site from the NRP vision document which highlighted the need to bring together key business facing activity and innovation spaces dispersed across the area with the UEA faculties and expertise arising from academic research programmes to help promote sustainable businesses.
53. Within the Campus development will be permitted providing it is for University related uses and is in accordance with the DFS and with any subsequent detailed guidance endorsed by the council for individual parts of the site. The DFS requirement and Council Guidance Note led to the process for the creation of the Vision and Design Document (VADD) for Earlham Hall and its environs. The VADD was endorsed by the Council in October 2011 and helps establish the development and design parameters to guide detailed planning proposals and information about the way the 10,000 square metres of new internal floorspace identified in the DFS could be accommodated within the Earlham Hall area.
54. The VADD states that the prime objective for the exemplary low carbon building to be sited within the depot site is to encourage small to medium enterprises (SMEs) to develop and create jobs in connection with the low carbon economy. This will help deliver business support to local businesses benefiting from the knowledge created at the UEA and Norwich Research Park. Creation of other educational floorspace on site is proposed to enhance interconnectivity benefits to the enterprise hub. The allocation site R42 as proposed within the Site Allocations Development Plan Document – Pre-submission policies (April 2013) and the VADD support the allocation of the Earlham Hall area. Other than comment from the University no objections have been received on the site allocation R42 and therefore significant weight can be applied to this submitted allocation.
55. Under policy allocation R42 development must, where relevant: conserve the landscape and architectural significance of the area and buildings; ensure re-use of Earlham Hall; provide high quality environmentally sensitive new buildings; enhance biodiversity interest; promote walking and cycling; provide links with the Campus and green spaces around; and gain access from University Drive. The size of buildings has also been reviewed as part of detailed site analysis to better understand how the site area split would work to achieve a maximum of 10,000m² of new floorspace as detailed within the DFS. This is also as defined within the submitted allocation R42.
56. Considerable discussion has taken place with the agent and applicants to achieve a form and density of development which has regard to the site constraints within this

area. The development should deliver a demonstration facility constructed of bio renewable materials and a specialised business support service as an outward facing resource for the UEA in line with policy aims for the area. The progress of the overall area redevelopment is also set to ensure the re-use of Earlham Hall in conjunction with other new development. The site will also link with sustainable transport initiatives for the Campus. The application is therefore considered to be compliant with existing and new policy requirements as detailed.

Other Material Considerations

57. The scheme includes an element of new B1 office floorspace which would normally require assessment under policy EMP16 of the Local Plan. Specific floorspace split is not precisely known due to the partial outline element of the proposal but could potentially exceed the policy threshold levels for sequential assessment which drives a preference for centre locations for such uses. Policy EMP16 is only considered to be partially compliant with the NPPF as aspects of the policy would appear to conflict with the application of the sequential approach to office development which is below the current 2000m² thresholds for major office development.
58. Emerging policy DM19 notes that proposals for new B1 office development not within a defined centre should be justified by a sequential assessment unless forming part of a specific development allocation within the Site Allocations Development Plan Document. As detailed above policies for the site are proposed to be changed through the allocation R42. The proposal does not materially change the way the development of the site is considered against these policies, and the expectations of development are consistent in the emerging policy.
59. The lettable office space within the proposal will operate as incubation or hatchery space (research and development activities) for new graduate start up companies and other businesses in the Knowledge Economy and as a base for business support. It will operate in connection with the UEA and NRP and act as a specialist hub for expertise in the low carbon economy in close proximity to each of these education and business operations. As such there are specific requirements for the site location and the proposal is considered an appropriate and sustainable location which would not impact on main centre activities. A condition is however suggested in relation to the mix of uses within the buildings to ensure that a predominance of one use occurs above others which would not be beneficial to the development future for the site.

Context

60. Earlham Hall is currently undergoing significant refurbishment works, including proposals to bring back into use the courtyard outbuildings. The work is being carried out independently of the application proposals which affect the walled garden and peripheral curtilage areas to the Hall within the much wider parkland setting, which is also a designated conservation area. The proposals therefore have the potential to have a significant impact on the setting of the Hall as seen from views in the surrounding parkland and the setting of the parkland itself, as a conservation area and heritage asset.
61. The most significant extant historic features directly affected by the proposals are the walled garden and the later Rose Garden/Memorial garden. The walled garden has been subject to extensive modifications, with later use for greenhouses in the late C20, and there is little of interest surviving except that the modified wall still ‘defines’ the space. The ‘Rose Garden’/’Memorial Garden’ immediately to the south and west of the proposed development sites, are C19 and C20 in design, but are also of historic significance and have their own special character.
62. The Halls immediate setting to the east is defined by more utilitarian structures associated with the service entry to the house. Perhaps to historically screen this

more functional and ‘working’ side of the house, the character is predominantly defined by the extent of mature tree coverage. The wall of the walled garden is relatively low and utilitarian in appearance, unusual as walled garden walls tend to be much higher, and is therefore not as dominant in views from the parkland as is the case with other country houses.

63. The context of the site is therefore one where development has to fit into the existing mature landscaping so that it does not detract from the main views of the Hall from the north, west, and south. The proposals also need to be assessed on how they affect the setting of the parkland as a separate entity. Since the areas to be developed do not retain significant elements of historic or architectural character and are not directly adjacent to the Hall, it is important that the proposals fit in harmoniously within the existing setting and general character of the area. A significant degree of pre-application discussion has taken place to ensure that both phases of the development have regard to guidance prepared for the site and respond positively to issues of heritage, design, landscape, access and operation. It is considered that the scheme successfully addresses site constraints and appraisal on this is given below.
64. Because of the sensitivity of the site and its location within a conservation area the local planning authority would not normally entertain an outline planning application for development of this nature. However, the overall development will need to be built in phases over several years depending on the availability of funding to enable its completion. In these circumstances it was considered unrealistic to insist on a single detailed application covering all areas of the Earlham Hall site being submitted. Discussion has taken place with the applicant and English Heritage to define elements of phasing and extent of information to be included within any outline element of the hybrid application now submitted.
65. The outline part of the scheme includes information about access, siting and scale of new buildings sufficient to understand the future developments impact on the Hall, parkland and conservation area. This allows an understanding of the development that may be acceptable over the entire site, as incorporated into a masterplan covering all of the Earlham Hall site. This also includes prioritisation of the repair of Earlham Hall before other parts of the development come forward. It is considered that the information provided will guide development and is sufficient to adequately enable the local planning authority to deal with detailed proposals for development on all parts of the site.
66. RLP policy HBE4 requires development which could affect archaeological remains to be subject to an assessment of their significance in line with paragraph 128 of the NPPF. It also requires preservation of the remains in situ where possible and a record of the remains to be made if not, which reflects the requirements of paragraphs 132, 133 and 141 of the NPPF. However, the policy does not have the NPPF paragraph 132 caveat that in exceptional circumstance development that does not meet these requirements may be permitted. Further assessment on archaeology is given below.
67. The policy HBE9 is consistent with Conservation Area policy set out in paragraphs 133, 134, and elsewhere in section 12 of the NPPF except that paragraph 130 of the NPPF sets a stronger requirement in relation to listed buildings in a poor state of repair.

Design

Layout

68. To the east the EC building could be a very dominant feature fronting University Drive, but this will be on the boundary of the park and parkland setting and not

within the defined Campus. Within the DFS where improvement to the arrival point is discussed the entrance to the Campus is shown as the area around the porters lodge. University Drive is described as a processional route and therefore significant discussion has taken place to ensure that the position, scale and form of frontage buildings creates sufficient impact but shows a difference to the main Campus buildings.

69. It is also important that any new development maintains an historic association with the Hall through maintaining pedestrian links and close ties in use to the Hall whilst balancing University use and historic linkages in a discrete way. The EC building successfully addresses these points which with additional planting and in scale reinforces the distinct character of the area and will help prevent ribbon development along University Drive. The emphasis of the difference of the two areas has also been informed by an analysis of historic field boundaries and layout. The creation of separation is also assisted by the retention of a large part of the enclosing beech hedge to the Drive.
70. From the east the most important consideration is that the University Drive and the walled garden continue to have a strong 'symbiotic' association to the Hall and the Courtyard outbuildings. This is mainly dealt with through the phase II proposals. However, the treatment of the north elevation of the EC building has been deliberately kept low key so that it has an appropriate level of 'pull' from the important east – west route from University Drive to the Hall which again reintroduces historic boundary treatment.
71. Following initial discussion more attention has also now been given to the landscaping so that the new building will not have an adverse impact on views of the Hall from the parkland to the south, west and north. Additional planting and the creation of an extended 'square' to the front of the building creates a more acceptable balanced frontage to the building following discussion at the Design Review Panel and helps note a transition before arriving at the main Campus.
72. Through negotiations for the second phase the same principles have been discussed and established. The proposed buildings are more appropriately set into the parkland according to historical context and boundaries. The future building is conceived as two buildings around a courtyard, emphasising the edge conditions of the walled/kitchen garden, and part sunken to minimise the impact on views across the site and of Earlham Hall. An underground services route is added between buildings, and so the southern edge of the future academic building is moved northwards. This has the positive effect of moving this development further away from the rose garden adding to the separation of spaces.
73. The east-west link from the EC will pass through the walled garden area. In line with the more functional aspect of the East side of the Earlham Hall, the 'corridor' has been designed so that it is not so much viewed as a 'polite' vista, but a more informal route travelling through courtyard spaces which form an essence of the east approach and providing varying glimpses of the Hall as a pull through the space.
74. Although the building is two storeys in height on the eastern half of the site, the massing steps down to one storey towards Earlham Hall. The intended planted roofs of the buildings become a continuation of the parkland setting and the perceived scale of the buildings is therefore further reduced. The herbaceous border will be reinvigorated and the hedge to the south of the site will be replaced and increased in height to 3m in order to further ameliorate the impact of the development from the rose garden.
75. The Materials testing area is located to the north of the EC and grouped with the bin stores and cycle parking. The EC has been moved south to allow as much sunlight as possible to reach the exhibition gardens and adjacent entrance

courtyard. The Enterprise wing is positioned to have a closer relationship with the car park and potential future phase, which should also include Enterprise activities. The north facade has also been opened up with glazing to provide more connectivity between the pedestrian link and the activity within the building.

76. An energy centre is proposed abutting the eastern boundary of the walled garden, which will house the transformer and switchgear for the EC building, along with spare capacity for development on the garden site. To create a greater sense of enclosure to the walled garden scheme, except where the new path link will be formed on the west boundary the kitchen wall will be retained and as necessary extended to complete north, east and west boundaries.

Design, Form and Scale

77. The size and bulk of the new EC building will mean that it will to some extent become a very prominent new contemporary building and represents a significant departure in terms of what may be expected of a building built within the parkland setting of a historic manor house. The justification for the building is that it will be an exemplar building using natural and bio-renewable materials to achieve PH standards. Hence the consolidation of the majority of accommodation into two north/south blocks. PH standard will ideally mean a more compact form and that the major proportion of the accommodation will face south to benefit from passive solar gain in the winter.
78. This aim for PH certification ties in with the ambition for the centre to be a world class facility and centre of excellence at the European level, and that this will be reflected in its design and use of materials. The building is designed to use natural and locally sourced materials with very low embodied energy. Specification of building materials and construction has been carefully compiled to express the wider vision for the building and site to deliver a scheme that is as near to a carbon sink as possible. Para 63 of the NPPF states that in determining applications great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.
79. The building is not traditional in style or in its use of materials; however it does use natural materials, which will to some extent harmonise with the natural character of the setting, although the building will be contemporary in appearance. Despite its relatively unrelieved bulk the building should to some extent blend into the existing landscape so that it does not appear too dominant. The use of the thatch for the elevations, although an unusual material for facades, is natural, and should blend in successfully especially when it becomes greyer. The building arranged around a contemporary entrance courtyard, in the centre of the site will also break the east elevation onto the Drive.
80. Following negotiations the west elevation has been designed to be respectful of the rose garden with vertical hit and miss panels of glazing and thatch. This helps with achieving PH and also reinforces the vertical emphasis of the trees and character of the woodland planting to the west. It will also create some separation between the building and the Rose Garden, which will respect the sense of the enclosed space and the tranquillity of the area, whilst providing interesting glimpsed views out to the trees from within the building.
81. The building as designed has relatively ‘clean lines’ being a relatively simple design with uniform use of materials. The materials are aimed at giving the buildings a warm, humane touch. Roof areas which will not be visible will have a flexible PV sheet for energy production. The roof of the main lecture theatre is finished in stone paving and intended to act a circulation space. The two pitched roofs of the North and South blocks are shown as Norfolk reed thatch whilst the main buildings walls will be thatch cladding in Yeomen wheat (specifically developed for growing in East Anglia) and Norfolk reed. The lecture theatre will be lime rendered and external

materials will be built over any air tightness barrier required for PH on timber structural frames.

82. A materials testing area, cycle shelter & bin store form the north edge of the pathway link. The materials testing area will be used to test the performance of different types of construction being trailed by the Centre's students, researchers and businesses. The roofs of the cycle shelter and bin store are envisaged as biodiverse green roofs.
83. To minimise the embodied energy of the project it is intended to use timber as much as possible, including the vertical external capping pieces and in use of exemplary doors and windows. However, the horizontal capping pieces to the thatch walls will be aluminium to ensure longevity. It is important that the clean finish of the building is not disrupted/diluted by detailed design aspects such as plant and rainwater goods etc. and as well as final materials the design and location of these more detailed aspects are suggested to be subject to condition. A maintenance agreement has been submitted for the areas of thatch and again this will be subject to condition to ensure quality of appearance of this material.
84. The outline plans for the buildings and spaces within the walled garden reflect the ordered geometry which would have been a characteristic of its former kitchen garden use. The height of the buildings will be kept low with a strong horizontal emphasis to reflect the character of the garden wall. Although the building is two storeys in height on the eastern half of the site, the massing steps down to one storey and the planted roofs should become a continuation of the parkland setting and the perceived scale of the buildings reduced. The appearance of the future academic building has been designed to reduce its impact on the parkland setting, to the extent that a significant proportion of the building's massing is not immediately visible. From the outer edge of the historic wall's north-west corner, the building should only be visible as a ribbon of glass topped by a surface of plants.
85. The intent is that as you move westwards to the lower level courtyard the nature of the two storey building revealed, with the main lecture theatre remaining secluded underground and only the glazed link beneath a ramped landscape and light wells give clues to the building underneath. Whilst buildings will be visible above the garden wall the strong horizontal emphasis of the buildings should not result in development detracting from the Hall through being too dominant in the wider setting of the both the Hall and the parkland. Conditions for reserved matters are suggested so that the underlying concepts are carried through at the more detailed stages rather than being diluted.

Listed Building and Conservation Area – Impact on Heritage Assets

86. The EC building will create a feature from University Drive, however, in terms of views there are no key views of the Hall from this side. The rooftops of the Hall are glimpsed, but they are informal views and not 'polite' constructed views. The wider parkland setting is however also a conservation area, and therefore views of the new buildings within the parkland (i.e. not taking into account the setting of the Hall but how the buildings affect the character of the parkland and other views within it) also needs to be taken into account.
87. The bulk of the buildings and how dominant they would appear within the area, potentially detracting from views of the Hall and wider parkland setting, has been addressed through assessment of building scale and planned additional landscaping which forms enhancement to the heritage assets. Further discussion about building size has resulted in a lowering of the EC building being largely kept underneath the existing tree canopy.
88. The "east" side has developed since the C19 as the functional/service entrance to the Hall, and has already been extensively landscaped with mature trees to screen the more utilitarian character of the buildings. In terms of impact on setting of the

Hall as heritage asset and the parkland as a heritage asset these have been taken into consideration and buildings designed to not dominate over existing landscaping. Additionally the existing landscaping is being supplemented with tree planting and refurbishment of planted features such as the herbaceous border running along the south edge of the walled garden area.

89. It is considered that any resultant impact caused by the new buildings is balanced by its highly innovative use of locally sourced materials within the EC building and other local benefits including the provision of enhanced pedestrian / cycle access into Earlham Hall and park from University Drive; improved vistas and views into the park and new courtyard spaces. The direct impact on the setting of the Hall within the parkland and conservation area is therefore considered to be acceptable and of minimal harm.

Loss of listed fabric and alterations

90. Part of the scheme involves the loss of part of the listed wall to enable the creation of the east-west pathway through the site. The results of the historic building survey and associated research indicate that garden wall is a single phase of construction, likely in the early 19th century, with a series of repairs to the structure at a later date, probably in the 20th century, including repointing and rebuilding of the north end of the east wall and the building of buttresses on the internal elevation of the west wall.
91. The east wall ends abruptly evident that the wall never continued beyond its present termination. The west wall likewise runs southwards for only a short distance. The wall resumes for a short distance until the southern boundary is reached. The interior of the kitchen garden is lacking in historic features.
92. The original Hall is largely remaining unchanged in terms of significant alterations, whereas the courtyard buildings and the walled garden are to undergo significant changes in use and refurbishment. Seen within this context, the removal of a part of the wall will lead to significant public benefits in terms of creating a better ‘interface’ between the Hall and the wider development to the east, which in turn will help the long term viable use and preservation of the Hall. Taking into consideration the wider development of the site, the alteration is considered acceptable and can be approved. With regard to conditions, it is important that this is linked in with the wider recording of listed building during works. It is also important to require making good, which needs to be carried out in a sympathetic manner.

Transport and Access

Travel Plan

93. The University have demonstrated over the years their commitment to effective travel planning for users of the Campus site, and consequently have a travel profile that is substantially less car based than any other organisation in this part of the country. Extending this travel planning expertise to the new development area will ensure that this new facility is accessed in the most sustainable way reasonably possible.
94. The University travel plan includes a significant degree of parking restraint, and therefore there is little justification for building additional car parking if the demand for it can be properly managed. In addition, to provide additional car parking would require further extension of hard surfacing into the existing parkland areas, and probably significantly affect trees in the area, and the overall setting of the park to the detriment of the conservation area and setting of the listed buildings on site.
95. The role of the travel plan is explained within the submitted documents and initially considered as being linked to the development through use of a S106 agreement. Discussion about use of the Earlham Park car park area has progressed and it is

considered appropriate to link the use of the plan by condition requiring the development to be carried out in accordance with submission of details of the means of extending the existing known travel plan scheme to the area beyond the existing Campus prior to first occupation of the development.

Car Parking

Car Parking for the Development

96. Normally car parking for any new building on Campus would be part of the main provision within the Campus site. However; it is clear that this development is unique, and that some level of parking directly associated with it is essential for the successful operation of this facility and interaction with the wider community. Current parking standards would suggest a maximum provision of around 200 to 280 parking spaces for a development of this scale outside the City Centre. That would clearly not be appropriate here, but it does demonstrate the level of parking restraint that is being applied. A significant amount of management will therefore be required to ensure that whatever parking is provided in support of the building operates satisfactorily. The scheme that UEA propose is designed to ensure this, and fits with their travel plan initiatives.

97. The scheme provides for the enhancement of the existing car park and rationalisation of layout to increase parking numbers above the existing 66 spaces and provide adequate circulation space for vehicles. Latest figures for the layout show 75 spaces and it is intended to provide a near 50/50 split between public and development use. I would, however, not wish to see any more parking than is proposed provided for this development to ensure the aims promoted as part of the sustainable initiatives for the site are successful.

Car parking for use by the public

98. In context the Earlham Park car park has been there for a significant amount of time, and historically provided the parking spaces for the commercial uses on the adjacent site (City Works and the SHE Nursery) as well as provision for park users. It is critical that an appropriate amount of car parking remains available for genuine users of Earlham Park, and parking surveys were requested that form part of the submitted reports on transport assessment. It was agreed that surveys should take place both in and out of term, and in a way that identified both users of the park and others. This was so that a reasonable estimate of demand for park users could be made.

99. It is clear from the data that has been collected, that a significant proportion of users of the car park currently are not bona-fide users of the park, and in addition, there are significant levels of abuse of the 2 hour limit. This means that the car park often appears busy, whilst half of it is being used by motorists who should not be parking there. Whilst in principle, a two-hour limit applies, the level of enforcement that the Council is able to provide is significantly lower than that currently undertaken by the University on the Campus. In addition, the University can control use of the car park by its own staff and students in a way that the Council cannot.

100. Provided that the parking proposed to be retained for users of the park is arranged in an appropriate way, then the level of parking that is proposed to be retained for use by the park would be reasonable, and the surveys indicate that this would be sufficient. There will not be any issue in the evening or at weekends, as it is proposed that the whole of the car park will be made available for use by the public, and will provide more spaces than are currently available. This would appear beneficial to the users and operators within the park. Separate discussions are taking place about the UEA's option to lease and manage the car park area. It would be reasonable; however, to suggest conditions that require submission of details of the car park management scheme, parking times and levels of parking retained for each use in any arrangement for the users of the park at all times.

Conditions are also suggested in relation to re-surfacing, barriers, meter equipment and bollards to allow appropriate design and control of the area and prevention of fly parking.

Cycling Parking

101. Given the proposal to extend the UEA travel plan to access this site facilities for alternative forms of travel have also been considered. The scheme will provide cycling facilities including parking, changing and shower facilities to encourage use of alternative modes of transport. A bike store is to be provided to the north of the EC building and other space around the building is available for further informal bicycle stands. The arrangements that have been made for cycle and pedestrian access to this new facility and that it is properly accessible by public transport are considered acceptable. However conditions are suggested in relation to provision of cycle parking.

Improvements to Public Access and Connectivity, Cycle Routes and Pedestrian Links

102. The development will also provide other local benefits including the provision of enhanced pedestrian / cycle access through into Earlham Hall and Park from University Drive; improved vistas and views into the Park and towards the Hall; and a group of interconnecting courtyard spaces providing amenity benefits within the area. For many years no access has been available through the site and the area has become cut off from Earlham Hall and University Drive with main access only through the car park.

103. Creating better linkages are key to making this new scheme successful. Improved pedestrian access has been enabled through the east courtyard to the Hall within the works which have recently been granted consent. The east and west walls of the north courtyard have been granted consent to have part removed and linkages are to be provided through the building to other spaces and rooms. This aims to improve access and movement between spaces around the Hall with the overall aim of opening up the area surrounding and within the Hall to more people.

104. In order to reinforce a more positive pedestrian link the exact location of the EC building has been reviewed and the footprint moved southwards so that the north façade of the Centre was in line with the northern edge of the herbaceous border. By moving the building further south, sufficient space is gained to enable the grouping of the materials testing areas and exhibition gardens. Changes have also been made to the buildings internal arrangement and a north entrance and “café” area introduced linking the courtyards north and south of the building to provide more connectivity between the pedestrian link, car park and walled garden and the activity within and around the EC building.

105. A meandering route has been developed as part of the walled garden area to reveal Earlham Hall more slowly through a series of interlinked courtyards. Initially east and west courtyard spaces will be established and a temporary link provided along the southern edge of the walled garden where it is also proposed to provide service links through the area. The concept is to provide an extension of the open Campus feel to the area where people can walk through the site to enjoy the benefits of the area. The submitted drawings also show the approximate location of a new bus stop on University Drive outside the revised courtyard entrance to the EC building which also helps improve accessibility. Conditions are suggested in relation to the provision of public routes through the site at various phases and positioning of any new bus stop adjoining the site.

Vehicular Access and Servicing

106. It is proposed that a series of small outbuildings providing bin store are provided to allow two points of collection. A 24m² secure and enclosed waste storage area to the west of the proposed testing pavilion, and a further area within

the future energy centre to the west of the disabled parking spaces are shown. Also there is potential for an anaerobic digester within the proposed energy centre which will form part of the future academic building programme. Service arrangements for Earlham Hall are provided at the edge of courtyard buildings and link road to the west.

107. The service areas provide some separation to the car park beyond. A new shared surface will allow for vehicle access to the development site for setting down, deliveries and servicing access. Refuse vehicles will access through the car park for waste collection from the “drop off” area. Tracking demonstrates vehicles can enter and leave in forward gear. Waste taken off-site will be collected twice weekly with vehicles entering and leaving the site via University Drive and Earlham Road at prescribed times.

108. The proposed locations are relatively discrete and safe and allow for service vehicle access. Conditions are suggested in relation to details of buildings, enclosures and arm barrier for service access south of the building.

Environmental Issues

Site Contamination and Remediation

109. Historical site uses on various parts of the site include former kitchen garden, nursery works depot and a car park. Glass houses were positioned along the southern boundary of the walled garden and replaced earlier building on this area. Fuel tanks were historically present in the centre and on the southern boundary of the site. Site assessment has been undertaken and reports submitted with the application. These indicate that areas of made ground are present which are likely to include contaminated material. It is also noted that the site lies within an outer groundwater source protection zone for an extraction borehole 500m to the north-west. Due to the use of the site and presence of some buildings at the time of survey some areas require further assessment; however, contamination is not noted at elevated levels.

110. The report suggests mitigation of potential source-pathway-receptor linkages to reduce contamination impacts. Both the Pollution Control Officer and Environment Agency (EA) agree that further investigation will be required along with a suitable remedial method statement and verification report and conditions are suggested requiring these details. The EA do not require testing/certification of imported material as the Council normally do and a further condition for this is suggested to be added to any consent also. Conditions for long term monitoring and maintenance plan and a control on works if unknown contamination is found are also suggested.

111. The report mentions a potential issue with ground gas, and suggests either further testing or gas protection measures being included in the building design. The Council will require confirmation of which of these methods is chosen. There is also a potential requirement for protection to potable water supply pipes, which we will require confirmation of also.

112. The EA suggests in relation to possible piling and penetrative ground improvement techniques that an informative that a foundation works risk assessment based on results of site investigation should be undertaken. This should help with the choice of founding technique and any mitigation measures employed to ensure that the process does not cause or create preferential pathway for contaminants into the underlying aquifer.

Unexploded Ordnance (UXO)

113. Assessment for the presence of air-dropped UXO or for specific defence related use of the property has been provided with the application. Such devices can have

implications for site contamination and site safety. Survey information and aerial photograph show that the risk from UXO is low and the submitted BAE report recommends that no special measures are necessary to mitigate the risk of the discovery of UXO's but do give general guidance for site practice. By way of informative it is suggested that the report's recommendations are noted and followed by the groundwork contractors whilst on site.

Asbestos

114. The submitted geo-technical report identifies that a pre-construction asbestos survey is undertaken. This would not fall under planning control; however, the Pollution Control Officer has recommended an informative for the permission that the developer is advised that any asbestos encountered on the site, either as part of the existing buildings or as fill material, should be handled and disposed of as per current Government guidelines and regulations.

Ground Stability

115. The site is underlain by made ground over Crag Group deposits (some of which might be glacigenic formation) which in turn overlies chalk. No evidence of dissolution features or past mining activities was noted during site investigation. Although the submitted report indicates that ground conditions are suitable for building construction, it notes use of strip/trench fill foundations would not be suitable on untreated soils. Raft foundations are recommended or vibro-treatment to improve the ground which are relatively standard foundation methods and should not require significant penetration of the ground.

116. Suggestions are also incorporated within the submitted reports in relation to gas protection; removal of made ground; upgraded water supply pipes; and installation of services in clean soil. As such the suitability of the site for development and construction methods suggested are considered acceptable and should not give rise to wider impacts.

Flood Risk

117. Following initial concerns from the EA revised flood risk information has been exchanged to address surface water flood risk concerns. The system has been redesigned so that proposed hardstanding will be constructed from permeable paving, and the roofs will drain to deep bore soakaways. The FRA includes modelling of the permeable paving; a large factor of safety to account for the variance in the infiltration rates; and modelling of volumes of storage required depending on the number of borehole soakaways, ranging from 124m³ for one deep bore soakaway to 86m³ for three deep bore soakaways. These demonstrate that the scheme can potentially contain a 1 in 100 year rainfall event including climate change and drain as required. Further infiltration testing will be undertaken at the detailed design stage and the system designed using the location-specific infiltration rates.

118. The system was modelled with 20m deep soakaways and concluded that only 16.5m could be used. In terms of groundwater quality use of deep borehole soakaways will be acceptable subject to the pollution control measures indicated by the Surface Water Drainage Appraisal, being fully incorporated. Conditions are suggested in line with EA comments to resolve any flood and maintenance issues and that infiltration will only be used were demonstrated in the surface water strategy that it will not pose risk to groundwater. The EC and associated outbuildings are also shown to use various methods of SUDS to attenuate the surface water run off, including the flint bed pool and biodiverse roofs to help limit soakaway use.

Foul Drainage

119. The site is within the catchment of Whitlingham STW. Submitted information indicates the presence of previous connections from the site via the drainage system at Earlham Hall. The report also suggests the need for repair works to drains in the area between Earlham Hall and the Anglian Water (AW) sewer. As part of the new development it is proposed to connect the discharge from the application site to the Earlham Hall drains which in turn connect to the AW sewer.

120. Following consultation Anglian Water have reviewed the submitted foul water

assessment and confirmed that the foul drainage at present has available capacity for the site flows and that the proposed development can connect into the local sewerage network. However, they note that there will be a detriment further downstream and the Yare Valley Trunk Sewer, into which the flows from the proposed development will discharge, is at capacity. Strategic improvements to this trunk sewer need to be made to accommodate growth in the wider area and upgrades will be required to be in place prior to connection.

121. Anglian Water therefore requests a condition requiring a drainage strategy for the site covering the connection issue(s) to be agreed. The drainage strategy should cover the procurement of the improvement works. There are no public surface water sewers within the vicinity of the development shown on Anglian Water records and they request that surface water should not discharge to the foul sewerage system. The flood risk information submitted with the planning application indicates that surface water will not impact on an Anglian Water asset and separate assessment is provided on surface water impacts above.

Archaeology

122. The site is located within an area of known Neolithic and Bronze Age activity with occupation sites recorded along the Yare Valley. The deserted mediaeval village of Earlham lies to the west of the site as well as the Church of St. Mary. The core buildings of the Hall date from the 16th Century. Pre-application specification and evaluation has been undertaken and a total of 11 trenches have been excavated across the site within accessible areas of the walled garden and depot areas. The results of the evaluation identified archaeological remains in the south west corner of the former depot area only. These features were 4 ditches and a possible pit which are undated and function unknown.

123. The Historic Environment Service note that archaeological evaluation carried out at the site identified a number of archaeological features of possible prehistoric date. Consequently there is some potential that further heritage assets with archaeological interest (buried archaeological remains) may be present at the site and that their significance would be affected by the proposed development. They have suggested that the development area be subject to a programme of archaeological work in accordance with NPPF paragraph 135. To further characterise deposits in the area of the proposed EC building conditions are therefore suggested requiring details of an archaeological written scheme of investigation (WCI comprising the monitoring of groundworks); provision to be made for analysis, publication and dissemination of results and archive deposition; and for development to take place in accordance with the WCI.

Energy Efficiency and Sustainable Construction

124. The EC building is aimed at achieving PassivHaus (PH) certification and also BREEAM “Outstanding” Rating and developed with low embodied carbon. PH standard was developed for residential buildings as a means of minimising the heating demand of the building, primarily achieved through considered orientation, internal arrangement and envelope design. PH is increasingly being applied to non-domestic buildings and is considered both a robust energy performance specification and a holistic low energy design concept.

125. Heating requirement in PH developments is reduced to the point where a traditional heating system is no longer considered essential. Thermal comfort can be achieved solely by post-heating or post-cooling of the fresh air mass. Cooling is also minimised by the same principles and through the use of shading and via the pre-cooling of the supply air. Night purging and the use of natural cross ventilation through open windows is encouraged during the summer months.

126. Key areas of assessment are airtightness; surface temperature >17 degrees C; summer overheating max 10% >25 deg C; ventilation; heating 15 kWh/ m².a @20degC OR 10 W/ m² heating load; and maximum primary energy 120 kWh/ m².a. The EC building is also aimed at keeping the U values well below the notional maximum. The proposed typical Brettstapel and Larsen truss construction achieves U value of 0.11W/ m²K and typical roof U value of 0.09W/ m²K. In PH developments the building is wrapped in a continuous

insulation layer, and connections through this layer minimised. Those thermal bridges which cannot be eliminated altogether are designed to reduce heat loss.

127. The development within the walled garden is submitted as an outline application. Again the presumption is that the scheme should minimise energy consumption as far as possible and is shown to seek to achieve BREEAM 'Excellent' as a minimum. This will include consideration of orientation, the utilisation of natural gains to both heat and cool the building and the materials used in construction to ensure high levels of insulation, air-tightness and the minimisation of thermal bridging. Due to the semi-submerged nature of the development, there is also an opportunity to utilise geothermal mass to maintain internal temperatures and minimise material consumption.

128. Being semi-submerged the construction would use a more heavyweight construction system. The agent advises that future detailed analysis would seek to similarly reduce the embodied carbon of the building, optimise the building performance, and use natural, recycled or waste streams of materials where possible in line with UEA policy. In addition high performance windows, significant levels of insulation and high levels of air tightness would be used to exceed current best practice.

Building as a Learning Tool

129. The agent also advises that the entire site will aim to engage with students, researchers, businesses, staff and visitors so that its environmental performance is available as a learning tool. The building construction will be additionally explained by revealing the build up of the wall construction in key areas the building. This is proposed by exposing the layers behind a transparent panel. Energy and material displays will also be installed around the site and building, promoting an understanding of the site's environmental performance including monitored energy use so its energy performance can be reported back and users enabled to modify their behaviour to reduce energy use. A comprehensive report of the site performance and energy use is also intended together with carbon analysis and carbon tracking.

130. Water management systems for the EC site will be visually expressed with its water pools and reed beds. The site's enhanced biodiversity and landscape is also intended to be legible. Info panels are intended to be mounted throughout the site to display the environmental credentials of the building material or component. Mounted directly onto the material, the Info Panel will report on the material's embodied energy, its source, along with its composition and environmental performance, with a QR code linking to the manufacturer's website, or even a dedicated building website, for smartphone users. As such the scheme will deliver exemplar buildings as a development tool to inform new construction techniques and learning opportunities. Given the sensitive location of the area conditions are suggested to ensure that the information areas remain legible without detriment to the conservation area or listed buildings.

Renewable Energy

131. The mix of occupancies in the EC building mean that heating and ventilation needs for individual spaces will rarely be aligned. A separate heating system and ventilation system are therefore proposed. Analysis of whether this heat should be drawn from the UEA district heating system (DHS) concluded that at this time it should not. A heat exchanger will still be installed however, so that should future conditions allow it, the building could still be connected to the DHS.

132. Domestic scale gas boilers will heat small radiators, strategically positioned to deliver heat to different building zones. The MVHR unit will provide energy-efficient background levels of ventilation throughout the year, but the building will also have opening windows that will allow staff and visitors to control their own environment. The central building section will be a natural stack to help drive summer ventilation to prevent overheating.

133. Energy demand for the EC building will comply with the requirement of PH building and utilise only 120kWh/ m^2/yr of primary energy. Current proposals are to utilise a small solar collector array to deliver hot water to the kitchen and showers in the north wing of the

building, and a roof mounted array of polycrystalline PVs of approximately 400 m² tilted and installed on the link and the southern aspect of each wing to deliver electrical energy to the building. These installations should deliver at least 10% annual energy contributions of 4,000kWh and in excess of 40,000kWh respectively.

134. Development within the walled garden will require a detailed thermal model to be produced as the design develops to steer the proposals in terms of U-values and equipment specification. At the current stage of design, it is anticipated that energy reduction will be achieved through a combination of passive techniques and use of low and zero carbon technologies, including Solar PV and Ground Source Heat Pumps (GSHP) and possibly connection to the DHS. The scheme is therefore considered to be acceptable and suitable conditions are suggested for both parts of the development to ensure energy systems are provided and maintained on site.

Water Conservation

135. The EC building is being assessed in terms of methods of conserving and re-using water and is being designed to BREEAM standards. Water will be conserved wherever possible and water saving measures include; low flow sanitary ware with low flush WCs and low flow showers, leak detection, and PIR controlled shut off valves to wet areas. Separate BMS linked meters will be installed to the feeds to the hot water calorifiers, kitchen, the top up feeds to the rainwater tanks, and WCs blocks in each wing.

136. Rainwater will also be collected from the roof and stored in local small storage tanks within the toilets and used for toilet flushing only with enough storage for just a few flushes. The recycling of water in this way is said to avoid expensive and more complicated methods of a below ground tanks and would be entirely gravity fed, using very little energy and simplifying the system greatly.

137. For development within the walled garden the agent advises that water saving measures will be paramount to the design and will include; low flow sanitary ware with low flush WCs and low flow showers, leak detection, and PIR controlled shut off valves to wet areas. The development would appear to meet appropriate levels of water usage as promoted by JCS policy 3 and conditions are suggested to ensure such facilities are incorporated into the scheme.

138. In terms of drainage, the new development seeks to ensure that surface water run-off post-development does not exceed pre-development state. A number of SUDs measures will be incorporated, which are to include soakaways and permeable paving. The Future Academic Building will also include an extensive green roof, which will further attenuate run-off.

Noise and Plant and Machinery

139. In terms of construction phases an informative is suggested for the permission in relation to considerate construction. Equipment to be used with the building should be housed within plant rooms in the building form. However to ensure control over the installation of extract systems and plant and machinery to avoid any amenity or external design issues conditions are suggested requiring submission of details for such equipment.

Lighting and CCTV

140. Certain design methodologies are proposed within the scheme to ensure a safe environment for users of this development and area. Given the location of the site there are not considered to be significant impacts on users or nearby residents arising from use of lighting or CCTV. However to ensure control over the installation of such systems to avoid any visual amenity, ecology or external design issues conditions are suggested requiring submission of details for such equipment.

141. Existing street lighting columns run along University Drive to the east of the application site. The position of the new main entrance to the EC building might require the repositioning of one of these columns and a condition is suggested requiring details of any works associated with this change.

Trees and Landscaping

Loss of Trees or Impact on Trees

142. The site falls within a conservation area where there is a degree of protection for trees and a process for agreeing tree removal. As part of assessment 42 trees have been surveyed plus hedge groups. 8 are category A, 26 category B and 8 category C and as surveyed are shown to be in distinct areas around the walled garden area and former depot area. The proposal includes removal of some trees and hedging; however, changes proposed are deemed to be acceptable and no objection from has been raised by the tree officer or parks and gardens about proposed landscape changes.

Former depot site

143. On the east side of the former depot site the Beech hedge is to be partially removed by providing 6 metre and 28 metre gaps and fencing within the existing opening where the hedge was broken to form the previous temporary footpath and has not re-established. These gaps are being formed to provide access to the east-west footpath and EC building courtyard and the enclosed space to be created at the southern side of EC building. Whilst the component trees are classed as cat C due to their size these limited openings are acceptable in principle subject to the remainder of the hedge remaining as it will still form an important element to the route along University Drive.

144. A short length of category B holly hedge is to be removed and replaced to redefine the southern boundary which is considered acceptable in biomass replacement and ecology terms. The EC building has been reduced in size and moved to accommodate the mature oak on the southern boundary. Use of raft foundation is proposed for construction of the building. However a further tree root survey is suggested and any root pruning supervised to adequately protect this tree.

145. Methods of no dig construction are suggested for installation of new pathways around the building to limit impacts on trees and hedge. For the small number of trees where tree crowns overhang these will need to be raised for some of the trees and again this appears to be feasible without significant impact. This would be within the area of the EC building, footpaths, test pavilion and cycle parking. Again root pruning should only be undertaken following further site survey work.

146. To accommodate revised access and car park layout to the north edge of the site trees are being removed including a bay laurel, silver birch and a more mature lime. Again tree replacement will be required as part of any landscape condition for the site to replace lost tree biomass.

Walled garden

147. Improvements to the rose garden herbaceous border include removal of a silver birch and outgrown eucalyptus and cat B red horse chestnut. Other trees might need to be removed from this area but should be subject to further detail and discussion. This work is suggested as being undertaken as part of phase 1; however, arboricultural site meeting and monitoring are suggested as conditions for both phases of development.

148. A replacement yew hedge to define the entire length of the southern boundary of this part of the site, relocation of a Persian ironwood which is growing on the boundary line and other improvements to the border to re-establish its character as a formal edge to the quiet garden area are also proposed.

149. Again the works will re-establish a historic feature within this area with the border understood to have been laid out in the style of Gertrude Jekyll borders of the period by George Henley, the head gardener of Earlham in the early C20th. It is understood that Henley and his assistant Jack Fitt were growers of Crocosmia species and established many of the cultivars now known as the Earlham Strains.

150. The northern wall of the walled garden is believed to be acting as a tree root barrier to established trees within the parkland. Further survey work will be required establishing root

zones and methods of tree and root pruning as required; however, there is a reasonable assumption that the works within the garden are unlikely to impact on trees within the area. As a precaution a replanting scheme is suggested as a condition to offset any unavoidable losses within this area. The informal and part self seeded hedge and tree line along the western boundary will be removed and following repairs and assessment of the wall replanted with a more formal hedge than now exists.

Replacement Planting

151. Overall the scheme gives indication of replacement of 122 metres of mixed species hedgerow and 30 semi mature trees to compensate for tree and planting losses within the application site. Moving the Persian ironwood is also proposed but will require specialist tree moving contractors and details are suggested for an additional Arboricultural Method Statement in relation to these works.

152. The proposed landscape strategy is based on a study of the evolving land patterns, path networks, planting blocks and landscape uses of Earlham Hall and parkland. Through a process of restoration and carefully arranged additions the landscape proposals aim to repair the eastern aspect of the Earlham Parkland. The scheme is also driven by simple planting and changes in surface materials. In view of the recent concern over ash dieback *(Chalara fraxinea*), another tree species, preferably a native one, should be substituted for areas of suggested ash planting.

Utility Infrastructure

153. The proposed infrastructure works are designed to reinforce and improve the connectivity of the main UEA Campus to the Earlham Hall complex. As well as providing an enabling works package to support the proposed EC building the works are intended to connect with the ongoing works at Earlham Hall. The final element of the enabling works is to support the potential future academic buildings to the walled garden site.

154. Scope of works will include: replacing cold water infrastructure; mains feed for new fire hydrants; ICT/Communication; CCTV and communications cabling; extension of the UEAs High Voltage ring main to feed a new transformer located in the proposed energy centre; gas supply; external lighting to paths; and foul water drainage, enabling works to provide a foul water drainage outfall. Some of the works will involve replacing existing links that run across Earlham Park and along University Drive. None of the works are considered to have significant implications and detail is covered under landscape conditions for resurfacing etc.

Former depot site

155. Works are to be undertaken to the beech hedge to maintain its presence to the site frontage. Within this area the establishment of a mixed species hedge to the southern and lower western boundary are proposed as well as semi mature tree planting to the green space to the south of this new hedge line. This will be within the Council controlled parkland and helps to re-establish parkland across to University Drive and screens the new building from the wider area when viewed from the south.

156. Landscape will also be added to the north, south and west to make the EC building more ‘part of the landscape’ from these aspects. Planting to the north of EC building again is to re-establish parkland setting and screen the building from UD to the north. Other planting includes an extension to the pine stand up into the courtyard between the EC and the future academic building which will additionally gives form to the east side of the rose garden. The trees are to be under planted with floral lawn in north-east corner of the rose garden linking the spaces into a continuation of this tree line into the courtyard space north of the EC building.

157. Trees are also proposed to be added to the opposite side of University Drive to the sportspark to better define the building’s field boundary edge condition. These will be native species to relate back to the original wider park landscape. The EC building entrance is to be defined by a gap in the beech hedge, walkways through to Earlham Hall and changed

surfacing to the roadway. This approach does not compromise the setting of the area but underscores the difference between Earlham Hall and Campus to reinforce the idea that the building is at a transitional point towards the gateway to the University at the porters lodge area. Again conditions are suggested to ensure that these changes take place within a reasonable period of the building commencing. The native hardwood approach that would be used to the south of the EC is to re-establish the historic woodland block, combined with Hawthorne/mixed species hedging to the southern edge of the site.

158. A demonstration garden is planned to the north of the EC building and used to show the connection between plants and their uses in the economy with particular emphasis upon the 'Innovation in Crops' context and how renewable materials are derived in many instances as biobased materials from plants. The concept is being taken forward by UEA staff as a community engagement project and it is hoped this approach will extend in time over the whole Earlham Hall site as the plans for phase II become implemented.

159. Planting within courtyard to the EC building are formed as a "flint" garden space around which the new facility sits. The main feature will be a flint bed and reed bed around central lecture space. The garden takes its clues from building materials in Norfolk and arranged to express rain water management, capturing and storing rain and grey water. This space will link to other courtyards created running through the site gradually opening up without changing the emphasis of the areas relationship to Earlham Hall which is the service side of the building.

160. The area south of EC building will be a floral lawn and space west breakout space leading up to northern courtyard and entrance point on this side of the building. Such spaces will offset areas of "lost" green space.

Car park

161. The entrance to the former depot site is to be closed up and trees under planted with a floral lawn. The parking space is to be reconfigured and resurfaced with permeable paving or similar. A condition requiring confirmation of details of surface materials is suggested to ensure appropriate finish to the different areas around the site.

162. The east west link starting at University Drive adopts an old boundary and track alignment to provide a discreet entrance to the path informed by field pattern studies and the break in species between the Hawthorn and Beech hedge. This route will also enable users of the car park, who currently cut through the hedge, to gain access to University Drive via a formalised path. This route will widen out to create an arrival space for visitors using the car park allowing orientation and access to the rose garden and parkland, EC building and Earlham Hall through the walled garden courtyards.

Walled garden

163. A temporary footpath/cycle link is to be provided over the main service route edged by a new yew hedge to southern side of the site. Finish will be mainly reclaimed slabs through Earlham grassland. Temporary grassland has been suggested to be provided to the walled garden area following completion phase 1 works. A weaved hazel fence will run along the north boundary of the temporary link. Additionally trailing climbers are to be planted on the line of the new energy centre and replacement wall south of missing part of the east wall to the garden.

164. As mentioned the herbaceous border is to be renovated and is envisaged as a transition from the warm orange and reds near the Hall blending to cooler blues and whites as the border tapers towards the EC building and grass into the tree stand. Other tree selections are suggested of non-native specimens to add to the collection of specimen trees found around Earlham Hall.

165. The area is envisaged as buildings around further landscaped courtyards providing a permanent footpath/cycle link. It is envisaged that the roofs of the western buildings that will be visible from the higher east court will be established with biodiverse green roofs, laid out in a rectilinear fashion reminiscent of the former Kitchen and Nursery garden uses. Fruiting trees in espalier to reflect the productive nature of the former kitchen garden are also

suggested for the space. More detail on landscaping will be provided following submission reserved matters. Conditions are suggested for phases of development requiring details of planting, maintenance and means of enclosure to ensure continuity of space and design.

Ecology and Biodiversity

166. The site is within an important habitat area close to the River Yare. There are 2 statutory and 6 non-statutory conservation sites within 1km of the site with the majority of these being connected to the site by grassland and trees. The ecology report provided in support of this application is comprehensive and concludes generally that the development is likely to have little direct biodiversity impact. The site has ecological value at a local scale for bats and nesting birds. In addition to species mentioned within the report otters do also occur on the River Yare within approximately 300m of the site. An active fox den is also located on the site boundary of the former depot.

167. The proposed landscaping works, as outlined in the design and access statement, are likely to offer some biodiversity gains. Earlham Park and its environs offer excellent bat foraging habitat, which may be further enhanced by proposed management changes within the park to increase the area of grassland in 'conservation friendly' management, and to make good the long-term decline in the number of parkland trees.

168. A main area of concern involves external lighting and potential conflict with security lighting comments of the Norfolk Constabulary. Site lighting is discussed in the ecology report which highlights the importance of avoiding impacts on bats and animals that are nocturnally mobile. Whilst it is recognised that there will be personal safety and security issues to be addressed in connection with the proposed new development, in view of the importance of the area to foraging bats it is essential that low spill, 'bat friendly' external lighting is used, and that any increase in overall night-time light levels in the park is kept to a minimum.

169. Conditions requiring further details are suggested in terms of lighting during and after construction periods. It is believed that a balance can be achieved given that the site will form part of UEA security controls. Low lighting is already used on the main Campus which the University are happy to roll out to the application area to reduce ecology impacts. The Bat Conservation Trust, or a specialist bat ecologist, could be consulted for further advice if it is still intended to install any intrusive security-related lighting that could impact upon bat behaviour. Conditions are suggested to ensure compliance with the ecology report, provision of mitigation and landscaping and an informative on timing of works to limit disturbance to bats and nesting birds.

Local Finance Considerations

170. The proposal could result in additional business rate revenue for the Council. 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 provision and siting of University facilities, impact on heritage assets, protection of amenities, design, transport and environmental considerations, amongst other things.

Planning Obligations

Parkland Trees

171. The concept for the proposed landscape strategy is to extend the parkland setting around the proposed buildings. As part of this the scheme will require planting within the adjoining Council owned land. It is important that these new trees are of good quality and mature enough to establish themselves quickly to fit in with the existing landscaping. To allow planting and security of maintenance it is suggested that contributions are requested for each new tree to be planted within the adjoining land to cover planting and maintenance

costs which can then be undertaken by the Council.

Transport Improvements

172. An implication of the proposal and parking management by the University is that parking issues might arise in the area beyond the existing CPZ. A review of the extent of the CPZ has previously been undertaken and suggestion is that local impacts are monitored to assess where and how any further extension should be provided. The last review of the UEA CPZ in 09/10 had a budget of £31,400. The situation now is that the cost of administration, signs and road markings has increased, to the extent that a budget of £50,000 is suggested for another review. Again this sum is being sought by way of a legal agreement as part of the application.

Equality and Diversity Issues

Age

173. The proposal will result in the change of educational facilities on the site, which is likely to have an impact on a range of age groups using the site and facilities within the area. The proposal also includes other new business and communal facilities which again are likely to be of particular benefit across the population spectrum. The scheme is designed for a range of user groups who could visit or pass through the site. In this instance, therefore, it is considered that the proposal would not have an unacceptable impact on people of a particular age group within the community.

Disability

174. The supporting documents show the intention of providing fully inclusive access and the design has been developed to give level access into the new buildings including entrance to future buildings within the walled garden. A variety of secure routes are proposed through the building into external spaces and through external spaces. It is understood that generally areas will be designed to meet the latest Building Regulations - Part ‘M’. It is considered that the development is unlikely to result in any detriment to people with disabilities.

Conclusions

175. The proposed development would provide employment and educational facilities in line with the site allocation and would contribute significantly to the identified need in Norwich. The biodiversity of the site is largely protected and improvements are suggested as part of the development. Subject to the implementation of mitigation and enhancement measures which have been conditioned, it is considered that the overall impact on the site would be minimal. The layout of the site and parameters proposed are considered to take into account the constraints and opportunities of the site, link green infrastructure and provide new open space.

176. The EC building is seeking to be an exemplar in design and in the use of sustainable and natural materials and achieving passivhaus standard, and great weight should therefore be attached to this aspect of the design, which to some extent has dictated its form. Phase II is designed to fit within the area using existing features and contours to benefit the scheme and reduce any potential impacts to heritage assets. The parameters are considered to provide for a high quality design to be agreed at reserved matters stage. Again the scheme is aimed at achieving high standards of energy efficiency and both parts of the scheme will provide learning benefits in low zero carbon development. The wider improvement and sensitive development of the wider curtilage of the Hall, which has for many years been neglected, will ensure a more sustainable future for the overall site and therefore the Hall itself. The principle of development in order to enhance this part of the conservation area and improve the long term viable use of the Hall is therefore accepted.

177. The impact of the proposed development upon the historic landscape of the application site will be positive, with many enhancements proposed which seek to reinforce the

landscape character where recent developments have eroded the local setting. The works have suitable regard to the context and importance of the listed buildings within this part of the conservation area and will improve accessibility and bring the area back into beneficial use. The proposed east – west pathway and other new connections and courtyards involved with the works will be a significant improvement to the access design for the area and open up historic links to the University Drive area which have been prevented for several decades.

178. Subject to the mitigation proposed including the restriction on car parking, incorporation of the site into the UEA travel plan, sustainable access and dual use of an improved and managed Earlham Park car park the development is not considered to have any significant transportation impacts or to impact on the use of facilities within the area. In terms of amenity there are not considered to be significant impacts arising from the development and it is considered that the proposals would provide for a satisfactory level of amenity for the area. The potential impact of development to the surface water and foul drainage has been considered and suitable measures can be taken to address any issues which arise. Taking the above matters into account and information submitted it is considered that on balance, subject to conditions and suitable legal agreement that the proposed development is considered to be acceptable.

RECOMMENDATIONS

To approve Application No 12/02266/F Earlham Hall And Environs Including The Walled Garden, Car Park And Former Nursery And Depot Sites, University Drive Off Earlham Road Norwich and grant planning permission, subject to:

(a) the completion of a satisfactory S106 agreement or Undertaking to include the provision of contributions to transport improvements and tree planting; and
(b) to the following conditions:

Full Permission Conditions:

1. Standard 3 year full time limit;
2. Development in accordance with the plans and details submitted;
3. Restrict the use of the commercial floor space to Class B1(a), B1(b) and D1 only and for limits to floor space division at 50% Class D1 and 50% Class B1(a), B1(b) maximum;
4. Details of external materials; rainwater goods; joinery; information areas and panels; external lighting; CCTV equipment; materials test bed; repositioned street light;
5. Link to maintenance statement on thatch and submission of details for any alternative repair finish;
6. Details and requirement for link to UEA travel plan;
7. Details of management of car park; layout and resurfacing; ticket machines; barriers;
8. Timings for full public use of car park;
9. Details of construction method statement;
10. Limit on delivery times;
11. Details of bin stores; cycle stores and stands; service areas; barriers; energy centre; bollards to main access road and link road to Earlham Hall; bus stop;
12. Details of University Drive alterations at EC building and implementation within 6 months of occupation;
13. No use of the EC building until the Management of car park has been secured and implemented;
14. No occupation of EC building until courtyard spaces and temporary link have been provided and retained open for use;
15. Details conditions for arboricultural site meeting; supervision details and supplementary method statements;

16. Compliance with AIA; AMS; supplementary documents etc
17. Retention of tree protection;
18. Details of landscaping treatment including replanting; enclosures and boundary treatments; biodiversity/ecology enhancements; sportspark planting; planting schedules; implementation programme; maintenance agreement;
19. Details of contamination RMS
20. Contamination action verification;
21. Long term contamination monitoring and maintenance plan;
22. Stop if unknown contamination found;
23. Details of imported top soil;
24. Details surface water strategy, maintenance SUD's;
25. Infiltration only used were demonstrated that will not pose risk to groundwater;
26. Details foul water strategy;
27. Details for the provision of renewable or low carbon technologies on site;
28. Details of water efficiency measures;
29. Details of scheme of further archaeological investigation;
30. Provision for archaeological analysis;
31. Development to take place in accord with agreed archaeological conditions;
32. Details of plant and machinery;
33. Details fume and flue extracts;
34. Provision of fire hydrants.

Outline Permission Conditions to include:
35. Standard outline time limit;
36. Reserved matters to relate to appearance and landscaping;
37. Reserved matters to be in line with the parameters set out within the outline application;
38. Reserved matters submissions for hard and soft landscaping and new on site links infrastructure including biodiversity mitigation and enhancement measures; including annual maintenance plans and management responsibilities.
39. Conditions for arboricutural implications assessments and updated ecological surveys and reports with full details of mitigation and enhancement measures proposed;
40. Conditions for compliance with arboriculturaland ecology information;
41. Conditions for the provision of cycle parking and servicing areas;
42. No occupation until the permanent east west link is provided and then retained;
43. Submission of reserved matters design details including details of external materials; rainwater goods; joinery; external lighting; CCTV equipment; information areas and panels;
44. Details of finished floor levels of all proposed buildings;
45. Restrict the use of the commercial floor space to Class B1(a), B1(b) and D1 only and for limits to floor space division at 50% Class D1 and 50% Class B1(a), B1(b) maximum ;
46. Provision of and link to UEA travel plan;
47. Link to car park management scheme;
48. Timings for full public use of car park;
49. Details of construction method statement;
50. Conditions to deal with contamination issues;
51. Conditions to deal with surface water drainage proposals and for the provision of drainage and future management and maintenance of the surface water drainage infrastructure;
52. Condition to deal with foul drainage proposals;
53. Details for the provision of renewable or low carbon technologies on site;
54. Details of water efficiency measures;
55. Details of plant and machinery;
56. Details fume and flue extracts;

57. Provision of fire hydrants.

Informatives:
EA comments drainage, contamination and ground works
AW comments on drainage
Considerate constructor
Gas protection information
Asbestos
UXO's
Timing of works to avoid disruption/nuisance to wildlife

Reasons for approval:
The proposed development would provide employment and educational facilities in line with the site allocation and would contribute significantly to the identified need in Norwich. The EC building is seeking to be an exemplar in design and in the use of sustainable and natural materials and achieving passivhaus standard, and great weight should therefore be attached to this aspect of the design. The scheme aims to achieving high standards of energy efficiency and both parts of the scheme will provide learning benefits in low zero carbon development. Phase II is designed to fit within the area using existing features and contours to benefit the scheme and reduce any potential impacts to heritage assets. The parameters are considered to provide for a high quality design to be agreed at reserved matters stage. The layout of the site and parameters proposed are considered to take into account the constraints and opportunities of the site, link green infrastructure and provide new open space.
The works have suitable regard to the context and importance of the listed buildings within this part of the conservation area and will improve accessibility and bring the area back into beneficial use. The impact of the proposed development upon the historic landscape of the application site will be positive, with many enhancements proposed which seek to reinforce the landscape character where recent developments have eroded the local setting. The biodiversity of the site is largely protected and improvements are suggested as part of the development. The wider improvement and sensitive development of the wider curtilage of the Hall, which has for many years been neglected, will ensure a more sustainable future for the overall site and therefore the Hall itself. Subject to the mitigation proposed including the restriction on car parking, incorporation of the site into the UEA travel plan, sustainable access and dual use of an improved and managed Earlham Park car park the development is not considered to have any significant transportation impacts or to impact on the use of facilities within the area.
In terms of amenity there are not considered to be significant impacts arising from the development and it is considered that the proposals would provide for a satisfactory level of amenity for the area. The potential impact of development to the surface water and foul drainage has been considered and suitable measures can be taken to address any issues which arise. Taking the above matters into account and information submitted it is considered that on balance, subject to conditions and suitable legal agreement that the proposed development is considered to be acceptable. As such, the proposal would meet with relevant saved policies EMp16, EMP19, EP16, EP17, EP18, EP20, EP22, HBE4, HBE8, HBE9, HBE12, NE8, NE9, SR3, SR8, SR12, TRA3, TRA5, TRA6, TRA7, TRA8, TRA10, TRA11, TRA12, TRA14 and TRA15 of the City of Norwich Replacement Local Plan Adopted Version, November 2004, relevant policies of the Development Management Policies Development Plan Document – Pre-submission (April 2013), allocation R42 of the Site Allocations Development Plan document – Pre-submission (April 2013), policies 1, 2, 3, 5, 6, 7, 9 and 20 of the adopted Joint Core Strategy 2011, the NPPF and relevant Policy Guidance and all other material considerations.

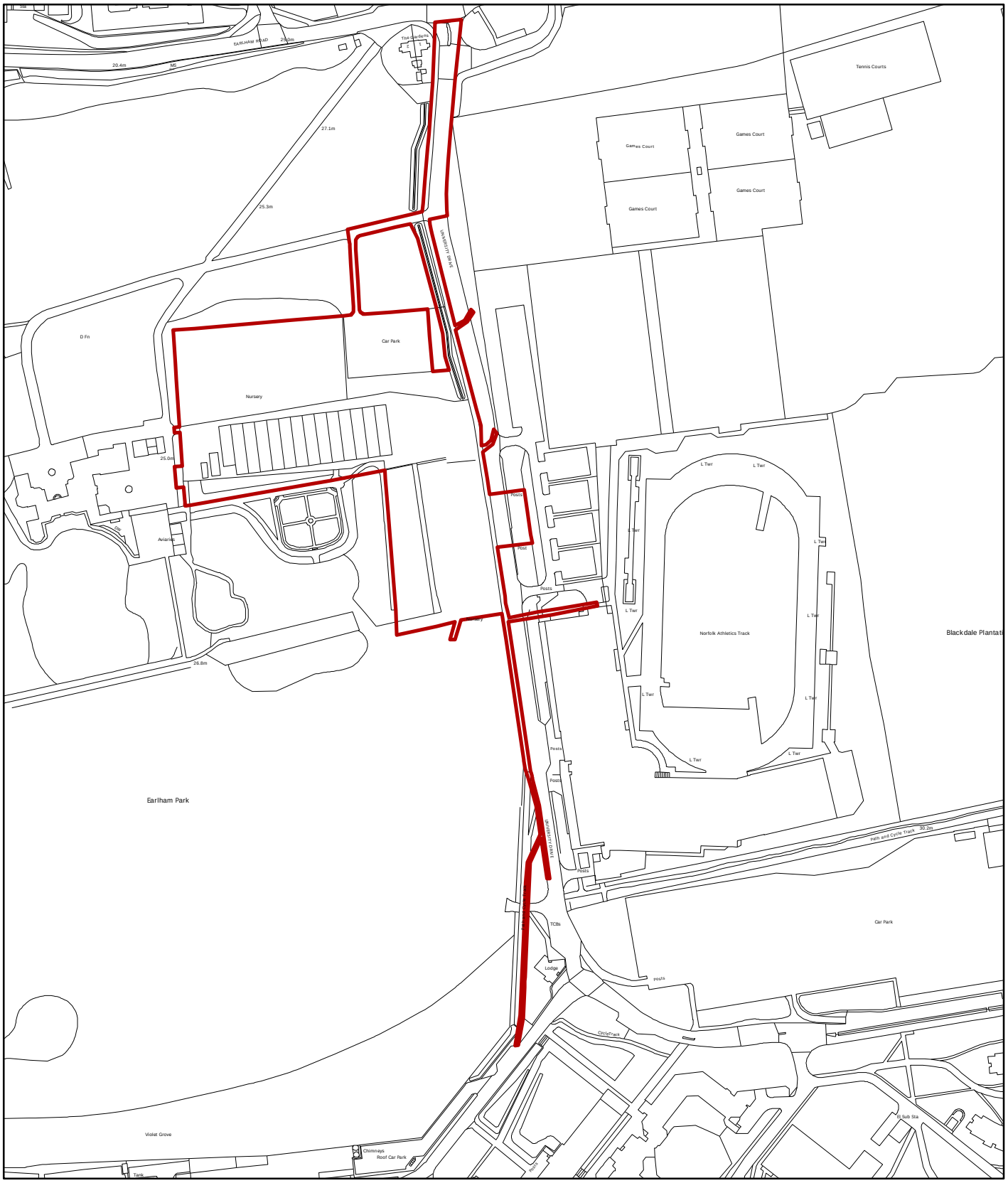
Article 31(1)(cc) Statement

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 and application stage the application has been approved subject to appropriate conditions and for the reasons outlined above.

(2) To grant listed building consent Application No 12/02331/L Earlham Hall And Environs Including The Walled Garden, Car Park And Former Nursery And Depot Sites, University Drive Off Earlham Road Norwich subject to the following matters being conditioned:

1 commencement
2 works in accord with drawings etc
3 details site recording
4 making good after works/demolition

Reasons for Approval:
The works proposed to the wall have suitable regard to the context and importance of the listed buildings within this part of the conservation area and will improve accessibility and bring the area back into beneficial use. The proposed east – west pathway involved with the works will be a significant improvement to the access design for the area and open up historic links to the University Drive area which have been prevented for several decades. The repairs and elements of renovation and extension will be acceptable in appearance with very limited visual or historic impact arising, The proposed works are therefore considered to not lead to any significant harm to the heritage assets within the area in accordance with the National Planning Policy Framework, policies 1, 2, 5 and 7 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk March 2011, saved policies HBE8, HBE9 and HBE12 of the adopted City of Norwich Replacement Local Plan 2004, relevant policies of the Development Management Policies Development Plan Document – Pre-submission (April 2013) and relevant Policy Guidance and all other material considerations..



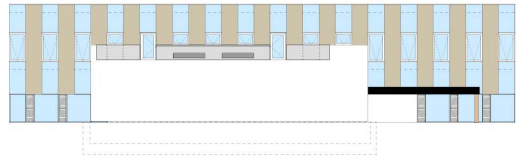
Planning Application No 12/02266/F & 13/00260/L
Site Address Earlham Hall and it's environs
Scale 1:3,000

NORWICH
City Council

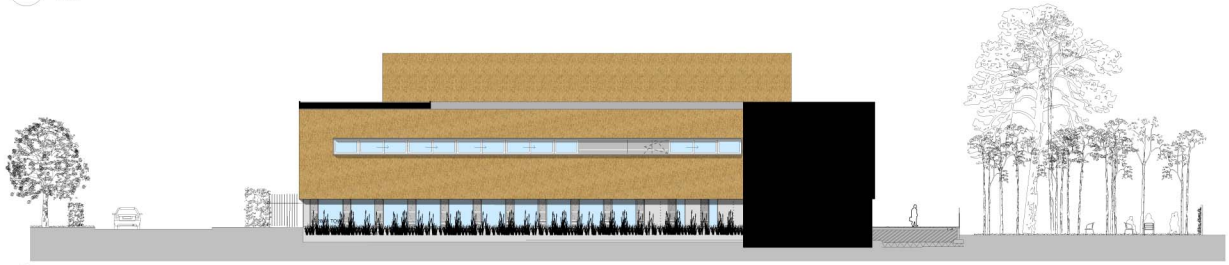
PLANNING SERVICES

N

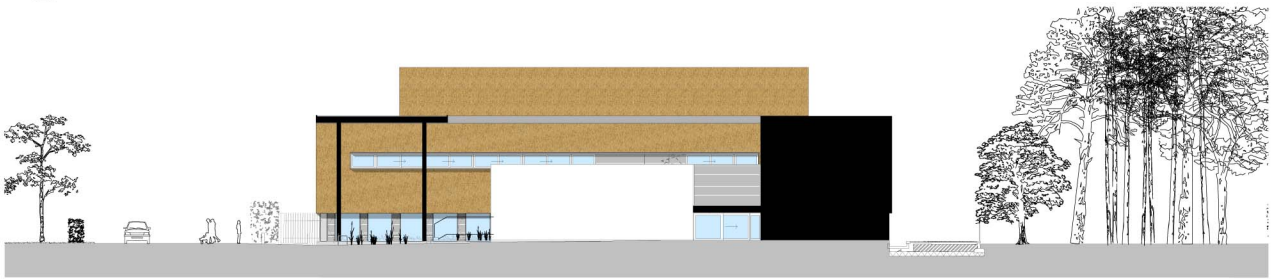
1 East Elevation
1:200



2 North Elevation
1:200



3 North Elevation - Courtyard
1:200



4 North Elevation- Lecture Theatre
1:200

0 20 30 40 50 60 M

Legend:

- = Prefabricated thatch wall cladding and traditional thatching to rooflight
- = Aluminium edge trim
- = Lime Render
- = Triple glazed curtain walling, windows & doors
- = Bio-composite insulated panel
- = Opaque glazed insulated panel
- = Ventilation panels
- = Section cut through, refer to drawings 6990/P10

Rev A 03.04.13 Building gross internal floor area reduced by ~300m2 to 3400m2

Status	FOR PLANNING

ARCHITYPE
The Monaco Store, 18 Leathermarket Street, London SE1 3JA
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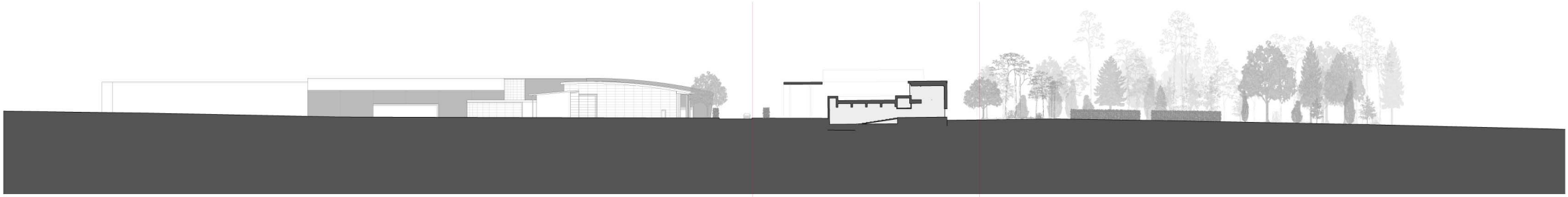
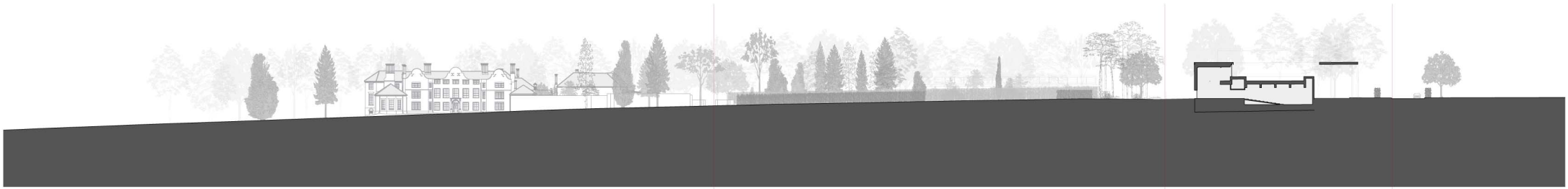
Project	NRP Enterprise Centre		
Client	MORGAN SINDALL / University of East Anglia		
Dwg Title	Proposed Elevations - North & East		
Dwg No.	6990-P.12	Revision	A
Scales	1:200 @A1	Date	Nov 2012
Drawn by	GS/CD	Checked by	JT/BHu



1 Section AA
1:500



2 Section BB
1:500

3 Section CC
1:500

4 Section DD
1:500

5 Key Plan
1:5000

0 20 30 40 50 60M

Rev A 03.04.13 Building gross internal floor area reduced by ~300m2 to 3400m2

Status FOR PLANNING

ARCHITYPE
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Project NRP Enterprise Centre

Client MORGAN SINDALL / University of East Anglia

Dwg Title Proposed Site Sections

Dwg No. 6990-P.09

Revision Rev A

Scales 1:500 @A1

Date Nov 2012

Drawn by CD

Checked by BH

Legend:

= Red Line denotes application boundaries

= Blue Line denotes other land owned by UEA

Existing Site Notes:

i. Existing car park (which contains 60-66 spaces).
ii. Former nursery garden / allotments.
iii. Former location of greenhouses.
iv. Former works depot.
v. Earlham hall existing car park including 4 disabled parking bays.
vi. Earlham hall cycle storage.
vii. Sports centre car park (60 spaces in upper section, and 70 spaces in lower section).

Proposed Site Notes:

1. Existing car park (which contained 60-66 spaces), redesigned and expanced to have 67 spaces and 10 disabled parking bays.
2. Drop off point.
3. Bin store and recycling.
4. Materials testing area.
5. Energy centre / bin store
6. Cycle storage shelter, 82no. double decker cycle stands.
7. Exhibition gardens.
8. Pine stands.
9. Restored herbaceous border and yew hedging.
10. Visitors entrance.
11. Main entrance to NRP Enterprise Centre.
12. Flint pool SUDS system.
13. New paving to extend across road.
14. Cycle storage (7no sheffield stands).
15. Terrace with rail.
16. Secondary entrance with access into Earlham Park.
17. Maintenance access gate.
18. Future building upper courtyard.
19. Future building lower courtyard.
20. Stepped terrace gardens.
21. Future bin store
22. Access gate.
23. New meter cupboard on existing wall.

Rev A 03.04.13 Building gross internal floor area reduced by ~300m2 to 3400m2

Status: FOR PLANNING

ARCHITYPE
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Project	NRP Enterprise Centre
Client	MORGAN SINDALL / University of East Anglia
Dwg Title	Site Masterplan Phase 1 + Temporary Route
Dwg No.	6990-P.03
Revision	Rev A
Scales	1:500 @A1
Date	Nov 2012
Drawn by	CD
Checked by	BHu

Legend:

= Red Line denotes application boundaries

= Blue Line denotes other land owned by UEA

Proposed Site Notes:

1. Existing car park (which contained 60-66 spaces), redesigned and expanced to have 67 spaces and 10 disabled parking bays.
2. Drop off point.
3. Bin store and recycling.
4. Materials testing area.
5. Energy centre / bin store
6. Cycle storage shelter, 82no. double decker cycle stands.
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Rev A 03.04.13 Building gross internal floor area reduced by ~300m2 to 3400m2

Status: FOR PLANNING

ARCHITYPE

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Project	NRP Enterprise Centre
Client	MORGAN SINDALL / University of East Anglia
Dwg Title	Masterplan Phase 2
Dwg No.	6990-P.04
Revision	Rev A
Scales	1:500 @A1
Date	Nov 2012
Drawn by	CD
Checked by	BHu