

Report for Resolution

Report to Planning Applications Committee
Date 3 March 2011
Report of Head of Planning Services
Subject 10/02195/F Garages Adjacent To 100 Sleaford Green
Norwich

Item
5(2)

SUMMARY

Description:	Redevelopment of site to provide 5 No. houses and a block of 3 No. flats.
Reason for consideration at Committee:	City Council led development Objection to application
Recommendation:	Approve subject to conditions and a S106 Agreement
Ward:	Mile Cross
Contact Officer:	Mr Lee Cook Senior Planner 01603 212536
Date of receipt:	16th December 2010
Applicant:	Orwell Housing Association Limited
Agent:	Barefoot and Gilles Limited

INTRODUCTION

The Site

Location and Content

1. The site lies within an established residential area containing a mix of housing types and scale of buildings from 3 storey flats to the south of the site and 2 storey houses to the east and north. The main blocks of flats to the south enjoy attractive urban settings and green spaces with other housing being at various densities with individual private garden spaces. The site currently accommodates 28 garages.
2. The estate contains a core of flats within the northern area of the estate and houses which run to the south-west to Penn Grove and onto Aylsham Road. The site itself forms one of a group of garage courts within this area. Access into the estate is from Angel Road to the east via Philadelphia Lane. The road system is effectively 2 culs-de-sac. The north-south access roadway to the garage court accommodates some parking along its edge. And the garage court effectively is the turning head for this short road. Pedestrian links run along the south of the site and also through the site east to west.
3. Publicly accessible open space is located behind the site to the west and the site here is bounded by a line of trees/shrubs. A mature tree and open space is located on the southern boundary of the site and other planting which forms a historic hedge line located along the east boundary.

Constraints

4. There are no current site constraints. The area of land to the west is an area of publicly accessible recreational open space (Policy SR3). Parts of the site are adopted highway which will require stopping up.

Topography

5. The area slopes significantly from north to south and has an existing landscape/verge area along its eastern boundary.

Planning History

6. The dwellings and garages on this part of the estate were approved in 1967 and formed part of the original development for this area in the late 1960's. The change of use from grazing land to open space on Pointers field was approved in 1977 and details agreed in 1980. Discussions have taken place with Strategic Housing and recently with the applicant concerning the potential of this and other nearby garage sites for redevelopment.
7. The application is one of a series of applications by Orwell Housing for sites currently owned by Norwich City Council. NCC has entered into an agreement with the Homes and Communities Agency with an initial objective for the delivery of at least 100 new affordable dwellings with Orwell having been selected as the provider of these.
8. A pre-application Consultation Event was held on 16th November 2010 at the Catton Grove Community Centre, Jewson Road, Norwich. This event was held from 2pm-4pm and 5pm-7pm with representatives from NCC Housing Dept, Orwell Housing and Barefoot and Gilles Architects.
9. One response form was received by the applicant as a result of this event supporting the principle of development but raising concern about loss of trees along the boundary of the site which would impact on protected species and also requesting restrictions on the height of new buildings.

Equality and Diversity Issues

There are some equality or diversity issues which are assessed below

The Proposal

10. This particular application is for the provision of 5 houses (1 with two bedrooms, 2 with three bedrooms and 2 with four bedrooms) and a block of 3 two bedroom flats. The scheme includes associated parking, servicing and garden areas.

Application Representations Received

11. Advertised on site and adjacent and neighbouring properties have been notified in writing. 6 letters of representation and 1 petition with 30 signatures have been received citing the issues as summarised in the table below.

Issues Raised	Response
Parking is inadequate now with not enough space for local residents. Plans will increase traffic and noise level. Development will add to parking in area and problems	Paras 14; 15, 30; 31; 42; 43; 44 and 46
Lack of parking spaces will lead to the introduction of controlled parking zones	Para 42
1 bin at present near the road is insufficient	Para 45
The new house's will have allocated parking	Para 44
New development results in overlooking. Loss of light into garden and home.	Paras 34 and 35
Will result in a poor outlook and restricts views from houses	Para 36
Results in overcrowding	Para 33
Distance to reallocated garage is not appropriate because of health issues.	Paras 28, 55 and 56
Tree line gives cover to properties in George Pope Road and fruit for birds all year round. Other wooded areas have been lost and natural wildlife is now more focussed on the small triangle of land near the site. Concerned about the wildlife and minimal disturbance to natural tree's and habitat is a must	Para 52, 53 and 54
Pointers field is a community facility which is being further eroded.	Para 32
Concern about dust from the site as well as the noise and hours builders will work.	Pollution Control Officers have advised on standard informatives during construction phase
Want to know why I have not been informed of this at an earlier date.	The Planning Authority have notified neighbours on receipt of the application in line with protocol on applications
Have no choice given to retain garages	The Planning Authority are considering the application before them and not any alternative for the site
Results in loss of storage spaces	No comment
Garage tenant has been left for a long time with poorly repaired unit.	Not a planning issue
Results in loss of value on property.	Not a planning issue

12. **The Norwich Society:** The Committee viewed the various garage sites that are to be developed for "affordable" housing. As the ratio of garages occupied is low it seems sensible to use the land for housing. As a committee, we generally approve of the designs, though they are safe without much inspiration on the whole.

Consultation Responses

13. **Norfolk Landscape Archaeology:** The site is in an area of Second World War bomb craters and suggests an informative advising of this and advising that the applicant agent may wish to investigate this prior to redevelopment.
14. **Transportation:** I have no objection in principle to this, but a substantial part of the roadway, and the path to the rear of the existing properties are adopted highway and parts of this will need to be stopped up to facilitate this development. I understand that the new access to the site will, in time, provide access to the northern end of Pointers Field. Strictly speaking, it should have a turning head provided within this development, but in view of these future plans, I think the current proposal is acceptable, but the new road way should be adopted (with the expectation that a turning head will eventually be provided as part of a future phase). Either access onto the reserved ground should be restricted, or, preferably, the route extended to the boundary so that it is clear what is intended. The 'lost' parking (part of early revision to scheme) would then be available on the side of the road. The block of three flats need a 660 litre bin for refuse, and three 250 litre bins for recyclables, and the bin store needs to be sized accordingly (confirmed as acceptable).
15. The bike stores for the flats are a little remote from the entrance, and I think individual stores for each of the flats would give much more flexibility. Suggest they attach these to the rear of the stairwell (now revised). Parking levels are acceptable. Existing exterior provision is being replaced, and the proposed levels are within standard. There are other garages available within the vicinity of the site that will cater for those displaced
16. **Design and Conservation:** The general urban design approach to the housing is generally acceptable, and is likely to score quite well if assessed on building for life criteria with some minor modifications. Notes as follows:
17. It is good that the development has recognised and designed for the inclusion of the link road through to potential future development within the park to the northwest. There is generally good separation and overlooking of public and private space. Houses generally have their gardens backing onto other private gardens, I am unsure of the space immediately to the north of the gardens; this needs to be made secure through blocking off. The flats provide good overlooking of the public space. The central access path needs to be gated for residents only. Also the small area behind the tree within the public space to the right of the development will be quite well hidden; overlooking is only provided by the existing housing. This could be mitigated by placing windows in the gable end to give natural surveillance. Lastly, the buffer strip of defensible space in front of the houses needs to be carefully thought through in terms of landscaping treatment.
18. The parking is in a prominent position, however it is generally well defined and broken up by planting and landscaped strips which should help to avoid over dominance of parking. It will also be more secure than located in a parking court. There is an odd car parking space parallel to the street and appears slightly incongruous...the space is also directly in front of a residence and is therefore not good in terms of their aspect/amenity and has been designed to lead to parking over the grass verge. I would prefer this space to be omitted and (if needed) placed with other spaces. It will be important to condition materials for surfacing so that there is a clear difference between

the use of spaces for pedestrian and that for parking, and also measures to avoid verge parking. It is important however that these measures don't result in the parking areas becoming more prominent which would detract from the appearance of the buildings.

19. The general appearance of the scheme succeeds in having a distinctive character, but not one that will be overbearing on any of the existing developments. The general appearance of the buildings fits in well with the general context...quite difficult as the three separate developments around the site are all quite different in character in terms of scale, form and materials. The form and positioning and increase in height created for the end block of flats creates a good 'bookend' to the terrace and will create a point of interest when entering the development and will aid legibility. The large corner windows help to define this end block and also have the added benefit of increased natural surveillance down the street. Cycle store to the flats would be better integrated into the actual building as a larger lean to extension. (The above comments and suggested revisions have been incorporated into the scheme).
20. **Pollution Control Officer:** The residential end-use is a sensitive one, and there is a possibility of contamination due to the current or previous uses. I have therefore suggested conditions for a site investigation to determine this. I have also suggested a condition for light nuisance along with informatives for the demolition and construction phases.
21. **Arboricultural Officer:** There is conflicting information on the site plans regarding the number of trees to be retained; however, conflicting information apart, I do think that there may be misplaced proposals to retain some trees and feel that removal and replacement may be a better option. The AIA makes too nebulous a statement regarding the tree protection issues and information is too generic and we should require a site specific approach in terms of arboricultural information and AMS's, and fuller consideration in terms of ground level changes is needed. All demolition and construction within RPAs will need to be under arboricultural supervision and an auditable system of arboricultural site monitoring should be required.
22. Post meeting comment update 18 January 2011: The opinion is that retention of T19 is the preferred option as this is the best tree on the site. This will require the re-alignment of the proposed road and the repositioning of a proposed car parking space. The tree has been designated as retention category B. With regard to the vestige of hedge within the open space on the eastern side of the site, the opinion is that it should be rejuvenated as a hedge feature as it is the remainder of a historic field boundary and could be enhanced in terms of its contribution to bio-diversity, in line with the Council's obligation under the NERC Act 2006. This could easily be achieved by retaining T2 at its the southern extremity, as well as a few of the better remaining thorns and then treating the remainder with a mixture of coppice, hedge-laying, and gapping up with new, locally sourced stock. [This could be dealt with as details via the landscape conditions]. There should not be a problem accommodating the proposed footpath through.
23. Additional comments (following submission of revised scheme) are: It is a shame to lose tree T19, but that notwithstanding - as part of the landscape detail we should require tree planting details; The planting details for trees proposed adjacent to hard standing should factor in below ground improvements; such improvements should factor in provision for a root zone cell system, so as to provide adequate rooting material and volume to ensure that the trees have potential to thrive and not just

survive; and integrated into this should be underground guying and irrigation systems. The scheme should attract monies for trees under policy NE4 in this case being for 10 new trees planted close to the site.

24. **Natural Areas Officer:** The tree officer may comment on the tree issues relevant to this development in more detail, but as a general principle new planting should include a proportion of berry and nectar producing trees or shrubs, and new landscaping should maintain some continuity with the adjacent open space and nearby existing trees. It is noted that it is proposed to remove several trees, albeit mostly small specimens, as part of this development, so a reasonable level and quality of new planting would be expected. The ecological mitigation and enhancement measures proposed should be adopted as far as is reasonably practicable.
25. **Strategic Housing:** I can confirm that the Housing Development team fully support the application for 8 new dwellings at the Sleaford Green garage site. This site is owned by Norwich City Council and was identified by the Housing Development Team as an excellent site for the development of affordable housing, due to the poor condition and under occupation of the garages on site. The current application has been put together by Orwell Housing Association in partnership with the Housing Development Team and in consultation with the planning department.
26. There is a great need for new affordable housing in Norwich with the Housing Needs and Stock Condition survey identifying a need for 677 new affordable homes to be developed in Norwich each year. The Sleaford Green development will go some way to help meet this need. The property mix of two, three and four bedroom dwellings was agreed with the housing development team and meets the identified need within the strategic housing market assessment.
27. A public consultation was held on 16th November 2010 at the Catton Grove Community Centre, Jewson Road with garage tenants and local residents prior to the application. The consultation was for three sites within the vicinity including this one and a total of 273 residents were invited. There was one feedback form completed for this site which was broadly supportive but with concerns about boundary tree impacts and heights of buildings.
28. This site currently consists of 28 garages of which 11 are currently occupied. There are currently 43 empty garages in close proximity to this site so all of the existing tenants will be able to be relocated within a small distance. In addition once the future of the sites with garages in this vicinity are decided the council will offer any remaining garages for rent to local residents which will hopefully alleviate the existing parking issues in the area.
29. The scheme proposed is of a high quality and will meet Code for Sustainable Homes Level 4. Given the need for high quality affordable homes in this area and given that this scheme has been worked up in conjunction with the Housing Development Team, we fully support this application.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1	Delivering Sustainable Development
PPS1 Supplement	Planning and Climate Change
PPS3	Housing
PPG13	Transport

Relevant Strategic Regional Planning Policies

ENV7	Quality in the built environment
T14	Parking
H2	Affordable Housing.
WM6	Waste Management in Development

Relevant Local Plan Policies

EP1:	Contaminated Land
EP18:	High standard of energy efficiency for new development
EP20:	Sustainable use of materials
EP22:	High standard of amenity for residential occupiers
HBE12:	Design
HBE19:	Design for safety and security including minimising crime
HOU13:	Proposals for new housing development on other sites
NE4:	Tree contributions
NE9:	Comprehensive landscaping scheme and tree planting
SR7:	Provision of children's equipped playspace
TRA5:	Approach to design for vehicle movement and special needs
TRA6:	Parking standards – maxima
TRA7:	Cycle parking standards
TRA8:	servicing standards

Supplementary Planning Documents and Guidance

Trees and Development SPD – September 2007
Open Space and Play SPD – June 2006
Energy Efficiency and Renewable Energy SPD adopted – December 2006
Accessible and Special Needs Housing SPD – June 2006

Principle of Development

Policy Considerations

30. National policy in PPG13 has recently changed to remove the requirement for councils to limit the number of parking spaces allowed in new residential developments and placing the onus on councils and communities to adopt policies appropriate for their area. Currently saved and adopted local plan policies remain in place which set out maximum parking standards for the City. There are no planning policies which seek the retention of parking or garaging provision. However, it is appropriate on a case by case basis to consider whether the loss of the garaging provision would have other material or detrimental effects on the locality.
31. In this case the garages in question are believed to be approximately 60% void. Other garage spaces are available within the area and as part of the proposal it is intended to carry out works to the new access to help manage parking on the highway. It is not therefore considered that the loss of the garages would have any significant implications in terms of highway congestion or safety.

32. The site is part of an area shown for future residential redevelopment within the sites allocation DPD currently at consultation. The allocation includes the corner of Pointers Field which has been identified as being in need of potential improvement due to crime and anti-social behaviour issues; however, this potential future development does not form part of this application. The application does include an access way which could double as access to the top end of the Field should proposals come forward for assessment in the future.
33. The proposals will provide 8 dwellings within a current underused brown field site. The re-use of land is encouraged under policy and the development area, excluding the access road, would give approximately 43 dwellings to the hectare in line with guidance in policy HOU13 on minimum density of new development. Within the red line application site the density would be 36 dwellings per hectare. However; the scheme includes green space and planting enhancements together with replacement lay-by parking which mitigates for this reduction in density. Overall the scheme respects amenity and landscape features in the area and has adequate garden space and provision for parking and servicing. As such the scheme accords with local and national policies for development and re-use of land. The scheme is for a social housing provider which will assist in adding to the stock of affordable housing in this area.

Impact on Living Conditions

Overshadowing, Overlooking, Loss of Privacy and Disturbance

34. Given the awkward shape of the site and requirements for optional access to the north, various potential issues related to layout and impact on amenity have been assessed as part of ongoing discussions with the agent to overcome any local concerns. The scheme provides a linear arrangement of buildings to the north-east corner of the site with the front elevation facing south-west. This arrangement slightly deviates from the line of the end block of flats to the south and is at an angle to houses to the east. The closest corner of the new buildings is 17 metres away from these houses and the remaining terrace tapers away to the west. Houses on George Pope Road are a considerable distance to the north. Each new house has its own private garden and the proposed buildings are situated sufficiently forward and away from side boundaries to avoid any significant overlooking of private areas to adjacent properties.
35. The proposed layout achieves appropriate distances between new and existing buildings and does not, as a result, create any significant overshadowing or overlooking problems. The scheme provides a reasonable standard of living and garden spaces which would provide an attractive living environment and which would integrate well with the character of the area.
36. Some local residents have expressed concern about impacts on outlook from their properties. Rights to a view are not protected but in response to concerns raised it is felt that the development is of an attractive design with enhancements to planting within the area and overall the scheme should not adversely affect the view from nearby dwellings, that at the moment look out over a garage court and roadway.

Design

Site Layout and Building Design

37. The proposed layout has been revised following negotiations and shows the main block fronting the proposed roadway running along the south-west edge of the site. This is designed to take advantage of this space in terms of access and parking, maintain space between buildings and to ensure that any development does not prejudice access to Pointers Field.

38. The general appearance of the scheme succeeds in having a distinctive character, but not one that will be overbearing on any of the existing developments, and fits in well with the general context which is difficult as the three separate developments around the site are all quite different in character in terms of scale, form and materials. The form and positioning and increase in height created by the end block of flats creates a good 'bookend' to the terrace and will create a point of interest and will aid legibility when entering the development.
39. The scheme steps up the site and is appropriate in scale and form providing simple three and two storey forms of domestic dwellings using simple pitched roofs and a limited range of building materials to the walls, joinery and details. It is suggested that details of materials form a condition of any consent. Subject to these details the design is considered to be appropriate.
40. The terrace is designed to make a clearer distinction between the public and the private gardens/green areas, to enhance planting along the eastern edge of the site and as an avenue of tree planting along the edge of the new access road. The additional landscaping relates well to the street and area and the new access and pedestrian route recreates a "live" frontage along the footpath which enhances surveillance of the area.
41. Amenity space is provided at the rear of the buildings with each unit, including the flats, having a secure, private and accessible space. The building footprint has been designed to give the block a good setting and space within the street scene. The development also seeks to retain some of the mature trees and hedging on the site which will be enhanced by additional landscaping. Again details are suggested covering hard and soft landscaping for the site.

Transport and Access

Vehicular Access and Servicing

42. The scheme provides a single access point which links onto the end of the adopted highway and providing a new parking area along the north edge of the new roadway. This helps maximise site potential and creates an attractive and overlooked parking space for future residents. Other on street parking is revised and 12 spaces currently within the lay-by are relocated within the new access arrangement. The new access is adequate for the purposes and numbers involved in the development and parking can still take place within the area without detriment to safety or access.
43. As it does not serve more than 8 dwellings, then the scheme could equate to being a mews court and, as such, there is no requirement in design standards for the road to be to adoptable levels. Although ideally a turning head would be provided, highways officers have reviewed the scheme and regard it as being of an acceptable design and size for the development proposed. The roadway proposed has been shown to extend up to the north boundary and turning space could be provided in the future as suggested by the highways officer. The revised form of access and parking should adequately serve both the existing and proposed residential units without causing highway safety or parking issues.

Car Parking, Servicing and Cycling Parking

44. Proposed levels of parking are in line with the maximum suggested in Appendix 4 of the Adopted Local Plan and as such this level of provision accords with local policy and advice on encouraging sustainable modes of transport and car usage.
45. Each property has been designed with sufficient storage space to accommodate the bin requirements for the site. The block of flats is provided with a communal bin store and space provided within gardens for the houses to stand bins and additionally a standing area provided for bins on collection days. The facilities are capable of access from the highway and as such make an adequate provision for servicing.

46. Adequate cycle storage has also been built into the scheme. Again, the block of flats have a communal store, which is now moved to be linked to the shared entrance to the flats and each house has a store within garden spaces. Each house has a rear garden gate leading to paths within the development to improve access to external storage spaces. These aspects of the development enhance the design and operation of the scheme and long term amenity value for the residents.

Environmental Issues

Site Contamination and Remediation

47. A desk based assessment has been submitted with the application which identifies potential pollutants at the site. Given the sensitive residential end use it is considered necessary to condition a site investigation and a scheme of remediation and mitigation to be carried out as appropriate.

Energy Efficiency and Renewable Energy

48. The size of the development is below the threshold for an energy efficiency statement; however the design and access statement submitted with the application details that the applicants are committed to achieving code for sustainable homes level 4.

Lighting

49. On site lighting to external spaces needs to reflect the realigned footpath and access. Such lighting and individual lights to the proposed dwellings could potentially cause amenity and design issues for the area and it is suggested that conditions are imposed requiring details to be agreed for the final scheme to ensure appropriate location and levels of illumination.

Trees and Landscaping

Loss of Trees or Impact on Trees and Replacement Planting

50. There are 3 main areas of the site which have been assessed in terms of their value and capacity for improvement. There are areas of planting along the northern boundaries which are suitable for improvement; a central B class tree (T19); and an area of boundary hedge along the east side of the site. Discussion has taken place in relation to the central B class tree and impact that the new roadway would have on its possible retention. Given the location of the road and tight nature of the site, on balance it is considered necessary to lose this tree. However; landscape mitigation has been requested together with enhanced planting methods for replacement trees in this area.
51. In relation to the other 2 features, the development will sit within the green edges of the site, thereby retaining potential amenity and ecological value of the landscaping to the east and north of the site. It will be important however to ensure that trees to be retained are protected during construction and appropriate methods undertaken for any works close to trees. Given that information is required in relation to some aspects of the development conditions are suggested to require updated AIA and AMS reports.
52. It is suggested that the hedge line is improved in line with arboricultural comments and additional planting should take place with new species within the verge and at spaces which will correlate with this landscape feature. Trees at the top end of Pointers Field will be assessed and additional planting take place resulting from tree contributions for this area.
53. The resulting planting overall will improve tree quality in the area and the revised street scene of the scheme. The landscaping should also add value to landscape diversity within the area and the sites linkages east to west. Conditions are therefore suggested requiring new landscaping and the replacement of trees and landscaping in accordance with a scheme to be agreed.

Biodiversity

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

Equality and Diversity Issues

Health

55. One comment has been received in relation to the distance which a current garage tenant will need to walk to a possible replacement parking facility or garage. The neighbour raises health issues and the need for a stick to be able to walk any distance.
56. It would appear that the future of garages on the application site is uncertain due to their age and condition and also due to the ongoing need to assess land availability for housing built to a higher specification within the Norwich area. There is no certainty, therefore, that even if the current proposal was refused, the tenancy of the garage would continue. In addition, the new dwellings themselves are designed to be adaptable to meet lifetime homes criteria and will add to the mix of affordable dwellings within the area. It is acknowledged that the redevelopment of the site would lead to the loss of the existing garages and that this loss may impact to a greater or lesser extent on the individual tenants concerned. However, it is considered that, in the circumstances, the personal needs of one individual and the disadvantage that they may experience, would not be sufficient to outweigh the wider benefits likely to be gained from redevelopment of the site.

Planning Obligations

Tree Contributions

57. As the proposal provides for a development of a design and frontage width which has landscape enhancement implications, a contribution towards additional trees, in the form of a commuted payment, would normally be required under Policy NE4. The arboricultural officer, following assessment of on-site loss and impacts on the area, has identified that there is a need for additional tree planting within the area close to the application site which will require Council planting and maintenance. On the basis of the information provided a tree contribution of £6,092.00 for ten trees would currently be sought.

Open Space and Play Equipment

58. As the proposal provides in excess of ten child bed spaces a contribution towards child play space improvements, in the form of a commuted payment, would normally be required under Policy SR7. The northern area of Norwich has recently been assessed in terms of play space provision. The site is within Mile Cross ward where there is some child play provision with 5 recorded play areas and at present it has been identified that there is a shortfall in provision by about 2 hectares. There is therefore a recorded deficit in provision for the area and on the basis of the information provided a Child Play Space contribution of £16,030.00 would currently be sought.

Conclusions

59. The proposed scheme provides an arrangement of 5 houses and 3 flats with associated parking and servicing. The buildings respond to the constraints and topography of the site, enhance tree planting and landscaping and would lead to an attractive development in accordance with local and national policy. The scheme also provides for appropriate contributions to meet tree planting and child play needs in the area.

60. The development of 8 affordable dwellings would contribute to the promotion of affordable housing in Norwich. The proposed development achieves a high standard of design and would be well integrated with the surrounding area.

RECOMMENDATIONS

To approve Application No 10/02195/F Garages Adjacent To 100 Sleaford Green Norwich and grant planning permission, subject to subject to

- (1) the completion of a satisfactory S106 agreement to include the provision of contributions to street trees and children's play provision, and
- (2) the following conditions:-
 1. Commencement of development within three years
 2. Details of Facing and Roofing Materials; Boundary treatment, walls and fences; external lighting; solar panels and fixings
 3. Details of car parking, cycle storage, bin stores, access road
 4. Details of scheme for Arboricultural Method Statement; arboricultural site monitoring
 5. Compliance with AIA, AMS and Tree Protection Scheme implemented prior to commencement
 6. Retention of tree protection
 7. Details of Landscaping, planting and site treatment works
 8. Landscape maintenance
 9. Site contamination investigation and assessment to be carried out and if contamination is found a scheme of remediation and mitigation to be agreed and carried out. Should during development, contamination not previously identified be found development is to cease pending details to deal with contamination.
 10. Details of biodiversity enhancements
 11. Drawing numbers

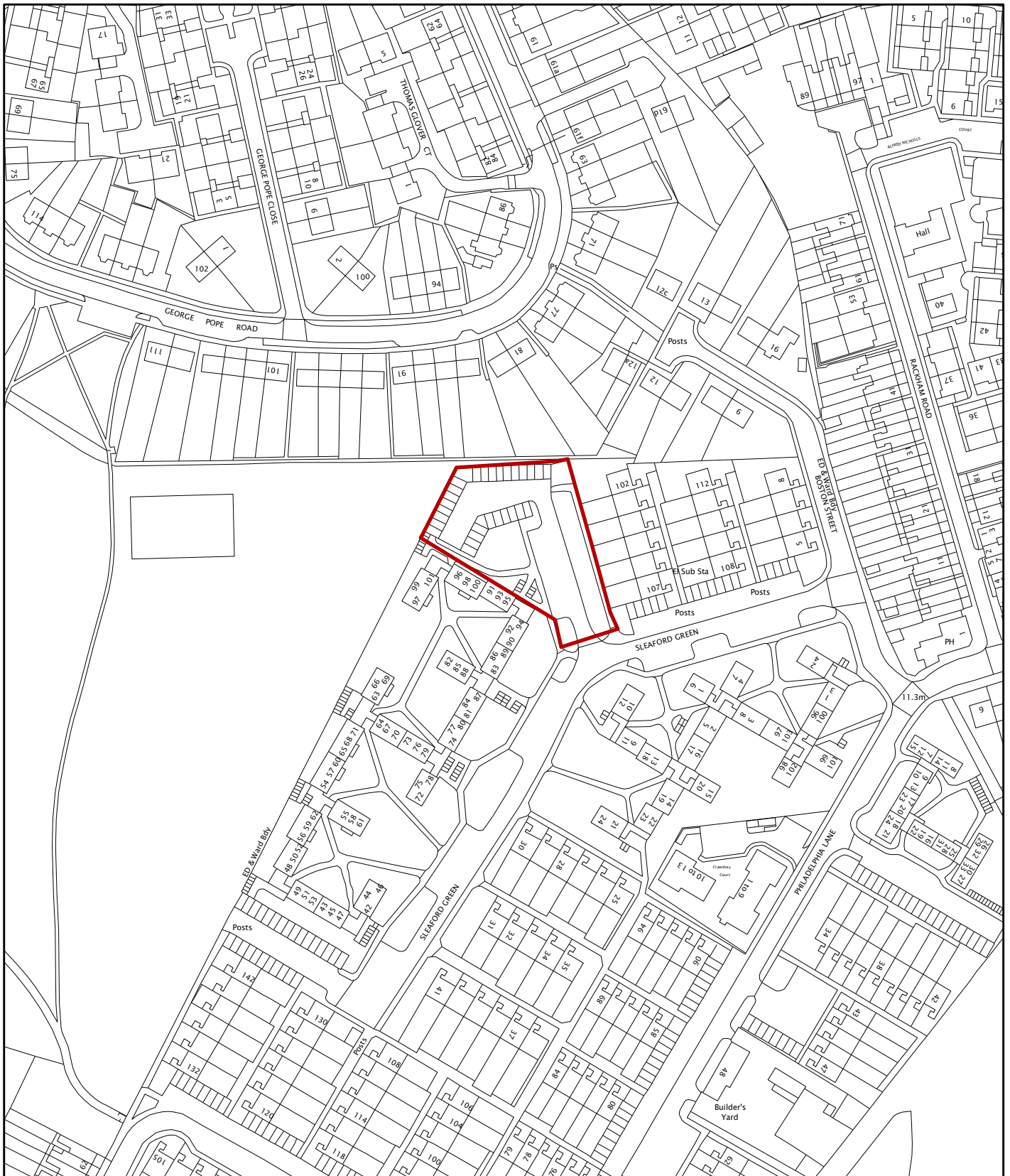
Reasons for approval:

The development of 8 affordable dwellings would contribute to the promotion of affordable housing in Norwich. The proposed development, subject to conditions, would be well integrated with the surrounding development in form and layout and would make good use of this brown field site. The scheme provides adequate parking and servicing space and makes proposals for rationalising on street parking in the area. The scheme is also achieved without prejudice to the future potential to enhance the use and security of Pointers Field. The scheme is laid out to enable replacement trees and planting around the site and also allows potential for further landscape and biodiversity enhancement to improve the amenity of the area. The proposal also provides for appropriate contributions to meet tree planting and child play needs in the area. The decision has been made with particular regard to PPS1, PPS3, PPG13 and PPG24 policies ENV7, T14, H2 and WM6 of the adopted East of England Plan and saved policies EP1, EP18, EP22, HOU13, HBE12, HBE19, EP22, NE4, NE9, SR7, TRA5, TRA6, TRA7 and TRA8 of the City of Norwich Local Plan (Adopted Version 2004) and to all material planning considerations

The following informative notes should be appended to any consent:

1. Considerate construction and timing to prevent nuisance;
2. An asbestos survey should be carried out;
3. Materials removed from site should be classified and disposed of at suitable licensed facilities;

4. Site clearance to have due regard to minimising the impact on wildlife.
5. Investigation for Second World War bomb craters



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Planning Application No 10/02195/F
 Site Address Garages adjacent to 100 Sleaford Green
 Scale 1:1,750



NORWICH
 City Council

PLANNING SERVICES





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Project
 Norwich City Council Shires
 Shefford Street, Norwich
 Orwell Housing Association
 Proposed Ship Plan

Client
 Orwell Housing Association

Scale
 1:200 @ A1

Date
 07-02-2011

Drawing No.
 1742 DE10-03

Revision
 F

Planning

