

Report for Resolution

Report to Cabinet - 13 July 2011
Report of Head of Planning
Subject Site allocations development plan document (DPD) -
Additional consultation for major amendments/new sites

15

Purpose

The report seeks cabinet's approval of additional consultation on amended and new sites for inclusion in the Site Allocations Development Plan Document. The report also provides an update on the consideration of responses to representations made during the recent consultation exercise.

Recommendations

It is recommended that cabinet authorises an additional period of public consultation on the sites included in appendix 1 to this paper and delegates authority to the Director of Regeneration and Development (in consultation with the Portfolio Holder for Planning and Transport) to determine the period of consultation (minimum 8 weeks) and to make minor changes to the document prior to consultation and finalise and publish all relevant supporting information.

Financial Consequences

The cost of the consultation is covered by the budget for the production of the Site allocations plan.

Risk Assessment

Failure to consult the public on proposed major changes and amendments to the Site Allocations DPD may potentially affect the soundness of the plan.

Strategic Priority and Outcome/Service Priorities

The report helps to meet the strategic priority "Strong and prosperous city – working to improve quality of life for residents, visitors and those who work in the city now and in the future" and the service plan priority to deliver the Local Development Framework for Norwich

Executive Member: Cllr Bremner

Ward: All

Contact Officers

Feng Li
Judith Davison

01603 212 441
01603 212 529

Background Documents

Suitability Assessment of Additional Sites proposed for Consultation. Copies of this document are available from Feng Li (contact above). It will be published on the website alongside the publication of the Consultation Document.

Report to Sustainable Development Panel on 29th June 2011. Available at:
http://www.norwich.gov.uk/intranet_docs/corporate/public/committee/reports/2011/Sustainable%20DP/REP_Sustainable_DP_Site_allocations_2011_06_29.pdf

Report

Background

1. Between January and March 2011, the Council held a public consultation for the Site allocations DPD. The consultation was in the form of a combined planning consultation for the Site Allocations Plan and the Development Management Policies Plan, and was publicised through the media, the council's website, local organisations and community groups, and other targeted publicity.
2. This was the second stage of consultation held under Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004 and proposed a list of favoured sites for a range of uses including housing, employment and mixed use development. A total of 215 representations were received from the public and organisations during the consultation period, including a number of objections, expression of support and specific comments.

Current progress - consideration of representations

3. Officers are now processing the representations and undertaking further work to address the issues raised from the public consultation. An initial assessment of these representations and their implications for the proposed allocated sites has been undertaken, and a list of further actions is also identified at this stage, which includes possible further assessment, requesting further information from the landowners, or further consultation.
4. Although this work is still ongoing it is considered likely that, for most of the sites, the proposed allocations will remain essentially unchanged. For a number of other sites, minor changes will be made as a result of representations made. However, it is apparent that there are also some sites which require more significant changes to the proposed allocations as a result of the representations received and it is considered appropriate that these are subject to additional consultation before the plan is firmed up.
5. For those sites where no change or only minor change is proposed, officers will proceed to the next stage of drafting site specific policies. Work on these will continue (including progress being reported to Sustainable Development Panel) in advance of recommendations being brought to Cabinet about the content of formal pre-submission consultation documents (under Regulation 27 of the above Regulations).

The proposed additional consultation

6. This additional consultation will also need to be held under Regulation 25 of the Development Plan Regulations. Details of the proposed additional consultation document are provided below and detailed site information is provided in appendix 1.
7. Like the previous public consultation, the additional consultation proposes an allocation for a particular use or mix of uses for each site listed. It also sets out

information on constraints, housing capacity and elements of the explanatory text including key developer requirements.

8. The sites listed in Appendix 1 for inclusion in the additional consultation comprise some new sites, as well as sites where major extensions or changes in use are proposed, and sites which have been brought back from the previous list of discounted sites. These sites have all been subject to a process of suitability assessment on the same basis as the sites previously included in the consultation earlier this year. All the sites in Appendix 1 are found to be suitable as allocations. A summary of the suitability assessment is available as a background paper and will be published alongside any consultation.
9. A Sustainability Appraisal (SA) report is being produced to accompany the consultation for the sites in the additional consultation. This work is being undertaken by an external consultant and it is expected that its conclusions will be available in time to be reported verbally to Cabinet and will also be published alongside the Consultation document.
10. Formal Appropriate Assessment (which assesses the possible impacts on development on sites of European Significance for nature conservation) is not being undertaken. As there are only two new two newly proposed sites in the consultation and both of them are over 3 km from the nearest European site – River Wensum Special Areas of Conservation it is not considered that an Appropriate Assessment is necessary in relation to this consultation.
11. The additional and amended sites included in this consultation will contribute to a further 385 dwellings.

Consideration at Sustainable Development Panel

12. Sustainable Development Panel met on 29th June to consider a previous draft of the proposed consultation document. They made a number of comments in relation to the emerging document and raised a number of concerns about the allocations proposed. However, they agreed to recommend that Cabinet authorises further public consultation on the additional and amended sites.
13. With regard to the proposed extension to site H006 (King Street Stores and Sports Hall) the Panel specifically resolved to recommend to Cabinet that the proposed allocation be amended to encourage sports development to be required as part of the redevelopment of this site. Officers have sought to address this concern in the revised allocation included in appendix 1, however, it is not considered that currently the evidence exists which would support an allocation requiring indoor sports provision to be made on the site. It is therefore proposed that the forthcoming consultation be used to test whether the evidence in support of such an allocation is sufficiently robust to support such an allocation being made.
14. It should also be noted that as a result of this debate at Sustainable Development Panel a number of minor amendments/clarifications have been incorporated into appendix 1 to reflect points raised by members.

Next steps

15. Assuming endorsement of the proposed consultation document by Cabinet it will be published for public consultation for an 8 week period.
16. Officers are currently working towards the production of a pre-submission draft Site Allocations plan, which will include policies and supporting information for each site. The proposed additional consultation will be undertaken in parallel with this process and will feed into it.
17. The public will have an opportunity to comment on the draft document before it is submitted to the Secretary of State for public examination. However, at that stage representations can only be made on the soundness of the document, including whether appropriate procedure has been followed and whether relevant issues have been taken into account.
18. An independent public examination will take place after submission of the document to the Secretary of State. Once the document is found sound, the Council will formally adopt it as a Development plan document, which is expected to be late 2012.
19. The next planned stages in the work programme are:

Public consultation	Additional public consultation (Regulation 25) on a small number of additional / amended sites	July-September 2011 (8 weeks minimum)
Pre-submission consultation	Opportunity for public comments on the soundness of the proposed submission document (Regulation 27)	Late 2011
Submission	Submission to the Secretary of State and independent public examination (Regulation 30)	Early – mid 2012
Adoption	The council adopts the Site Allocations Plan	Late 2012

Appendix 1

Site reference: E005 (H)

Site name/address: Heigham Water Treatment Works, Waterworks Road

Ward: Wensum

Site size (Ha): 5.0

Main constraints:

Transport, adjacent to River Wensum, parts within Flood Zone 2/3, partially historical landfill site, less than 200m to site of specific scientific interest, in close proximity to county wildlife site, Health and Safety Executive consultation zone.

Proposed allocation:

- Housing or mixed use development
- Small industrial units may be possible as part of the mix
- Open space

Potential capacity:

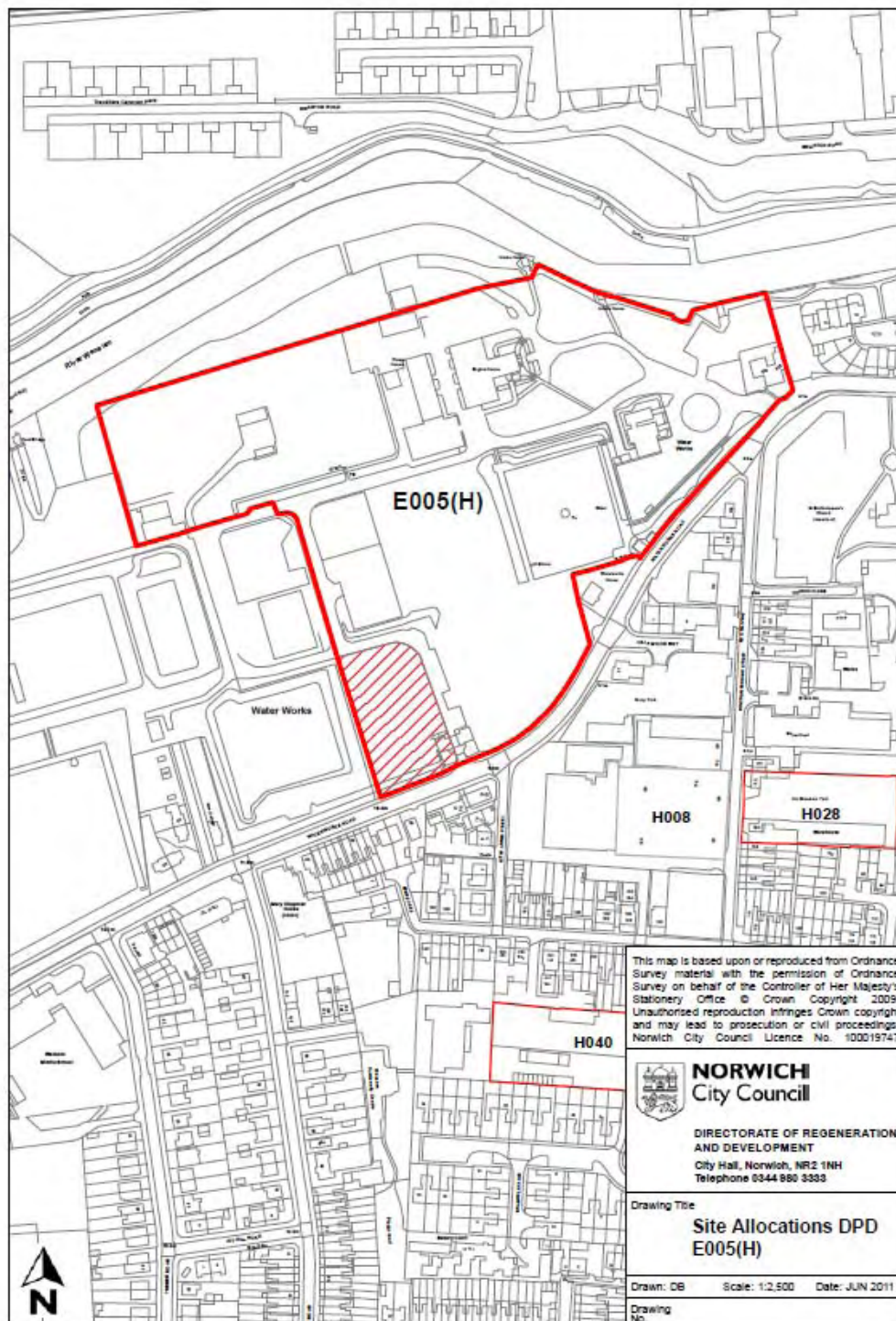
If developed for housing, a minimum of 150 dwellings could be provided.

Explanatory text:

The site is part of Heigham Water Treatment Works, covering an area likely to be decommissioned. It was promoted for business park development through the first Regulation 25 consultation. However, the limited capacity of Waterworks Road for large vehicles makes it more suitable for housing. The development should be designed to provide open space in flood risk areas, and access to the river and a riverside walk should be provided as part of the scheme. Listed buildings should be retained. Development will be subject to successful removal of current Hazardous Substance Consent.

Reason for additional consultation: Minor extension of the boundary.
(shown as the hatched area in the plan)

Appendix 1



Appendix 1

Site reference: E015 (H)

Site name/address: Kerrison Road/ Hardy Road, Gothic Works

Ward: Thorpe Hamlet

Site size (Ha): 4.49

Main constraints:

Loss of employment land, access, possible contamination, site in Flood Zone 2, partially in Flood Zone 3a, adjacent to river, noise from railway, demolition, retention of historic features, core cycle and pedestrian network, river gateway site to the city, Source Protection Zone 1. Redevelopment of the site will be subject to successful prior relocation of ATB Laurence Scott.

Proposed allocation:

- Housing-led mixed use development
- Some small industrial units could be provided fronting the railway line
- Some leisure use could also be provided

Potential capacity:

A minimum of 250 dwellings could be provided

Explanatory text:

This part of the city has traditionally been a manufacturing area, however it is increasingly being developed for housing and mixed uses. This site is near to other proposed major mixed use development, such as the Deal Ground, the Utility sites and the land adjoining the football ground at Kerrison Road. This site is adjacent to the railway line and depot and other industrial uses. There are neighbouring residential areas with a mixture of terraced houses and more recent high density housing. Development should take account of the following issues:

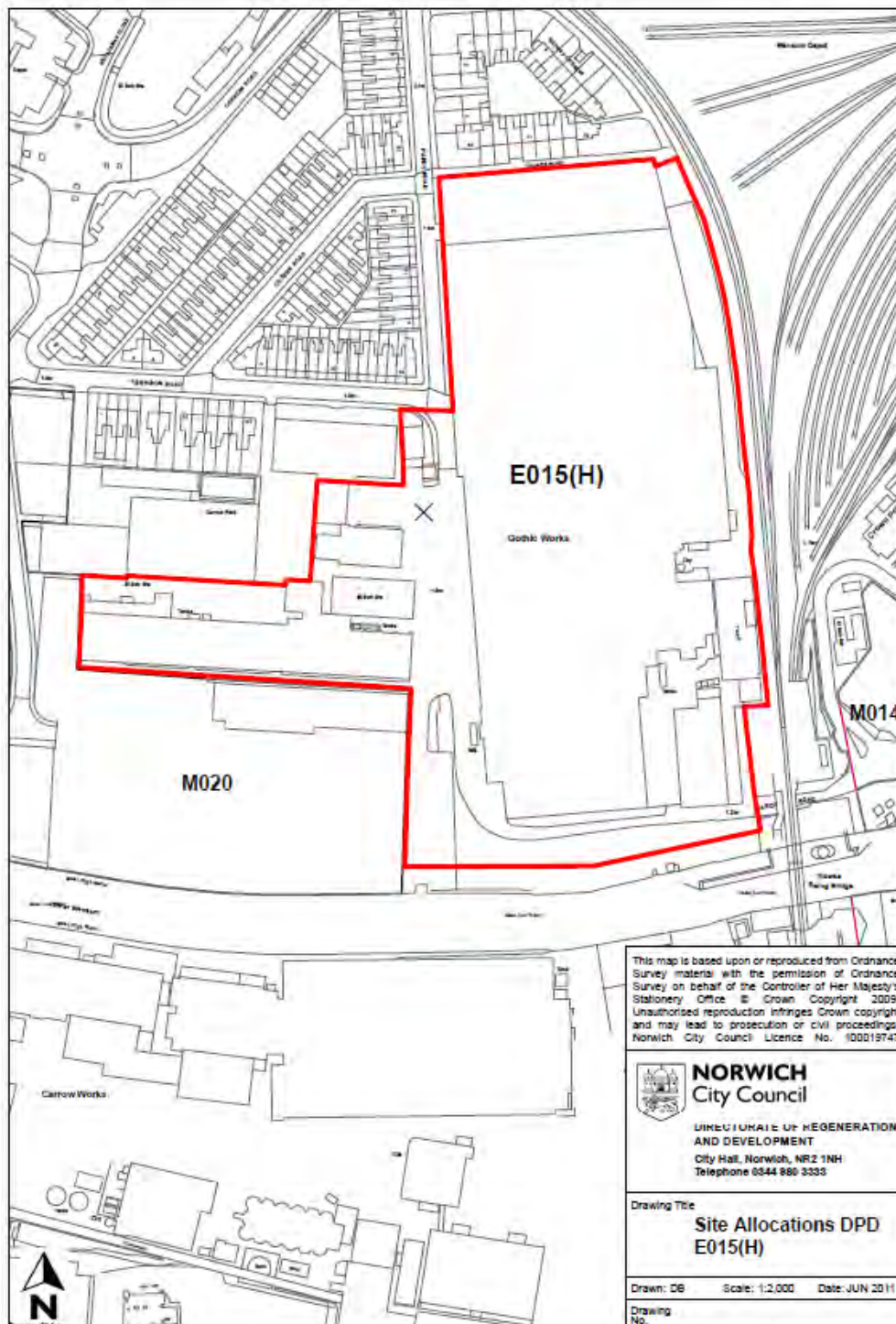
Appendix 1

- provision of public access to the river and a riverside walk/cycle link, connecting to the riverside link from the Deal Ground development
- enhancement of the river frontage as a gateway to Norwich city centre
- retention of existing historical/heritage features fronting Hardy Road

Reason for additional consultation:

The site was identified as a possible primary employment location included in the public consultation on possible sites for development (published in Nov 2009). It was not taken forward in the Jan 2011 consultation as no land use change was proposed. However, in response to the Jan 2011 consultation ATB Laurence Scott have indicated a medium term desire to relocate their business elsewhere within the City and their preference for a housing led mixed use redevelopment of the site. In view of the predominantly housing led proposed redevelopment of adjoining area and access constraints retention of land in wholly employment use is not considered justified.

Appendix 1



Appendix 1

Site reference: H006

Site name/address: King Street Stores and Sports Hall

Ward: Thorpe Hamlet

Site size (Ha): 0.53

Main constraints:

Partially within flood zones 2 and 3, adjacent to river, Source Protection Zone 1, demolition requires conservation area consent, city centre office area, core cycle network, loss of sports facilities

Proposed allocation:

- Housing-led mixed use development incorporating some office provision
- Leisure use may also be provided as part of the mix

Potential capacity:

If developed for housing, a minimum of 50 dwellings could be provided

Explanatory text:

Development should be designed to help regenerate King Street area by reinstating the historic street frontage of King Street and:

- provide access to the river and a riverside walk
- be designed to respect the setting of adjacent listed buildings
- a flood risk assessment should be undertaken and appropriate flood mitigation measures provided.

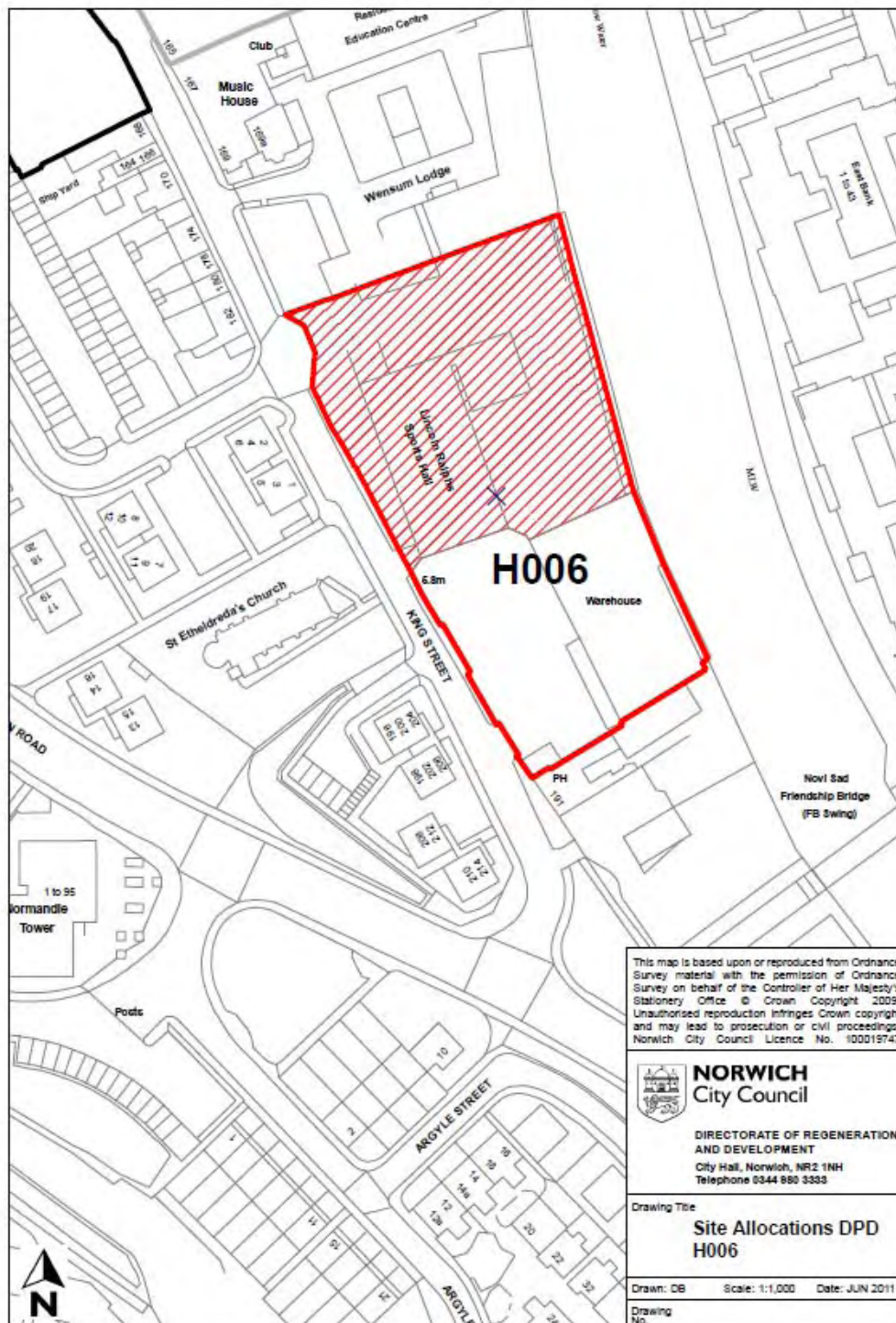
Reason for additional consultation:

The site boundary has been extended to include the existing sports hall to the north (shown as a hatched area in the map). Views are particularly invited on the acceptability of the loss of sports facilities in this location and whether the proposed allocation should be amended to require (as opposed to allow) the

Appendix 1

provision or retention of appropriate indoor sporting facilities on the site.

Sport England will be specifically consulted on this matter but the Council will be particularly keen to receive the views of the local community and interested groups on this matter.



Appendix 1

Site reference: H029

Site name/address: Land east of Bishop Bridge Road

Ward: Thorpe Hamlet

Site size (Ha): 1.01

Main constraints:

Possible contamination, Source Protection Zone 1, access, demolition of gasholder, less than 150m from SSSI, ground conditions issue on northern part of site, trees, topography, noise – frontage to main road, adjoining wooded ridge, conservation area and historic park

Proposed allocation:

Housing development

Potential capacity:

A minimum of 50 dwellings could be provided.

Explanatory text:

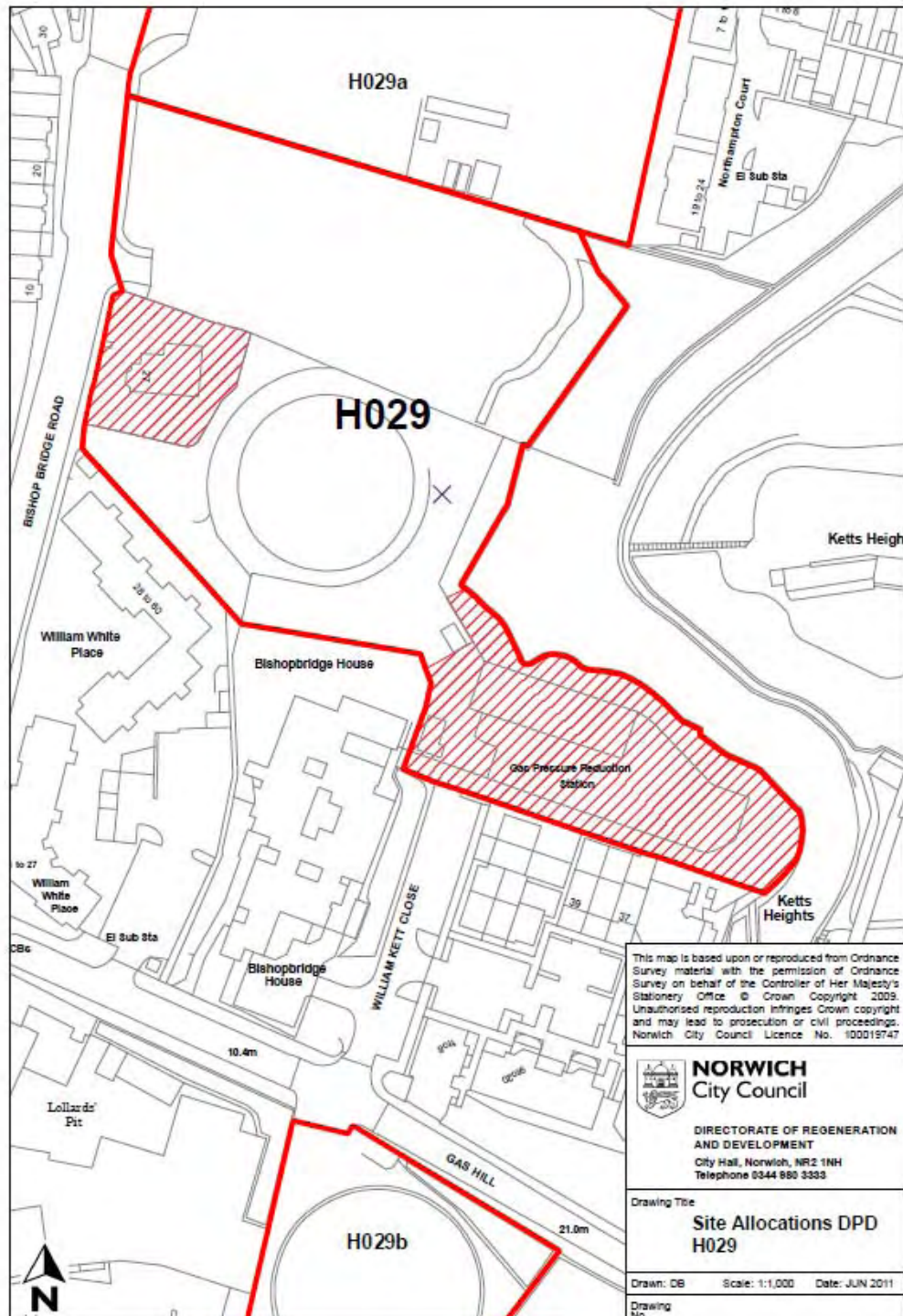
The majority of the site is allocated for housing development in the replacement Local Plan. The northern part of the site has planning permission for 24 dwellings. The National Grid plans to decommission the gas holder and seek revocation of Hazardous Substance consent. Future development would help bring a vacant brownfield site into use. The following issues should be considered:

- the wooded ridge on the east edge should be retained and design should promote biodiversity
- the remaining part of the site should be considered on its own merits if the decommissioning of the gas holder is not possible.

Reason for additional consultation:

Appendix 1

The site boundary has been extended to include a property fronting Bishop Bridge Road and the gas pressure centre following representations from National Grid.



Appendix 1

Site reference: H029b

Site name/address: Gas holder at Gas Hill

Ward: Thorpe Hamlet

Site size (Ha): 0.30

Main constraints:

Possible contamination, Source Protection Zone 1, access, demolition of gasholder, less than 150m from SSSI, trees, topography, adjoining wooded ridge, conservation area and historic park

Proposed allocation:

Housing development

Potential capacity:

A minimum of 20 dwellings could be provided.

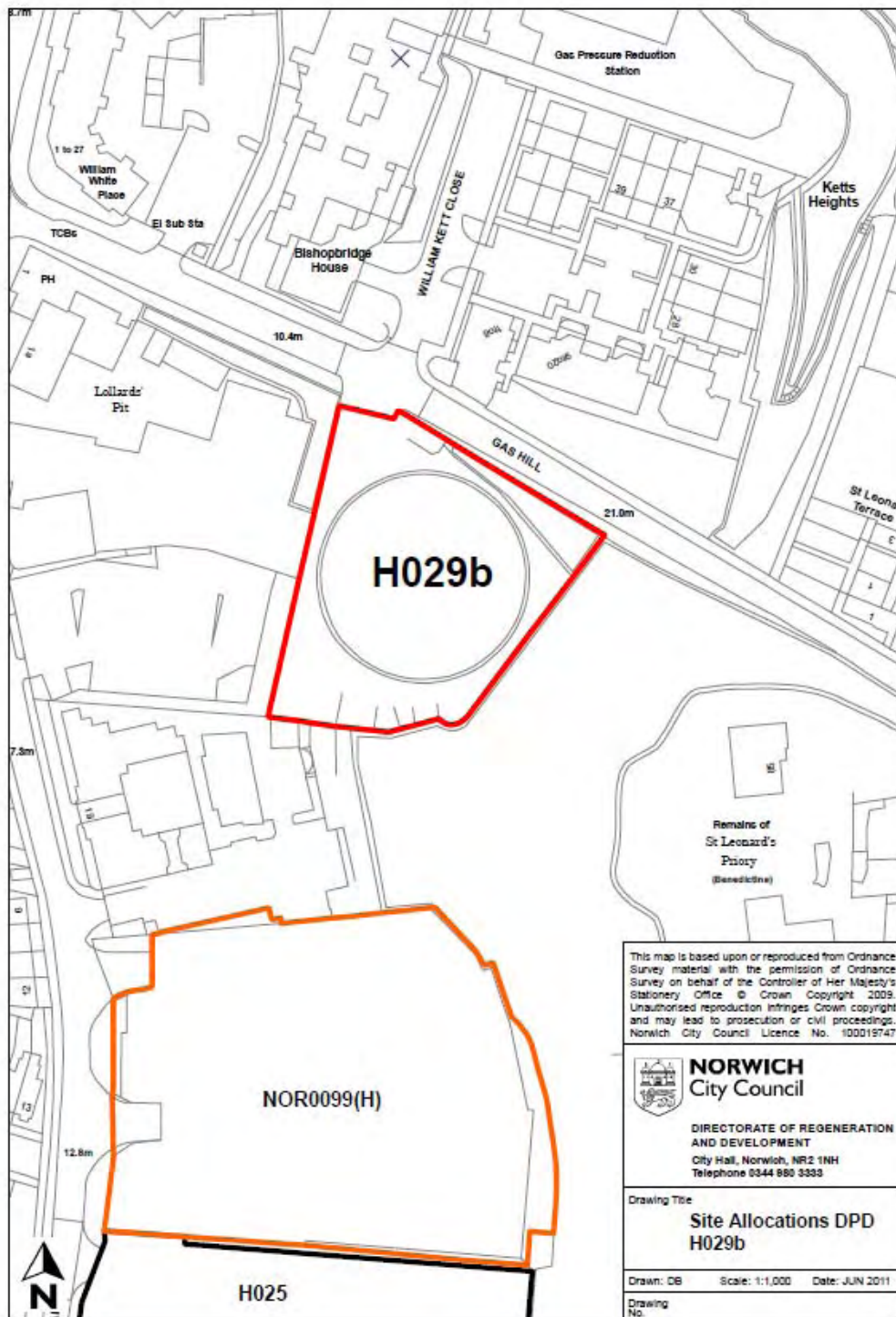
Explanatory text:

This site has been proposed by National Grid due to new plans to decommission the gas holder. Development would help bring the vacant brownfield site into use and would need revocation of existing Hazardous Substance Consent. The wooded ridge on the east edge should be retained and design should promote biodiversity.

Reason for additional consultation:

This is a newly proposed site following representations from National Grid who view gas holder as surplus to requirements.

Appendix 1



Appendix 1

Site reference: M007

Site name and address:

Part of former Lakenham Sports and Leisure Centre, Cricket Ground Road

Ward: Lakenham

Site size (Ha): 1.95

Main constraints:

Close to county wildlife site, green space, access, core walking network

Proposed allocation:

- Housing

Potential capacity:

A minimum of 65 dwellings could be provided

Explanatory text:

The site is a part of the former Lakenham Sports and Leisure Centre which closed in 2007. Although much of the site is designated as urban green space in the current Local Plan, development would help bring a redundant site back into use. The remaining part of the former Lakenham Sports and Leisure Centre is covered by a separate allocation (site reference OU14) for open space use. Development of this housing site would be subject to the successful delivery of the public open space (likely to be allotments) on site OU14 prior to the occupation of dwellings.

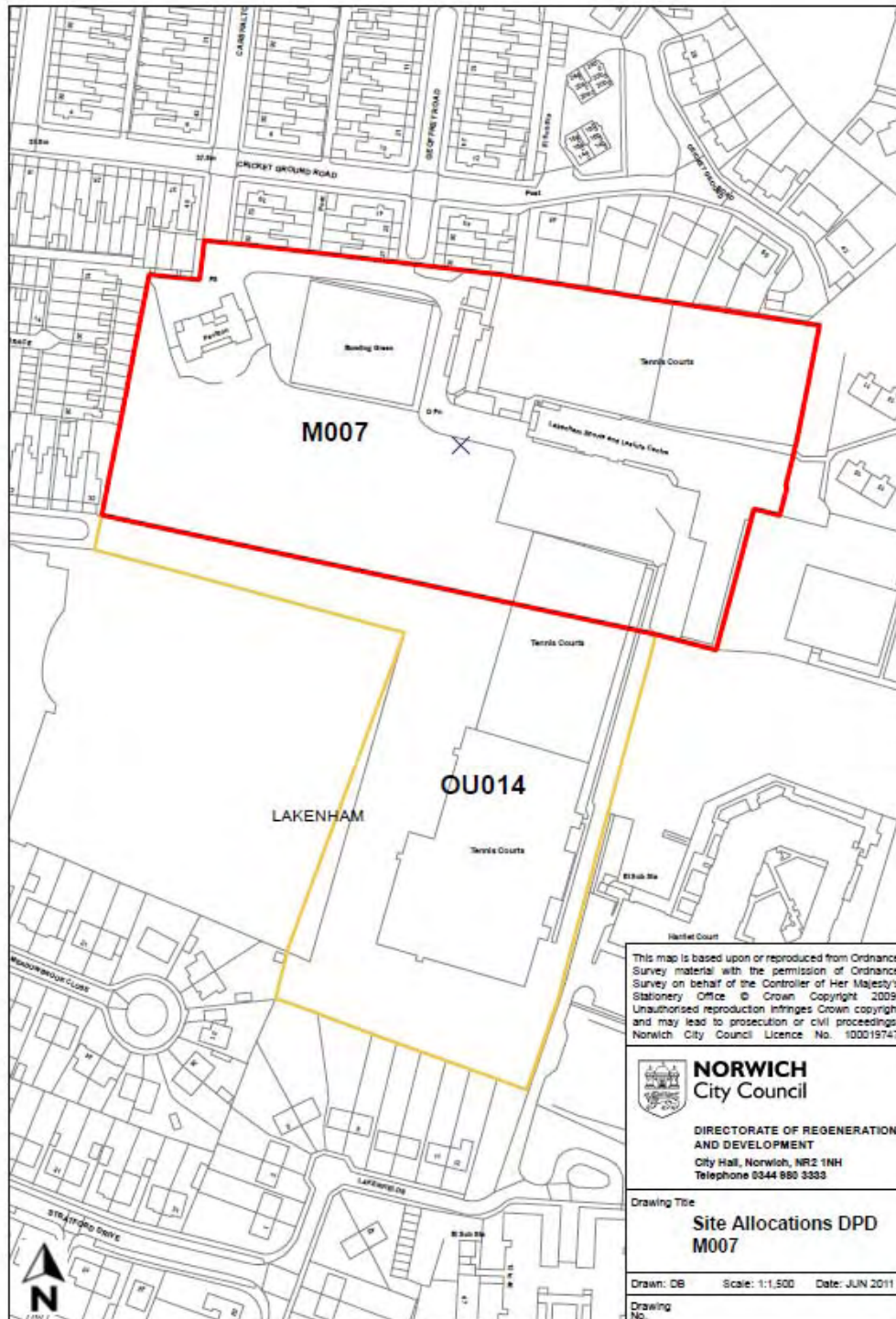
Development should take the following issues into account:

- Vehicular accesses should be made through all three adjacent residential streets, and linked in a grid pattern.
- A pedestrian and cycle link through to County Hall is required via the southern part of the site.

Appendix 1

Reason for additional consultation:

The site boundaries have been amended from the consultation in early 2010, which proposed sites M007 and OU014 together for mixed use residential, sports and leisure development.



Appendix 1

Site reference: OU014

Site name and address:

Southern part of Former Lakenham Sports and Leisure Centre, Cricket
Ground Road

Ward: Lakenham

Site size (Ha): 1.26

Main constraints:

Close to county wildlife site, green space, access, core walking network

Proposed allocation:

Public Open Space (likely to be allotments)

Potential capacity:

n/a

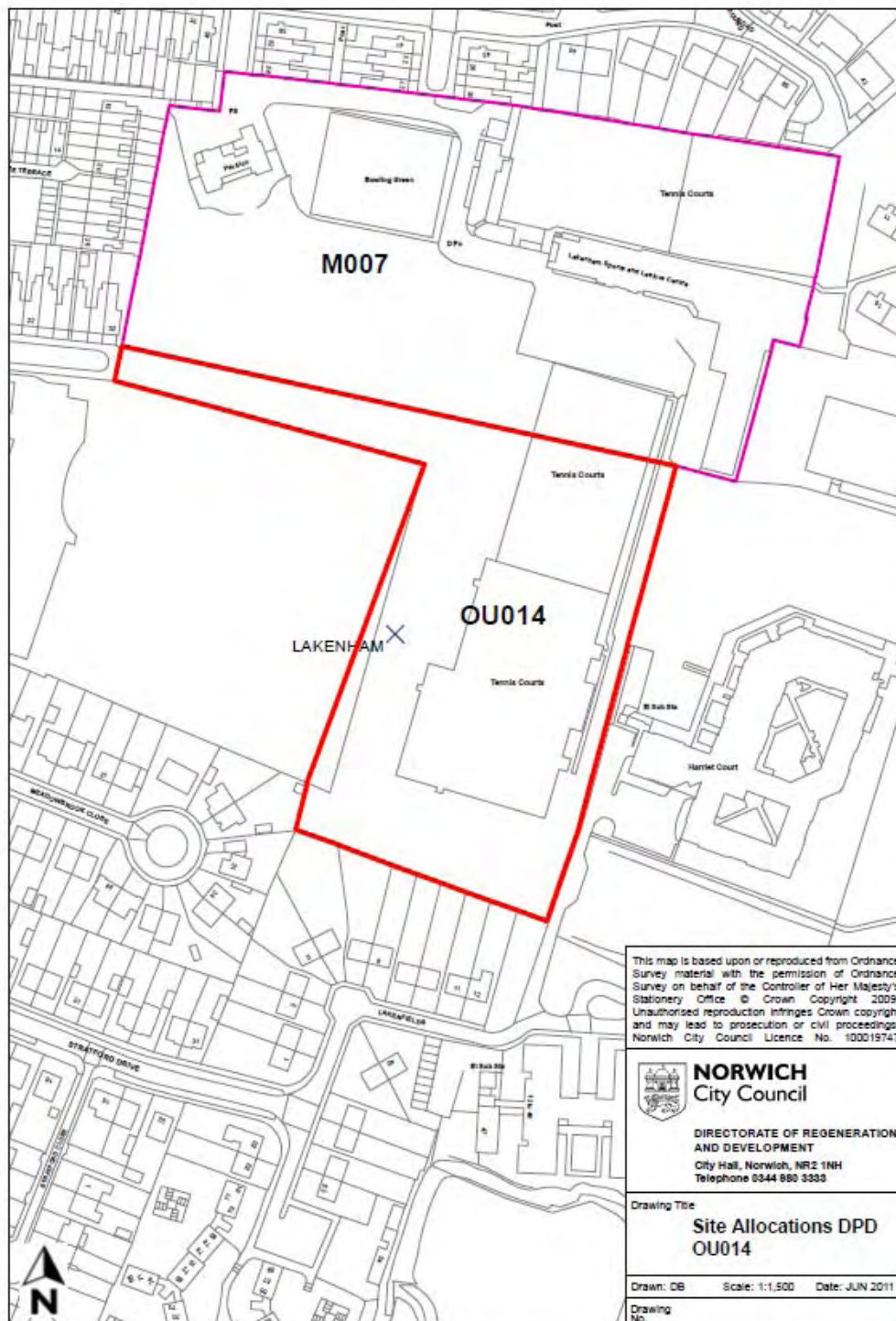
Explanatory text:

The site is the southern part of the former Lakenham Sports and Leisure Centre and was formerly included in the bigger proposal with the adjoining land to the north. The Norwich Open Space Needs Assessment has shown a clear shortfall of allotment provision in this part of the city.

Reason for additional consultation:

The site boundaries have been amended from the consultation in early 2010, which proposed sites M007 and OU014 together for mixed use residential, sports and leisure development.

Appendix 1



Appendix 1

Site reference: M009

Site name/address: Land west of Bluebell Road, Bartram Mowers Ltd

Ward: Eaton

Site size (Ha): 5.47

Main constraints:

River Valley, biodiversity, topography, partially urban green space, core cycle network

Proposed allocation:

Housing development for the elderly

Potential capacity:

About 150 to 200 units

Explanatory text:

The area was previously used for nurseries, with the site itself and a significant amount of adjoining land under glasshouses until the 1960s. However much of the site has now reverted to semi-natural grassland. Adjoining land in the Yare Valley is mainly undeveloped, with undulating topography and a number of well-defined hedges, tree belts and groups. There is low density housing to the north of Bluebell Road.

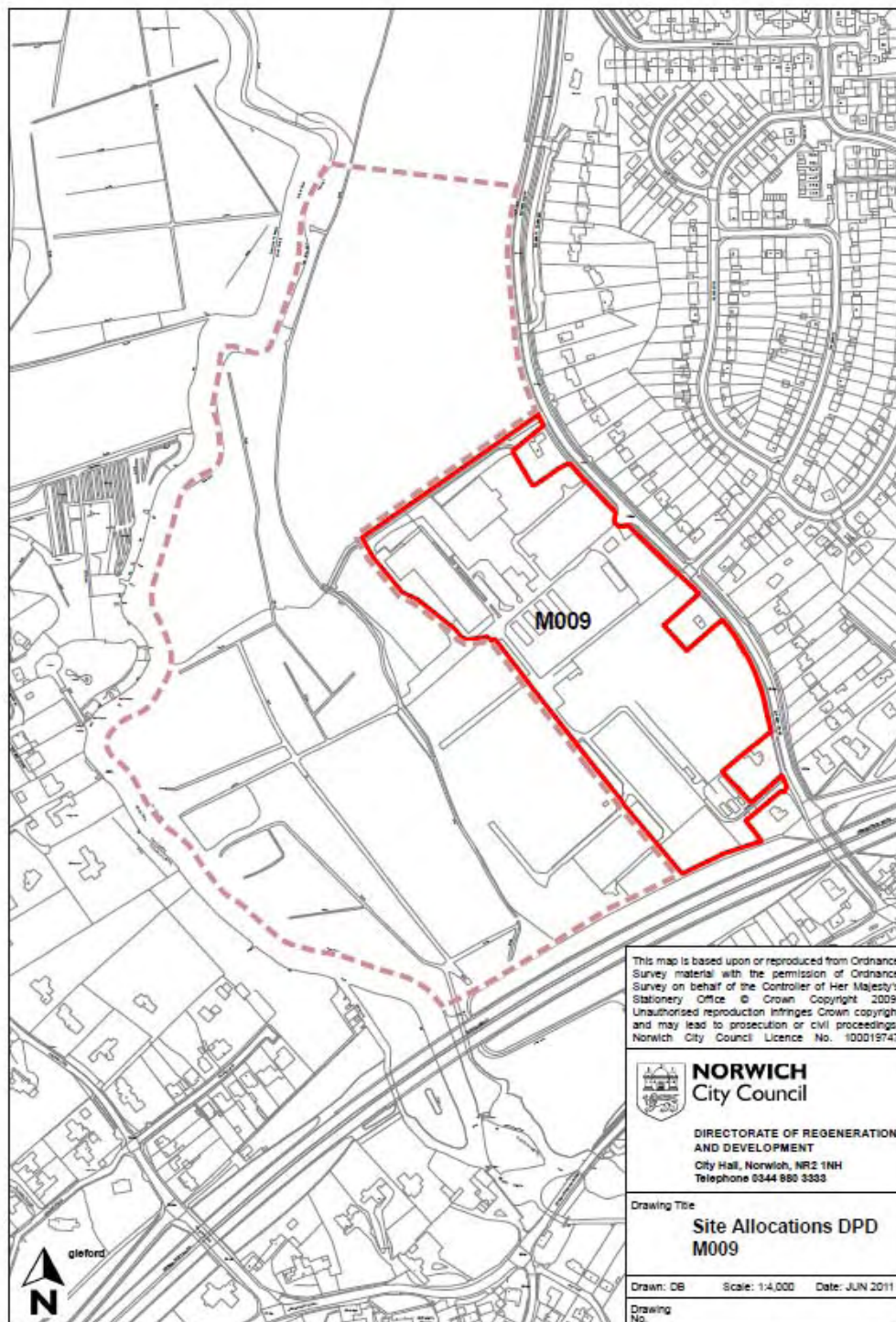
The following elements are proposed by the landowner:

- a new footpath will be provided linking the Yare Valley Walk to Bluebell Road
- the area bordered by the dotted line will be made available for public access and recreational open space
- potential public access to the land in the Yare Valley that could link up with the adjoining University Broad

Appendix 1

Reason for additional consultation:

This site was previously discounted due to concerns relating to loss of green space. This proposal is based on a reduced site boundary with a different use proposed.



Appendix 1

Site reference: M020

Site name/address:

Land adjoining Norwich City Football Club, Kerrison Road

Ward: Thorpe Hamlet

Site size (Ha): 3.24

Main constraints:

Flood Zone 2, partially Flood Zone 3, adjacent to River Wensum, possible contamination, noise issues relating to industrial uses close to site, access capacity, core bicycle/pedestrian network, small area falls within Trowse railhead consultation area

Proposed allocation:

Mixed use development to include residential, commercial, leisure, community, office and small scale retail uses.

Potential capacity:

A minimum of 250 dwellings could be provided as part of the scheme.

Explanatory text:

The football club is a major recreation facility in Norwich and any development must take account of the operational needs of the stadium. The majority of the land is currently being used for car parking. The following issues should be considered:

- access to the river and a riverside walk should be provided as part of the scheme
- the development will also be required to provide community facilities and open space.

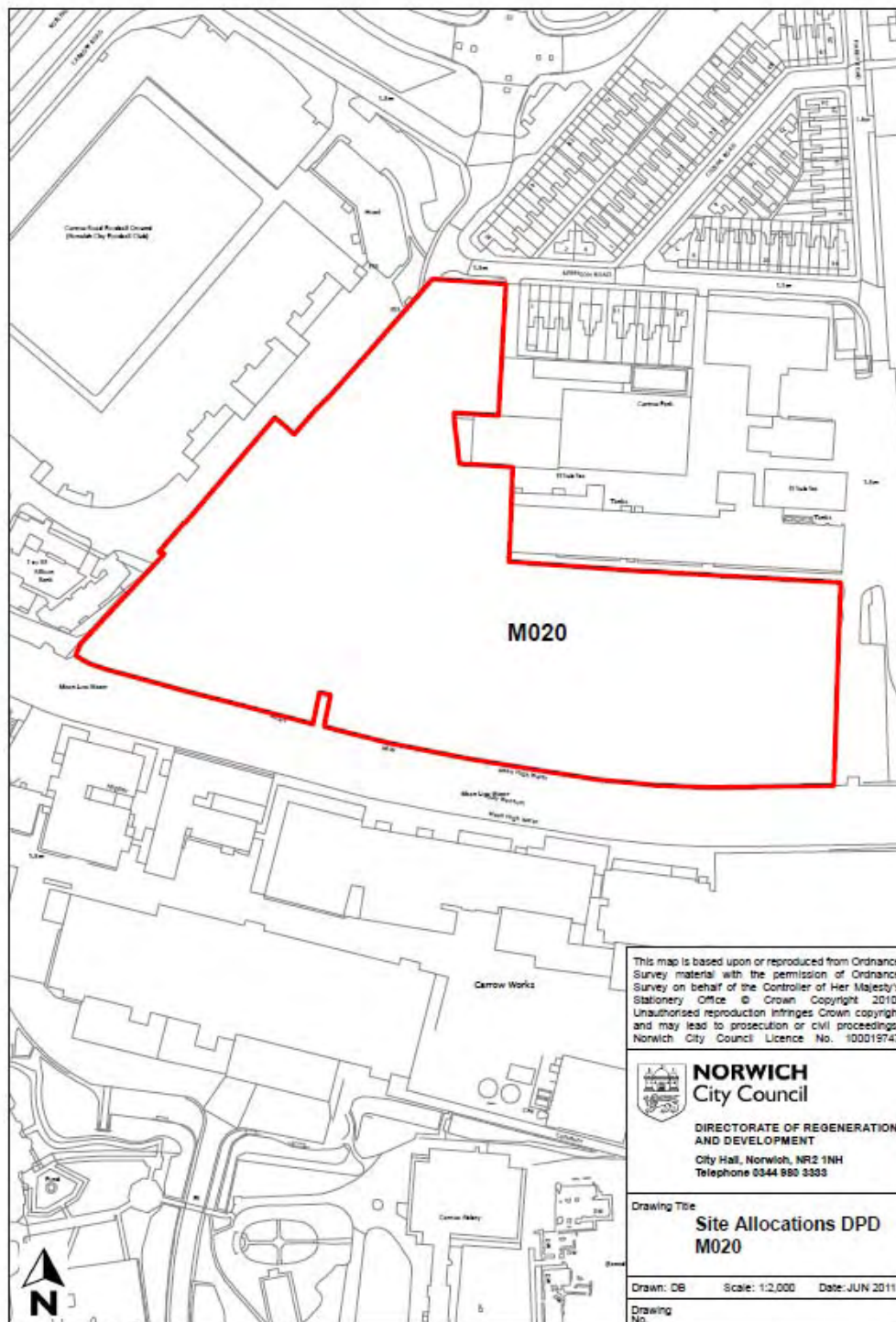
Appendix 1

Outline planning permission has been granted in line with the masterplan produced as part of the application (references: 4/2002/1281/O & 06/00012/VC).

Reason for additional consultation:

Boundary significantly amended to reflect current completions and ownership situation.

Appendix 1



Appendix 1

Site reference: M049

Site name/address: Mile Cross Depot

Ward: Mile Cross

Site size (Ha): 3.65

Main constraints:

Adjacent to river valley, loss of employment, possible contamination, possible ground conditions, access, proximity to the recycling centre, partially in Flood Risk Zone 2, core cycling network, HSE consultations zones for Heigham Waterworks and Bayer Crop Science, close to SSSI

Proposed allocation:

Mixed use to include housing and small workshop units

Potential capacity: A minimum of 75 dwellings could be provided

Explanatory text:

This site is the former City Care depot. The existing buildings are large and ageing, and current uses include office buildings, vehicle repair workshops, storage and distribution. The site is close to the existing residential developments at Valpy Avenue and on the other side of Mile Cross Road.

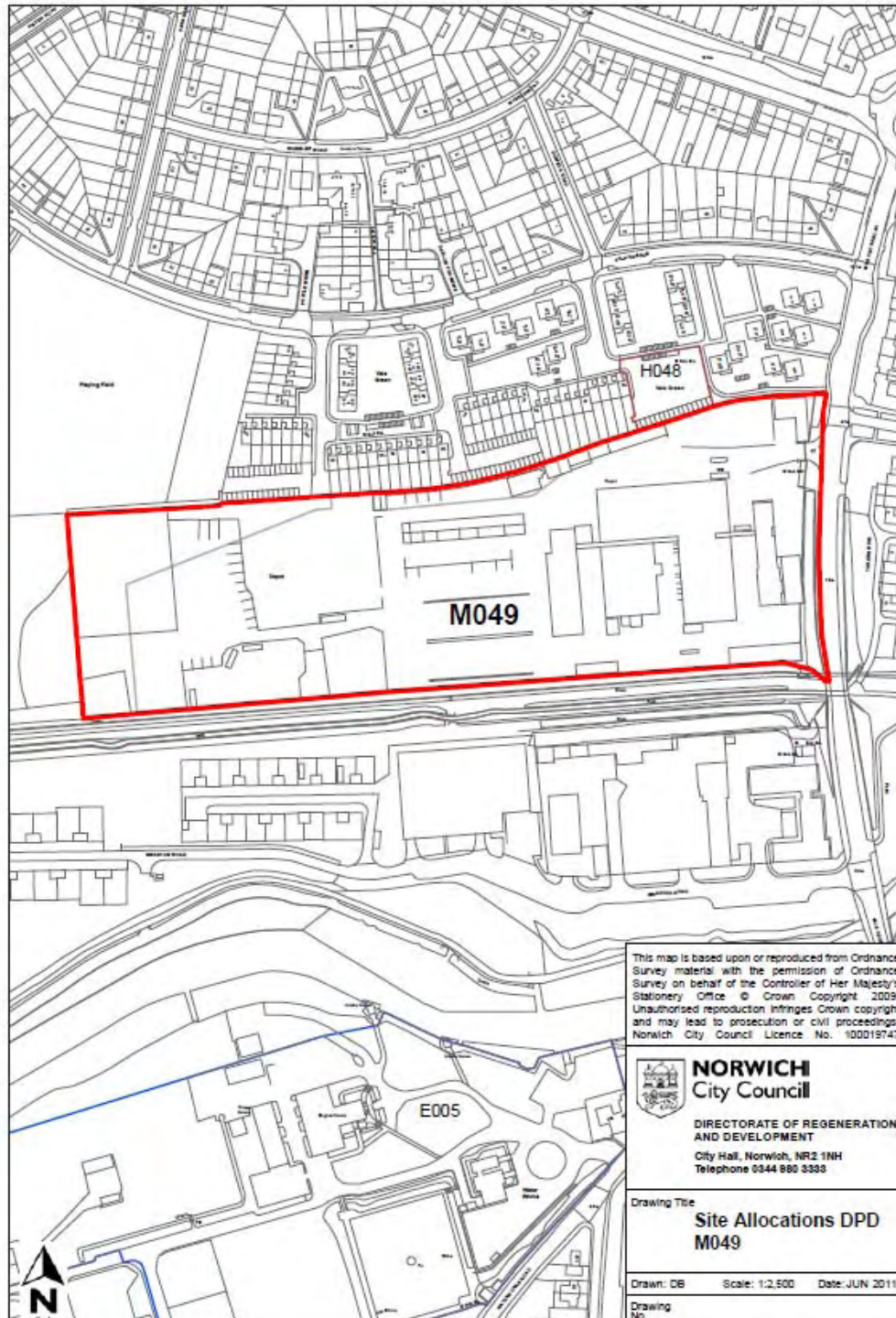
Development should take the following into account:

- the layout of development should be carefully designed to minimise impact on existing and new housing areas
- residential access should be from Valpy Avenue
- commercial area access should be from Mile Cross Road
- the southern frontage to the Railway Path should be enhanced

Reason for additional consultation:

Appendix 1

The site was previously discounted due to significant loss of employment land. However, the relocation of a major occupier provides an opportunity to re-assess this site in the context of the City's employment and housing needs.



Appendix 1

Site reference: NOR0093 (H)

Site name/address: Van Dal Shoes, Dibden Road

Ward: Sewell

Site size (Ha): 0.54

Main constraints:

Topography, trees, possible contamination, and sub-station and mast. As one of the last remaining shoe factories in Norwich the site has potential local heritage significance. The level of significance is considered unlikely to be of such significance to justify the preservation of building however regard will need to be had to how this the heritage of the site may be reflected in any redevelopment and recorded in the Historic Environment Record.

Proposed allocation:

Housing development

Potential capacity:

A minimum of 30 dwellings could be provided

Explanatory text:

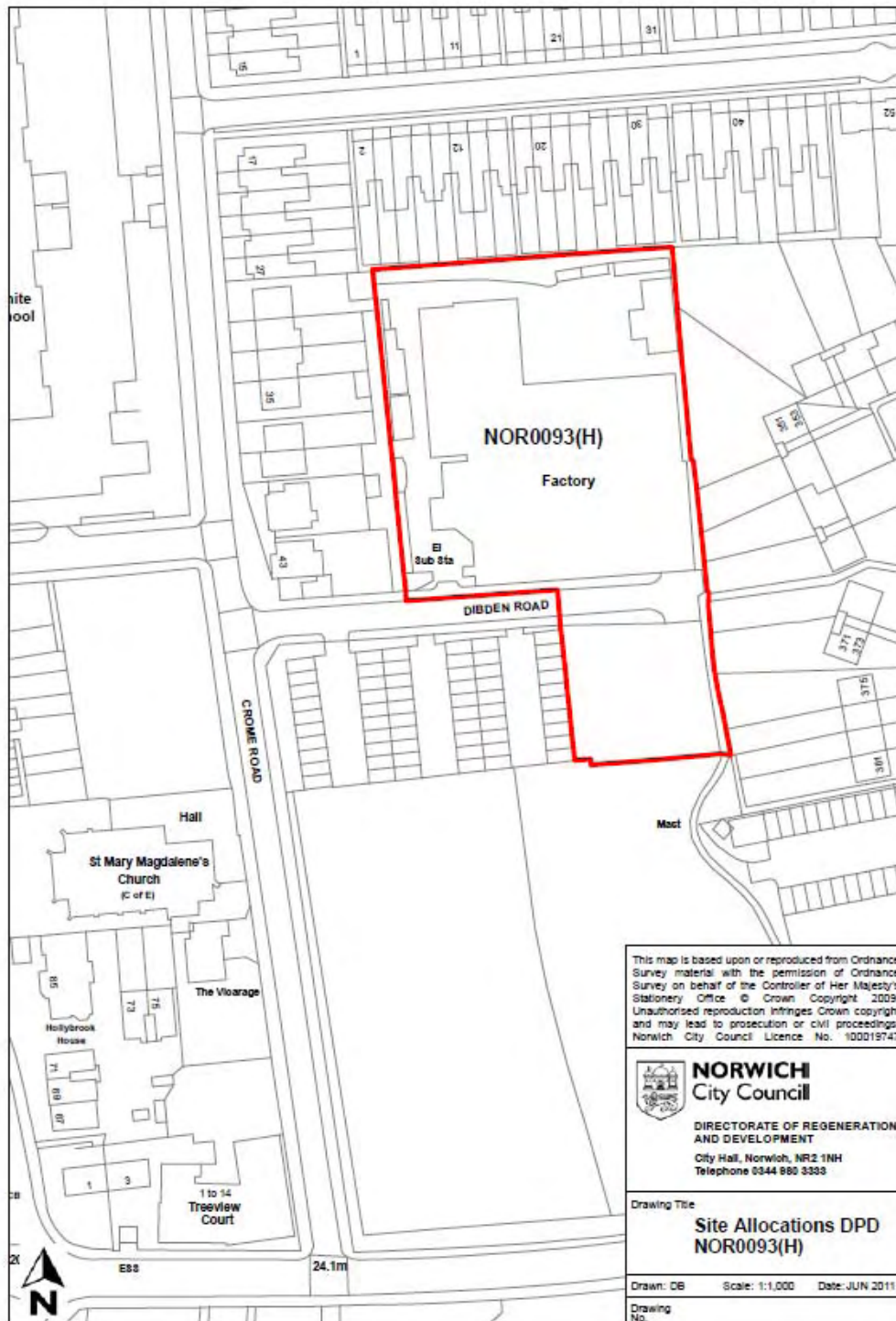
This site is located in a residential area surrounded by a mixture of terraced houses and flats. The area has a quiet residential feel with good views over the city. Development should enhance the footpath south of Dibden Road.

Reason for additional consultation:

The site was proposed as a possible housing development included in the public consultation on possible sites for development (published in Nov 2009). It was not taken forward in the Jan 2011 consultation due to the owner suggested that it is not available, despite being found suitable in the site assessment. The owner of the site has re-proposed the site due to the

Appendix 1

factory's possible future relocation. The boundary of the land is slightly reduced.



Appendix 1

Site reference: M061

Site name/address:

Norfolk House, Exchange Street

Ward: Mancroft

Site size (Ha): 0.14

Main constraints:

City Centre Conservation Area, proximity to listed buildings, loss of city centre office space, trees

Proposed allocation:

Mixed use development to include:

- retail/leisure/office uses on ground floor and
- a mix of residential and offices on upper floors

Potential capacity:

A minimum of 20 dwellings could be provided

Explanatory text:

Norfolk House is a four/five storey 1950's red brick office building. On the Exchange Street frontage it is set back from the pavement with car parking in front of the building. To the rear of the site the building fronts St. John Maddermarket and has a self-contained commercial unit at ground floor level. Development should seek to maximise the provision of high quality office floorspace in addition to housing and should provide a continuous street frontage to Exchange Street.

Reason for additional consultation:

Appendix 1

This is a newly proposed development site not previously consulted on. As part of this consultation further evidence will be sought on the quality of the current office accommodation offered on the site.

