

# **DEVELOPMENT BRIEF**

## **FORMER CIVIL SERVICE SPORTS GROUND, EATON**



**Consultation Draft September 2004**

**CITY OF NORWICH REPLACEMENT LOCAL PLAN  
SECOND DEPOSIT VERSION**

# The Former Civil Service Sports Ground Wentworth Green

## Draft Development Brief

September 2004

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# **1. Introduction**

## **The Former Civil Service Sports Ground**

1.1 The Former Civil Service Sports Ground dates back to the 1970's. The site contained two football pitches, a cricket pitch, an all weather training area, a sports club and associated changing rooms and a social club with bar and dance floor.

1.2 The facility experienced financial difficulties and subsequently closed in 1999 with the Civil Service Sports Association retaining control of the site. The site was eventually passed to a property company to pursue the sale or redevelopment of the site. The site comprises 4.27ha and is currently in the ownership of Persimmon Homes, a national housebuilder.

### **The purpose of this brief**

1.3 The Former Civil Service Sports Ground represents one of the last significant development sites in Eaton and will combine housing and open space. This is a great opportunity to ensure that the development of the Civil Service Sports Ground embraces the best and most up-to-date practice that is available in terms of urban and open space design, energy efficiency, designing out crime, sustainable transport and choice and diversity in the built environment. The City Council seeks to ensure that the new development remains well integrated and cohesive with the existing built form of the surrounding residential area.

1.4 This brief shows how these principles can be applied to the development of the Former Civil Service Sports Ground and should be used by developers, service providers, public agencies and the local community. It sets out a series of development principles for the site's future and should be used by all involved in the development process to inspire creative and innovative responses to the opportunities the site has to offer.

### **Statement of consultation**

1.5 Planning officers held a meeting in February 2004 with representatives of the Eaton Village and University Community Forum, the Eaton Village Residents Association and local councillors to discuss the future development of the Former Civil Service Sports Ground.

1.6 To build on this a Planning for Real exercise was held on Thursday 13 May 2004 at Fairway First School and on Saturday 15 May 2004 at Eaton St Andrews Village Hall to give the wider community the opportunity to comment on a wide range of local issues. The event was publicised in the Eaton District Centre, by the Community Groups and by a leaflet drop to every household in the Eaton ward. At the event there was the opportunity to talk about issues with professional officers from the City Council. The event was extremely well attended with over 200 people participating over the two days.

1.7 The three main issues for the area generally and for the planning of the Former Civil Service Sports Ground specifically were access to the site, the type and location of the open space and the design, type and density of the housing. The greatest number of responses, however, related to current and potential traffic problems within the existing residential area. Reflecting these concerns, access to the site must be carefully designed to produce the minimal impact for residents and users. There is also high demand for safe footways and cycleways to be incorporated.

1.8 There was a demand for informal open space to provide for a range of sport and recreation activities. The proposed form of the open space promotes use by the wider community encouraging participation by different groups in a variety of activities.

1.9 There was a high requirement for a mix of dwelling types including sheltered housing and/or bungalows for the elderly, although not flats. Reflecting this, there is a need to incorporate a variety of housing types and tenure in the development.

## **2. Planning Context and Policies**

### **National and Strategic Policies**

2.1 The design of the site must have due regard to Government Guidance, in particular PPG1 General Policy and Principles, PPG3 Housing, PPG13 Transport and PPG17 Planning for Open Space, Sport and Recreation.

2.2 The development should also make efficient use of resources, particularly with reference to energy efficiency in buildings, minimizing reliance on the private car in favour of walking and cycling, incorporating water efficiency in new buildings and making provision for recycling waste at household level. The development should also be able to withstand any future impacts of climate change and should incorporate Sustainable Drainage Systems (SuDS).

### **Replacement Local Plan**

2.3 The site is shown as allocation HOU11 B11 in the Replacement Local Plan for Norwich (see plan 1, p4). The Inspector approved the principle of development at the Local Plan Inquiry (May – September 2003). The intention is to adopt the Replacement Local Plan in October 2004. The aim is to adopt this development brief alongside the Replacement Local Plan.

2.4 The site consists of 4.27ha and is allocated in the plan for a minimum of 70 dwellings (2.27ha) and publicly accessible recreational open space (2ha). Provision will be made for these uses on site but their precise form and location will be determined by this development brief and a clear design appraisal (policy HBE14).

2.5 The tree belts bordering the site to the north - west and north - east and the group of trees located in the south west corner of the site are covered by Tree Preservation Orders (policy NE7). The tree belts also form part of the Green Links Network in the city (policy SR13).

2.6 The most recent informal open space survey of April 2004 found that the actual provision of informal open space was 3 ha below the minimum requirement for the population of the sector. The plan also identifies a shortfall of mini soccer pitches as well as a deficit of facilities for children and teenagers. Thus the Local Plan (policy SR5) reserves land on this site to meet this shortfall.

2.7 The development should meet the needs for other community facilities as specified by relevant policies contained within the Replacement Local Plan. In line with policy HOU4, a minimum of 20 affordable dwellings will be sought on this site. In addition policy HOU5 requires that 10% of dwellings will be designed as accessible homes (7 dwellings at minimum density). Policy HOU6 specifies contributions to education and other facilities. Policy HOU7 determines the phasing of housing development with the most appropriate time frame for this site being from 2004 - 2007.



**Plan 1: The Former Civil Service Sports Ground**

### **3. Site Appraisal**

#### **The site and nature of surrounding development**

3.1 The former club buildings occupy the northern part of the site with the former sports pitches lying to the south. The site slopes north west to south east. The surrounding residential development is made up of a network of 1970's roads and culs de sac leading to Church Lane in the south and to Newmarket Road in the north. The principal adjoining housing areas of Wentworth Green, Greenways, Brentwood and Sunningdale are a mix of one and two storey developments. The surrounding residential area is interspersed with modern infill dwellings, in particular along Wentworth Green which overlooks the site. The properties adjoining the site in Brentwood are of a higher density than other dwellings in the area. There are no other uses around the site which would be incompatible with housing. Where existing development bounds the site, it presents the back fences, rear gardens or side elevations onto the site. Two principal landscape features exist on the site. These are two mature trees belts which run alongside the footpaths on the north west and north east boundaries.

#### **Access**

3.2 The existing road network provides vehicular access from the site to the surrounding residential areas and also to the centre of Eaton itself either via Newmarket Road or Church Lane. The Donkey Lane footpath runs along the north western boundary of the site linking Wentworth Green and Brentwood. Another footpath runs along the north eastern boundary linking Wentworth Green to Greenways and Sunningdale. A shared footway/cycleway joins the southern end of Donkey Lane at Brentwood providing a link to Greenways. Eaton has good links into the City Centre by road, cycleway and bus with four bus services regularly operating, of which one runs along Greenways.

#### **Local Facilities and Community Infrastructure**

3.3 The site lies on the south western side of the city in the suburb of Eaton. Eaton district centre lies to the west of the site and contains a Waitrose as well as other local shops and community facilities. The Fairway First and Middle School lie approximately 145 metres to the south of the site. To the north west is a large tract of Urban Greenspace containing a SSSI and a local nature conservation area which is rich in wildlife and has limited public access. To the south east is Eaton Golf Club and the Yare Valley, which comprises open grassland and trees.

### **4. Development Guidelines**

*The developer should provide at least 70 dwellings in a mix of house types, to include 30% affordable housing and 10% accessible housing. The developer will also be required to lay out 2.0 hectares of open space (excluding the existing tree belts).*

#### **4.1 Land Uses**

##### **Net density of development**

4.1.1 The principles of sustainable development mean that housing land should be used efficiently therefore traditional suburban densities of 25 dwellings per hectare based on standardized detached houses which encourage poor urban form will not be permitted. PPG3 generally expects new development outside the city centre to be between 30 to 50 dwellings per hectare and this is appropriate at the Former Civil Service Sports

Ground. Reflecting this guidance and requirements for development of brownfield land, the site must be developed to provide at least 70 dwellings. These should be predominantly two-storey houses, although it may be possible to include one group of flats or maisonettes. The inclusion of live-work units would also be encouraged, subject to appropriate layout and design.

### **Unacceptable uses**

4.1.2 To avoid conflict with the residential use of part of the site and the strategic needs of the development, business uses (on a larger scale than live-work units), retail uses and any use that would cause clear and unavoidable harm to the amenity of residents of the development and the surrounding area will not be permitted on the site.

### **Phasing of Development**

4.1.3 The development will be brought forward in accordance with policy HOU7 of the Local Plan with the intention being for development to commence in the next three years. Mechanisms will also need to be agreed with the developer to bring forward the open space provision and the education contributions by the time the site is two thirds complete.

## **4.2 Affordable and specialist housing**

*30% of the dwellings will be affordable housing and 10% of all dwellings should be accessible homes of which a third will be lifetime homes. These will be provided through a legal agreement with the developer.*

### **Affordable housing**

4.2.1 To ensure a housing choice at the Former Civil Service Sports Ground as required by PPG1 and PPG3, a mix of dwelling sizes and types will need to be provided. To address known housing need, and comply with the Local Plan, policy HOU4 requires 30% of new housing to be provided as affordable housing. Taking into account identified local housing needs, at least 20 dwellings should be provided on free, serviced land by one RSL. Subject to funding, the Council would prefer to see this provided as accommodation for elderly people – possibly as a sheltered housing scheme. Additional information can be found in the SPG on Affordable Housing (see the City Council's website [www.norwich.gov.uk](http://www.norwich.gov.uk)).

### **Accessible Housing**

4.2.2 Policy HOU5 of the Local Plan requires that 10% of new dwellings (at least 7 units) will be constructed as accessible homes which are built to a standard that is or can be easily adaptable for wheelchair users or for other people with special needs. A third of these homes should be designed to lifetime homes standards; which are dwellings that can be adapted to meet a persons changing needs over the course of their lifetime. Additional information can be found in the SPG on Accessible Housing ([www.norwich.gov.uk](http://www.norwich.gov.uk)).

## **4.3 Publicly Accessible Recreational Open Space**

*The developer will be required to lay out 2.0 hectares of open space within the development (excluding the two tree belts) including*

- *a play area for children aged under 8*
- *a play area for children aged 8-12*
- *a mini soccer area*



- *informal publicly accessible open space*

*The specification of each function should be to adoptable standards and a maintenance contribution will be required for the informal open space provision and the children's play areas.*

4.3.1 In order to maximise accessibility to the open space from the existing and proposed housing areas the publicly accessible open space should be located towards the centre of the site linked by new and existing footpaths and cycleways. This arrangement will also facilitate the drainage of the site. The space must be well overlooked by house frontages in order to give a good degree of natural surveillance but will be positioned so as not to reduce the amenity of occupants of existing or proposed properties.

#### **Children's Play Area**

4.3.2 A children's play area should be located within the open space and provide separate facilities for under 8 year olds (approx 150sqm) and for 8-12 year olds (approx 400sqm). Additional information can be found in the SPG Open Space and Play Provision (see the City Council's website [www.norwich.gov.uk](http://www.norwich.gov.uk)). Detailed specifications can be found in Appendix 2.

#### **Mini Soccer Area/Informal Open Space**

4.3.3 Within the open space area the developer will provide a mini soccer pitch (0.1ha). An area left to grass will form the remainder of the provision enabling informal recreation. The open space will allow a variety of activities to be undertaken by different age groups at the same time and layout and design will take account of access to and between the facilities and the effects on neighbouring properties. Further details can be found in Appendix 2.

#### **Adoption and Maintenance costs**

4.3.4 The developer will be responsible for the satisfactory laying out of all open space to an agreed scheme and standard and the transfer of the land to the City Council for future stewardship at nil cost. As a condition of adopting open space, the Council will require developer funding through a s106 agreement of maintenance for both the open space and the play areas for approximately 15 years. The open space and play areas should be provided by the time the development is two thirds complete.

#### **4.4 Energy and resource efficiency**

*The development should incorporate energy efficiency measures to reduce CO<sub>2</sub> emissions and to withstand climate change providing an environmentally sustainable development that is a pleasant place to live.*

4.4.1 The Government has set a target of reducing domestic emissions of CO<sub>2</sub> by 20% by 2010. The housing development on this site should achieve a high standard of energy efficiency incorporating Passive Solar Design, water conservation and water efficiency measures as well as waste recycling measures. Sustainable Drainage Systems (SuDS) such as soakaways and porous materials should also be incorporated, in particular as part of the open space. Developers are strongly encouraged to obtain at least a four star Ecohomes rating for their development. The Environment Agency and Anglian Water (the sewerage undertaker) should be consulted for guidance on SuDS and drainage adoption.



## **4.5 Urban Design**

*The requirement is to produce a high quality design and demonstrate that consideration has been given to the setting, layout and appearance of the scheme in relation to the advice in this Brief. The development should be built to the 'Secured by Design standard' for designing out crime promoted by Police Architectural Liaison Officers.*

4.5.1 It is important that the development has a robust and legible structure reflecting its buildings, open space and network of routes giving the development character, identity and a sense of place. Buildings and space must be designed together before the design and layout of roads are considered but should be thoroughly integrated into the surrounding residential areas and streets providing links with existing roads, footways, cycleways and the open space. The residential development will be accessed from two directions - from Wentworth Green and Brentwood. The open space will be located towards the centre of the site and may be in one or two blocks of space.

4.5.2 The form of development should reflect the informal nature of the surrounding development incorporating a mix of housing types such as detached and semi detached houses, terraced houses and, if practicable, flats. The use of irregular shaped blocks would be appropriate, although care will need to be taken to ensure that people can navigate the streets and footpaths easily. Corners should have prominent dwellings and weak corners (corners lacking a dwelling) should be avoided. Building heights will generally be no more than three storeys but variety in height across the site will add interest. Taller blocks should avoid overlooking or domination of existing dwellings around the edge of the site. The open space should form a clear, identifiable and distinct element of the scheme.

4.5.3 Each block should have an attractive, continuous frontage following a coherent building line leading onto all new streets and the open space. Block size should generally be in the range of 0.25 to 0.5 hectares. The depth of plan of each dwelling should vary but no single block should exceed 150 metres in any dimension since long blocks may hinder movement through the area. The interior of each block should be used as private space for gardens with on-curtilage parking to the front or side of dwellings. Boundaries between private and public spaces must be clearly defined by the layout of the dwellings, low walls, fences or by clear changes in surface treatment. This will provide good street enclosure, as active frontages and interlocking rear gardens with good natural surveillance will help to reduce opportunities for crime by preventing unsupervised access to rear gardens.

4.5.4 The buildings should be in keeping with the design of the immediate area and should be linked to traditional Norfolk building styles through materials, fenestration or building form and shape. A wide range of wall materials may be used within the development including a range of red bricks, coloured render or flint. Roofs may be of plain tiles, slate, pantiles or Roman tiles in a variety of colours. This will avoid the monotonous use of bricks and concrete pantiles characteristic of much modern development.

## **4.6 Community Facilities**

4.6.1 As part of policy HOU6, the developer may be required to make a contribution towards education provision for first and middle schools in the catchment area. This will be assessed according to the availability of places at the time of a planning application.

## **4.7 Landscape strategy**

*The developer is required to make provision for landscaping in addition to the open space provision. A management plan will be required for the tree belts and the tree group located in the south west corner of the site. The scheme should demonstrate what consideration has been given to wildlife on the site.*

### **Planting**

4.7.1 Planting at the Civil Service Sports Ground, in both the public and private domains, should be predominantly of trees, plants and grass. New planting will include structure planting, which can help define the main spaces within the development and the boundaries of the site and secondary planting, usually in the private domain, which is more ornamental but helps define the character of the site. Care should be taken that earthworks, walls and planting do not cause overshadowing.

### **Trees**

4.7.2 The two tree belts which run along the north west and north east boundaries and the tree group in the south west corner are covered by TPOs and care must be taken at all times to protect these features (BS 5837 Trees in Relation to Construction). The tree belts will be an integral part of the development but a phased approach to changing the structure, form and species mix is required to encourage healthy growth and enhance the visual effect of the belts. This should allow variation of the straight line form of the tree belts, according to where trees may need to be replaced. Where possible, the trees should be retained in areas of common ownership rather than incorporated in gardens and should enhance the green link corridors for wildlife. A detailed 20 year tree management plan will be required as part of a s106 agreement for the site.

4.7.3 The sparsely planted conifer trees on the southern boundary can be removed and should be replaced by an alternative form of screening to ensure privacy to those existing and proposed properties. The planting of trees at the open space must allow for surveillance. Developers will be required to make provision for biodiversity through the design of the new development. Additional information can be found in the SPG on Biodiversity (see the City Council's website [www.norwich.gov.uk](http://www.norwich.gov.uk)).

## **4.8 Transport and Movement**

*The development will be laid out in accordance with the principles of policy TRA8. Provision should generally conform to the key principles of the design guidance for streets. A Transport Assessment will be required to support any application.*

4.8.1 The current vehicular access into the site is from Newmarket Road via Sunningdale to Wentworth Green. Assessment of the junction of Newmarket Road and Sunningdale shows that it would be very difficult to accommodate significant amounts of additional traffic here and thus no through route to Greenways should be created by the proposed development. A bus service operates along Greenways linking the site to the City. The site is well related to existing pedestrian and cyclist routes; the Donkey Lane footpath runs along the north west boundary linking Wentworth Green and Brentwood becoming a shared cycle/pedestrian way from Brentwood providing a link to Greenways. Another footpath runs along the north eastern boundary linking Wentworth Green with Greenways/Sunningdale. Greenways is currently separated from Sunningdale by an emergency link, which is bollarded. This emergency link must be retained, as opening a

through route would encourage through traffic within the existing residential streets and using the junction at Newmarket Road (referred to above).

### **Design guidance for streets**

#### **Pedestrian and Cycle Routes**

4.8.2 The layout of the site should be highly pedestrian and cyclist permeable reducing the need for car travel by providing links to the existing footpaths and cycleways, the surrounding residential area, Eaton Village and to nearby public transport stops. All streets within the scheme should be designed through landscape and surface treatment to create a quality pedestrian environment to allow people to walk freely and directly, anywhere within the highway without intimidation from other road users. These routes will be free of through traffic, with any vehicular movement solely related to those dwellings located along them.

4.8.3 The layout and design of the site should ensure that there is direct and unrestricted cycle access through the site providing coherent links to existing cycle routes and destinations beyond the site boundary. Spaces between dwellings should give priority to pedestrians and cyclists but the preferred cycle route should be clearly defined through the use of paving to limit conflict with other users. All routes should have good natural surveillance.

4.8.4 Developers must incorporate direct connection to existing pedestrian and cycle routes and this will require some work beyond the site boundaries. To encourage sustainable modes of travel the potential of the Donkey Lane and Wentworth Green-Greenways footpaths need to be maximised and improvements are required to upgrade the surfaces to meet current standards for a shared footway/cycleway whilst remaining safe and attractive for users. An additional adoptable, shared footway/cycleway should be incorporated linking Greenways/Sunningdale to the open space and the remainder of the site.

#### **Vehicular routes**

4.8.5 Vehicular access to the site will be from Wentworth Green and from Brentwood, which will spread the load of traffic through the existing residential area, without providing a vehicular route through the site. The impact of additional traffic on the Newmarket Road/ Sunningdale junction and pedestrian crossing should be investigated and incorporated in the Transport Assessment. Within the site, all vehicular routes should be designed to achieve maximum target speeds not exceeding 12mph, although current legislation can only legally restrict vehicle speeds to 20mph. Shared surface routes with vehicular movement should not be less than 5.8m wide and flush paved. Streets should be designed to ensure that priority is not given to or taken by vehicles through the design of spaces and through traffic restraint measures, such as surface treatment and bends. Signage should be kept to a minimum, with only entry plates required to define the entry into 20mph or pedestrian zones (as appropriate), and either the shared or segregated pedestrian/cycle links. The developer will be expected to finance the introduction of any Traffic Regulation Orders that are required.

#### **Junction form**

4.8.6 Visibility should be enhanced at junctions through design features which draw vehicles slowly into the mouth of the junction and ensure the safety of pedestrians and other road users. Surfacing materials, landscape features and buildings should be used

to emphasise visually the safety of the layout within the shared surface environment. It will be necessary to demonstrate that larger vehicles (fire tenders, refuse trucks and removals vans) are physically able to negotiate the streets.

### **Parking standards**

4.8.7 New housing development is expected to provide at least the minimum standard of cycle parking spaces and may provide up to the maximum number of car parking spaces. On this site, each dwelling should provide an average of 1.5 spaces per unit with

- One space for each one or two bedroom unit
- Up to 2 spaces for each unit with 3 or more bedrooms.
- At least one cycle parking space for each dwelling

To minimise conflicts between residents, any off street parking provision (for cycles or cars) should be designed and located so that it is close to the principle access of a dwelling or to its curtilage and visible from the dwelling.

4.8.8 The developer will be expected to design the layout for use as a 20mph zone or Pedestrian Zone (as appropriate) and to provide off-site infrastructure works. These works may include the connection of new road, pedestrian and cycle links to the existing network, and the upgrading of pedestrian and cycle links adjacent to the site. Early discussion with the City's transportation planners in relation to the development of this site is recommended.

## **Appendices**

Appendix 1 Relevant Local Plan Policies

Appendix 2 Specifications For Children's Play Area

Appendix 3 Utilities Information

Appendix 4 Contacts

Appendix 5 Information Sources

## APPENDIX 1 RELEVANT LOCAL PLAN POLICIES

**NE4** Planning permission will not be granted for development that would result in the loss or damage of existing woodland as defined on the Proposals Map.

**NE7** Development proposals requiring the cutting down, replacement, lopping or uprooting of any tree protected by a tree preservation order will only be permitted where this would:

- (i) Secure the proper maintenance of the tree for good arboricultural reasons; or,
- (ii) Secure the removal of the tree so that the survival or growth prospects of other protected trees is enhanced, or,
- (iii) Allow for a substantially improved overall approach to the design of the development that would outweigh the loss of or to any tree.

**NE8** Development proposals that front a new or existing highway by more than ten metres will only be permitted where they provide for the planting and maintenance of a street tree of appropriate species at intervals suitable to the site, except where the site's location requires a clearly building-dominated design approach that would be prejudiced by the inclusion of street trees.

**NE12** Development proposals that include new buildings or major external works shall only be permitted where provision is made for the implementation of a comprehensive landscaping scheme, except where a wholly building-dominated design approach is appropriate to the character of the area. Any such scheme shall be designed to;

- (i) Enhance the appearance and character of the built and natural environment of the site and its surroundings,
- (ii) Enhance biodiversity through the use of native plant species (except where the established character of an area justifies non-native planting or where native trees would grow

poorly due to the nature of the development), the creation of new areas of wildlife habitat and the establishment of links between existing areas of habitat locally; and

- (iii) Enhance, where applicable, the wooded slopes of, and major approach routes into, the City.

**HBE 14**

A high quality of design will be sought in new development, which will reinforce and complement the character and townscape of the City. Developers should demonstrate that appropriate attention has been given to the height, scale, massing, and form of new development. Significant new developments will be required to demonstrate in their design these relationships with their surroundings through assessments and analysis of visual impact and relationships from all main viewpoints.

Proposals for new development should also demonstrate the highest standards and excellence of contemporary design solutions, which can be integrated successfully within the sensitive historic environment.

Proposals for new development will also be required to demonstrate that appropriate consideration has been given to the selection and choice of materials (including hard and soft landscape materials) and that particular attention is paid to the use of traditional materials where these predominate in the vicinity of the development.

Developers will also be required to give consideration to the setting and spatial quality of new development in relation to both public and private spaces and to demonstrate that they have taken into account public accessibility and linkage to existing routes and spaces.

**HBE24**

Developments should be designed to minimise the threat of crime to the public and to residents

The design of public areas around new buildings (including parking areas) and the arrangement of access to buildings will take account of the need for security, physical safety and accessibility for all.

In particular the needs of disabled people, children



and other groups who may be vulnerable in a public space will be provided for.

Security cameras, gates and barriers must be sited to avoid visual intrusion into the street scene as far as possible. Physical obstructions in public spaces will only be permitted where there are demonstrable security problems which cannot be met by other means.

**EP18**

Development will be only permitted where:

- i) The development maximises water efficiency through its location, layout or design;
- ii) Water conservation measures are used;
- iii) Appropriate sustainable drainage systems are included.

**EP20**

Development, including rehabilitation or conversion of existing buildings, will be expected to be designed to achieve a high standard of energy efficiency and energy conservation through consideration of siting, design, density, materials, orientation, landscaping and layout. Development generating low or zero emissions will be particularly encouraged. In larger schemes, developers will be expected to show how the development will be efficient in the use of energy.

The use of Combined Heat and Power in suitable developments will be permitted.

**HOU4**

An element of affordable housing will be sought by negotiation on all housing development sites of 25 dwellings or more or, if the number of dwellings is not specified, where the site is at least 1 hectare in size (including those sites where a mix of uses is proposed):

In negotiating for this element, the Council will take account of the site size, suitability and economics of provision.

The affordable dwellings will be made available by means which ensure that they meet the needs of households lacking their own housing or living in housing which is inadequate or unsuitable and who are unlikely to be able to meet their needs in the

housing market without substantial assistance to be able to afford the minimum market priced housing. The Council will seek to be satisfied that the benefit of affordability will enable successive occupiers to enjoy secure low cost accommodation in perpetuity, or for that benefit to be transferred to another property (or household) within the City, in the event of the sale of the dwelling.

The affordable housing element will include a range of size and type of dwelling. Distribution of affordable units within the site will depend upon the layout of the development and the scale of affordable housing to be included. The overall target for the City is 1,580 affordable dwellings to be provided in the period 2001-2008 (or such extended period as is necessary). Targets for individual sites for the amount of affordable housing are included in Appendix 5 and will provide the basis for negotiations.

**HOU5** A proportion of new dwellings on larger residential sites will be sought by negotiation to be designed for wheelchair access throughout or to be easily adaptable for wheelchair users or for other people with special needs.

**HOU6** Housing developments within the City will be expected to contribute to meeting the following needs for community, recreational and other local facilities, as specified by the relevant policies and subject to the scale of contribution being fairly and reasonably related in scale and kind to the proposed development and negotiations taking account of any exceptional costs associated with the particular site:

- (i) Affordable housing as sought by policy HOU4;
- (ii) Accessible dwellings as sought by policy HOU5;
- (iii) Children's equipped play space as sought by policy SR7;
- (iv) Public recreational open space (on larger sites) as specified by policy SR4;
- (v) Enhanced public transport accessibility and pedestrian and cycle access routes (policies TRA15, TRA18, TRA20 and TRA21);
- (vi) Education provision for the area (depending on the availability of vacant places at existing schools);

- (vii) Childcare facilities and early years provision as sought by policy AEC9;
- (viii) Enhanced library service (outside the City Centre);
- (ix) A community centre or provision for community facilities, if these are lacking in the area;
- (x) Highway or footway works to enhance road and pedestrian safety (including safe routes to schools);
- (xi) Archaeological requirements (as specified in policies HBE2 to HBE5);
- (xii) Landscaping of the site, including enhanced landscaping where any green links adjoin or are within the site and appropriate tree planting (in accordance with policies NE8, NE12 and SR13).

## **HOU7**

Sites for new housing development (both those allocated in this Plan and any new sites brought forward for more than 20 dwellings) will be released in a phased manner in accordance with the following order of preference:

- A. Sites in the City Centre;
- B. Previously developed sites located elsewhere within the built-up area, which are capable of being well served by public transport and will be within walking distance of the City Centre or a District Centre;
- C. Previously developed sites elsewhere within or on the edge of the built-up area having (or demonstrated to be capable of being provided with) good cycle and pedestrian links to local shopping, employment and community facilities;
- D. Sites in other locations and including greenfield sites.

The release of sites by grant of planning permission will not be permitted until the date indicated in Appendix 5 (which forms part of this policy), unless monitoring of the rate of development and land availability reveal that a change in timing is justified.

Exceptions will be made for the following strategic sites, which will be brought forward as soon as possible and their development will be phased over a longer period, as appropriate to the development:

- All sites within the Bowthorpe area under policy HOU8
- Norfolk and Norwich Hospital site (HOU9 B15)
- Bowthorpe Road (part of former Bowthorpe School) (HOU11 B16)

**HOU11**

The following sites are allocated for housing development, subject to agreement being reached with the developers to make available and lay out public open space within the site or on the specified adjoining land and provide for its maintenance in accordance with policy SR4. The number of dwellings specified in the policy is indicative of the density to be achieved, but will be considered in relation to the negotiation to achieve the open space requirement at the time when an application is submitted. Submitted schemes should include a comprehensive design of the housing and open space areas:

- Former UEA Residences, Fifers Lane (3.54ha) to include informal open space in addition to a landscaped strip (20m wide fronting Fifers Lane) and 75 dwellings [HOU11 B6]
- Former Civil Service Sports Ground, Wentworth Green (4.27ha) to include laying out an area of public recreational open space of at least 2.0 ha in addition to retaining the tree belts to the north east and north west and provision of 70 dwellings. [HOU11 B11]
- Bowthorpe Road (south part of former Bowthorpe School) (5.85ha) to provide a neighbourhood park and recreation facility on adjoining land to the north of the former school site of at least 8.5ha and 150 dwellings with employment and light industrial units [HOU11 B16]
- West Norwich Hospital Site, Bowthorpe Road (3.1 ha) to provide open space of in the region of 0.8ha within the site and 75 dwellings. [HOU11 B17]
- Elizabeth Fry Road/Kinghorn Road (3.9 ha) 156 dwellings (redevelopment) to provide open space of at least 0.2ha within the site [HOU11 B31]

**SR4**

Provision for open space to serve residential developments in excess of 40 dwellings or 1 hectare (or 25 dwellings or 0.5 hectare within the City centre), will be sought in order to provide *either*:

- Landscaped and publicly accessible recreational open space to an agreed design and at least to the Council's minimum standards of 24 sq. m. per dwelling, up to a maximum of 20% net site

coverage and the payment of an agreed sum to the City Council to cover future maintenance of this space;

*Or*, (if the Council does not require provision on site):

- Equivalent provision or associated facilities and maintenance within that sector to be secured by a legal agreement.

**SR5**

Provision of publicly accessible recreational open space, to provide a range of functions, will be required as part of or associated with adjacent development at:

- Old Bowthorpe Park (3.6 hectares) [SR5.1]
- Bowthorpe Southern Park and Bawburgh/Colney Lakes (31.6 hectares) [SR5.2]
- Lakenham Common (17.4 hectares) [SR5.4]
- Former Bowthorpe School site, (min 8.5 hectares) [SR5.6]
- Bracondale Pit (1.22 hectares) [SR5.7]
- Paper Mills Yard (0.17 hectares) [SR5.8]
- Hobrough Lane, off King Street (0.2 hectares) [SR5.9]

Provision of publicly accessible recreational open space will also be required as part of the development of the following residential developments (see policy HOU11):

- West Norwich Hospital (in the region of 0.8 hectares) [see HOU9 B17]
- Fifers Lane (min. 1.2 hectares) [see HOU11 B6]
- Former Civil Service Sports Ground (2 hectares) [see HOU11 B11]
- Elizabeth Fry Road, (min. 0.2 hectares) [see HOU11 B31]

Provision for future maintenance of this space will be covered by a legal agreement.

**SR7**

Provision for children's equipped play facilities will be sought in housing schemes containing 10 or more child bed spaces to at least the Council's minimum standards (Calculation of the required area should be made in accordance with the Council's standard of 7.5 sq. metres per child bedspace).

Off site provision of facilities may be preferred where this would assist the layout and design of the site or there are more accessible locations nearby which can accommodate the needs for equipped play or provide a wider range of play opportunities than one individual site could be expected to provide. A commuted sum towards provision on another site within the sector will then be sought, to be used either on a new site reserved for that purpose, or by enhancing an existing equipped play area.

**SR13** The City Council will seek to use development opportunities to ensure that open spaces, including river valleys, woodland and wooded slopes, are, as far as possible, connected through a network of green links. Where development is permitted in locations within or adjoining such a linkage or adjoining an area of open space as defined on the Proposals Map, maximum practicable provision will be made for:

- (i) The safeguarding and enhancement of natural features of importance and wildlife habitats, and
- (ii) For new planting using native species, if practicable, and, where appropriate,
- (iii) Enhanced public access,
- (iv) the opportunity to extend the Green Links network where appropriate

**TRA8** Developments will be designed such that:

- Necessary vehicle movement, together with parking and servicing areas do not dominate, but form part of an overall design approach relating to the whole of the built environment,
- They benefit all users and providing a positive and attractive setting to the development.
- Account is taken of the special needs of disabled people and other groups with particular mobility requirements.
- Maximum use is made of shared spaces and surfaces in locations where overall vehicle movements are low.
- Use is made of innovative design solutions that respect the character of the City.

**TRA9**            **Developers will provide no more car parking spaces than the maximum allowed for in the parking standards contained within Appendix 4.**

**TRA10**           **Developers will provide cycle parking to at least the levels contained within the standards in Appendix 4. In developments where car parking provision is below the maximum standards permitted, additional cycle parking will be required on a pro-rata basis.**

**TRA15**           **All significant new developments within the City will provide support for the City-wide transport infrastructure improvement programme to mitigate the wider impact of the development through a contribution subject to the guidelines in (and specifically the threshold levels for size of development in the final column of) the schedule of Standards for Transportation Requirements in Appendix 4.**

**TRA20**           **The quality of the cycling environment will be enhanced by the completion of the strategic cycle network throughout the urban area through area wide strategies, other transport programmes, and development proposals. Measures will include in appropriate locations:**

- (i) Cycle routes which enhance direct access to local facilities;**
- (ii) Traffic calming where strategic cycle routes share the carriageway with vehicles on minor roads;**
- (iii) The inclusion of cycle priority measures at junctions where the cycle network coincides with major vehicular routes;**
- (iv) The installation of ‘Toucan’ pedestrian/ cycle crossing facilities where strategic cycle routes cross major roads;**
- (v) Designated on and off road cycle lanes designed and constructed to minimise conflict with other road users and to be coherent, direct, attractive and safe;**
- (vi) Signing of the strategic cycle network.**



## **APPENDIX 2 SPECIFICATIONS FOR CHILDREN'S PLAY AREA**

### **Location: Play space must be**

- Linked by an established footpath system of adoptable standard to the residential area(s) around;
- Within easy walking distance of substantial numbers of dwellings;
- In full view of and integrated into the design of the development (for age groups up to 11 years) so as to acknowledge that play is an important aspect of community life and ensure children's safety;
- Avoiding locations where children's play and noise will cause disturbance (e.g. against the gable wall of houses or close to dwellings for elderly people);
- Where possible away from busy roads or other traffic, unless properly fenced and landscaped;
- Easily accessible for maintenance purposes;
- Having access to appropriate paved and/or grassed areas adjoining.

### **Layout: a plan must be submitted providing for**

- A sense of enclosure for users, without hiding the play area from view or isolating it;
- Sensitive landscape treatment, preserving as far as practicable any existing natural features such as trees, hedgerows and changes of level.
- A safe layout taking account of the point of entry to the play area and the circulation of children around the items of equipment. Particular attention should be given to the recommendations of BSEN 1176.
- Access for disabled children.

### **Equipment: in order to provide safe and appropriate equipment, the following standards should be met**

- Equipment to be manufactured and installed to BSEN 1176. Paint to have the lowest lead content, not exceeding 0.25% lead in dry film.
- The play area to contain the requisite range of types of play equipment to cater for physical experiences from the following – climbing, sliding, balancing, rocking, swinging. As a guide, the play area should be designed to have one item of equipment for every 20 to 30 children in the catchment area.
- Multifunctional equipment catering for several children at one time will be encouraged to provide for social development.
- Areas intended for use by older children should incorporate equipment of a more adventurous type.
- Consideration to be given to the provision of equipment suitable for use by disabled children, particularly in community parks.
- Provision for young people over 11 to be focused on community parks and other locations where they will not cause a nuisance to nearby residential properties.
- Provision for young people to include facilities from – 5-a-side games court, basketball hoops and court, trim trails, meeting point/ shelter, skateboarding circuit.
- Appropriately sited seating and litter bins at all play areas.
- Cycle racks provided where appropriate.

**Fencing: should fit in aesthetically with the surrounding area and conform to the following**

- Play areas to be fenced as a prerequisite, in the interests of children's health and safety;
- Fencing to be a minimum height of 750mm. and not so high as to prevent supervision from outside and inhibit children's security;
- Particular attention to be paid to the means of access in order to exclude dogs, but to facilitate entry by children, buggies, wheelchairs etc. – for example by some form of kissing gate or self-closing gate.

**Surface treatment: to provide an attractive and safe environment, consideration to be given to**

- A variety of materials according to intended use;
- An absorbing impact surface shall be used throughout any falling space of any equipment from which a freefall height exceeds 600 mm. (BSEN 1177)
- Surfaces shall conform to BSEN 1177: impact absorbing surfaces, safety requirements and test methods.
- A smooth, firm surface shall be provided at the access points and leading to and around seating.

## **APPENDIX 3 UTILITIES INFORMATION**

### **Electricity**

EDF have submitted no adverse comments but developers are recommended to contact EDF for precise drawings before using any equipment on site or in the local area. The EDF contact is Mark Ellis, Tel: 08701 963797.

### **Anglian Water**

Sewers should generally be located within the public realm (streets, footways or open space) to enable access and should not have constructions placed across them that may hinder access for maintenance. The existing surface water sewer is operating close to capacity and the maximum discharge which could be accommodated from the development is 22.1 litres/second. A form of on site attenuation would also be required. Separate connection to foul and surface water sewers would be possible either in Brentwood or Greenways. To provide a water supply it will be necessary to lay a 6 inch main off site from the south to the site at the developer's expense. On site water mains will also be required. Developers are recommended to contact Anglian Water for precise drawings prior to final design work. The AW contact is Michelle Pannell, Tel: 01733 414188.

### **Drainage**

Sustainable Drainage Systems (SuDS) should be provided on the site and designed in accordance with the 'SuDS Design Manual' (CIRIA document C522 and C523). This should follow a SuDS scoping exercise by an engineering/environmental consultancy to identify the most appropriate SuDS to be integrated into the site design. The contact at the Environment Agency is Andrew Hunter, Tel: 01473 706749.

## **APPENDIX 4 CONTACTS**

Further information about this site can be obtained from

**Local Plans** Karen Johnson  
Planner (Policy)  
Tel: 01603 212541  
Email: KarenJohnson@norwich.gov.uk

**Affordable Housing** Kay Tyers  
Housing Development Officer  
Tel: 01603 212851  
Email: KayTyers@norwich.gov.uk

**Traffic Management** Bruce Bentley  
Senior Planner (Transportation)  
Tel: 01603 212516  
Email: BruceBentley@norwich.gov.uk

**Open Space** Bob Fell  
Green Spaces Manager  
Tel: 01603 212113  
Email: BobFell@norwich.gov.uk

**Trees** Mike Volp  
Tree Protection Officer  
Tel: 01603 212546  
Email: MikeVolp@norwich.gov.uk

## **APPENDIX 5 LIST OF USEFUL REFERENCES**

Replacement Local Plan for Norwich (as modified, April 2004)

### **Supplementary Planning Guidance**

- Affordable Housing (Draft) November 2001
- Green Links and Corridors (Draft) May 2004
- Accessible and Special Needs Housing (revised) January 1996
- Energy Efficiency in Design July 1997
- Trees and Development December 1997
- Open Space Provision in Housing Development (Draft) November 2001

Norwich Area Transport Strategy

October 1998

### **Planning Policy Guidance**

- PPG1 General policy and principles
- PPG3 Housing
- PPG13 Planning and transportation.
- PPG17 Planning for open space, sport and recreation
- PPG22 Renewable energy
- [www.odpm.gov.uk](http://www.odpm.gov.uk)

### **Design**

- Better Places to Live, a companion guide to PPG3, (DTLR and CABA 2001)
- 'Places, Streets and Movement' (DETR 1998)
- [www.securedbydesign.com](http://www.securedbydesign.com)

### **Energy Efficiency**

- Energy Efficiency Best Practice Programme, (DETR, Good Practice Guide 73)
- Energy Efficiency Best Practice Programme, (DoE, General Information Report 27, Passive Solar Estate Layout, February 1997).
- [www.inreb.org.uk](http://www.inreb.org.uk) and [www.bre.org.uk](http://www.bre.org.uk). (Advice on the integration of renewable energy into new buildings).
- The SuDs Design Manual (C522) and the Suds Best Practice Manual (C523), CIRIA.