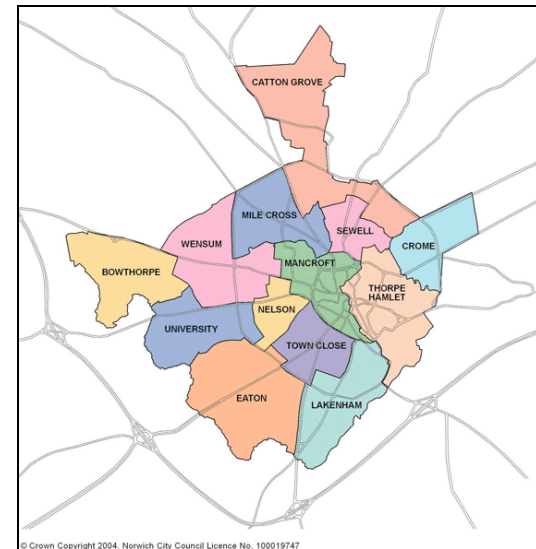


NORWICH OPEN SPACE NEEDS ASSESSMENT

PART 2

AREA PROFILES

SUB AREA 4 SOUTH



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MAP OF SUB AREA



DESCRIPTION OF SOUTH SUB AREA

Location

The south sub area comprises the wards of Eaton, Lakenham and Town Close. Eaton is a primarily residential ward with a mixture of social and primarily private housing, ranging from Victorian terraces to low density high price properties along and off the Newmarket Road area, and including the 'village' of Eaton with modern estate housing separate from the remainder of the ward. Eaton is bounded by large areas of formal and informal open space. Lakenham extends from the edge of the city centre with its higher density terraced areas to social housing at Old Lakenham and Tuckswood, interspersed with employment and retailing areas, and has good access on its south east edge to the valley of the River Yare. Town Close is primarily private housing with higher density terraces, and larger detached properties in Mount Pleasant and Town Close itself, and very little open space

Population

The population of the wards in this sub area are as follows:

- Eaton 9270
- Lakenham 10040
- Town Close 10000
- Total 29310

QUANTITY OF OPEN SPACE

Like the west sub area, there is an overall adequacy of open space overall to meet recommended minimum standards. However if private open and green space and Eaton Golf Course is excluded, the situation changes radically to a significant shortfall. Most of the open space is in Eaton and Lakenham wards, and Town Close has limited access to facilities.

In terms of the individual typologies the following apply

- Land classified as parks and gardens shows a significant shortfall of about 50% compared with the recommended minimum standard, though this is mitigated by the fact that much of the main park, Eaton Park, and the smaller parks (Harford, Jubilee and Lea Bridges Parks) are defined elsewhere in their primary use for sport, play and other open spaces.
- Provision for natural and semi natural green space exceeds the minimum recommended standard by about two thirds, though there is in fact a small shortfall if private land is excluded. There is excellent provision for natural green space in the public domain, and large amounts of private green space where public access is more limited.
- Informal amenity open space exceeds minimum recommended standards by 7ha, but 23 ha of such space is in 'private' ownership, albeit that 8 ha are at County Hall. There is therefore an actual shortfall of informal open space available to the public.
- There is a small shortfall in play provision of about 1ha, as elsewhere in Norwich.
- Allotments only meet about 50% of the recommended new minimum standard, and are distributed on 4 sites.
- At first sight, outdoor sports space easily meets the recommended minimum standard, but the total includes Eaton Golf Course (golf is not normally included in the standard) and Lakenham Sports & Leisure Club, which has recently closed. Without these facilities, existing provision amounts to about 17ha, which is significantly short of the minimum recommended standard
- There are 20 school sites comprising 49ha of school grounds, including main high school sites at Hewett School and CNS where regular sport already takes place, although this is not defined as in secured community use.

SOUTH - Town Close, Eaton & Lakenham, population 29,310	Number of sites	Existing quantity (ha)	Existing quantity (ha/1000)	Required quantity (ha)	Required quantity (ha/1000)	Balance (ha)	Balance (ha/1000)	Supply
Parks & Gardens	4	8.98	0.31	18.17	0.62	-9.19	-0.31	Shortfall
Natural/semi natural green space – total*	32	123.17	4.20	72.10	2.46	51.07	1.74	Adequate
Informal amenity open space – total**	47	36.61	1.25	29.31	1.00	7.30	0.25	Adequate
Play provision - total	22	4.29	0.15	5.28	0.18	-0.99	-0.03	Shortfall
Allotments	3	6.94	0.24	12.90	0.44	-5.96	-0.20	Shortfall
Outdoor sports facilities	10	61.80	2.11	29.60	1.01	32.20	1.10	Adequate
TOTAL	118	241.79	8.25	167.36	5.71	74.43	2.54	Adequate

* Natural/semi natural green space public 19 76.76

* Natural/semi natural green space private 9 39.34

* Green corridors 4 7.07

**Churchyards & cemeteries 4 2.04

**Informal amenity open space public 30 10.94

**Informal amenity open space private 13 23.63

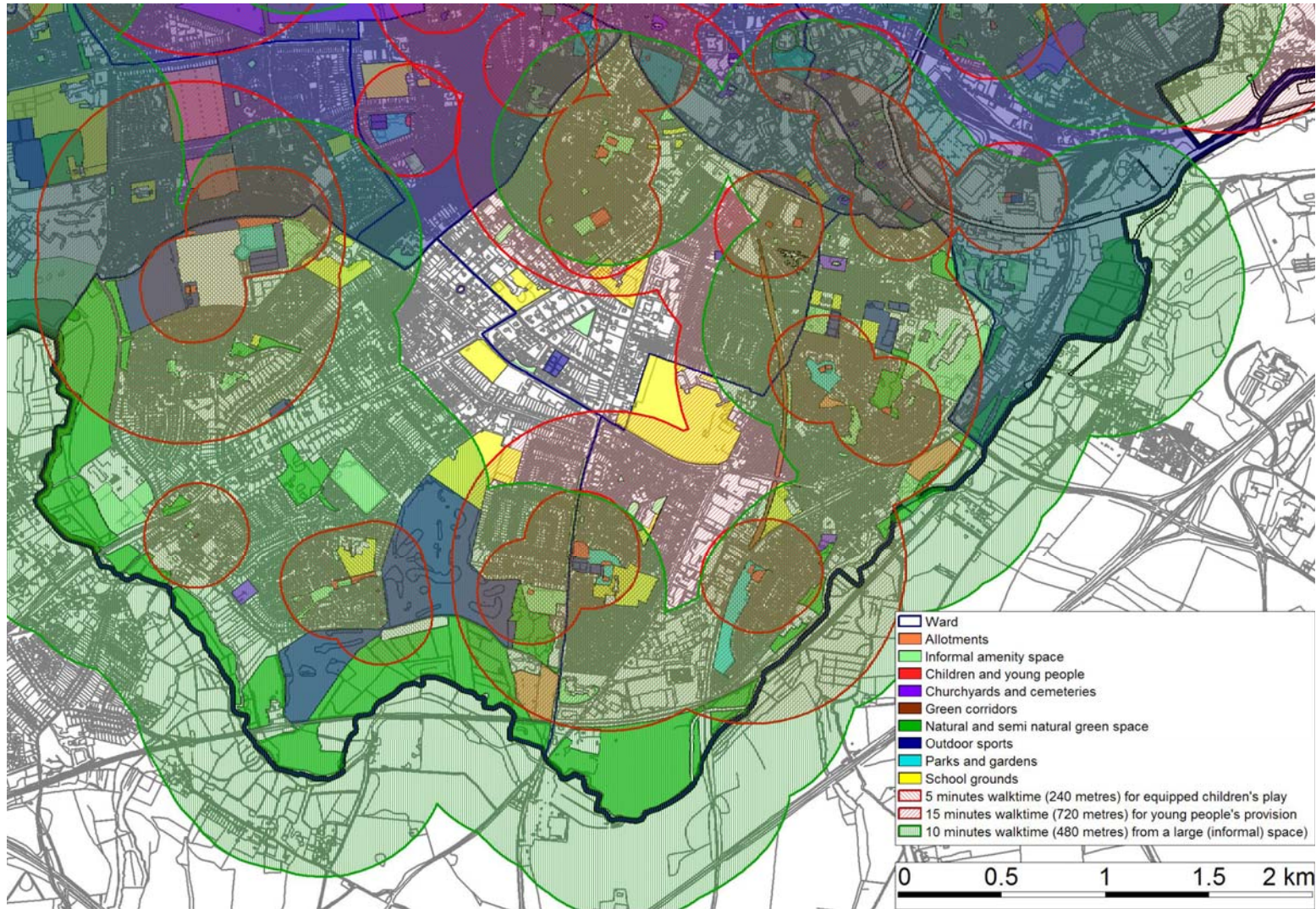
School grounds 20 48.60

ACCESS TO OPEN SPACE

An assessment has been made of the accessibility of residents of this sub area to a range of local facilities, namely play and larger informal spaces (over 1 ha). Accessibility to other more strategic facilities is dealt with in Part 1.

In general, accessibility to these facilities is good though there are significant gaps (see accompanying map)

Need to expand



QUALITY OF OPEN SPACE

In general, the overall quality of open space in the south sub area is better than the Norwich average. In particular:

- Parks and gardens are slightly below average, most parks scoring similar, with Eaton Park slightly better.
- Natural and semi natural green space is significantly better than the average, and the best in the city. This is due in no small part to high quality 'private' natural green spaces (such as Cringleford Bridge Marsh and Eaton Lime Kilns) though there are also high quality green spaces in the public domain at Eaton Common and Marston Marsh in particular. The green corridor at Lakenham Way is also considered to rate highly (71%)
- Informal amenity open space is also better than the city average, mainly due to good quality churchyards, non public sites such as County Hall, Holiday Inn and Lakenham Reservoir, and some sites in the public domain, including Eaton Green, Ryrie Close, Lakenham Baths campsite and Southwold Road/Trafalgar Street housing area.
- Allotments are about average in quality, with better facilities at Harford Hills and Marston Lane, while Lakenham is considered less good.
- The quality of outdoor sports facilities is just below average. The best facilities are on private sites, particularly East Anglian Tennis and Squash Club, Trafford Road bowls green and Norfolk and Norwich Bowls Club. Lakenham Sports and Leisure Club scores poorly, but this is now closed, and the least good public area is Lakenham Rec (58%). The Eaton Park changing and ancillary facilities have recently been improved as part of an overall Lottery funded enhancement scheme in the park, and scores the highest of any local authority changing facilities in the city, There is a lack of disabled access however

	Sub area average	Norwich average
Parks and gardens	69.9%	70.9%
Natural and semi natural green space	66.9%	61.1%
Informal amenity open space	70.7%	69.2%
Play provision for children and young people	79.8%	77.3%
Allotments	68.6%	68.3%
Outdoor sports facilities and 'recreation grounds'	71.8%	73.1%
Total	70.5%	68.6%

STRATEGIC PRIORITIES

- Although the quantity of open space in the south sub area easily meets minimum recommended standards, much is privately owned with limited or no assured public access. All open space in this area should therefore be retained where it has a value for the local community and meets a local demand.
- There are particular shortfalls of parks and gardens, play areas and facilities, allotments and (if Eaton Golf Course is excluded) outdoor sports facilities. Additional play provision should be sought in conjunction with new development. As in most sub areas in a densely urban city like Norwich, the shortage of outdoor sports space is unlikely to be met in full by means of additional provision, but could be mitigated by more intensive use of Eaton Park, where there is space for many more pitches, courts and greens, as in former years, and secured community access to pitches at CNS, Hewett and other schools, where some community sport already takes place, subject to the exigencies of the schools themselves.. Qualitative improvements to pitches and changing may be required.
- The quality of open space in this area is generally higher than the Norwich average, with minor exceptions for parks and gardens and outdoor sport. Sites identified in the database as poor quality should be improved in accordance with the criteria set out in the sites quality database.
- There are a number of former school sites where as the result of recent school reorganisation and rationalisation, former playing fields and other types of open space is now surplus to educational requirements. In particular South Harford Middle School has extensive playing fields, demand for the use of which has been identified by local clubs. Before proposals to redevelop the site are approved, the contribution which this site can make to meeting existing shortfalls in the area should be considered , in accordance with the guidance in PPG17
- The recent closure of the private Lakenham Leisure and Sports Club has left a gap in the provision of indoor and outdoor tennis facilities in the Norwich area (and particularly in the city). The overall site was also formerly the venue for senior football and county cricket. As the site's last use was for sport, proposals for its reuse should be based on a reinstatement of outdoor sport or another open space use, particularly in view of the current shortfall, irrespective of any other planning considerations such as access.
- Accessibility to open space throughout this sub area is a particular issue, and enhanced access to open space in and from the Town Close ward is a priority.

DATABASE

URL	Ha	LOCATION	WARD	ZONE	CATEGORY	Quality %
E37	4.10	HARFORD HILLS/MARSTON LANE	Eaton	16	Allotments	80.0
L22	0.41	LAKENHAM	Lakenham	17	Allotments	59.2
L23	2.43	Lakenham Baths	Lakenham	18	Allotments	66.6
	6.94					68.6
E33	0.07	EATON PARK	Eaton	12	Children and YP Cycle speedway	80.5
L12	0.09	HARFORD PARK	Lakenham	18	Children and YP Cycle speedway	85.7
E31	0.08	EATON PARK	Eaton	12	Children and YP MUGA	89.6
L11	0.07	HARFORD PARK	Lakenham	18	Children and YP MUGA	92.8
L20	0.07	JUBILEE PARK	Lakenham	17	Children and YP MUGA	93.7
L37	0.11	LEA BRIDGES PARK	Lakenham	18	Children and YP MUGA	73.0
TC11	0.18	JENNY LIND	Town Close	13	Children and YP MUGA	78.5
E34	0.09	EATON PARK	Eaton	12	Children and YP Skateboard	54.8
E01	0.01	ABINGER WAY 1	Eaton	16	Children and YP Play	84.6
E02	0.02	ABINGER WAY 2	Eaton	16	Children and YP Play	81.4
E07	0.02	CHESTNUT HILL	Eaton	16	Children and YP Play	79.0
E16	0.07	DANBY CLOSE	Eaton	16	Children and YP Play	72.3
E23	0.48	EATON GREEN	Eaton	16	Children and YP Play	62.5
E32	0.75	EATON PARK	Eaton	12	Children and YP Play	78.7
L13	0.55	HARFORD PARK	Lakenham	18	Children and YP Play	85.1
L21	0.09	JUBILEE PARK	Lakenham	17	Children and YP Play	70.2
L38	0.29	LEA BRIDGES PARK	Lakenham	18	Children and YP Play	77.2
L42	0.12	NETHERWOOD GREEN	Lakenham	17	Children and YP Play	82.3
TC02	0.08	ASHBY STREET	Town Close	17	Children and YP Play	76.7
TC05	0.60	EAGLE WALK	Town Close	13	Children and YP Play	59.1

TC09	0.16	HOLLS LANE	Town Close	17	Children and YP Play	85.1
TC12	0.29	JENNY LIND	Town Close	13	Children and YP Play	84.1
	3.54					77.0
E08	0.06	CHRIST CHURCH (EATON)	Eaton	13	Churchyards & cemeteries	82.5
E48	0.80	ST ANDREWS (EATON)	Eaton	16	Churchyards & cemeteries	73.6
L49	0.44	ST JOHN THE BAPTIST (LAKENHAM)	Lakenham	18	Churchyards & cemeteries	82.4
L50	0.73	ST MARKS (LAKENHAM)	Lakenham	17	Churchyards & cemeteries	70.2
	2.04					77.2
E52	3.43	YARE VALLEY WALK	Eaton/University	12	Green corridors	64.2
L34	1.22	LAKENHAM WAY	Lakenham	17/18	Green corridors	71.4
L35	0.81	LAKENHAM WAY	Lakenham	17/18	Green corridors	71.4
TC13	1.60	LAKENHAM WAY	Town Close	17/18	Green corridors	71.4
	7.07					69.6
E15	2.17	DANBY CLOSE	Eaton	16	Informal amenity open space NCC	76.3
E20	0.07	EATON GARDENS 1	Eaton	16	Informal amenity open space NCC	60.0
E21	0.08	EATON GARDENS 2	Eaton	16	Informal amenity open space NCC	64.0
E24	0.20	EATON GREEN 1	Eaton	16	Informal amenity open space NCC	74.3
E25	0.77	EATON GREEN 2	Eaton	16	Informal amenity open space NCC	85.3
E38	0.09	IPSWICH ROAD/EATON RISE VERGE	Eaton	16	Informal amenity open space NCC	79.1
E38A	0.26	IPSWICH ROAD/EATON RISE VERGE	Eaton	16	Informal amenity open space NCC	79.1
E38B	0.26	IPSWICH ROAD/EATON RISE VERGE	Eaton	16	Informal amenity open space NCC	79.1
E46	0.30	PECKOVER ROAD	Eaton		Informal amenity open space NCC	57.6
E47	0.67	RYRIE CLOSE	Eaton		Informal amenity open space NCC	82.8
L03	0.06	CAVELL ROAD SQUARE	Lakenham	17	Informal amenity open space NCC	77.4
L07	0.05	HALL ROAD	Lakenham	18	Informal amenity open space NCC	75.0
L15	0.05	HOBART SQUARE	Lakenham	17	Informal amenity open space NCC	73.7
L17	0.05	IPSWICH ROAD O/S	Lakenham	18	Informal amenity open space NCC	50.0

L18	0.22	IPSWICH ROAD/TUCKSWOOD VERGE	Lakenham	18	Informal amenity open space NCC	66.6
L24	1.10	LAKENHAM BATHS CAMPSITE	Lakenham	18	Informal amenity open space NCC	93.2
L39	0.53	MANSFIELD LANE	Lakenham	17	Informal amenity open space NCC	70.0
L40	0.10	NETHERWOOD GREEN	Lakenham	17	Informal amenity open space NCC	58.3
L46	0.33	SCARLET ROAD	Lakenham	18	Informal amenity open space NCC	52.0
L47	0.04	SHERWOOD ROAD	Lakenham	18	Informal amenity open space NCC	62.5
L48	0.93	SPRINGBANK	Lakenham	17	Informal amenity open space NCC	57.1
TC06	0.66	EAGLE WALK	Town Close	13	Informal amenity open space NCC	55.5
TC10	1.22	JENNY LIND	Town Close	13	Informal amenity open space NCC	64.0
TC14	0.07	LION'S CAGE	Town Close	17	Informal amenity open space NCC	80.6
TC16	0.23	PLANTSMAN CLOSE	Town Close	13	Informal amenity open space NCC	72.0
TC17	0.27	SOUTHWELL RD / TRAFALGAR ST HOUSING	Town Close	17	Informal amenity open space NCC	88.5
TC18	0.03	SOUTHWELL ROAD	Town Close	17	Informal amenity open space NCC	64.2
TC22	0.05	TRAFALGAR STREET 1	Town Close	17	Informal amenity open space NCC	52.4
TC23	0.03	TRAFALGAR STREET 2	Town Close	17	Informal amenity open space NCC	66.6
TC26	0.05	VAUXHALL STREET	Town Close	13	Informal amenity open space NCC	74.2
	10.94					69.7
E03	4.39	BARTRAM MOWERS	Eaton	12	Informal amenity open space private	73.3
E09	4.26	CIVIL SERVICE SPORTS GROUND	Eaton	16	Informal amenity open space private	48.5
E39	2.62	IPSWICH ROAD ADULT LEARNING CENTRE	Eaton	16	Informal amenity open space private	58.8
E49	0.09	THE CELLAR HOUSE PH (NEWMARKET ROAD)	Eaton	16	Informal amenity open space private	83.7
L06	8.15	COUNTY HALL	Lakenham	17	Informal amenity open space private	79.4
L16	0.91	HOLIDAY INN (IPSWICH ROAD)	Lakenham	18	Informal amenity open space private	88.2
L33	1.32	LAKENHAM RESERVOIR (HALL ROAD)	Lakenham	17	Informal amenity open space private	82.3
L52	0.36	TUCKSWOOD CENTRE	Lakenham	18	Informal amenity open space private	62.8
TC03	0.41	BEECH DRIVE	Town Close	13	Informal amenity open space private	54.8
TC07	0.69	FAIRFIELD ROAD	Town Close	13	Informal amenity open space private	64.5
TC19	0.23	THE CRESCENT	Town Close	13	Informal amenity open space private	78.1

TC25	0.13	UNTHANK ARMS PH	Town Close	13	Informal amenity open space private	76.2
TC27	0.07	YORK STREET TAVERN PH	Town Close	13	Informal amenity open space private	71.8
	23.63					71.0
E06	1.07	BLUEBELL WOOD	Eaton	12	Natural and semi natural green space NCC	61.5
E14	1.27	CRINGLEFORD BRIDGE PICNIC AREA	Eaton	16	Natural and semi natural green space NCC	69.0
E17	4.58	DANBY WOODS	Eaton	16	Natural and semi natural green space NCC	61.1
E18	0.25	DONKEY LANE WOODS	Eaton	16	Natural and semi natural green space NCC	58.8
E19	6.00	EATON COMMON	Eaton	16	Natural and semi natural green space NCC	71.4
E28	4.17	EATON MARSHES	Eaton	16	Natural and semi natural green space NCC	52.9
E42	27.11	MARSTON MARSH	Eaton	16	Natural and semi natural green space NCC	75.6
E44	0.68	NEWMARKET ROAD SLIP ROAD	Eaton	12	Natural and semi natural green space NCC	64.7
E45	0.57	OSBOURNE ROAD	Eaton	12	Natural and semi natural green space NCC	55.0
L04	0.77	COOPER LANE	Lakenham	18	Natural and semi natural green space NCC	66.7
L05	1.12	COOPER LANE 2	Lakenham	18	Natural and semi natural green space NCC	69.5
L25	21.33	LAKENHAM COMMON	Lakenham	18	Natural and semi natural green space NCC	50.0
L29	1.57	LAKENHAM RAILWAY MARSH	Lakenham	18	Natural and semi natural green space NCC	xxx
L30	0.80	LAKENHAM RAILWAY WOOD	Lakenham	18	Natural and semi natural green space NCC	xxx
L41	2.56	NETHERWOOD GREEN	Lakenham	17	Natural and semi natural green space NCC	55.0
L43	1.25	OLD LAKENHAM MEADOW	Lakenham	18	Natural and semi natural green space NCC	52.2
L44	0.87	OLD LAKENHAM RIVER BANK	Lakenham	18	Natural and semi natural green space NCC	62.8
L45	0.38	SANDY LANE WOODS	Lakenham	18	Natural and semi natural green space NCC	41.2
L51	0.41	TROWSE BY PASS	Lakenham	18	Natural and semi natural green space NCC	65.0
	76.76					60.7
E04	6.42	BARTRAM MOWERS MARSH	Eaton	12	Natural and semi natural green space private	82.6
E05	18.86	BLUEBELL ROAD MEADOW/MARSH	Eaton	12	Natural and semi natural green space private	65.2
E13	1.53	CRINGLEFORD BRIDGE MARSH	Eaton	16	Natural and semi natural green space private	80.0
E27	4.14	EATON LIME KILN (GREENWAYS)	Eaton	16	Natural and semi natural green space private	82.6
E35	4.81	EATON VALE ACTIVITY CENTRE	Eaton	16	Natural and semi natural green space private	50.0

E40	1.21	JUDGES DRIVE	Eaton	12	Natural and semi natural green space private	65.0
L01	1.22	BRACONDALE GROVE (BRACONDALE)	Lakenham	14	Natural and semi natural green space private	60.8
L31	0.85	LAKENHAM RAILWAY WOOD 2	Lakenham	18	Natural and semi natural green space private	xxx
TC01	0.29	ALBERT TERRACE (NEWMARKET RD)	Town Close	13	Natural and semi natural green space private	65.2
	39.34					78.8
E22	42.84	EATON GOLF COURSE	Eaton	16	Outdoor Sport	84.2
E30	10.70	EATON PARK	Eaton	12	Outdoor Sport	
E30A	2.24	EATON PARK	Eaton	12	Outdoor Sport	
E43	0.61	N & N BOWLS CLUB	Eaton	12	Outdoor Sport	83.7
L10	0.85	HARFORD PARK	Lakenham	18	Outdoor Sport	69.6
L26	2.37	LAKENHAM CRICKET GROUND	Lakenham	17	Outdoor Sport	52.9
L26A	0.38	LAKENHAM SPORT AND LEISURE	Lakenham	17	Outdoor Sport	52.9
L32	0.72	LAKENHAM REC	Lakenham	17	Outdoor Sport	57.9
TC20	0.90	EAST ANGLIAN TENNIS & SQUASH CLUB	Town Close	13	Outdoor Sport	85.7
TC24	0.18	TRAFFORD ROAD BOWLS GREEN	Town Close	17	Outdoor Sport	87.7
	61.80					71.8
E29	2.32	EATON PARK	Eaton	12	Parks and gardens	72.5
L09	1.36	HARFORD PARK	Lakenham	18	Parks and gardens	69.6
L19	1.51	JUBILEE PARK	Lakenham	17	Parks and gardens	68.8
L36	3.79	LEA BRIDGES PARK	Lakenham	18	Parks and gardens	68.8
	8.98					69.9
E10	8.86	CNS HS	Eaton		School grounds	
E11	0.37	COLMAN FS/IS	Eaton		School grounds	
E12	2.73	COLMAN MS/JS	Eaton		School grounds	
E26	0.20	EATON HALL SS	Eaton		School grounds	
E36	1.99	FAIRWAY FS & MS/EATON PS	Eaton		School grounds	
E50		THE CLOSE SS	Eaton		School grounds	

E51	2.42	TOWN CLOSE SCHOOL	Eaton		School grounds	
L02	1.90	CAVELL FS/PS	Lakenham		School grounds	
L08	3.62	HARFORD MS	Lakenham		School grounds	
L14	17.95	HEWETT SCHOOL	Lakenham		School grounds	
L27	0.34	LAKENHAM FS	Lakenham		School grounds	
L27A	0.32	LAKENHAM FS	Lakenham		School grounds	
L28	0.83	LAKENHAM MS/PS	Lakenham		School grounds	
L53	0.46	TUCKSWOOD PS	Lakenham		School grounds	
TC04	0.10	Bignold Primary School	Town Close		School grounds	
TC04A	0.28	Bignold Primary School	Town Close		School grounds	
TC04B	0.13	Bignold Primary School	Town Close		School grounds	
TC08	0.33	HARFORD MANOR SS	Town Close		School grounds	
TC15	2.35	NORWICH HS FOR GIRLS	Town Close		School grounds	
TC21	3.42	TOWN CLOSE SCHOOL	Town Close		School grounds	
	48.60					