

## **Sustainability Appraisal of draft Development Framework Strategy**

May 2010

### 1.0 Introduction

1.1 The University of East Anglia (UEA) is preparing a Development Framework Strategy to identify how the university will grow over the next 30 years. The aim of this work is to provide a detailed strategy that will identify potential sites for future development related to the university. This work will be presented for consideration under the Site Allocations Development Plan Document.

1.2 The process by which these potential sites are being identified has been in two stages. The first stage was to consider the Strategic Development Principles, which considered the broader locations of growth. A comparison of on-campus, off-campus and no-growth were considered to identify the preferred location for growth. The on-campus option was identified as being the preferred location by the university.

1.3 To enable the strategy to meet the sustainability requirements of any council policy, council officers are carrying out a sustainability appraisal on the proposals. A scoping report was produced following the sustainability objectives of the council's Local Development Framework. Following a sustainability appraisal of the Strategic Development Principles the on-campus growth option in was supported by the appraisal, provided certain considerations and mitigation measures were met. This document summarises the sustainability appraisal carried out on the next stage of the process, the draft Development Framework Strategy, prior to public consultation on both documents.

1.4 The three potential locations for growth of the university's activities have been identified in the draft Development Framework Strategy as:

- 1) Earlham Hall
- 2) Blackdale School
- 3) Land between Suffolk Walk and Bluebell Road

1.5 The sustainability appraisal can only be carried out on the information presented and as such this appraisal is only an initial assessment that will be built on as more information comes forward. There is an opportunity to comment on how this appraisal has been undertaken and any other comments there may be on the process at this stage.

### 2.0 Summary of key sustainability considerations

#### *2.1 Earlham Hall*

2.1.1 The proposed location of Earlham Hall for an enterprise centre has previously been used by the law school at UEA. The site benefits from the fact it is close to the existing defined campus boundaries, but it is constrained in that Earlham Hall is a Grade II\* listed building and there is designated publically accessible open space around the site.

2.1.2 Key issues raised by the sustainability appraisal include the increase in journeys across campus, the impact of any proposals on open space and the impact of any development on the listed building.

2.1.3 As a result of these issues the following recommendations are made:

- Ensure sustainable modes of transport are promoted within the campus, and limit car parking spaces at Earlham Hall to essential spaces only;
- Details required on how water quality of the broad, River Wensum and wider Broads habitats will be maintained in masterplan details;
- Ensure sustainable modes of transport are promoted within the campus, and limit car parking spaces at Earlham Hall to essential spaces only;
- Details on how adverse impacts on biodiversity (including valuable habitats and protected species) and geodiversity would be avoided in masterplan design details;
- Ensure through details of masterplan the design of any development maintains and enhances landscapes, townscapes and the historic environment, including the listed buildings on campus;
- The design of any development to ensure measures are taken to reduce energy consumption, use renewable energy and reduce the impacts of climate change on people, land and property;
- Details of water efficiency to be provided in detailed masterplan;
- Ensure through details provided within any masterplan development efficiently uses resources, including land and energy, and minimises waste production;
- Any development on campus should aim to address issues of deprivation in nearby wards;
- Identification of how additional population/people resulting from university expansion will access healthcare and how healthy lifestyles will be encouraged, including promoting the use of the open spaces at the university;
- Identification of how lifelong learning and training can be increased, and measures to increase education opportunities in wards with higher levels of deprivation. Measures to avoid graduates occupying jobs they are over-qualified to do;
- Identification of the likely increase in student population in private dwellings around the university and the impact on housing need;
- Identify opportunities through development framework to build on existing community identities to reduce social issues such as crime and anti-social behaviour, building a balanced community in doing so;
- Consider how development adjacent to the campus would address wider areas of unemployment and improve earnings;
- Promote the use of open space on campus;
- Any on-campus development should consider how accessibility to the campus could be further improved and access from campus to local services and facilities, reducing private car use;
- Ensure continued support to indigenous and small business growth;
- Identify how expansion of the existing campus would not have an adverse impact on local communities, in particular through potential increase in traffic.

## 2.2 *Blackdale School*

2.2.1 The site was formerly in use as a school and benefits from a certain amount of previously developed land on site. However, the area surrounding the school is designated urban greenspace and the adjacent Blackdale Plantation designated woodland. The site is also part of a key view if people access the university from Bluebell Road.

2.2.2 The key issues raised in the sustainability appraisal were the impact of any development on this site on the open space and the adjacent woodland, and the visual impact in relation to the sense of entrance into the university.

2.2.3 As a result of these issues the following recommendations are made:

- Details required on how water quality of the broad, River Wensum and wider Broads habitats will be maintained in masterplan details;
- Details on how adverse impacts on biodiversity (including valuable habitats and protected species) and geodiversity would be avoided in masterplan design details;
- Ensure through details of masterplan the design of any development maintains and enhances landscapes, townscapes and the historic environment, including the listed buildings on campus;
- The design of any development to ensure measures are taken to reduce energy consumption, use renewable energy and reduce the impacts of climate change on people, land and property;
- Details of water efficiency to be provided in detailed masterplan;
- Ensure through details provided within any masterplan development efficiently uses resources, including land and energy, and minimises waste production;
- Any development on campus should aim to address issues of deprivation in nearby wards;
- Identification of how additional population/people resulting from university expansion will access healthcare and how healthy lifestyles will be encouraged, including promoting the use of the open spaces at the university;
- Identification of how lifelong learning and training can be increased, and measures to increase education opportunities in wards with higher levels of deprivation. Measures to avoid graduates occupying jobs they are over-qualified to do;
- Identification of the likely increase in student population in private dwellings around the university and the impact on housing need;
- Identify opportunities through development framework to build on existing community identities to reduce social issues such as crime and anti-social behaviour, building a balanced community in doing so;
- Consider how development adjacent to the campus would address wider areas of unemployment and improve earnings;
- Promote the use of open space on campus;
- Any on-campus development should consider how accessibility to the campus could be further improved and access from campus to local services and facilities, reducing private car use;
- Ensure continued support to indigenous and small business growth;
- Identify how expansion of the existing campus would not have an adverse impact on local communities, in particular through potential increase in traffic.

### 2.3 *Land between Suffolk Walk and Bluebell Road*

2.3.1 The proposed development site is entirely on greenfield land adjacent to a designated river valley, and as such would be the least preferable option for growth. There are also important considerations into the view of the river valley from key points along Bluebell Road, which are of high amenity importance.

2.3.2 As a result of these issues the following recommendations are made:

- Details required on how water quality of the broad, River Wensum and wider Broads habitats will be maintained in masterplan details;
- Details on how adverse impacts on biodiversity (including valuable habitats and protected species) and geodiversity would be avoided in masterplan design details;
- Ensure through details of masterplan the design of any development maintains and enhances landscapes, townscapes and the historic environment, including the listed buildings on campus. Adequate mitigation measures for loss of open space to be identified;
- The design of any development to ensure measures are taken to reduce energy consumption, use renewable energy and reduce the impacts of climate change on people, land and property;
- Details of water efficiency to be provided in detailed masterplan;
- Ensure through details provided within any masterplan development efficiently uses resources, including land and energy, and minimises waste production. Measures to avoid the loss or mitigate against the loss of greenfield land to be identified;
- Any development on campus should aim to address issues of deprivation in nearby wards;
- Identification of how additional population/people resulting from university expansion will access healthcare and how healthy lifestyles will be encouraged, including promoting the use of the open spaces at the university;
- Identification of how lifelong learning and training can be increased, and measures to increase education opportunities in wards with higher levels of deprivation. Measures to avoid graduates occupying jobs they are over-qualified to do;
- Identification of the likely increase in student population in private dwellings around the university and the impact on housing need;
- Identify opportunities through development framework to build on existing community identities to reduce social issues such as crime and anti-social behaviour, building a balanced community in doing so;
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- Any on-campus development should consider how accessibility to the campus could be further improved and access from campus to local services and facilities, reducing private car use;
- Ensure continued support to indigenous and small business growth;
- Identify how expansion of the existing campus would not have an adverse impact on local communities, in particular through potential increase in traffic.

#### 4.0 Conclusion

4.1 The sustainability appraisal has identified key issues that need to be considered either through the broader Development Framework Strategy or the more specific masterplan detail for each site.

4.2 Of particular concern are the impacts of development adjacent to the broad, on other open space on campus, on listed buildings and the impacts of increased student numbers on the adjacent housing stock. These issues need to be fully considered and where appropriate quantified to identify how any adverse impacts will be minimised.

4.3 These issues will need to be raised in the Development Framework Strategy and given adequate consideration in the masterplan details for each site. Whilst the principle of developing Earlham Hall and Blackdale School does not raise insurmountable concerns under the sustainability appraisal, more details on each will be required to ensure there are no adverse impacts on the sustainability objectives of the council. The principle of developing land between Suffolk Walk and Bluebell Road however does lead to more concerns relating to the visual impact on the open space and river valley. More detailed plans of the location, scale, form and overall design of any development would need to be established to fully assess the sustainability considerations for this proposed site.

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