

**Report to** Planning applications committee  
**Date** 8 November 2012  
**Report of** Head of planning services  
**Subject** 12/01598/VC site of former Civil Service Sports Ground,  
Wentworth Green, Norwich

**Item**  
**5(1)**

## SUMMARY

<b>Description:</b>	Variation of conditions 2 and 7 - changes to approved plans and details and schedule of trees to be retained; and condition 8 - changes to required drainage system designs, of planning permission 07/01018/F 'Erection of 78 dwellings, associated vehicle and pedestrian/cycle accesses, ground works and open space'.
<b>Reason for consideration at Committee:</b>	Objection
<b>Recommendation:</b>	Approve
<b>Ward:</b>	Eaton
<b>Contact Officer:</b>	Rob Parkinson Senior Planning Officer 01603 212765
<b>Valid Date:</b>	4th August 2012
<b>Applicant:</b>	Persimmon Homes Ltd
<b>Agent:</b>	Persimmon Homes Ltd

## INTRODUCTION

### The Site

#### Location and Context

1. The former Civil Service Sports Ground is being developed for 78 houses and flats, with half the total accessed from Wentworth Green and half from Brentwood, orientated around a triangular public open space containing drainage, play equipment and mini sports-pitches, and cross-site access paths and cycle routes. The site has mature and established protected tree belts along certain parts of the perimeter, along Donkey Lane (north-west boundary), the former access drive connecting Wentworth Green and Greenways (north-east boundary), and at the rear of properties at Greenways (southern corner of the site), with three smaller non-protected groups of poplar trees along the south east boundary.
2. The site is almost level although there is a gentle west-east slope and at the southern-most corner of the site there is a fairly substantial change of levels between the application site and existing properties on Greenways.

## Constraints

3. The site is not part of the conservation area but trees are protected by TPOs along the two long boundaries (east and west) and southernmost corner.

## Topography

4. When originally approved, a topographic survey was provided which showed the field to slope gently uphill from south-west to south-east, and the land where plots 65-67 would stand was shown to be rising from 28.40 to 28.78m AOD. However, the immediate boundary of the site was seen to slope downhill from the building plot towards the south-west corner by some 30-40cm. If the site has been levelled since then by raising the land then there was nothing to prevent this in the original planning permission so there could be an increased height difference to that originally envisaged brought about by site levelling to facilitate drainage schemes.

## Relevant Planning History

**07/01018/F** - Erection of 78 dwellings, associated vehicle and pedestrian/cycle accesses, ground works and open space. (Approved, November 2009). This permission approved the 78-house development along the principles of an adopted development brief and Local Plan housing allocation in November 2009.

Various conditions have been approved since, relating to materials, fire hydrants and solar panels (Approval 11/01619/D, March 2012).

There have also been some minor changes to the layout and siting of some of the approved houses in the southern corner, approved by Non-Material Amendments:

**12/01236/NMA** - Repositioning of plots 65 - 67 and car parking spaces - amendments to planning permission 07/01018/F 'Erection of 78 dwellings, associated vehicle and pedestrian/cycle accesses, ground works and open space'. (Approved, October 2012).

**12/01669/NMA** - Amendments to planning permission 07/01018/F 'Erection of 78 dwellings, associated vehicle and pedestrian/cycle accesses, ground works and open space' - repositioning of plots 75 and 76 and alterations to layout of adjoining garages and car parking to plots 68-74 and 78. (Approved, October 2012).

There are also details proposed within a pending application, regarding the specifications of landscaping, planting, walls and fence materials or hedges, and their maintenance. (Application 12/01304/D – pending consideration). Changes to the terms of on-site affordable housing provision have also been approved by planning committee on 23<sup>rd</sup> August 2012.

## Equality and Diversity Issues

There are no significant equality or diversity issues.

## The Proposal

5. There are two parts to the application submitted. Firstly relating to technical details of drainage, and secondly the finer details of tree management around the site. Whilst other issues may have been raised during the course of the application they are, and have been, addressed through alternative means, such as the condition applications

or Section 106 process.

6. During the course of working up detailed construction drawings, the applicant has been required to change the nature of the drainage strategy at the site. This is contrary to the terms of the original condition 8 of permission 07/01018/F which required a very specific drainage solution to satisfy the Environment Agency at the time. In summary, rather than having one large 'aquacell' drainage chamber below the public open space, the scheme is now proposed to contain four elongated cells, still in the public space. All surface water from the site will now run into the centralised drainage chambers.
7. The applicant has also changed their proposal in respect of the trees they wish to retain and remove. Initially, in 2009 the permission (07/01018/F) permitted the following:
  - Removal of all the 30no. Lombardy Poplar trees (*Populus nigra* 'Italica') trees within their ownership along the un-protected southern boundary, to be replaced by replanting with garden trees in the new development.
  - Removal, if necessary and at the owners discretion, of a mature birch tree from the adjoining garden of 142 Greenways, at the eastern corner of the site.
  - Removal of a group of beech, oak and birch from the protected Woodland and Tree Groups at the north entrance of the site at Wentworth Green, to create the access drive.
  - Removal of a Holm Oak and, if necessary, two beeches from the protected Woodland at the western corner of the site to make room for a new footpath to connect to Donkey Lane.
  - Gradual removal of 7m-long blocks of the mainly-beech woodland tree belts (with the exception of some mature individual beeches that might be possible to pollard safely to a height of 2.5m and be more stable), and their replacement with semi-mature native mixed woodland species, such as oak, ash and an understorey of holly, hazel and field maple.

These measures were all permitted through approval of the August 2007 Tree Assessment and Protection document and February 2008 Supplementary Arboricultural Method Statement referred to in conditions 2 and 7 of the approval 07/01018/F in November 2009.

8. Since then, the applicant has changed their plans, as follows:
  - When proposed, the first revised plans included proposing to remove only a group of four poplars from the unprotected southern boundary, but this has since been extended to remove a complete group of 8 poplars at the rear of properties 133-135 Greenways, although they would retain the remaining poplars along the south boundary. The 8no. poplars have been removed already.
  - Replace the 8 poplars with a thin landscaped strip between new dwellings 63 and 64 comprising 1no. ornamental pear and 5no. Christmas berry trees.
  - Removal of a single unprotected Poplar within new dwelling 40, behind the rear of existing adjoining property 111 Greenways, adjacent to the row of the 32no. protected

Scots Pines in the TPO Group G3 in the southern corner.

- Identification of specific unprotected trees within the TPO Group G3 area along the southern corner boundary to be removed; namely sycamore, lime, birch and cherry trees.

## Representations Received

9. The proposals have been advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 7 letters of representation have been received citing the various issues as summarised in the table below.

10.

<b>Issues Raised – relevant to the application</b>	<b>Response</b>
There is a drop in ground levels in the southern corner and the felling of trees in the protected belt, or thinning / crown reduction if retained, or removal of hedging or shrubs, will increase overlooking onto Greenways and glare from headlights of cars on the elevated road.	Site levels are not a matter able to be considered in this application – see paragraph 37. Overlooking is discussed at paragraphs 26-28.
The poplars being retained should be pruned down to a height of 12ft (3.5 - 4m) to provide some screening and reduce maintenance concerns. The submitted maintenance schedule should be revised accordingly.	This is now a feature of the revised tree protection and maintenance plans. See paragraphs 17, 26-32.
Objection to removal of a poplar at the south-west end of TPO Group 3 in the south corner (G3) and crown-lifting of protected Scots Pines to 3-4m. This is excessive and results in increased overlooking and loss of privacy to properties 111-127 Greenways.	See paragraphs 26-28.
<b>Issues Raised – not a matter for this application</b>	<b>Response</b>
<p>The proposed fencing between the site and Greenways properties will be at the foot of the slope and ineffective given the drop in levels at the site. New fencing should be installed at the head of the slope, for screening.</p> <p>The new houses looking out towards 111-119 Greenways are already elevated due to the change in levels; the loss of privacy to existing residents should be mitigated by the use of fencing to screen existing residents from views of the new development.</p>	Although not a matter for this application, it is under consideration through conditions. See paragraph 36.
<p>Will there be 1 or 2 mini sports pitches? Will they run parallel to the tree line?</p> <p>Will the south corner slope be maintained and cleared of debris and weeds?</p>	This is covered by landscaping and open space management proposals, the subject of conditions and S106 Agreements. See para 38.

When and where will the tree management plan for the protected woodland tree belts begin?	This is largely down to the prerogative of the owners, but a timetable will be a condition.
What height will trees be reduced to? Will they be prevented from overhanging the neighbouring residential properties now and in the future? Will residents be consulted on the future management of the protected trees?	More detailed tree management works plans will be required, to a timetable arranged through condition.
Some of the plots at the southern corner of the site have been built at a higher ground level than the original land level, noticeable at the boundary to Greenway properties. Was permission granted for the change? Will drainage be directed away from neighbours?	The levels on the site were not originally fixed through approval, and could have been altered by general construction works. See para. 37, 18-25.
Some trees currently overhang neighbouring properties on the north-east corner of the site, on the far side of the former access drive (newly-named Hawthorn Avenue), and branches are causing concerns.	These are actually singular TPO trees which are outside the 'red line' application site, but still within the applicant's control. See paragraph 35.

## Consultation Responses

11. **Environment Agency** – There is no objection to the principle of making proposed changes to the surface water scheme and the alterations to condition 8 accordingly, but at this stage there is insufficient information submitted to demonstrate that the revised scheme has been adequately designed. The Environment Agency requested clarification on the entire site's drainage system, confirming what the four soakaways will serve, whether there are still elements draining to Anglian Water sewers, and the extent of infiltration. There are adequate proposals for maintaining the soakaways by the residents group, although details of maintenance of the surface water pipe network should be provided.
12. The applicant has since tried to provide the necessary information to explain to the Environment Agency how the system works. Unfortunately during that time the EA lost their main staff and have not been able to consider the information sufficiently; as a result, the objection has not been lifted by the time of writing this report. A verbal update will be provided at the committee meeting.
13. **Highways Authority** – The drainage scheme will be acceptable in principle to allow public adoption of the estate road loops, eventually. Notwithstanding the current uncertainty around public adoption of estate roads and drainage facilities, there is no planning reason why the proposed scheme of using four drainage chambers to collect all forms of surface water should not be approved.

# ASSESSMENT OF PLANNING CONSIDERATIONS

## Relevant Planning Policies

### National Planning Policy Framework:

Section 4 – Promoting sustainable transport

Section 6 – Delivering a wide choice of high quality homes

Section 7 – Requiring good design

Section 10 – Meeting the challenge of climate change, flooding and coastal change

Section 11 – Conserving and enhancing the natural environment

Section 12 - Conserving and enhancing the historic environment

### Relevant policies of the adopted East of England Plan Regional Spatial Strategy 2008

ENV3 - Biodiversity and Earth Heritage

ENV7 - Quality in the Built Environment

WAT1 – Water Efficiency

WM6 - Waste Management in Development

ENG1 – Carbon Dioxide Emissions and Energy Performance

### Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011

Policy 1 – Addressing climate change and protecting environmental assets

Policy 2 – Promoting good design

Policy 3 – Energy and water

Policy 4 – Housing delivery

Policy 6 – Access and transportation

Policy 9 – Strategy for growth in the Norwich Policy Area

Policy 20 – Implementation

### Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004

NE1 – Protection of environmental assets from inappropriate development

NE3 - Tree protection, control of cutting and lopping

NE8 - Management of features of wildlife importance and biodiversity

NE9 - Comprehensive landscaping scheme and tree planting

HBE12 - High quality of design in new developments

EP16 - Water conservation and sustainable drainage systems

EP17 –Protection of watercourses from pollution from stored material, roads & car park

EP18 - High standard of energy efficiency in new developments

EP22 - High standard of amenity for residential occupiers

HOU5 - Accessible housing

HOU6 – Contribution to community needs and facilities by housing developers

HOU11 – Sites allocated for housing development conditional on open space provision

SR1 – Minimum standards for provision of open space

SR2 – Provision within each sector of the city

SR3 – Criteria for development of Urban Greenspace and Recreational Open Space

SR4 – Provision of open space to serve new development

SR5 – Allocation of specific areas for open space

SR7 – Provision of children's equipped playspace to serve development

SR12 – Green Links network, including provision by developers

TRA5 - Approach to design for vehicle movement and special needs

TRA6 - Parking standards - maxima

TRA7 - Cycle parking standards

TRA8 - Servicing provision

TRA10 – Contribution by developers for works required for access to the site

TRA11 – Contributions for transport improvements in the wider area  
TRA14 - Enhancement of the pedestrian environment and safe pedestrian routes  
TRA15 - Cycle network and facilities

### **Supplementary Planning Documents and Guidance**

Trees and Development (Adopted September 2007)  
Open Space and Play Provision (Adopted June 2006)  
Flood Risk and Development (Adopted June 2006)  
Transport Contributions (January 2006)  
Green Links and Riverside Walks (Adopted December 2006)  
Affordable Housing Interim Statement on the off-site provision of affordable housing (Adopted December 2011)

### **Other Material Considerations**

Written Ministerial Statement: Planning for Growth March 2011  
The Localism Act 2011 – s143 Local Finance Considerations

## **Principle of Development**

### **Policy Considerations**

14. The works proposed are rather minor technical changes to those details already agreed and approved through the 2009 permission 07/01018/F and the development underway can only be re-considered in terms of the implications of the conditions being varied.
15. The drainage alterations are needed because of the flexible nature of the existing planning consent. The tree works fall into two categories: works to protected trees, and works to unprotected trees.
16. A degree of works to protected trees was anticipated in 2009 under the terms of the approved Arboricultural Method Statement (AMS) of the time, but that did not specify which particular trees would be removed from the TPO areas. In 2009 it was felt more appropriate to approve the general principle of removing 7-15m lengths of dense beech woodland and individual dead or dying trees, leaving the detailed works be agreed through specific TPO Tree Works applications (except for some removals associated with new site accesses). The works now proposed (at paragraphs 7 and 8 above) seek to introduce some specific measures such as removal of a Poplar, Sycamore, Lime, Birch and Cherry tree (all unprotected) and crown-raising of the protected Scots Pines to 3-4m stem height.
17. Works to, or removal of, the unprotected Poplar trees along the south-east boundary would not ordinarily require planning permission or TPO permission if they hadn't initially all been proposed for removal in the 2009 AMS. At the time, the Tree Officer saw no reason to object to their entire removal. The 8 poplars which have since been removed are consistent with the original permission and the changes proposed now only need to be formalised because they would be contrary to what was originally permitted.

### **Drainage Issues**

18. The scheme originally included some surface water being disposed of into Anglian Water sewers, which is not a preferred option but was necessary due to ground conditions at the time. Since then, a revised drainage strategy enables all surface water from roads and houses to be disposed of through the communal 4-chamber

system in the middle of the site. This will ensure the existing drainage networks are not overloaded, and maximise sustainable drainage.

19. Despite the 2009 permission being specific in its drainage requirements to alleviate the concerns of the Environment Agency, the EA have since agreed that the original drainage scheme can be varied in its design although the precise details have not yet been agreed.
20. Assuming that the Environment Agency are unable to reply by the committee meeting, it is recommended that delegated authority be granted to the Head of Planning to allow the approval to be released upon the Environment Agency's approval of the scheme. If the EA continues to object, the proposals would be reconsidered by committee in due course.

### **Adoption of drainage chambers and roads**

21. The estate roads around the site are currently not adopted by the local highway authority, although they are built to a satisfactory standard. At the moment, public road adoption can only be possible when it is confirmed that the highways water will be disposed into a public drain facility (under current practice this would be Anglian Water or in exceptional instances the Highways Authority). However, under current arrangements public adoption is not possible if water comes from additional surface water sources as well as highways. Anglian Water have granted their 'technical approval' to the strategy but will not adopt the surface water sewers if they are discharged to a soakaway system maintained by a management company. They also cannot adopt the combined SUDS drainage chamber as it is not the SUDS adoption body through statute.
22. The sewerage network can also be adopted by Anglian Water in principle, which is conditional on the ownership and maintenance of the soakaways being the SUDS adoption body, Norfolk County Council or Norwich City Council.
23. The current situation is unclear because the national Government has not confirmed whether Anglian Water or the soon-to-be-formed Local Authority Surface Water Drainage Body (the County Council) will be expected to adopt the drainage chamber, nor whether this can be done retrospectively. Until this is resolved the picture around drainage adoption and road adoption remains unclear, but the residents management group have submitted proposals to manage the facility using monthly subscriptions from residents.
24. Whilst the plans to use the one drainage system to collect all surface water drainage for the whole site are the most logical, as this will not gather solely highways drainage nor currently publically operated, estate road or sewers adoption will not be possible yet under current legislation. As such, the Wentworth Gardens estate drainage network is privately operated at present and will remain so for the foreseeable future. Whether or not the roads and sewers, or soakaway chambers, are adopted is not an issue that the planning authority can decide, it is instead a matter for bodies with the relevant drainage responsibilities and the highway authority.
25. A £5,000 drainage management contribution was included in the original Section 106 Agreement of 2009, on the assumption of a single drainage chamber being used only for highways water and being adopted by the highways authority and maintained for 15years. This will need to be updated and the drainage maintenance figure increased for inclusion in the revised s.106 Agreement, with payment contingent on the system



being adopted.

## **Loss of Poplar Trees - Impact on Living Conditions**

### **Overlooking**

26. Some neighbours have recognised the potential for loss of the unprotected trees to remove some existing screening barriers to the adjoining properties along Greenways. As regards the unprotected Poplar trees, this is to some extent academic as the scheme originally approved their removal. Since then, the applicant has decided to retain the majority of trees other than a group of 8 poplars. In this location, at their closest point, the rear of new and existing properties are 23m apart, which is considered an acceptable distance to avoid unacceptable levels of overlooking, even accounting for the change in levels.
27. The proposed pruning of the retained poplars to 12 ft will remove falling concerns, increase the light gained to properties and actually improve the screening potential because the cover is brought closer to the field of view from both new and existing homes.
28. The suggested removal of a Poplar and four trees within the area of the protected Scots Pines of Group G3 is also broadly consistent with the terms of the original permission, which anticipated phased removal of the woodland trees. The individuals could ordinarily also be removed without permission, and again the distance between properties (also 23m) is felt adequate. The Scots Pines are proposed to be retained at the same overall height but have their crowns lifted to 3-4m (i.e. remove branches from the trunk up to 3-4m to provide a 'clear stem'); this is acceptable in terms of the works to the trees, and in principle will cause only limited change to the overlooking because 3-4m is the first floor level of 2-storey homes, and ground floor windows would be shielded by boundary treatments and understorey hedging. Specific works will still be subject to individual tree works applications as the pines are protected.

### **Overshadowing**

29. The form of Poplar trees are tall, narrow and sparsely leaved. The replacement planting along the boundary will be shorter and wider in their crown spread and more varied in species, so they are considered an improvement in biodiversity, landscaping and screening than the poplars would have been.

## **Trees and Landscaping**

### **Loss of Trees or Impact on Trees**

30. Despite their original approved removal, the majority of unprotected Poplar trees are now proposed for retention, at the request of the local residents. The group of 8 poplars which have already been removed have caused a loss of some nominal screening and very limited biodiversity, but their removal is consistent with the permitted scheme.
31. As discussed above, the proposed 5no. tree replacements are considered acceptable. Pruning the retained trees will also help the poplars offer better screening than at present.
32. No works have been proposed to the protected trees which are not consistent with the original permission. Those trees shown for removal from the area of the protected

group G3 in the southern corner (namely the poplar, sycamore, lime, birch and cherry), as seen in submitted Tree Protection Plan 1097/GEN/099-TPP Revision G, are acceptable, because they are not part of the protected group (which is only the Scot's Pines). It is considered sufficient for the loss of screening that these offered to be made-up for through replacement planting of understorey hedge species and boundary treatments.

33. Whilst the protected trees are not actually affected by the plans brought forward, the specific works still need to be arranged to implement those general works outlined by the 2009 AMS. To ensure these are appropriate, a condition will be imposed to require the agreement of a schedule for tree removal and replacement planting within the protected trees prior to the works on tree belts commencing, with the more specific works agreed through separate TPO Tree Works Applications.
34. The protected tree woodland belts, groups and individual trees within the site will remain in the ownership of the residents management company and will be maintained and managed in accordance with a series of phased tree work applications to consider in detail the intervention works required over each year of the initial 5 year management plan, before general maintenance and management proceeds thereafter.

#### **Other material considerations**

35. Individual TPO trees on the north-east boundary have not been attended to in some time and are causing concern for neighbours along Glenalmond. They are outside the application area and were not covered in the original tree works proposals as their eventual ownership was unclear, but now they fall into the ownership of the applicant (albeit managed through the residents management company). These trees will be covered by the remit of the schedule for tree works plans to be agreed by condition, albeit the extent of works required will remain to be determined by individual Tree Works applications.
36. Boundary treatments along the southern boundary have been questioned. These are a matter for the landscaping conditions, and will remain subject of conditions; it is expected that these will be at least 1.8m high timber fencing to afford some screening, ideally positioned at the top of the slope because the slope causes problems in terms of their effectiveness if positioned at the base of the slope. The consequence of doing so, however, is that any debris, weeds or flytipping would be screened from view of the management company if behind a fence; it is suggested that a management plan for the landscaping and open space is required to be revised by condition to include clean-ups.
37. Site levels were not originally specified, nor was land raising or excavation restricted in the 2009 permission. However, from comparing the original ground level outside the site of new dwelling no.65 (opposite 129 and 131 Greenways) with the levels shown in the proposed drainage strategy (plan 1097/DRA/004 Rev H) it can be seen that the original level was approximately 28.53m AOD, with the new levels being 29.15m Finished Floor Level. This is an increase of 62cm in height, and results in being 77cm above the neighbouring ground level (28.38m at 129 Greenways). This 62cm increase in site levels is most probably necessary for construction and drainage and as floor levels were not fixed originally, is unfortunately not something which can be controlled at this stage. Nevertheless, any impacts should be possible to rectify through landscaping and appropriate choice of boundary treatments, to be confirmed

through conditions.

38. The scheme will continue to provide two mini-sports pitches as originally approved (adjacent to the combined play facilities within the main play space), and they will be orientated parallel to the boundary tree belt and former access drive. Whilst they will be marked out with lines, goal posts will not be installed; this is contained in the proposed management plan and maintenance proposals.

## **Alterations to existing planning obligations**

### **Affordable Housing**

39. Affordable housing alterations to the original Section 106 Agreement have been approved by committee on 23 August. These will be included in the Deed of Variation of the revised Section 106 Agreement along with the issues raised in this report.

### **Public Open Space and Play Equipment**

40. The original permitted scheme showed two play areas within the site, at opposite ends of the central public open space area. One play area was to serve 0-8 year olds, and the other would serve 8-12 year olds, both with appropriate play equipment for the age. It has since been decided to amalgamate the two areas into one central feature, to avoid parents being split between different ages, and to locate potential noisy activity away from houses.
41. The finer details of the equipment and maintenance thereof are to be agreed through approval of conditions requiring agreement of a Maintenance and Management Plan. The revised S106 will be updated to ensure that details of equipment specification and ongoing maintenance are reflected in the documents to be agreed by conditions.
42. All reference to possible public adoption of play areas and public open space, and financial contributions for maintenance thereof, will be removed. Conditions on the planning permission will remain, to require all areas of public open space on the site to be available to the public in perpetuity.

### **Tree belt maintenance and adoption**

43. All reference to tree belt maintenance funds and possible public adoption will be removed.

### **Transport Improvements**

44. Works to the highway network were agreed and required previously. These have yet to be undertaken, although it has been agreed with the Highways Authority that the measures would be provided only if the current arrangements at Newmarket Road prove to be problematic. The obligations will remain in place.
45. A £22,008 sustainable transport improvements contribution will still be required and carried forward into the revised agreement.
46. Cycle routes are also to be provided across the site (around the perimeter of the central public open space area).

### **Library Facilities**

47. A £4,680 library contribution will also still be required in the revised agreement.

## **Drainage**

48. The previously-agreed £5,000 drainage chamber 15-year maintenance fee needs to be increased within the agreement, to be paid for maintenance if public adoption is possible.

## **Conclusions**

49. The works to the unprotected trees are considered acceptable and will avoid harm to residential amenity through the introduction of replacement tree planting. The works to the protected trees are broadly consistent with the works envisaged through the original permission but precise details of tree removals and phased replacement planting will be agreed through conditions.

50. The drainage scheme provides an improvement over that originally permitted, providing an improved sustainable drainage strategy and less reliance on capacity of existing surface water disposal networks; assuming appropriate maintenance this will reduce flood risk.

51. Assuming that the Environment Agency are unable to reply by the committee meeting, it is recommended that delegated authority be granted to the Head of Planning to allow the approval to be released upon the Environment Agency's approval of the scheme.

52. The conditions on the 2009 approved scheme will be amended to reflect the amendments required by these proposals, and the necessary mitigation, and the associated Section 106 agreement will be revised to reflect the changes to the way the site is managed, as above.

## **RECOMMENDATIONS**

(A) In the event that the Environment Agency have not lifted their objection to the proposals by the time of the Planning Applications Committee Meeting, to delegate authority to the Head of Planning to approve Application No. 12/01598/VC at the site of former Civil Service Sports Ground, Wentworth Green, Norwich, to grant planning permission on the receipt of the Environment Agency's consent to the changes proposed, in accordance with the provisions of (B) below; or,

(B) In the event of the Environment Agency having removed their objection, to approve Application No. 12/01598/VC at the site of former Civil Service Sports Ground, Wentworth Green, Norwich, and grant planning permission, subject to:

(1) the completion of a satisfactory S106 agreement by 31 January 2013, to include the provision of arrangements for on-site affordable housing, appropriate management of protected trees, appropriate provision and management of public open space and children's play facilities, appropriate arrangements for drainage system management, transport contributions, highways works, on-site cycle works and library contributions,

(2) and subject to the following conditions (as amended and updated from the original permission 07/01018/F):

1. The development shall be carried out in accordance with the approved plans and details of materials as already approved within application 11/01619/D;

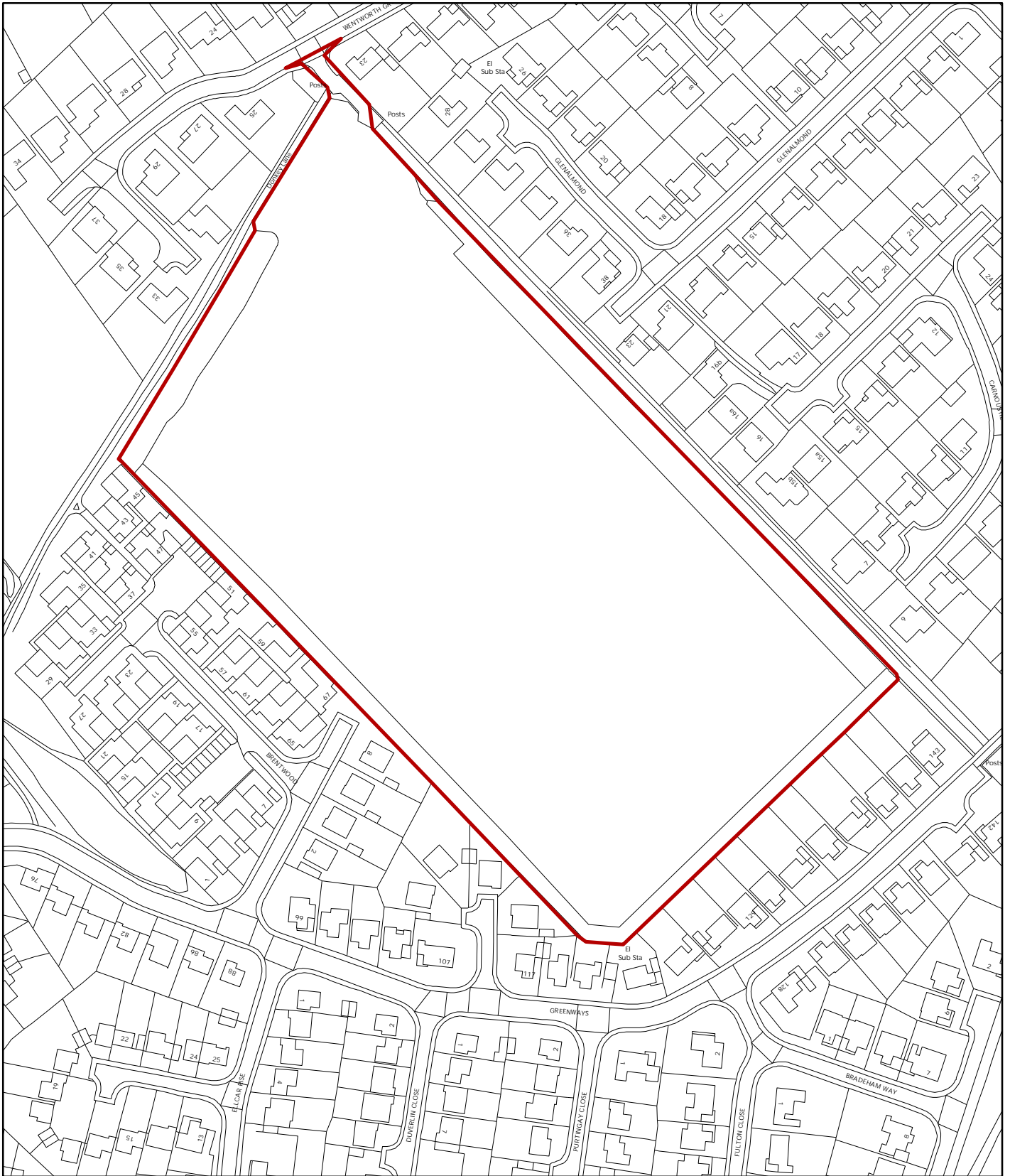
2. Garages to be used only for parking of domestic vehicles and not to be converted to provide further living accommodation;
3. The areas of open space on the site shall remain as open space only, accessible to the public for unhindered access and use, in perpetuity;
4. The access routes across the site shall remain as shared surfaces for cyclists and pedestrians alike in perpetuity;
5. No works to the protected trees shall take place without the prior approval of a Tree Works Application for detailed arrangements for specific changes;
6. Details of schedules for tree management plans, landscaping and public open space specifications, and boundary treatments, and landscaping maintenance to be approved and to be completed prior to occupation of final dwelling to be occupied at the site;
7. Precautionary mitigation for unidentified contamination;
8. Trees and hedges protection during works;
9. Development shall be carried out in accordance with the 2009-approved Arboricultural Method Statement (AMS) and Supplementary AMS, as amended by the updated 2012 Tree Protection Plan, with the associated Arboricultural Implications Assessment and Tree Protection Plan being available to all site personnel during site works;
10. Development shall be constructed in accordance with the approved drainage strategy;
11. Development to include solar panels as per the approved strategy and design details;
12. Glazing to the first floor bathroom at dwelling no.65 shall be only obscure glazed;
13. Ongoing landscaping maintenance requirements for 5 years;
14. Provision of boundary treatments for each dwelling prior to occupation;
15. Provision of car parking shelters, refuse stores and bike stores prior to first occupation;

Reasons for approval: Subject to the requirements of varied conditions and the amended associated planning obligations, the alterations proposed are acceptable and will enhance the quality of the scheme and avoid causing a detrimental impact on future and existing residents around the site.

When considered alongside the merits of the original permission, the revised development will provide an appropriate and satisfactory form of residential development within the character of the area that would provide a high level of design, a good level of accessibility and a satisfactory level of amenity for residents. The proposal accords with the development plan for the area and the objectives of national planning policy. As such, the proposal would comply with the National Planning Policy Framework, policies ENV3, ENV7, WAT1, WM6 and ENG1 of the East of England Plan (2008), policies 1, 2, 3, 4, 6, 9 and 20 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (2011), and saved policies NE1, NE3, NE8, NE9, HBE12, EP16, EP17, EP18, EP22, HOU5, HOU6, HOU11, SR1, SR2, SR3, SR4, SR5, SR7, SR12, TRA5, TRA6, TRA7, TRA8, TRA10, TRA11, TRA14 and TRA15 of the adopted City of Norwich Replacement Local Plan (2004.)

(2) if a satisfactory S106 agreement is not completed prior to 31<sup>st</sup> January 2013, that delegated authority be given to the Head of Planning Services to have discretion to refuse planning permission for Application No (12/01598/VC at site of former Civil Service Sports Ground, Wentworth Green, Norwich) for the following reason:

The development proposed has failed to make appropriate provision for on-site affordable housing, management of protected trees, provision and management of public open space and children's play facilities, drainage system management, transport contributions, highways works, on-site cycle works or library contributions, and as such is unable to provide a sustainable scheme which can mitigate the impacts of its development. As such the development is contrary to the provisions of policy 4 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (2011), and saved policies NE3, NE8, SR4, SR7, SR12, EP16, TRA10, TRA11, TRA14, TRA15 and HOU6 of the adopted City of Norwich Replacement Local Plan (2004).



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Planning Application No 12/01598/VC

Site Address Civil Service Sports Ground Wentworth Green

Scale 1:2,000



**NORWICH**  
City Council

PLANNING SERVICES





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Area to be dug with airspade to identify tree roots

Tree Group 2 (G2)  
3 No. Scots Pines with the PODS - Crown lift to 3-4 metres & cut by

Birch Tree adjacent to site but with heavy lean over site boundary suggest remove in consultation with the adjacent homeowner.

Groups of Poplars to site boundary - (recent pollard) reduce down to 12 ft and retain to aid screening subject to agreement by NCC  
Long term management of Poplar trees - pollard within 7 years and then at 10 yearly intervals (Subject to growth and routine inspection).

Existing poplar trees removed  
Landscaped area adjacent to drive to be planted with:

QTY	COMMON NAME	NAME	SIZE	STOCK
1	Common Pear	<i>Pyrus calleryana 'Charikow'</i>	13-12	48 ft.
2	Christmase Berry	<i>Prunus a fraseri 'Red Robin'</i>	125-150	6ft.

unprotected poplars which have been removed

Woodland order 2 (W2)  
Cut by from all trees.  
Younger trees adjacent to the site entrance - selected trees to be felled to create room for existing trees to grow to maturity as healthy specimens.  
Fall obvious dying or hazardous trees - due to the closeness of tree groups the felling of a single tree may have a major detrimental impact on adjacent trees.  
This may mean that tree groups may need to be felled.  
Works to be carried out to individual trees so as to remove hazardous limbs of trees to be felled in accordance with the phased 5 year felling programme.  
Trees will need to be inspected and assessed during felling works.

Indicative layout only

Fell and stumps removed by grinding out so as to enable construction of shared surface as to approved layout.

Group of Poplars to site boundary - (recent pollard) reduce down to 12 ft and retain to aid screening subject to agreement by NCC  
Long term management of Poplar trees - pollard within 7 years and then at 10 yearly intervals (Subject to growth and routine inspection).

Single Poplar tree within rear of plot 40, adjacent to T.P.O Group (G3), to be felled and stump removed by grinding out.

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Trees that may be removed if space is created

Trees within this group that show signs of decay should be felled before coming into leaf.

Early fence to be removed, and to be made good and levelled, part of the woodland management schedule.



