

COSTESSEY

1. Settlement characteristics

Costessey is situated immediately west of Norwich, mainly north of the Dereham Road, in the valleys of the Rivers Wensum and Tud. There are two main parts of the parish, Old Costessey, which developed along The Street south of the loop in the Wensum, and New Costessey, a densely built up area of 20th century housing contiguous with the built up area of Norwich. For administrative purposes the parish is divided into two wards and a significant part of the 20th century housing between the River Tud and Dereham Road is in New Costessey ward.

In Old Costessey the historic form and character of The Street and part of West End has led to the designation of these areas as Conservation Areas. There is a third Conservation Area to the north of The Street round the Mill (see policies IMP 16, 17 and 18). The area known as Green Hills to the east of The Street provides a local variation in relief with its wooded slopes and contributes greatly to the character of this part of Old Costessey. To the north of Townhouse Road a number of large properties set amongst mature trees form an attractive 'green screen'.

In New Costessey, the open space on the edge of the settlement, which forms part of the River Tud Valley is visually important. The Tud Valley provides an attractive open break between the two settlements, with the break along Norwich Road/Townhouse Road being particularly significant as it contributes to the separate identity of the two settlements. There is another important 'gap' at the crossing of the River Tud on Longwater Lane, which affords views of the river and floodplain. The wooded area of East Hills to the north of New Costessey, part of which is a County Wildlife site (protected under policy ENV 13), is an important recreation area.

To the west of the parish the Longwater area presently contains a variety of commercial uses including a supermarket, retail warehouses, waste disposal, general industry and mineral workings. Further details and specific policies can be found in the Employment and Shopping chapters of this Plan.

The two settlement groups offer a wide range of social and community facilities. Direct access to Norwich City Centre is provided along the A1074 Dereham Road. Good access to the southern edge of the city is provided by the A47 Norwich Southern Bypass.

Policies and proposals (see Inset Maps 17A, 17B and 17C)

2. Development Limit

The Limit is drawn around the existing development to prevent incursions into the surrounding countryside, in particular the river valleys protected under policy ENV 3 and the Norwich Southern Bypass Landscape Protection Zone protected under policy ENV 6. The separation of Easton and Costessey is also preserved, in line with policy ENV 2. An 'important frontage' has been identified to the north of Townhouse Road to help retain the attractive appearance afforded by the trees and hedges (see policy IMP 4). The land to the rear of this frontage, plus Green Hills and an area west of Folgate Lane are protected as important spaces under policy IMP 3.

Further residential development within the Development Limits for Old and New Costessey (Inset Maps 17A and 17B) will be considered in accordance with policy HOU 4. Inset Map 17C illustrates the Development Limit of the Longwater employment and retail area, further details of which can be found in the supporting text for policies SHO 3 and EMP 1. Outside the defined Development Limits proposals for any new development will be assessed against policy ENV 8 and other more specific Local Plan policies where appropriate.

3. Housing

Costessey has experienced considerable residential development since the 1960s, comprising both estate scale development and smaller sites within the built-up area. The settlement's landscape setting, made up primarily of the valleys of the Rivers Wensum and Tud (policy ENV 3) is a major constraint to further extensions to the existing development.

However, Costessey is strategically very well placed as a location for new development. It lies adjacent to the A47 Norwich Southern Bypass and has good transport links into Norwich. Instead of allowing piecemeal intrusions into the surrounding landscape, the Council has allocated a large area to the west of Old Costessey and north of the Longwater Employment area for residential development.

In addition to its strategic advantages, the allocation has the advantage of being on partly brownfield/degraded land, being a former gravel working, thereby avoiding the need to develop on greenfield land and/or in environmentally sensitive areas

This allocation has the advantage of enabling comprehensive development on one site, with all the benefits that brings in terms of infrastructure and facility provision. Significantly, the allocation of the site will entail provision by the developer of a new "loop" road off the A47 Longwater intersection to serve the site, via the Longwater Employment Area. The developer will be expected to provide a "country park" to the south of the site to act as a landscape buffer and to help integrate the site into the surrounding landscape, which will also act as a recreational resource. Additionally, the developer will be expected to provide direct pedestrian and cycle links to West End, Old Costessey, and to the Dereham Road via the Employment Area, in order to integrate the new and existing areas of development.

The allocated site is approximately 55.6 hectares in size, including landscaping/screening of about 7.6 hectares. After taking out an allowance of approximately 1 hectare for community facilities (including community hall, library, and sites for shops, banking facilities, public house and place of worship) and 1.5 ha for a school site, this leaves a net area for residential development of 45.5 hectares. The Council believes it is realistic that about 380 dwellings could be developed on part of the site within the Plan period, to mid-2006. This portion is shown diagrammatically on Inset Map 17C. The remainder will be designated as 'Strategic Land Reserve' and will be able to be developed post-2006, in accordance with policy HOU 3. Of the approximate total of 1365 dwellings that will be built on the site as a whole, the Council will seek to negotiate an element of affordable housing to be provided in accordance with policy HOU 12. This equates to approximately 60 affordable dwellings to be provided in Phase 1 and 145 dwellings thereafter.

The advice from the County Council (circa March 2001) in relation to education provision is that the developer should provide a site of approximately 1.5 hectares for a new on-site primary school, as referred to in policy COS 1, and in addition fund all building works. The advice from the County Council on the library requirement is that the developer should provide a site of 200 square metres for a new library plus an area for car parking, construct a new library building at no charge, and contribute to the stock of the library. Both these requirements will have to be revisited at the time of a planning application as circumstances (such as the capacity of local schools) may change over time.

In relation to transportation issues, the advice from the County Council is that the developer will be required to provide and fund a 'frequent' service, as defined in Norfolk County Council's Public Transport policies document, to link the site with Costessey and Norwich. This is to be in place before completion of the first dwelling and to remain in place for a period of 5 years or until the service becomes commercially viable, whichever is the sooner. Currently a 'frequent' service for the site would be defined as a 10-minute frequency bus service between the site and Costessey and Norwich city centre, with a minimum 30-minute frequency service for evenings and Sundays.

Policy COS 1: Housing allocation, north of the River Tud, Costessey

45.5 ha of land north of the River Tud in Costessey is allocated for residential development, of which only 13 ha is to be permitted for development during the Plan period, together with a loop road linked to Longwater via a new bridge over the River Tud, and a country park. The developer of the site will be expected to be responsible for the following:

Adult/older children's open space

- i) Provision of adult/older children's open space of a minimum of 2000 sq. m plus an extra 42.5 sq. m for every unit over 50 dwellings, to be provided either on or adjacent to the site in Phase 1 of the development.**

Affordable housing

- ii) Provision of affordable housing phased across the whole 45.5 ha allocation, subject to a local needs survey.**

Bus facilities

- iii) Contributions to the provision or improved provision of public transport services in line with the County Council's Passenger Transport Policies document;**
- iv) Provision of bus stops and shelters as appropriate to the standards set out in the Norfolk County Council's Public Transport policies document.**

Children's playspace

- v) Provision of on-site children's playspace of a minimum size of 1000 sq.m. plus 17.5 sq. m for each additional dwelling over 50, to be distributed across a number of sites/locations, to include a minimum of 3 items of play equipment on each site.**

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(Policy COL 1 continued)

Community facilities

- vi) Provision during Phase 1 of suitable sites for local shopping facilities, banking facilities, public house and place of worship;
- vii) Provision of a new community hall sufficient to serve the population of the new development (approximately 3600 in total) to be provided either within or adjacent to the site during Phase 1.

Education facilities

- viii) The provision of a 1.5 hectare site for a primary school to be transferred to the local education authority (LEA) at no cost, in a location to be agreed with the LEA, on the completion of the 380th dwelling;
- ix) Financial contributions towards the construction costs of a new primary school to be paid in full to enable completion in Phase 2 of the development;
- x) Financial contributions toward the improvement and alteration of the local (Costessey) High School needed to accommodate pupils arising from the development to be phased from the commencement of the first dwelling;
- xi) The provision of adequate funds to provide for the cost of school transport to serve the site (applicable to under-eights only), from the outset of development until the opening of the new on-site school.

Environment

- xii) Environmental appraisal of the whole development as a Schedule 2 project;
- xiii) A comprehensive landscaping scheme in accordance with policy IMP 2, incorporating planting to reinforce the fragile edges of the site (as shown on Inset Map 17C) and within the site to minimise its impact on the skyline, to be planted in Phase 1 of the development; and provision of a country park adjacent to the site which will act as an additional landscaped buffer between the site and the surrounding area, helping to integrate the site into the landscape, to be begun in Phase 1 of the development and completed by the end of Phase 2.

Fire hydrants

- xiv) 1 fire hydrant per 50 dwellings to be provided on site during the development of the site.

Footpath/cycle links

- xv) Provision of a footway/cycleway from the site through to the Longwater employment/retail area, linking up with the Dereham Road footway/cycleway; and provision of footway/cycleway links direct from the site to West End, Old Costessey.

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(Policy COL 1 continued)

Library facilities

- xvi) **Financial contributions towards the improvement of the local library service, to be paid within the first 12 months of Phase 2.**

Other

- xvii) **Progressive replacement of industrial uses by residential development to an agreed timescale.**

Transport

- xviii) **Provision of the part of the loop road that falls within the Phase 1 area of the site, linking up to the bus/emergency access to Ringland Lane, to be completed before the completion of any dwelling; the remainder of the loop road to be provided to a timescale to be agreed with the Local Planning Authority and Highway Authority consistent with the future phasing of the site. Bus/emergency vehicle/pedestrian and cycleway access to West End, Costessey will be provided before the completion of any dwelling;**
- xix) **Replacement of the existing bridge structure over the River Tud by a new structure in accordance with the Water Resources Act 1991.**

Waste facilities

- xx) **Provision of facilities on or off-site for the storage, collection and recycling of waste likely to be generated by the development, in accordance with the Council's guidance.**

Water/drainage

- xxi) **Surface water should be discharged at a rate no greater than that which currently exists (e.g. the 'greenfield' run-off rate). The attenuated discharge rate and any storage requirements should be in accordance with the recommendations of the Environment Agency in order to satisfy the Council that any development will not be at risk from flooding or cause flooding elsewhere;**
- xxii) **A surface water drainage system which meets the requirements of the Environment Agency and which does not prejudice the good water quality of the River Tud.**

In recognition of Costessey's status as one of the District's prime sustainable locations for new housing, a further major site is allocated at Lodge Farm, on land to the south of the Dereham Road and west of Bawburgh Lane. The site, which is currently in agricultural use, is 18 hectares in size, including a 5 hectare allowance for landscaping and a 2 hectare allowance for open space and is capable of accommodating approximately 330 dwellings. The developer requirements set out in the policy below include reinforcing the screening of the site from the Norwich Southern Bypass and protecting/reinforcing the woodland buffer zone along the Dereham Road frontage. In relation to public transport issues, the advice from the County

Council is that the developer will be required to provide and fund a "frequent" service in the same way as for the North of the River Tud allocation (policy COS 1 above).

Policy COS 2: Housing allocation, south of Dereham Road and west of Bawburgh Lane, Costessey

11 hectares of land to the south of the Dereham Road and west of Bawburgh Lane in Costessey is allocated for residential development (out of a gross site area of approximately 18 hectares). The developer of the site will be required to provide the following:

Adult/older children's open space

- i) Provision of adult/older children's open space of a minimum of 2000 sq.m. plus an extra 42.5 sq.m. for every unit over 50 dwellings, either on or adjacent to the development, as an extension to existing facilities, or by way of an agreed equivalent financial contribution.

Affordable housing

- ii) Provision of affordable housing to be phased across the development as a whole, subject to an up-to-date local needs survey.

Bus facilities

- iii) Bus service and infrastructure provision in accordance with current Norfolk County Council Passenger Transport policies.

Children's playspace

- iv) Provision of on-site children's playspace of a minimum size of 1000 sq.m. plus 17.5 sq.m. for each additional dwelling over 50, distributed across a number of sites/locations, to include a minimum of 3 items of play equipment on each site.

Community facilities

- v) Financial contributions towards the provision/improvement of community facilities in Costessey, to meet the needs arising from the development, to be phased from the completion of the first dwelling.

Education facilities

- vi) Financial contributions towards the construction costs of a new primary school at Costessey (associated with the allocation on land to the north of the River Tud), and/or financial contributions towards the improvement and alteration of other primary sector schools in the area. Contributions will be required in phased payments from the completion of the first dwelling;
- vii) Financial contributions towards the improvement and alteration of the local (Costessey) High School needed to accommodate pupils arising from the development, to be phased from the completion of the first dwelling.

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(Policy COS 2 continued)

Environment/landscaping

- viii) The developer will be expected to carry out a landscape assessment prior to the submission of a planning application and an explanation of how the development fits with, and its relationship to, the adjacent landscape character areas. The developer will be expected to design and plan on and off-site landscaping to accord with the assessment. Both on and off-site landscaping should form a cohesive whole. Special attention must be given to the formation of a buffer woodland strip along the A1074, reinforcing the existing tree belt;
- ix) The developer will be required to contribute to the future maintenance of planted areas on highway land. Where there are mature trees, hedges or other vegetation bounding the site, growing on land to be adopted as part of the highway, a commuted sum will be required to cover their future maintenance;
- x) Investigation of possible noise impact from the Norwich Southern Bypass and provision of noise mitigation measures as necessary.

Fire hydrants

- xi) 1 fire hydrant per 50 dwellings to be provided on site during the development of the site.

Footpath/cycle links

- xii) Provision of suitable crossing points of the A1074 Dereham Road for pedestrians and cyclists, to fully integrate the allocation with surrounding development.

Library facilities

- xiii) Financial contributions towards the improvement of the local library service will be required, to be phased from the completion of the first dwelling.

Oil and gas pipelines

- xiv) Consideration to be given to protection of the gas and oil pipelines that run across the site.

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(Policy COS 2 continued)

Transportation

- xv) The provision of two internally linked vehicular access points onto the Dereham Road, one of which is to be from an improved Bawburgh Lane/Longwater Lane junction;
- xvi) Facilities to mitigate any delays to the Costessey Park and Ride Buses caused by the introduction of the access junctions to the site onto the A1074;
- xvii) Contributions to any necessary improvements to the Longwater interchange resulting from the traffic consequences of the allocation;
- xviii) Phasing of the development such that no occupation of the development takes place until improvements to the Bawburgh Lane/Dereham Road/Longwater Lane junction have been constructed.

Waste facilities

- xix) Provision of on-site facilities for the storage, collection and recycling of waste likely to be generated by the development, in accordance with the Council's Supplementary Planning Guidance for mini-recycling centres.

A further smaller 1.15 hectare housing site is allocated within the built-up area of New Costessey, south of the Dereham Road. The site is surrounded by development and is currently an under-used, part-derelict site. Its development will require a new vehicular access point from Mill Croft. The developer of the site will be expected to carry out investigation of, and works to deal with, possible soil contamination arising from the site's previous use for industrial purposes.

Policy COS 3: Housing allocation, south of Dereham Road, Costessey

1.15 hectares of land to the south of the Dereham Road is allocated for residential development, with access from Mill Croft. The developer of the site will be expected to provide for the following:

Adult/older children's open space

- i) Provision of either 0.2 ha of adult/older children's open space adjacent to the development site or an agreed equivalent financial contribution. If on-site, this could also be located in the vicinity of the consolidated open space area referred to above.

Affordable housing

- ii) Provision of affordable housing, subject to an up-to-date local needs survey.

Children's playspace

- iii) Provision of on-site children's playspace of a minimum size of 1000 sq.m, to include one item of play equipment.

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(Policy COS 3 continued)

Footpath/cycle links

- iv) **Creation of footway, cycleway and emergency links with the Dereham Road, using the existing access from the site to the Dereham Road:**
- v) **Provision of footway / cycleway on the south side of Dereham Road between Richmond Road toucan crossing and Longwater Lane.**

Open space

- vi) **Consolidation of the remainder of the existing open space area at the end of Mill Croft with the on-site children's playspace and the relocated open space referred to above, to serve the needs of the development site and the Mill Croft development;**
- vii) **Provision of replacement open space on-site, to replace the existing open space (at the end of Mill Croft) which will be lost through the creation of access to the site.**

Road access

- viii) **Vehicular access (excluding emergency access) to the site will be from Mill Croft only, and will only open once construction of the site is complete. A condition attached to the grant of planning permission will specify that construction traffic must use the existing site access to the Dereham Road;**
- ix) **Provision of full implementation costs of 20 mph limit on Mill Croft.**

4. Recreation

The Wensum Valley Countryside Management Project includes the parish of Costessey. One of its aims is to protect and enhance the character of the Wensum and Tud Valleys (see policy ENV 22).