

Summary of the key findings:

Baseline Landscape Character

The site is not the subject of any specific landscape designation and is located immediately adjacent to the existing settlement edge of Taverham. Residential built form associated with the existing settlement edge of Taverham, is seen as a prominent feature within the site's southern context and there is a clear relationship between the site and the wider residential area.

A number of Listed Buildings were found within the Study Area, however none were found to have a direct relationship with the site.

There are three substantial areas of Registered Common Land found within the Study Area, two of which lie within large plantations to the north-east and north-west of the Site, and a further area which lies adjacent to the River Wensum to the south-west of the Site, however it is considered that the character of these will not be affected by the proposed development due to their distance from the site.

The internal site area is presently set to an open field and is bordered by a network of established but sporadic hedgerows and vegetation cover to the south, alongside a number of internal field boundaries lined by established vegetation. There are a number of permissive footpaths within the site, none of which are designated, however the Long Distance Recreational Route Marriott's Way dissects the site and forms a key feature within the landscape, which will need to be integrated into the development through a sensitive landscape-led design.

A number of additional Public Rights of Way were identified within the Study Area linking the existing settlement edge with the wider countryside setting to the north, however none of which present a direct relationship with the site.

Baseline Visual Environment

The site benefits from a good degree of visual containment within middle and longer distance views, with the wider residential edge of Thorpe Marriott to the south-east, and Taverham to the south, forming the entirety of the site's southern boundary. The presence of established vegetation cover to the southern boundary, limits views from the adjacent properties associated with the aforementioned settlement edges.

It is within views from the immediate northern context of Northern Distributor Road A1270, and those permissive routes and the LDRR Marriott's Way that are within the site, that development will be most apparent, where the visual amenity for these users will need to be given the greatest consideration.

Opportunities to reinforce and enhance the western and northern site boundaries as part of a robust landscape buffer and green corridor should be explored, so as to enhance the degree of visual containment afforded to the site. The presence of a recently installed bunding will further aid the visual containment of the site in the long term.

With regards to the southern extent of the site, a good degree of visual containment is afforded to the site, by the existing established vegetation structure lining the edge of the settlement.

Landscape Opportunities and Constraints

The Opportunities and Constraints Plan sets out the key development opportunities and constraints identifying initial mitigation measures, design principles and broader enhancements which could be explored as part of the landscape led development approach. The creation of a robust green corridor to the development, incorporating a landscape buffer to the northern and western boundaries of the site, and a number of Green Infrastructure links spreading from the core of the site into its edges, is considered integral to the successful integration of future development into the landscape. The addition of new pedestrian links to the southern boundary will provide new recreational routes for the local residents of the Taverham and Thorpe Marriott villages.

The northern boundary is to be reinforced in order to provide an appropriate transition between the site and the wider countryside setting, and alongside the provision of new tree, shrub and hedge planting throughout the internal site area, providing an attractive, sustainable and appropriate level of development.

Further details in relation to the site opportunities and constraints are included on the plan attached Ref: 19-0318/.

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