



# Land East and West of Reepham Road, Hellesdon

746.01(RP)002 Landscape Report rev P3

FOR AND ON BEHALF OF RG CARTER FARMS LIMITED  
AND DRAYTON FARMS LIMITED.

12/02/2020



Robert Myers Associates

LANDSCAPE ARCHITECTURE

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# 01 Introduction

This Landscape Report has been produced on behalf of RG Carter Farms Ltd and Drayton Farms Ltd to support the promotion of land located east and west of Reepham Road, Hellesdon, Norfolk, for the purposes of residential and commercial development.











This report illustrates how a landscape-led masterplan could be delivered in accordance with planning policy and landscape strategy parameters and recommendations as established within the accompanying Landscape Visual Appraisal. The report seeks to demonstrate key design features and rationale of the emerging masterplan, including character areas, road hierarchy, public open space typologies and strategic green links to the adjacent sites and wider countryside.



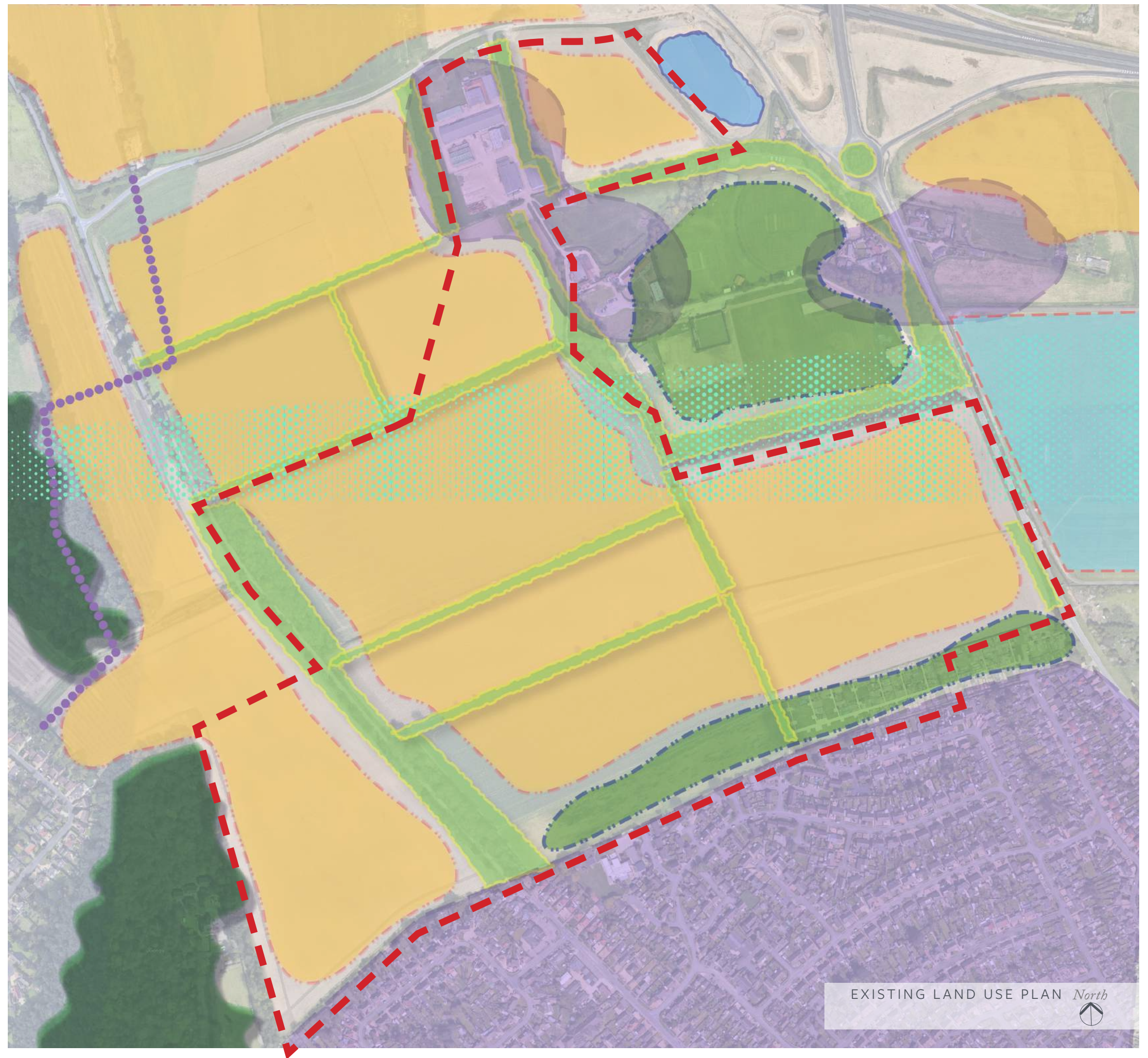
SITE VIEW LOOKING WESTERLY TOWARDS REEPHAM ROAD



# 02 Existing land use

-  *Public green space/recreational land*
-  *Arable land*
-  *Built up land*
-  *Significant boundary vegetation*
-  *Woodland*
-  *Water bodies*
-  *Airport Public Safety Zone*
-  *Airport*
-  *Gas pipe*
-  *Site boundary*








0m 50m 100m 200m

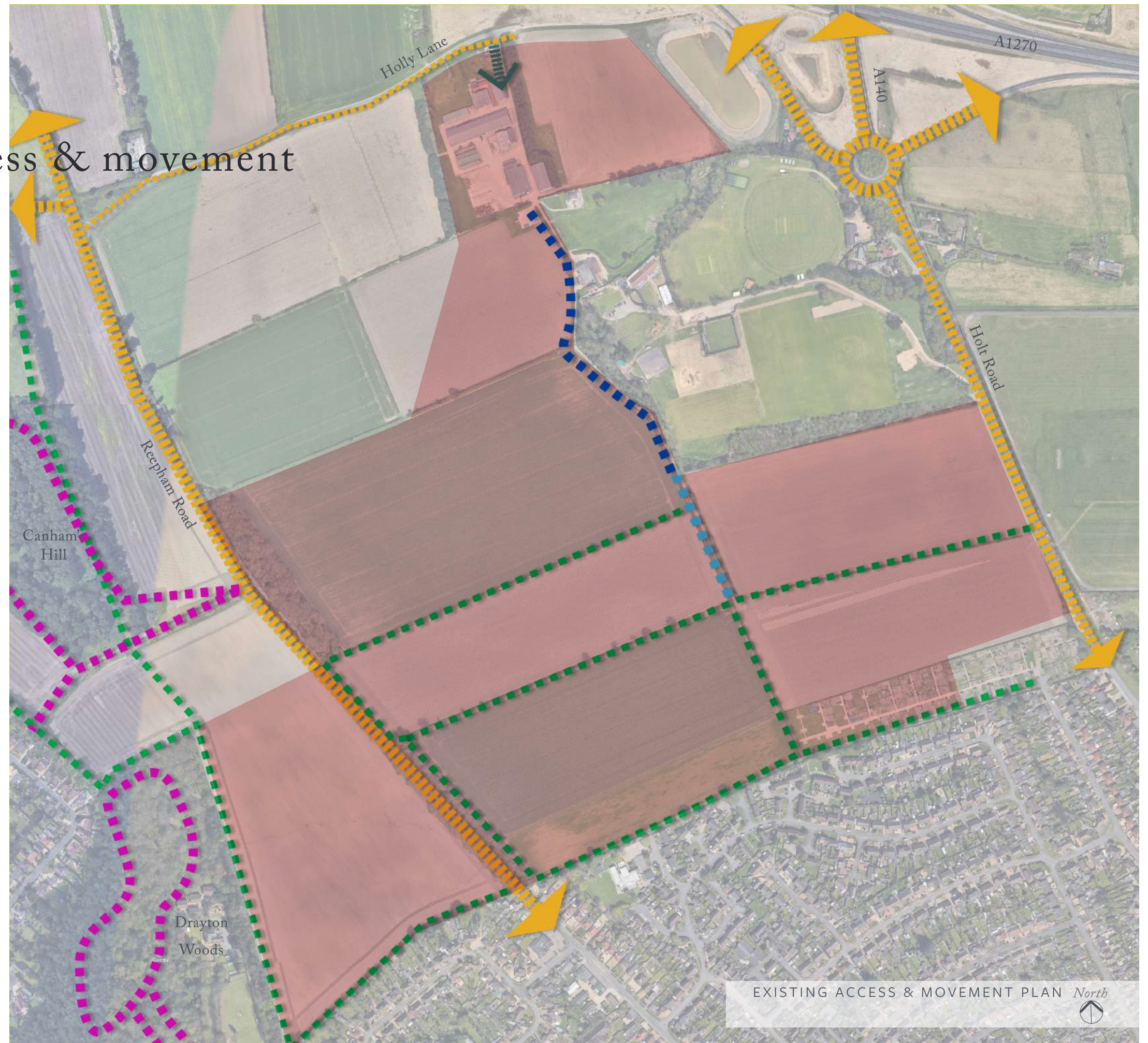


# 03

## Existing site access & movement







-  Vehicular route
-  Vehicular site access
-  Internal site road/track
-  Informal site track
-  Public Rights of Way
-  Informal footpaths
-  Site area

0m 50m 100m 200m









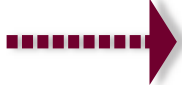


# 04 Existing site views

-  *Unrestricted external views*
-  *Filtered external views*
-  *Screened views from vegetation*
-  *Partial views*
-  *Sensitive views*
-  *Site area*






# 05 Initial zoning plan

-  Commercial development
-  Residential
-  Public Open Green Space
-  Green screening buffer
-  Proposed vehicular access/routes
-  Proposed pedestrian access/links
-  Site area

0m 50m 100m 200m




INITIAL ZONING PLAN *North*





# 06

## Illustrative development framework plan

### KEY DELIVERABLES

- Approximately 29.3 hectares of housing development land providing c.848 mixed family and starter homes;
- Approximately 5 hectares of mixed use commercial development land;
- Approximately 19.3 hectares of publicly accessible formal and informal amenity space located north and south of the site;
- Additional on-site sports facilities improvements to the NEST site;
- Network of informal and formal play spaces;
- Green links and pedestrian routes to local community assets and wider Public Rights of Way network;
- Retention and enhancement of existing trees and hedgerows creating green corridors through the site;
- Opportunities for ecological enhancement such as wildflower meadow, native & semi-native tree species;
- Sustainable Urban Drainage proposals designed in accordance with bird hazzard management.

0m 50m 100m 200m

Scale: 1:5000@A3



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ILLUSTRATIVE DEVELOPMENT FRAMEWORK PLAN North





# 06

## Illustrative development framework plan

### KEY FEATURES

1. Proposed 'all weather' playing fields and sports improvements;
2. Formal play space;
3. Recreational green space;
4. Allotment;
5. Pedestrian links;
6. Vehicular access to residential development;
7. Vehicular access to commercial development;
8. Housing;
9. Commercial development;
10. Wildflower meadow and small tree and shrub species;
11. Woodland walk.

0m 50m 100m 200m

Scale: 1:5000@A3



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ILLUSTRATIVE DEVELOPMENT FRAMEWORK PLAN North



# 07 Sketch visuals

SKETCH VISUAL 1: VIEW TO ENTRANCE OF EASTERN PARCEL FROM REEPHAM ROAD.



*Meandering footpath through existing woodland along the boundary of Reepham Road.*

*Central spine road with footpaths either side leading through the eastern parcel.*

*Informal grouping of trees and wildflower meadows frame views into the development.*

SKETCH VISUAL 2: VIEW OF SOUTHERN PUBLIC OPEN SPACE LINKING REEPHAM ROAD TO DRAYTON WOOD.



*Properties fronting onto informal amenity space.*

*Formal row of trees help to soften the edge of the development.*

*Existing boundary vegetation retained and enhanced to screen views of the existing built edge of Hellesdon.*



*Meandering path links Reepham Road to Drayton Wood.*



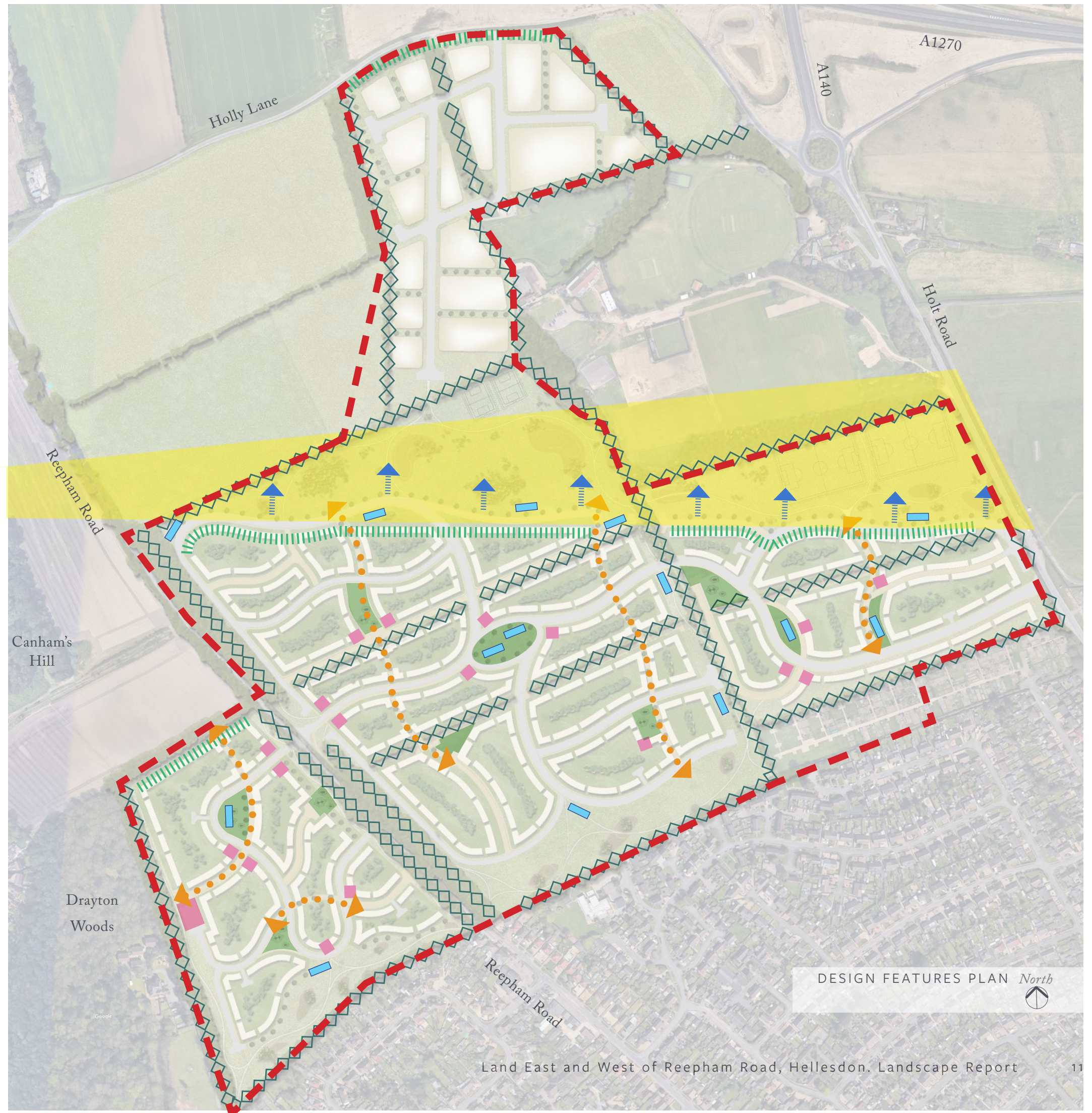
SKETCH VISUAL LOCATION PLAN  
Scale NTS @ A3



# 08 Design features

-  Strategic views – views looking out onto the amenity green space and countryside beyond.
-  Landmark buildings – distinctive buildings frame views or provide a visual reference point within the development.
-  Green edge – housing set back from street-scape with boundary hedgerows and trees creating a green buffer to the edge of development.
-  Green links – tree lined pedestrian only routes provide direct access to green spaces.
-  Internal green spaces – series of green spaces comprising of allotments, play areas and informal amenity space located throughout the development, provides convenient access for all the community.
-  Landscape and ecological framework – existing field boundary hedgerows and mature trees retained and incorporated into proposals to ensure strong network of green corridors.
-  Airport Public Safety Zone – no development to take place within zone to minimise the congregation of people.
-  SUDs – 1 underground attenuation storage crate every 250m of highway. Crate size 27m x 11m x 0.8m deep. Verge adjacent to highway to allow for a linear swale.

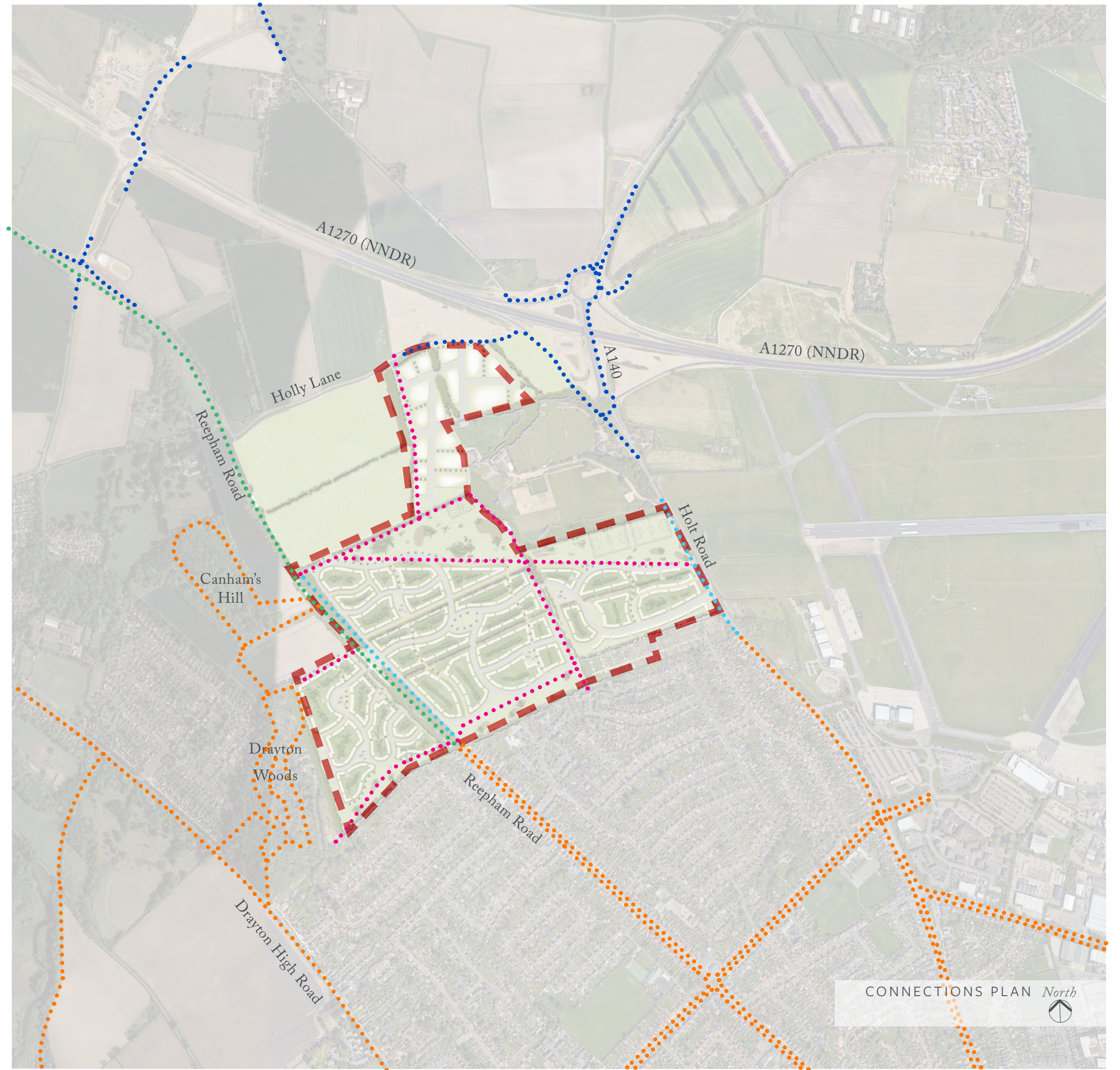
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# 09 Connections

- Existing footpaths and PRoW.
- Proposed 'Greenway' routes.
- Proposed NNDR footpaths and cycle link.
- Proposed footpath/cycle links as part of site access improvement works.
- Site connections to footpath network.



CONNECTIONS PLAN *North*



# 10 Highways & access

-  Vehicular access to housing development from Reepham Road.
-  Vehicular access to housing development from Holt Road.
-  Vehicular access to commercial development from Holly Lane.
-  Pedestrian link to adjoining land
-  Informal footpaths.
-  Pedestrian green lanes.
-  Central spine road/commercial route
-  Neighbourhood street.
-  Access only lanes.




0m 50m 100m 200m  
 Scale: 1:5000@A3



HIGHWAYS & ACCESS PLAN North 



# 11 Green space

- 
**Formal play.**  
 Total area: 0.49(east) 0.4(west) hectares  
 Total area: 0.89 hectares
- 
**Formal/informal open space.**  
 Total area: 15.88(east) 3.42(west) hectares  
 Total area: 19.3 hectares
- 
**Allotments.**  
 Total area: 0.22(east) 0.1(west) hectares  
 Total area: 0.32 hectares



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GREEN SPACE PLAN North



# 11 Green space



PLAY


INFORMAL/FORMAL AMENITY


SPORT


ALLOTMENT




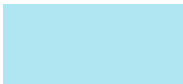
# 12 Development area

- 

**Low density single storey, 1-1.5 storey / 2-4 bed. Approximately 15-20 dwelling per hectares.**  
 Total area: 0.29 hectares  
 Total dwellings: 5
  - 

**Low density housing, 2-2.5 storey / 4-6 bed. Approximately 15-20 dwelling per hectares.**  
 Total area: 6.2 hectares  
 Total dwellings: 92
  - 

**Medium density housing, 2-2.5 storey / 3-5 bed. Approximately 25-30 dwelling per hectares.**  
 Total area: 10.56(east) 3.35(west) hectares  
 Total dwellings: 264+84= 348
  - 

**Higher density housing, 2.5-3 storey / 3-5 bed. Approximately 35-40 dwelling per hectares.**  
 Total area: 5.64(east) 3.31(west) hectares  
 Total dwellings: 254+149= 403
  - 

**Mixed use commercial development, 2-3 storey high.**  
 Total area: 5 hectares.
- Total dwellings land east of Reepham road: 615  
 Total dwellings land west of Reepham road: 233

0m 50m 100m 200m  
 Scale: 1:5000@A3





# 13 Character areas



## Rural Edge:

*This character area will predominantly be made up of larger detached units, with individual drives and garages set back from the public footpath and with hedgerows and incidental tree planting defining the curtilage*



## Suburban:

*This character area consists of medium-sized detached and semi-detached properties, most of which will have individual or share drives and garages. Properties will be set back from the street with hedgerows and trees defining the front boundary.*



## Street frontage:

*This character area will consist of smaller starter homes, most of which will be in terraces. Property frontages will vary, either fronting directly on to the street or set back slightly, with small gardens creating a defined yet interesting street-scape.*



## Town housing:

*Properties within this character area will generally be a mix of small to medium family terrace houses positioned around a central open space or fronting onto the main spine road. Properties will have small front curtilage, opening almost directly onto the shared surface streetscape.*



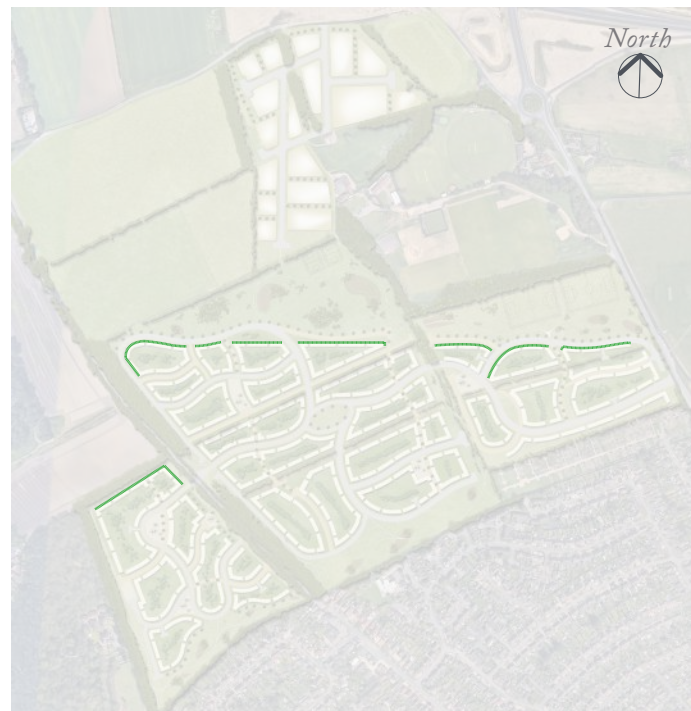


# 13 Character areas

## LOW DENSITY RURAL EDGE

This character area will predominantly be made up of larger detached units with individual drives and garages at an approximate density of 15-20 dwellings per hectare.

Properties will be set back from the street with hedgerows and incidental tree planting defining the curtilage and contributing to a green rural edge looking north onto the amenity public open space or a woodland buffer.



CHARACTER AREA LOCATION PLAN  
Scale NTS @ A3



ILLUSTRATIVE SKETCH OF RURAL EDGE CHARACTER



# 13 Character areas

## MEDIUM DENSITY SUBURBAN

This character area is predominantly located internally and fronts onto other proposed properties, it therefore doesn't have the constraints of sensitive site boundaries to address. Houses will consist of semi-detached medium-sized family properties with some terrace houses interspersed.

Properties will either have individual or shared driveways. Some of the houses will incorporate retained field boundary hedgerows within the front gardens and therefore will be set back from the street with a defined green boundary. Density will be approx. 25-30 dwellings per hectare.



CHARACTER AREA LOCATION PLAN  
Scale NTS @ A3



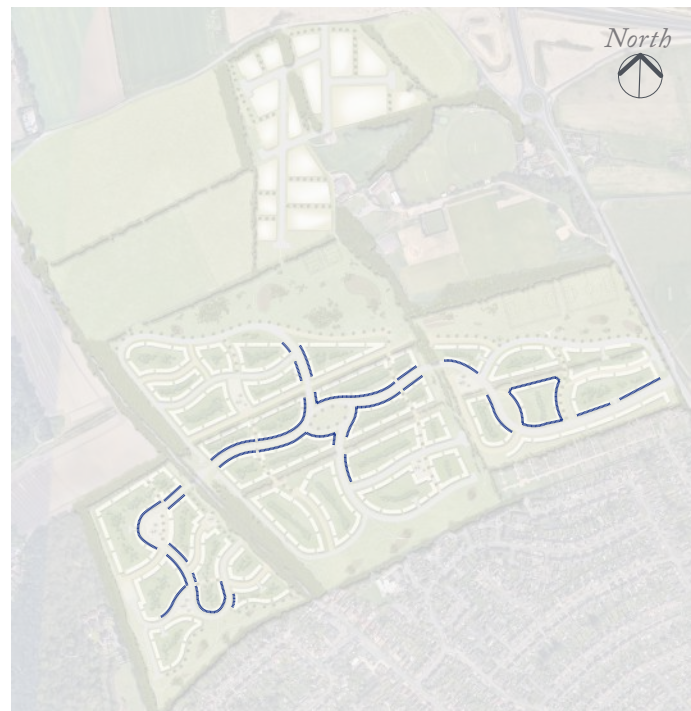
ILLUSTRATIVE SKETCH OF SUBURAN CHARACTER



# 13 Character areas

## HIGHER DENSITY STREET FRONTAGE HOUSING

This character area will consist of apartments and smaller starter homes most of which will be in a terrace formation. Property frontages will vary, either fronting directly onto the street or set back slightly with small gardens creating a defined yet interesting street-scape. The majority of garages will be internal with some rear courtyard parking to reduce the visual dominance of car. At 'nodal' points within this character area landmark buildings will be positioned as a key visual reference point within the development. The density will be approx. 35-40 dwellings per hectare.



CHARACTER AREA LOCATION PLAN  
Scale NTS @ A3



*Higher density housing will have varying positions on the street-scape and bespoke architectural features to provide interest on the central spine road.*

*Street trees will soften the built form of adjacent houses and provide a natural vertical element to the street.*

*Wide footpaths either side of the road will accommodate on-street visitor parking.*

ILLUSTRATIVE SKETCH OF STREET FRONTAGE HOUSING CHARACTER



# 13 Character areas

## HIGHER DENSITY TOWN HOUSING

Properties within this character area will generally be a mix of small to medium family terrace houses positioned in a crescent formation around a central open space. Properties will have a small front curtilage, opening almost directly on the street scape. The continual frontage surrounding the internal green spaces will help to provide a sense of enclosure and excellent passive surveillance for children using the play area predominantly. At points there will be sections of three storey dwellings framing views into and out of the development. Density will be approx. 35-40 dwellings per hectare.



CHARACTER AREA LOCATION PLAN  
Scale NTS @ A3



ILLUSTRATIVE SKETCH OF TOWN HOUSING CHARACTER





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