



Land Southwest of Newfound  
Farm, Colney Lane, Cringleford  
(site GNLP0307)

## Landscape Overview

Prepared by  
CSA Environmental

on behalf of  
Barratt David Wilson Homes

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## 1.0 INTRODUCTION

- 1.1 CSA Environmental has been appointed by Barratt David Wilson Homes to undertake a landscape overview of the option land, Cringleford (the 'Site'). This overview is intended to support representations to the Local Planning Authority for residential development at the Site.
- 1.2 The Site is located to the southwest of Norwich within the parish of Cringleford and the administrative area of South Norfolk Council. The location and extent of the Site is shown on the Location Plans at **Appendix A** and on the Aerial Photograph at **Appendix B**.
- 1.3 This assessment describes the existing landscape character and quality of the Site and the surrounding area. The report then goes on to discuss the suitability of the Site to accommodate the development in principle, and the potential landscape and visual effects on the wider area.

### Methodology

- 1.4 This assessment is based on site visits undertaken by a suitably qualified and experienced Landscape Architect in February 2018. The weather conditions at the time of the visits were good.
- 1.5 In landscape and visual impact assessments, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape from public vantage points, including public rights of way and other areas with general public access, as well as effects from any residential properties). This report therefore considers the potential impact of development on the Site on both landscape character and visibility. The methodology utilised in this report is contained in **Appendix M**.
- 1.6 Photographs contained within this document (**Appendix C**) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances images have been combined to create a panorama.

## 2.0 LANDSCAPE POLICY CONTEXT

### National Planning Policy Framework

- 2.1 Paragraphs 10 and 11 of the NPPF state that at the heart of the Framework is a presumption in favour of sustainable development, which should be applied in relation to both plan-making and decision-taking.
- 2.2 Paragraph 20 of the NPPF states that strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for, among other elements, the '*(d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.*'
- 2.3 Section 12 of the NPPF sets out that planning policies and decisions should support the creation of high quality buildings and places. Paragraph 125 states that '*... design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.*'
- 2.4 Paragraph 127 states that planning policies and decisions, should ensure that developments, amongst others:
- '*will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
  - '*are visually attractive as a result of good architecture, layout and effective landscaping;*
  - '*are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...*'
- 2.5 Paragraph 130 states that development should be refused where poor design '*... fails to take the opportunities available for improving the character and quality of an area and the way it functions...*' after having taken other design guidance into account. The paragraph continues that design should not be used for a reason for refusal when proposals accord with plan policies.
- 2.6 Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 170 of the document states that the planning system should contribute to the protection and enhancement of the

natural and local environment through, among other things, protecting and enhancing valued landscapes, '*... (in a manner commensurate with their statutory status or identified quality in the development plan)*'. The paragraph also outlines that the planning system should recognise the, '*...intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'

## **Planning Practice Guidance**

2.7 The Planning Practice Guidance ('PPG') is in the process of being updated to reflect the changes following the publication of the revised NPPF. Any PPG paragraphs which have not been updated remain relevant until they are updated, insofar as they are consistent with the Revised NPPF 2019. The guidance as relevant to this assessment covers landscape and the natural environment and the design of new developments.

2.8 Paragraph 001 (ID 26-001-20191001) of the Design: process and tools section sets out the purpose of the guidance, which aims to explain the process and tools that can be employed to achieve well-designed places. The guidance refers to paragraph 130 of the NPPF which relates to ensuring good design, and states that the section should be read in conjunction with the National Design Guide (published Oct, 2019), which it notes should be used in both plan-making and decision making. Ten good design characteristics are identified in the National Design Guide, and these are set out as follows in the PPG:

- Context
- Identity
- Built form
- Movement
- Nature
- Public places
- Uses
- Homes and buildings
- Resources
- Lifespan.

2.9 Paragraphs 006 and 007 deal with masterplans, stating that they should be site specific and should '*... set the vision and implementation strategy for a development...* '. Paragraph 006 notes that they may need to be accompanied by other technical reports including landscape assessment and proposals for securing biodiversity net gain.

2.10 The Natural environment section of the guidance aims to explain the key issues to consider in relation to the implementation of policies to protect and enhance the natural environment, including local requirements.

2.11 Paragraph 004 defines Green Infrastructure, while in paragraph 005 it explains its importance as a natural capital asset that provides multiple benefits, including enhanced biodiversity, landscapes and urban cooling. In paragraph 006 the guidance sets out the planning goals green infrastructure can assist in achieving, and these are:

- *Building a strong, competitive economy;*
- *Achieving well-designed places;*
- *Promoting healthy and safe communities;*
- *Mitigating climate change, flooding and coastal change;*
- *Conserving and enhancing the natural environment.*

2.12 The final paragraph (008) in the green infrastructure sub-section notes that:

*'Green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets and the most suitable locations and types of new provision.'*

2.13 Within the Biodiversity, geodiversity and ecosystems section, the topic of net gain has been included. Paragraph 020 describes net gain as *'... an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain.'*

2.14 In the Landscape section of the guidance, paragraph 036 refers to that part of paragraph 170 of the NPPF which deals with the recognition of the intrinsic character and beauty of the countryside in local plans, and the need for strategic policies to *'... provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.'* Paragraph 036 goes on to note that:

*'Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and*

*to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully.'*

### **National Design Guide**

2.15 The National Design Guide (2019) provides guidance to illustrate '*... how well-designed places that are beautiful, enduring and successful can be achieved in practice.*'

2.16 The guidance identifies ten good design characteristics and the following are of most relevance to landscape and visual assessment (our emphasis):

- Context is described as '*... the location of the development and the attributes of its immediate, local and regional surroundings.*' The Guide goes on to state that,

*'An understanding of the context, history and cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.*

- *The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings and how a place looks, but how it engages with all of the senses. Local character makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.*
- Nature *contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.'*

## Local Policy Context

- 2.17 Planning policy for the district is set out in the South Norfolk Local Plan. The Local Plan is made up of several documents including; The Joint Core Strategy DPD (amended and adopted January 2014), Development Management Policies Document (adopted October 2015) and Cringleford Local Plan (adopted February 2014).
- 2.18 South Norfolk Council (SNC), Broadland District Council, Norwich City Council and Norfolk County Council are currently working together to prepare the Greater Norwich Local Plan (GNLP) which will replace the Joint core Strategy and allocate sites to deliver future growth. The GNLP consultation was launched in January 2018 and is scheduled to run until March 2018, with a number of supporting studies produced to inform the preparation of the Plan. Adoption of the Plan is scheduled for August/September 2022.
- 2.19 Until the emerging Local Plan is formally adopted the policies within The South Norfolk Local Plan (adopted 2011) remain relevant insofar as they are in compliance with the NPPF.

### South Norfolk Local Plan

- 2.20 The South Norfolk Local Plan comprises a number of adopted planning documents, including a Joint Core Strategy (JCS), which was adopted in 2011, with amendments relating to housing growth in Broadland adopted in January 2014. The document sets out the strategic policies for the Greater Norwich Area and was developed in partnership between Broadland, Norwich and South Norfolk Councils.

### *JCS, 2011*

- 2.21 **Policy 1: Addressing climate change and protecting environmental assets** sets out objectives in order for future development to address climate change and promote sustainability. In relation to landscape the policy states "*the built environment, heritage assets and the wider historic environment will be conserved and enhanced through the protection of buildings and structures which contribute to their surroundings, the protection of their settings, the encouragement of high-quality maintenance and repair and the enhancement of public spaces*".
- 2.22 **Policy 2: Promoting good design** requires all development to be designed to the highest possible standards, respecting local distinctiveness including the landscape character and historic environment, as well as the varied character of market towns and villages.

2.23 **Policy 9: Strategy for growth in the Norwich Policy Area (NPA)** states that new allocations will need to deliver a minimum of 21,000 dwellings across the NPA, with Cringleford accounting for 1,200 of these.

*Development Management Policies Document (adopted 2015)*

2.24 The Development Management Policies Document (DMPD) for South Norfolk was adopted in 2015 and also forms part of the South Norfolk Local Plan. The main landscape policies from these documents relevant to the Site are referenced as follows:

2.25 **Policy DM1.4 Environmental Quality and Local Distinctiveness** states that the Council will work with developers to promote and achieve high quality and positive environmental improvement from all development. It notes that all development proposals must demonstrate an understanding and evaluation of the important environmental assets including locally distinctive characteristics, and justify the design approach.

2.26 **Policy DM4.5 Landscape Character and River Valleys** states that all development should respect, conserve and where possible, enhance the landscape character of its immediate and wider environment. It goes on to state that development proposals which cause a significant adverse impact on the distinctive landscape character of an area will be refused. The policy continues by stating that development proposals will be expected to demonstrate how they have taken the following elements (from the 2001 South Norfolk Landscape Assessment as updated by the 2012 review) into account:

- The key characteristics, assets, sensitivities and vulnerabilities;
- The landscape strategy; and
- Development considerations.

2.27 **Policy DM4.6 Landscape Setting of Norwich** states that all development proposals will not harm and, where possible, will enhance the landscape setting of Norwich, with specific considerations including:

- **NSBLZ** – all development proposals within the Norwich Southern Bypass Landscape Protection Zone should have regard to protecting the openness of the Zone and where possible enhance the landscape setting of the southern bypass (refer to Map 4.6 at **Appendix E**).
- **Key Views** – all development proposals located within the Key Views ‘cones’ (refer to Map 4.6 at **Appendix E**) should ensure they do not obstruct the long distance views to and from the city.

- 2.28 As shown on Map 4.6, the Site lies within a Key View 'cone' but does not lie within the NSBLZ, although the land immediately south and west does.
- 2.29 **Policy DM4.8 Protection of Trees and Hedgerows** states that the conservation of significant trees, woodland and traditional orchards will be promoted and that the Council will presume in favour of the retention of 'important' hedgerows as defined by the Hedgerows Regulations 1997.
- 2.30 **Policy DM4.9 Incorporating Landscape into Design** states that detailed development proposals must demonstrate a high quality of landscape design, implementation and management, respecting the character and distinctiveness of the local landscape. The policy also states that landscape schemes will be required to respect the character and distinctiveness of the local landscape.

#### Cringleford Neighbourhood Development Plan

- 2.31 The Cringleford Neighbourhood Development Plan (CNDP) was formally adopted by SNC in February 2014 and hence included within the SNC Development Plan. The CNDP covers the policy period up to 2026, with policies relevant to landscape matters listed as follows:
- 2.32 **Policy GEN2** states that future development must pay careful attention to JCS Policy 1 (concerned with addressing climate change and protecting environmental assets), especially where development could affect the Conservation Area and significant buildings listed within Policy GEN3.
- 2.33 **Policy GEN3** lists a number of significant buildings and their settings outside the Conservation Area that should be protected, conserved and enhanced. Included in the list are the Round House and the original farm house and associated converted outbuildings at Newfound Farm, both of which lie within 1km of the Site.
- 2.34 **Policy ENV1** states that a Landscaped Protection Zone (aligned with the NSBLZ defined within the DMPD, 2015) will be provided along the route of the A47 which will form a key strategic gap at the edge of new development. Whilst the Site is outside of the defined Landscaped Protection Zone, the policy states that the visual impact of new development when viewed from approaching main roads should be minimised through site-appropriate landscape bunding, screening and mature tree planting.
- 2.35 **Policy ENV3** states that in order to minimise further loss of hedgerows, those shown on the Proposals Map should be protected and wherever possible enhanced (see Proposals Map at **Appendix F**).

- 2.36 **Policy ENV5** states that sustainable drainage schemes should be used to provide wildlife areas and should be designed as an integral part of green infrastructure.
- 2.37 **Policy ENV6** states that developments which provide open spaces and community woodland and connect these spaces with others in the village and that have defined public access, will be permitted.
- 2.38 **Policy HOU1** states that approximately 1,200 new homes should be dispersed across the Housing Site Allocation Area as shown on the Proposals Map (see **Appendix F**). The majority of the Site falls within this allocation, with the land within the northern-most corner outside of the allocation.

Housing and Economic Land Availability Assessment (HELAA)

- 2.39 The HELAA was published in December 2017 with the purpose of providing evidence on the range and extent of land which could be considered for development to meet the housing need as identified in the emerging GNLP. The HELAA considers the suitability of sites by assessing the various constraints to and impacts of development on those sites by means of a red, amber and green approach. In this case, red signifies an impact or constraint that rules the site unsuitable, amber indicates an impact or constraint that requires mitigation to make development acceptable and green represents no constraint or impact.
- 2.40 The Site is located within site reference GNLP0307 (see Extract at **Appendix G**) and it should be noted that the Site represents only part of GNLP0307, with the land to the north subject to planning consent for up to 650 new dwellings (planning reference 2013/1793, see plan at **Appendix L**). The findings of the assessment are contained within **Appendix H**, with those relevant to landscape matters summarised as follows:

*Constraints Analysis*

- 2.41 Amber – Access

*Impacts Analysis*

- 2.42 Amber – Significant Landscapes
- 2.43 Green – Townscapes, Biodiversity and Geodiversity, Historic Environment, Open Space and GI, Compatibility with Neighbouring uses.

### *Site Suitability Conclusions*

- 2.44 The HELAA concludes that development is likely to be able to overcome or mitigate the identified constraints (which include the Northern Southern Bypass landscape protection zone), evidenced by the fact that a significant part of the site already has planning consent for similar development. Overall, the HELAA considers the site to be *suitable*.

### South Norfolk Place-Making Guide (SNPMG) SPD

- 2.45 Published in September 2012, the purpose of this SPD is to promote and secure high quality design in new development and will be used by SNC as a consideration in the determination of planning applications.

- 2.46 Section 2 of the SNPMG identifies the relevant national landscape character areas (NCA) and the corresponding local landscape types and character areas, as identified by The Countryside Agency and English Nature and the South Norfolk Landscape Assessment Report respectively (considered in more detail in the following section of this report). The Site lies within character area C1: Yare Tributary Farmland with Parkland and the SNPMG identifies the following key design principles:

- Ensure that the sparsely settled character of the area is respected;
- Ensure that the quality, character and setting of the key landscape assets are protected (including historic parklands);
- Ensure key views of historic churches and their settings are protected;
- Ensure the rural character of the network of lanes is conserved;
- Consider the impact on key views from higher plateau landscape, adjoining character areas and views towards Norwich; and
- Ensure new development responds to local vernacular features.

- 2.47 The SNPMG then goes on to consider each of the key areas for growth and sets a number of key design principles, which for Cringleford are as follows:

- Respect landscape significance of river valleys where development should be avoided;
- Ensure trees, hedges and natural landscape features have a dominant role in the design of new development;
- Improve pedestrian/cycle linkages to existing networks; and
- Ensure that new development responds to the existing vernacular in the locality.

2.48 Section 3 identifies a number of place-making and design principles, which include:

- New development should retain existing site features of value and should be designed to take advantage of the characteristics of the site and local surroundings. Such features are identified as including mature trees, hedgerows, water courses and landform;
- New development should be designed to have a positive character that is appropriate for the place where it is located; and
- The design of new development should be specific to its situation, in terms of the client's brief, the site and local context, based on an understanding of the local area.

## 3.0 SITE CONTEXT

### Site Context

- 3.1 The Site lies to the west of the village of Cringleford and occupies a roughly rectangular shaped area of agricultural land. The Site location and its immediate context are illustrated on the Location Plans and Aerial Photograph in **Appendices A** and **B**, and on the photographs contained within **Appendix C**.
- 3.2 A small block of woodland and arable farmland lies to the immediate north of the Site, beyond which is the Norfolk and Norwich University Hospital, John Innes Centre and the River Yare valley, which winds through the landscape and marks the southern extent of the settlements at Three Score, Bowthorpe, Chapel Break and Clover Hill.
- 3.3 The University of East Anglia lies to the northeast of the River Yare valley, beyond which the landscape is predominantly urban, with the main settlement being Norwich surrounded by outlying suburbs and villages.
- 3.4 Arable farmland at Newfound Farm lies immediately east of the Site, which is separated from Round House Way by a narrow strip of land. The newly completed development at Round House Park follows the alignment of Round House Way to the east and forms a substantial extension to Cringleford.
- 3.5 Further east, the River Yare valley, with its floodplains, wetland vegetation and woodland blocks forms a green buffer within the landscape separating Cringleford from Norwich, save for one point where the A11 connects the two settlements.
- 3.6 Existing vegetation marks the southern Site boundary, beyond which lies an area of farmland bounded by the routes of and intersection between the A11 and A47/Norwich Southern Bypass. Further south, the rail line connecting Norwich to Wymondham runs east/west before the landscape opens out into open countryside scattered with villages.
- 3.7 The western Site boundary is unmarked on the ground and is separated from the A47 by an area of arable farmland and a linear woodland along the route of the A47. Open countryside lies beyond this, with the villages of Hethersett and Little Melton approximately 2.3km and 1.8km to the west and northwest of the Site respectively.

### National Landscape Character

- 3.8 Natural England has produced profiles for England's National Character Areas ('NCAs'), which divides England into 159 distinct natural areas,

defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The Site lies within the Mid Norfolk Character Area (NCA 84).

3.9 The key characteristics of the Mid Norfolk NCA include the following:

- Broadly flat, glacial till plateau dissected by river valleys;
- Biodiversity-rich, wide, lush river valleys with wooded valley slopes;
- Tranquil agricultural landscape with extensive areas of arable land;
- Ancient countryside, much of it enclosed in the 14<sup>th</sup> century, with a patchwork field system, sinuous lanes and mixed hedges with hedgerow oaks;
- Largely fragmented, isolated mixed deciduous and pasture woodlands;
- Large number of 18<sup>th</sup> century estates with associated parkland and a great density and stylistic variety of churches which are prominent features in the landscape; and
- Dense network of public rights of way.

### **District Landscape Character**

South Norfolk Landscape Character Assessment (2001) and South Norfolk Local Landscape Designations Review (2012)

3.10 The South Norfolk Landscape Character Assessment was produced by Land Use Consultants on behalf of South Norfolk Council in 2001.

3.11 As part of the evidence base for the emerging Local Plan, Chris Blandford Associates were appointed in 2012 to undertake a review of the landscape character areas and River Valley extents identified in the original assessment. The purpose of the review was to identify changes in character and geographical extents owing to recent development. The two documents should be read in conjunction with one another.

3.12 The Site is located within LCT C: Tributary Farmland with Parkland (see extract at **Appendix I**), with the key characteristics identified as including:

- Gently undulating landform;
- Transitional landscape occupying mid ground between upland plateaux and main river valleys;
- Presence of large parkland estates;
- Context of tamed and peaceful arable farmland, with medium to large scale fields surrounded by sparse hedges and hedgerow trees;
- Dispersed settlement pattern; and

- Tributaries visually elusive and often inaccessible (often hidden by topography or trees).

3.13 The 2001 Landscape Character Assessment then undertook a more detailed assessment of the LCTs in order to define a series of Landscape Character Areas (LCAs). The Site lies within LCA C1: Yare Tributary Farmland with Parkland, with the key characteristics of the LCA including:

- Shelving landform with a gently undulating topography providing a variety of open/more intimate landscape settings and long/framed views;
- Transitional landscape occupying the mid-ground between the upland plateau of the Wymondham-Hethersett farmland and principal Yare Valley and forming part of the rural and urban landscape;
- Peaceful farmland with small farm woodlands;
- Presence of large parkland estates;
- Sparsely settled landscape;
- A sense of impenetrability and remoteness despite the presence of major transportation corridors, which create movement and noise in this otherwise peaceful landscape;
- Arable and pastoral farmland. Fields surrounded by sparse hedges and hedgerow trees;
- High number of large dwellings set in extensive grounds;
- Intermittent long views towards the City of Norwich; and
- Presence of large institutional buildings including the new hospital.

3.14 The assessment then identifies the principal sensitivities and vulnerabilities of the LCA, which include:

- Proximity to Norwich and loss of rural farmland character through, amongst others, development to the west of Cringleford;
- Particular vulnerability to the loss of clarity of the rural/urban divide created by the Yare Valley;
- Gentle topography making this area especially sensitive to the location of new development – and potential impact on views to the City;
- Infill development within Cringleford and new development at the western edge of the village, which has the potential to be visually intrusive in views across the character area;
- Loss and degradation in the character of the historic parkland and designed landscapes, particularly with changing uses and demands;

- Loss of mature tree boundaries (without replacement) resulting in further 'opening up' of views plus loss of woodland; and
- Suburbanisation of field and parkland boundaries.

3.15 The studies go on to identify an overall landscape strategy to conserve the peaceful rural character of the LCA and a clear rural/urban transition. To that end, the assessments of the LCA conclude with a series of development considerations, listed as follows:

- Respect the sparsely settled character of the area;
- Protect the quality, character and setting of the key landscape assets, notably the tributary corridors and historic parklands;
- Seek to ensure the restoration and management of historic landscapes as a condition of permission for new users/development within these areas;
- Consider impact of proposals on the intricate lane network – avoid widening and kerb lighting;
- Consider impact on key views from the higher plateau landscape, the adjoining character areas (particularly the Yare Valley Urban Fringe) and views towards the city; and
- Ensure that the rural character of the landscape of the Norwich Southern Bypass Protection Zone is maintained and that differential development north and south of the road do not erode the unity of the character area.

3.16 From our assessment of the Site and the surrounding area we would conclude that the Site reflects some of the landscape characteristics identified in the national and district assessments, namely arable farmland with gently undulating topography occupying the mid ground, with some hedgerow and hedgerow tree enclosure. There are however a number of characteristics that the Site does not share with the wider LCA, notably the presence of historic parkland, a sense of remoteness and long distance views to the city of Norwich. It is also noted that the recently completed development at Round House Park to the western edge of Cringleford exerts an urban influence upon the character of the Site.

### **Designated Sites and Heritage Assets**

3.17 The Multi Agency Geographic Information for the Countryside Map ('MAGIC', refer to MAGIC Map Extract and Heritage Plan at **Appendix D**) and the CNDP Proposals Map (adopted in 2014, refer to Proposals Map at **Appendix F**) indicates that the Site is not covered by any statutory or non-statutory designations for landscape character or quality.

- 3.18 There are no Scheduled Monuments or Listed Buildings on the Site. The nearest listed buildings to the Site are the Round House and Milestone Number 4 (both Grade II listed) which are located approximately 0.5km and 0.8km to the southeast and southwest respectively. Further afield, Thickthorn Hall (Grade II listed) is located 1.3km to the southwest of the Site and the Sainsbury Centre and Norfolk Terrace at the University of East Anglia (both Grade II\* listed) are located approximately 1.5km to the northeast of the Site.
- 3.19 The southern extent of the Cringleford Conservation Area lies approximately 1.3km to the southeast of the Site on the opposite side of the A11/Newmarket Road.
- 3.20 There is no inter-visibility between the Site and Milestone Number 4 and Thickthorn Hall to the southwest, Cringleford Conservation Area to the southeast and the listed buildings at the University of East Anglia.

### **Public Rights of Way**

- 3.21 There are no public rights of way (PROW) crossing or immediately adjoining the Site.
- 3.22 The closest public right of way to the site is Footpath FP1 located approximately 0.6km to the south of the Site, heading southwards from the A11 to Cantley Lane.
- 3.23 Public footpath FP4a crosses a footbridge over the A47 and connects Cantley lane with Cantley lane South and is located approximately 1km to the south of the Site.
- 3.24 There are 2 public rights of way running westwards off Station Lane towards Hethersett, namely footpath FP5 and byway BOAT2, located approximately 2.3km to the southwest of the Site.

### **Tree Preservation Orders**

- 3.25 There are no trees on the Site covered by a Tree Preservation Order ('TPO'). This is confirmed by an examination of SNC's online interactive mapping tool on the 24<sup>th</sup> February 2020 (refer to Extract at **Appendix J**).

## 4.0 SITE DESCRIPTION AND VISIBILITY

### Site Description

- 4.1 The Site comprises a roughly rectangular piece of land located to the west of Cringleford, as illustrated on the Aerial Photograph at **Appendix B**. The Site currently comprises arable farmland and its immediate context are shown on the photographs contained in **Appendix C**.
- 4.2 Running from west to east, the northern Site boundary is marked by deciduous understorey vegetation of around 3-4m in height, behind which there is a small coniferous woodland block (**Photograph 27**). The boundary then turns southwards for a section, following the existing field pattern, and is defined by outgrown understorey and tall trees. The boundary then turns to the northeast where it is initially less densely vegetated and marked by a number of trees alongside emerging scrub; after approximately 70m a hedgerow at 2-3m high marks the boundary with occasional trees and an electricity pylon (**Photographs 32 and 49**). Overall, there are a number of gaps within this boundary vegetation, notably at the corner of the turn (**Photograph 30**) and to the east of the woodland block (**Photograph 29**).
- 4.3 From its northern-most point, the eastern Site boundary initially heads southeast towards an unmade track and is undefined on the ground. The boundary then returns southwest and runs parallel to the track and is defined by long grass and emerging scrub (**Photograph 48**). After around 170m, the boundary then turns again and heads southeast towards Round House Way cutting across the existing field pattern (**Photographs 13 and 34**).
- 4.4 The southern boundary is stepped back from Round House Way and follows the existing field boundary by initially heading southwest for a section before returning at the location of an electricity pylon and heading westwards (**Photograph 36**). This boundary is defined by an existing tree line with occasional shrub understorey (**Photograph 17**).
- 4.5 The western Site boundary is undefined on the ground and bisects three fields, one of which is enclosed by hedgerow and trees and is bisected by the Site boundary (**Photographs 20 and 25**).
- 4.6 The majority of the Site is arable farmland and there are several landscape features within the Site, notably the hedgerow and trees bisected by the western Site boundary. Enclosing a triangular field to the west of the Site, two sections of hedgerow protrude into the Site from the western boundary and converge at a gap currently used for farm access (**Photograph 21**). The hedgerows are clearly defined yet gappy in places, particularly where there are mature trees and where field

access is taken. It is noted that these hedgerows are marked as '*hedgerow to be retained*' within the CNDP (see Proposals Map at **Appendix F**).

- 4.7 There is a second hedgerow within the Site that runs from the southwest corner in a northeast direction; the initial section of the hedgerow (around 200m) is quite consistent at around 2m in height before fragmenting where the line is continued by a single tree, low shrub and long grass before terminating at a pylon (**Photographs 17** and **19**). There is an electricity pole within the hedgerow.
- 4.8 Towards the north of the Site there is an oval shaped depression around 4m deep and measuring around 60m on its long axis (**Photograph 33**). There are several trees scattered around the southern and eastern side of the depression, consisting of several Oak, Ash and one each of Hornbeam and Hawthorn.
- 4.9 An unmade track runs from the depression northeast-wards towards Newfound Farm which is not publically accessible and is used as part of the farm operations (**Photograph 35**). The majority of the track is off-site with only a short section towards the depression lying within the Site.
- 4.10 There are 3 high voltage electricity pylons within the Site that run in a line roughly parallel to the eastern Site boundary; 1 each located on the northern and southern boundaries with an intermediary pylon half way in-between the two. There are also two lines of electricity poles within the Site that converge on the depression, with one originating from Round House Way to the east and a second within the eastern-most hedgerow within the Site. From the depression, both lines head northeast and continue off-Site.

### **Topography**

- 4.11 Generally, the gently undulating topography of the Site is consistent with that of the wider landscape, with the lowest point of the Site (excluding that within the depression) at around 15m Above Ordnance Datum ('AOD') within the northern part of the Site. From here, the topography gently rises towards domed higher ground at around 31m AOD adjacent to the southern boundary and around 26m AOD to the western boundary. There are localised dips in the topography towards the centre of the western boundary and the northeast corner of the Site.
- 4.12 The undulation of the topography continues into the wider landscape heading towards heights of around 26m AOD to Colney Lane to the northeast before the land falls away into the Yare Valley. To the west of the Site the A47 occupies a slightly higher elevation than the Site at around 27m AOD.

## Visibility

4.13 An assessment of the visibility of the Site was undertaken and a series of photographs taken from public vantage points, rights of way and public highways. The viewpoints are illustrated on the Location Plans and Aerial Photograph contained **Appendices A** and **B** and on the photographs in **Appendix C**.

4.14 The following section describes representative views of the Site from public vantage points in the vicinity.

### North

4.15 The closest public vantage point to the north of the Site is the Hospital off Colney Lane, where the car parking area to the south of the building faces the Site. There is a narrow wooded belt that runs around the perimeter of the Hospital that prevents views of the Site from the parking and communal areas. There is however, an informal trail within the wooded belt for the benefit of the patients where breaks in the trees facilitate views towards the Site. This is illustrated by **Photographs 11** and **12** where the hedgerow, trees and pylon along the northern Site boundary are visible with views extending across the eastern part of the Site towards the houses at Round House Park. The woodland block to the north of the Site filters and screens views of the north-western extent of the Site. Views from the upper storeys of the hospital buildings will be more extensive and will extend across the Site.

4.16 From the footpath along Colney Lane to the north of the Site, the tree line to the northern boundary is visible (**Photograph 01**). Views of the interior of the Site are filtered by these trees and extend to the existing vegetation either within the Site or to the southern boundary. The woodland block to the north of the Site prevents views of the far north-western corner from here.

4.17 The land rises fairly steeply heading southeast along Colney Lane from here and after around 100m views of the Site from the road are prevented by the tall hedgerow, existing trees and dwellings at Newfound Farm and the Chancellor's Wood development (**Photograph 02**). The Site will be visible from the rear elevations of these dwellings as the land gently falls towards the Site, the extent of which will be reduced where intervening vegetation is present.

4.18 Topography and intervening vegetation prevent middle and longer distance views of the Site from the north, as illustrated by **Photograph 38** taken from a layby on Hethersett Lane and **Photograph 37** taken from a public footpath within Bowthorpe Marsh nature reserve.

### East

- 4.19 The higher ground within the south of the Site is visible from Round House Way to the east. Whilst the boundary trees provide a limited degree of filtering, views extend across the Site taking in the upper canopies of the hedgerow trees within the Site and extend to the woodland block to the north (**Photograph 07**). The houses facing the Site at Round House Park will have more extensive views of the Site, especially from upper floor windows (they are a mix of 2 and 3 storeys, see **Photograph 06**).
- 4.20 The extent of visibility of the Site reduces as one heads eastwards into Round House Park due to the level topography and intervening housing. As illustrated by **Photograph 08** taken from The Pines, the vegetation and pylon to the southern boundary are visible and afford occasional filtered views into the eastern extent of the Site. This is echoed heading northeast along Round House Way where the upper extents of the boundary vegetation and pylons are visible from the footpath due to the presence of roadside scrub vegetation (**Photograph 04**).
- 4.21 Middle and longer distance views of the Site from the east are prevented by the relatively flat topography and housing within Cringleford.

### South

- 4.22 Intervening vegetation prevents views of the Site from the Grade II listed Round House that lies approximately 0.5km to the southeast of the Site (**Photograph 46**). **Photograph 47** shows the view towards the Site from the section of footway alongside Round House Way, just north of the A11, where the upper canopies of the trees to the southern Site boundary are visible alongside the housing at Round House Park.
- 4.23 Similarly, the Site is not visible from public footpath FP1 further south due to a combination of the A11 and an intervening fence line (**Photograph 45**) and **Photograph 44** illustrates that intervening vegetation prevents visibility of the Site from Cantley Lane.
- 4.24 Topography, intervening vegetation and built form prevent middle and longer distance views of the Site from the south, as illustrated by **Photographs 41, 42 and 43** taken from public footpaths within the wider landscape.

### West

- 4.25 The Site is not visible from the A47 to the west due mainly to the woodland belt alongside the road, which is a consistent depth of around 30m.

- 4.26 There are an extremely limited number of public vantage points in the near distance to the west, with visibility of the Site from Hethersett prevented by a belt of mature planting alongside Colney Lane (**Photograph 40**). Likewise, the Site is not visible from Little Melton due to intervening vegetation, as illustrated by **Photograph 39**.
- 4.27 Therefore, there are no middle and long distance views of the Site from the west.

### **Landscape Quality, Sensitivity and Value**

- 4.28 The Site does not carry any statutory or non-statutory designations for landscape character or quality and occupies a roughly rectangular piece of arable farmland to the west of Cringleford. The Site is bordered by a combination of existing hedgerows, tree lines and open farmland. There are several hedgerows and a number of mature trees within the gently undulating topography of the Site. These elements combine to reflect some of the characteristics of the wider Yare Tributary Farmland with Parkland LCA, but it is noted that there are a number of detracting factors within the immediate context, namely the line of high voltage electricity pylons and 2 lines of electricity poles. The Site is therefore considered to be of *medium/low* landscape quality.
- 4.29 The Site is in close proximity to the recent housing development at Round House Way to the east, the A47 to the west and the Norfolk and Norwich University Hospital to the north. Whilst the Site is currently arable farmland, these elements do exert an urban influence on the immediate context and so the sensitivity of the Site is considered to be *medium*.
- 4.30 There is no public access to the Site and there are no heritage assets contained within the Site. The presence of the track running from the depression to Newfound Farm is noted and whilst it is likely that this has been used by the farm for some time, it is not formally listed or designated. The Site is therefore considered to be of *medium/low* landscape value and as such is not considered a 'valued landscape' within the context of para 109 of the NPPF.

## 5.0 SUITABILITY OF THE SITE TO ACCOMMODATE DEVELOPMENT

5.1 The following section assesses the ability of the Site to accommodate residential development, then considers potential impacts on the character of the landscape and visual amenity.

5.2 The Site is being promoted to SNC for residential development with associated infrastructure and open space. The findings of this overview have informed the preparation of a Framework Plan (see **Appendix K**), which demonstrates the following key landscape principles:

- Retention of the majority of mature existing landscape features to the Site boundaries, to help preserve the landscape character of the Site and address the visual impacts of development;
- New planting alongside retained boundary vegetation to infill gaps and enhance the quality and strength as features within the landscape, particularly to the northern boundary;
- Retain the existing hedgerow and trees within the Site to provide a landscape structure to the development and assist in mitigating the visual impacts of the new housing;
- Inclusion of the triangular section of the Site enclosed by the existing hedgerow to the west as Public Open Space (POS) that forms part of the wider Landscaped Protection Zone;
- Creation of linear POS to the east of the Site to coincide with the route of the overhead HV cable;
- Creation of a network of new recreational footpaths within the Site that connect into the wider landscape. To include the continuation and enhancement of the existing farm track as a key Green Link between the Site and surrounding POS network;
- Vehicular access to be taken from the consented developments to the east which will require the removal of only a short section of existing hedgerow; and
- Opportunity to include SuDS as part of the green infrastructure that will enhance the biodiversity of the development.

5.3 The following assessment is based upon the indicative development areas shown on the Framework Plan and it is assumed that housing would be predominantly 2 storey in height, with some 3 storey buildings.

### Relationship to Settlement

5.4 Currently, housing follows the route of Round House Way between the A11 and Colney Lane, the vast majority of which was recently completed as part of the Round House Park development. The southeast corner of the Site is in close proximity to the existing housing

but is separated from Round House Way by a narrow parcel of land. To the northeast of the Site there are a number of existing dwellings off Colney Lane, namely at Newfound Court and 5 dwellings recently completed at the Chancellor's Wood development. The Site is separated from these dwellings by arable farmland.

- 5.5 Due to this proximity, the Site bears a relationship with existing housing and development at the Site would not extend the settlement any further south, east or north than currently is the case. Development at the Site in accordance with the Framework Plan would extend further east than the existing housing off Colney Lane, although it would not do so any further than the Norfolk and Norwich University Hospital Site that currently exerts a significant urban influence within the area.
- 5.6 When considering the relationship of proposed development at the Site to the existing development, it is important to consider any other sites within the vicinity that have planning consent. In this case, there are several such sites which bear a positive relationship with the Site and are considered later in this section.

### **Impact on Landscape Features**

- 5.7 There are tree lines and hedgerows of variable conditions to the northern and southern Site boundaries and there are a number of landscape features contained within the Site, namely 3 sections of hedgerow and associated trees and several individual trees associated with the depression within the north of the Site. The Framework Plan illustrates how the Site could be developed whilst keeping vegetation removal to a minimum. Access to the Site would be taken from the consented schemes to the east, which would require the removal of one short section of hedgerow.
- 5.8 The Framework Plan also shows how development at the Site could be designed to retain the hedgerows within the Site. Furthermore, there is the opportunity for additional planting to re-inforce the existing vegetation, particularly to the Site boundaries that would help strengthen their condition.
- 5.9 The areas of POS shown on the Framework Plan illustrate the opportunities for new planting within the Site and how the existing depression could be retained and potentially integrated into a site wide SuDS scheme.

## **Public Rights of Way**

- 5.10 There are no public footpaths which will be directly affected by development at the Site. In addition, there are no public footpaths located within the vicinity that will experience any indirect visual effects.

## **Visibility**

- 5.11 The visual appraisal in Section 4.0 identified that the Site is generally well contained in views from the surrounding landscape due to the combination of gently undulating topography, built form and existing vegetation (both to the Site boundaries and within the wider landscape). There are also limited opportunities for views from public vantage points from the surrounding countryside.
- 5.12 The visual effects on the key near distance views of the Site are briefly discussed below.

### North

- 5.13 Development at the Site would be visible from the woodland trail to the south of the Hospital and would predominantly be of the housing within the northern part of the Site as the woodland block to the northern Site boundary would screen views of the north-western extents. Visibility would extend into the development as the topography rises southwards, although as this is quite gentle then visibility would not extend across the entire development. There would also be views of the development from the upper levels of the Hospital. As illustrated by the Framework Plan, the new housing would not appear continuous due to the linear POS area along the eastern boundary and the existing vegetation to the Site boundary and within the development would reduce the extent of these views. These visual effects could be further reduced through new planting to the northern and eastern boundaries.
- 5.14 Similarly, where the Site is visible from Colney Lane, views of the development would primarily be of the housing to the northern extents and would be filtered where existing boundary vegetation exists. Again, the linear POS would break up the built form and new planting to the northern, eastern boundaries and within the development, particularly along the Green Link, would further reduce the visual impacts.
- 5.15 Visibility of the Site from Colney Lane is restricted to the section where the existing roadside hedgerow, trees and housing do not impede such views. Development on the Site would be visible from the existing dwellings at Roundhouse Court and Chancellor's Wood, whose rear elevations face towards the Site. Vegetation within the rear gardens to the existing housing and within the intervening farmland would reduce the extent of such views, with the retained hedgerows, trees and new

planting within the Site playing an important role in further reducing visibility of the new housing (see Framework Plan at **Appendix K**).

#### East

- 5.16 The Framework Plan illustrates how, by installing a linear area of POS associated with the HV cable route parallel to the eastern boundary, the development would be set back from this boundary. This would increase the distance between the development and Round House Way and Round House Park; whilst the development facing the linear POS would be visible from the road and existing housing, the extent would be reduced by setting the built form back. Whilst the existing vegetation to the southern Site boundary and to the field boundary to the east of the Site would filter such views, the Framework Plan illustrates how new planting to the southern boundary and within the POS could further address these impacts. It also shows how the retention of the southern-most existing hedgerow within the Site would help to screen views of the western extents of the development.

#### South

- 5.17 There are very limited opportunities for views of the Site from the south, with one such location being from the footpath along Round House Way, just north of the A11. Intervening vegetation and the trees to the southern Site boundary (shown as retained on the Framework Plan) would heavily filter views of the development meaning only glimpses of the upper limits of some of the housing would be visible. The extent of these views would also be limited due to the set back of the housing from the eastern Site boundary.

#### West

- 5.18 The development would not be visible from public vantage points to the west.

### **Landscape Effects**

- 5.19 The Site is not covered by any statutory or non-statutory designations for landscape character or quality. It lies within the Yare Tributary Farmland with Parkland LCA as defined by the precedent landscape character assessments. The Site displays some characteristics typical of the wider landscape, namely arable farmland with gently undulating topography occupying the mid ground with some hedgerow and hedgerow tree enclosure.
- 5.20 Development at the Site would inevitably result in the loss of an area of rural farmland and the district landscape character assessment and subsequent review identified a number of principal sensitivities and vulnerabilities of the LCA. From our assessment it is apparent that in this

specific location the Yare Valley plays a less coherent role in the rural/urban divide as existing development at Cringleford and Norwich lie on either side of the valley. Also, as discussed in the previous section of this report, the gentle topography is a significant factor in limiting the visual envelope of the Site and development would not be visually intrusive within the landscape. Furthermore, there is no inter-visibility between the Site and the A47 or Norwich.

- 5.21 The Framework Plan illustrates how the Site could be developed with very limited, removal of existing vegetation and that any such removals could be more than offset through new planting. Finally, the Site is not located on or in proximity to parkland and therefore development at the Site will have no impact upon such areas.
- 5.22 Regarding the development considerations identified within the landscape character assessment and review and the principles set out in the SNPMG, the Framework Plan illustrates how the Site could be developed whilst retaining the vast majority of the site's landscape assets. Indeed, it also shows where opportunities exist to preserve or enhance these, such as preserving the existing access track within a key Green Link.
- 5.23 Residential development at the Site would have no impact upon key views from the higher plateau landscape, the adjoining character areas and views towards Norwich. The Framework Plan illustrates how the rural character of the Norwich Southern Bypass Protection Zone could be maintained through retention of the hedgerows within the west of the Site and new landscaping to address boundary where the development meets the NSBPZ.
- 5.24 Overall, the Framework Plan illustrates how the Site could be developed whilst respecting the existing rural character of the immediate area. Inevitably, there will be an impact upon the character of the Site itself, but through the retention and enhancement of the key landscape features and following the principles contained within the Framework Plan then the Site could accommodate residential development without materially impacting upon landscape quality.

### **Cumulative Effects**

- 5.25 There are several sites within the immediate vicinity of the Site that have planning consent, as illustrated on the plan at **Appendix L**. The most significant of these relative to the Site are the Land South West of Newfound Farm (planning ref: 2013/1793) and Land East of A11 and North and South of Round House Way (planning ref: 2013/1494). The former lies immediately to the northeast of the Site and occupies the arable farmland between the Site and Newfound Farm, with the latter

occupying a linear strip of land to the east and southeast of the Site between the existing arable farmland and Round House Way.

- 5.26 In terms of visibility, the consented housing at Newfound Farm will be visible from the Hospital and woodland trail to the north of the Site, which would have a limited impact upon the extent of visibility of development at the Site from these vantage points. However, the context of these views would change as housing at the Site would then be seen alongside the housing at the consented site, rather than arable farmland. Similarly, views of development at the Site from Round House Way and Round House Park to the east would be seen in the context of the housing at both consented sites. In this case, the housing at the consented sites will have a screening effect on such views.
- 5.27 Furthermore, the consented development at Newfound Farm would screen a significant proportion of the proposed development from the existing housing at Chancellor's Wood and Newfound Court to the northeast of the Site. Due to the undulation of the topography, the upper storeys of the houses on the higher ground to the western extents of the Site may remain visible from the rear of these properties.
- 5.28 When considering the Site and consented sites as a whole, the relationship between the Site and existing development identified within this assessment is altered quite significantly. The discussion previously identified that there would be a degree of separation between Cringleford and development at the Site. However, development at the consented sites would effectively close the gap between the Site and Cringleford, thus strengthening the relationship between the two. Whilst development in accordance with the Framework Plan would extend further west than the housing at the consented sites, it would do so no further than the Hospital or the A47.
- 5.29 The other consented scheme within the vicinity of the Site is the UEA Sports Facility located to the north of Colney Lane (planning ref: 2016/0233, see plan at **Appendix L**). This scheme would bear less of a direct relationship with the proposed development than the other consented sites and would enhance the recreational infrastructure of Cringleford.

### **Planning Policy**

- 5.30 From our assessment we have found that development in accordance with the Framework Plan (see **Appendix K**) could be accommodated at the Site whilst respecting the character of the surrounding landscape. The Landscape Effects section within this assessment considers that development at the Site would be compatible with the findings of the South Norfolk Landscape Character Assessment (2001) and South

Norfolk Local Landscape Designations Review (2012). Furthermore, the Framework Plan shows how the Site could be developed whilst retaining and enhancing the vast majority of the existing landscape features. Therefore development could be accommodated at the Site whilst adhering to **JCS Policies 1: Addressing climate change and protecting environmental assets** and **2: Promoting Good Design**, **DMPD Policies DM1.4 Environmental Quality and Local Distinctiveness** and **DM4.5 Landscape Character and River Valleys** and **CNDP Policies ENV1 and ENV3**. Also, subject to detailed design, the Site could be developed in accordance with **DMPD Policy DM4.9 Incorporating Landscape into Design**.

- 5.31 The majority of the Site falls within the CNDP Housing Site Allocation, with the land within the northern-most corner lying outside of the allocation. Therefore, development at the Site would be compatible with the strategy for growth within the policy area as defined in **JCS Policy 9: Strategy for Growth in the Norwich Policy Area** and **CNDP Policy HOU1**.
- 5.32 It is proposed that the area between the Site and the A47 to the west (which forms part of the Norwich Southern Bypass Landscape Protection Zone) would not be developed and would be laid out as POS. The visibility assessment within this report found that the Site is not visible from the land to the west and there is no inter-visibility between the Site and Norwich to the northeast. Therefore, development at the Site would not offend **DMPD Policy 4.6 Landscape Setting of Norwich**.
- 5.33 The Framework Plan illustrates how the 2 hedgerows contained within the Site that are marked on the CNDP Proposals Map (see **Appendix F**) as to be retained could be retained as part of development proposals, thereby adhering to **DMPD Policy DM4.8 Protection of Trees and Hedgerows**.
- 5.34 Development at the Site would have no direct impact upon the setting of Cringleford Conservation Area or any of the listed buildings outside of this. The northern boundary to the Site lies around 0.6km to the southwest of the converted outbuildings at Newfound Farm and a significant proportion of the development at the Site would be screened by the consented development coming forward on the intervening farmland. Therefore, development at the Site would have no material impact upon the converted outbuildings at Newfound Farm.
- 5.35 The Framework Plan shows that development at the Site could facilitate a SuDS scheme and illustrates how the development could incorporate areas of POS that incorporate footpath links within the Site and the wider landscape. This approach is compatible with the objectives of **CNDP Policies ENV5 and ENV6**.

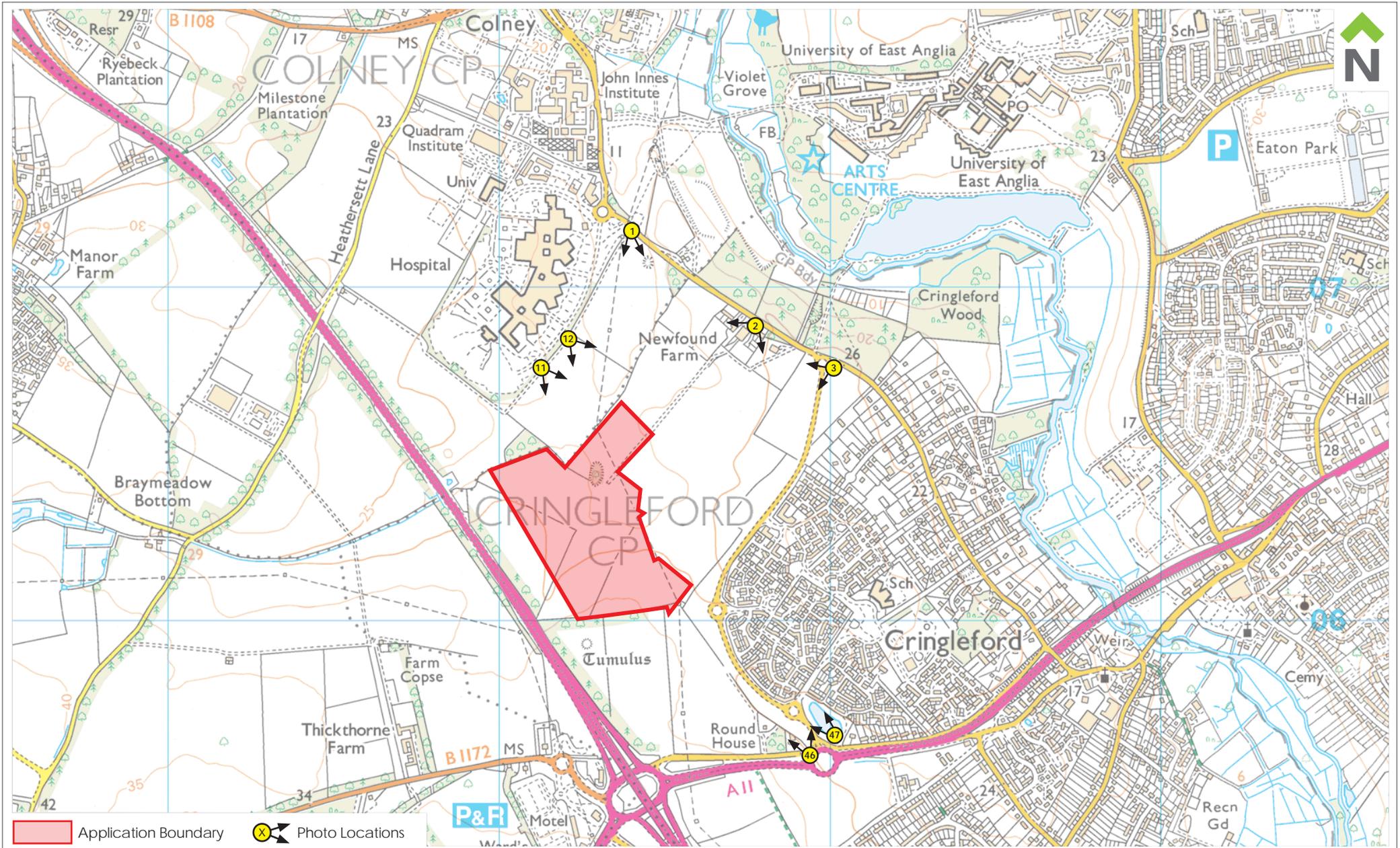
- 5.36 Regarding local planning guidance, the 2017 HELAA concluded the Site to be *suitable* for development which would concur with our assessment of the Site. The report identifies access as a constraint that would need to be mitigated which, if taken off the consented scheme to the north as shown on the Framework Plan, would not impact upon the existing landscape features contained within the Site. The other relevant impact requiring mitigation as identified within the HELAA is the Norwich Southern Bypass Landscape Protection Zone; the Framework Plan illustrates how development at the Site provides the opportunity to enhance the NSBLPZ within POS.
- 5.37 The South Norfolk Place-Making Guide SPD promotes high quality design in new developments by identifying key design and place-making principles. The Framework Plan sets the principles for how the Site could be developed in accordance with the principles within the SPD that could be followed through to the detailed design of development proposals.

## 6.0 CONCLUSION

- 6.1 The Site lies to the west of Cringleford and occupies a roughly rectangular piece of land currently in use as arable farmland. This Landscape Overview has been prepared in support of representation to be made to SNC and has informed the preparation of a Framework Plan which illustrates how residential development with open space and associated infrastructure could be accommodated at the Site without giving rise to any significant landscape or visual effects.
- 6.2 The Site is not covered by any statutory or non-statutory designations for landscape character or quality and our assessment considers the Site to be of *medium/low* landscape quality and value and *medium* sensitivity. Therefore, the Site has a good ability to accommodate development, which is consistent with the 2017 HELAA that found the Site to be suitable for development.
- 6.3 In considering the suitability of the Site for development, it is also important to consider any consented sites not yet developed within the vicinity. There are several consented schemes within the immediate vicinity of the Site which provide a framework for planned development within the area and have a positive relationship with the Site.
- 6.4 Taken in isolation, the Site is slightly disconnected from Cringleford, however, when taking into account the consented development schemes within the immediate vicinity, the Site bears a more cohesive relationship with Cringleford and development would not be at odds with the existing settlement.
- 6.5 There are a number of existing landscape features to the Site boundaries and within the Site which, as illustrated on the Framework Plan, could satisfactorily be accommodated within the proposed development.
- 6.6 This assessment has concluded that the Site is generally well contained in views from the surrounding landscape due to the combination of topography, built form and existing vegetation and that views of the Site are generally restricted to the near distance. The Framework Plan illustrates how existing vegetation and new planting could form an integral part of the development and would play an important role in minimising any localised visual impacts. It also illustrates how the Site could accommodate residential development without materially impacting upon the landscape character of the immediate area.

## **Appendix A**

Site Location Plans  
(Showing middle to long distance photo locations)



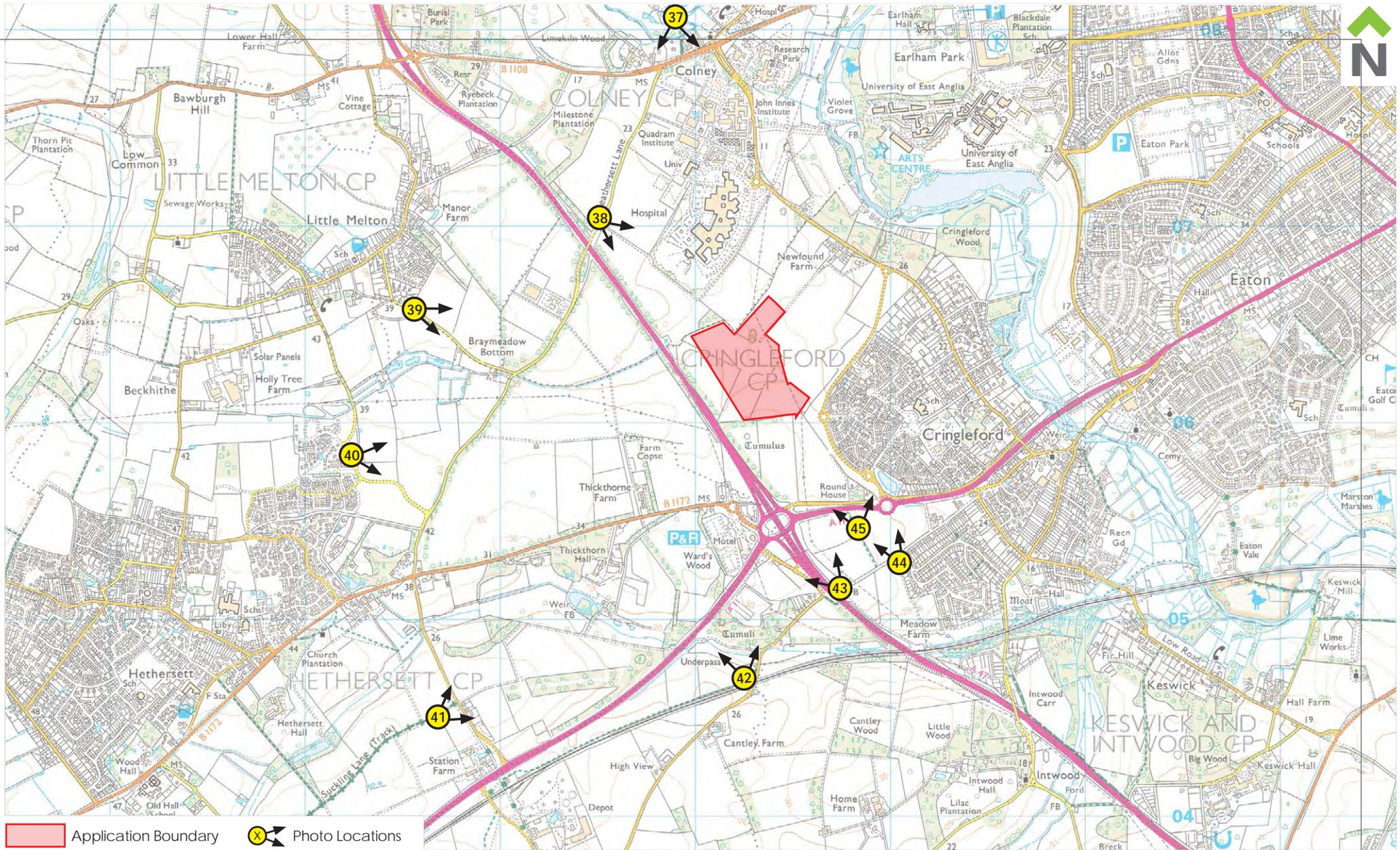
 Application Boundary  Photo Locations

**CSA**  
environmental

Dixies Barns, High Street,  
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Project	Land south-west of Newfound Farm, Colney Lane, Cringleford (site GNL0307)
Drawing Title	Site Location Plan
Client	Barratt David Wilson Homes

Date	February 2020	Drawing No.	CSA/3661/101
Scale @ A4	NTS	Rev	A
Drawn	AJ	Checked	SW



Application Boundary
  Photo Locations

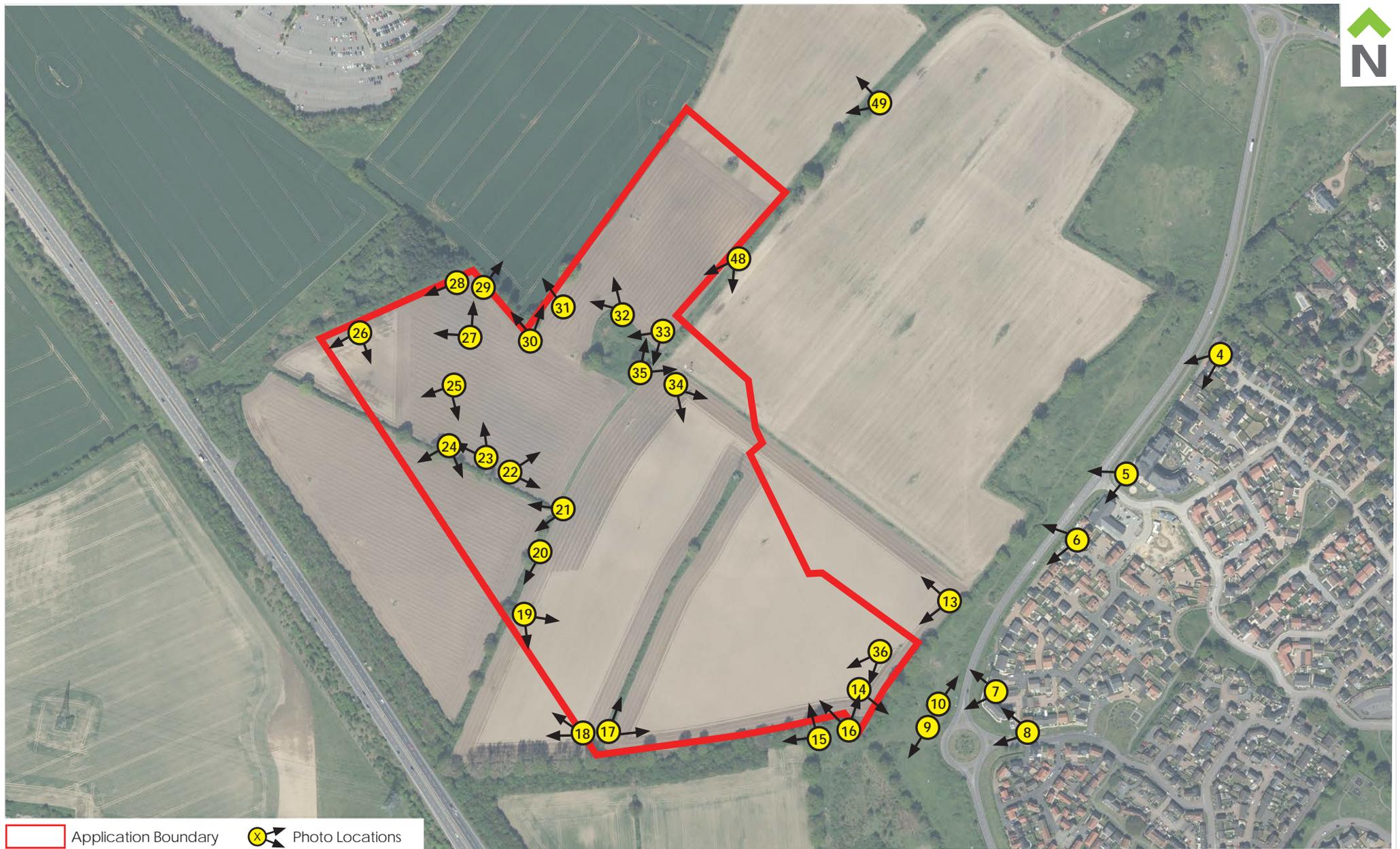
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<b>Project</b>	Land south-west of Newfund Farm, Colney Lane, Cringleford (site GNL0307)	<b>Date</b>	Feb 2020	<b>Drawing No.</b>	CSA/3661/104
<b>Drawing Title</b>	Wider Site Location Plan	<b>Scale @ A4</b>	NTS	<b>Rev</b>	A
<b>Client</b>	Barratt David Wilson Homes	<b>Drawn</b>	AJ	<b>Checked</b>	SW

## **Appendix B**

Aerial Photograph  
(Showing near distance photo locations)



 Application Boundary     Photo Locations



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Project	Land south-west of Newfound Farm, Colney Lane, Cringleford (site GNLP0307)	Date	February 2020	Drawing No.	CSA/3661/100
Drawing Title	Aerial Photograph	Scale @ A4	NTS	Rev	A
Client	Barratt David Wilson Homes	Drawn	AJ	Checked	SW

## **Appendix C**

Photosheets



View south towards Site from Colney Lane **Photograph 01**



View south from Colney Lane towards Newfound Court and Chancellor's Wood **Photograph 02**



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<b>Project</b>	Land south-west of Newfound Farm, Colney Lane, Cringleford (site GNL0307)	<b>Drawing No.</b> CSA/3661/103	<b>Rev</b> A
<b>Drawing Title</b>	Photosheets	<b>Date</b> February 2020	
<b>Client</b>	Barratt David Wilson Homes	<b>Drawn</b> AJ	<b>Checked</b> SW



View southeast towards Site from Colney Lane and Round House Way junction **Photograph 03**



View southwest towards Site from Round House Way **Photograph 04**



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<b>Project</b>	Land south-west of Newfound Farm, Colney Lane, Cringleford (site GNL0307)	<b>Drawing No.</b> CSA/3661/103	<b>Rev</b> A
<b>Drawing Title</b>	Photosheets	<b>Date</b> February 2020	
<b>Client</b>	Barratt David Wilson Homes	<b>Drawn</b> AJ	<b>Checked</b> SW



View west towards Site from junction of Round House Way and Dragonfly Lane **Photograph 05**



View west towards Site from parking court within Round House Park **Photograph 06**



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<b>Project</b>	Land south-west of Newfound Farm, Colney Lane, Cringleford (site GNLP0307)	<b>Drawing No.</b> CSA/3661/103	<b>Rev</b> A
<b>Drawing Title</b>	Photosheets	<b>Date</b> February 2020	
<b>Client</b>	Barratt David Wilson Homes	<b>Drawn</b> AJ	<b>Checked</b> SW



View west towards Site from Round House Way **Photograph 07**



View west towards the Site from The Pines **Photograph 08**



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<b>Project</b>	Land south-west of Newfound Farm, Colney Lane, Cringleford (site GNL0307)	<b>Drawing No.</b> CSA/3661/103	<b>Rev</b> A
<b>Drawing Title</b>	Photosheets	<b>Date</b> February 2020	
<b>Client</b>	Barratt David Wilson Homes	<b>Drawn</b> AJ	<b>Checked</b> SW



View south from land to east of the Site **Photograph 09**

Houses at Round House Park



View north from land to the east of the Site **Photograph 10**



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View southeast towards Site from woodland trail **Photograph 11**



View southeast towards Site from woodland trail **Photograph 12**



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Vegetation to southern Site boundary

On-site hedgerow



View west towards Site **Photograph 13**

Houses at Round House Park



View east from Site towards houses at Round House Park **Photograph 14**



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View northwest across Site **Photograph 15**



View north from southern Site boundary **Photograph 16**



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On-site hedgerow

Houses at Round House Park

Vegetation to southern Site boundary



View northeast across southern section of Site **Photograph 17**  
Norwich Southern Bypass Protection Zone



View from Site west towards A47 **Photograph 18**



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On-site hedgerow

View southeast along Site boundary towards on-site hedgerow **Photograph 19**



View southwest along on-site hedgerow **Photograph 20**



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View through gap between hedgerows within Site **Photograph 21**



View east across Site **Photograph 22**



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View northwest across Site **Photograph 23**  
Norwich Southern Bypass Protection Zone



View south through gap in hedgerow **Photograph 24**



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View from Site towards on-site hedgerow **Photograph 25**



View south from northern Site boundary **Photograph 26**



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View north towards woodland to northern Site boundary **Photograph 27**



View west along northern Site boundary **Photograph 28**



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View northeast through gap in northern boundary vegetation **Photograph 29**



View north through gap in vegetation to northern Site boundary **Photograph 30**



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Car parking to Norfolk and Norwich University Hospital



View north through gap in vegetation to northern Site boundary **Photograph 31**

Norfolk and Norwich University Hospital



View towards northern Site boundary **Photograph 32**



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View southwest across Site **Photograph 33**  
Houses at Round House Park



View southeast from Site towards Round House Park **Photograph 34**



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Rear elevations of houses along Colney Lane      Farm access track



View northeast along farm access track **Photograph 35**



View along southern Site boundary **Photograph 36**



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View south from Bowthorpe Marsh Nature Reserve **Photograph 37**



View southwest from Hethersett Lane **Photograph 38**



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View east from Braymeadow Lane, Little Melton **Photograph 39**



View east from Back Lane, Hethersett **Photograph 40**



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View northeast along byway BOAT2 **Photograph 41**



View north from public footpath FP6 **Photograph 42**



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View northwest along the A7 from footbridge (public footpath FP4a) **Photograph 43**



View northeast from Cantley Lane **Photograph 44**



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View north from public footpath FP1 **Photograph 45**



View towards the Round House from Newmarket Road **Photograph 46**



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View northwest from footway to Round House Way **Photograph 47**  
Farm access track



View southeast towards Site from farm access track **Photograph 48**



View northwest across northern section of Site **Photograph 49**



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