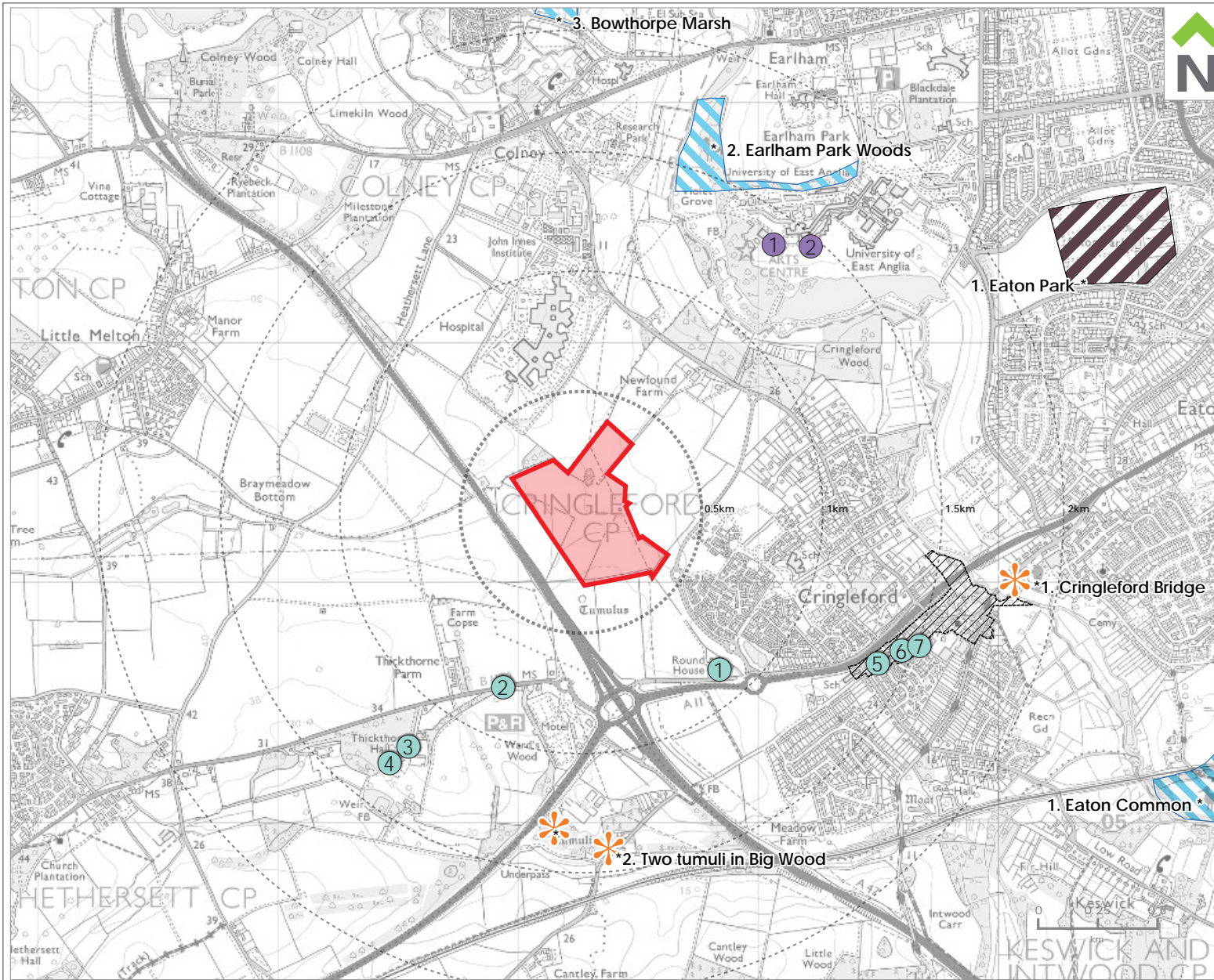


Appendix D

MAGIC Map and Heritage Information



- Site Boundary
- Local Nature Reserves
 1. Eaton Common
 2. Earlam Park Woods
 3. Bowthorpe Marsh
- Registered Park
 1. Eaton Park
- Cringleford Conservation Area
- x Grade II Listed Buildings within 1.5km
 1. The Round House at TG
 2. Milestone No 4 at TG
 3. Kitchen garden walls and attached octagonal building, north-east of Thickthorn Hall
 4. Thickthorn Hall
 5. Waterpump at TG
 6. Pond Farmhouse
 7. Milestone No.3 against pond farmhouse
- x Grade II* Listed Buildings within 1.5km
 1. Sainsbury Centre, attached walkway, underground loading bay, and retaining walls to loading bay access road at the University of East Anglia
 2. Norfolk terrace and attached walkways, at the University of East Anglia
- ✿ Scheduled Monument
 1. Cringleford Bridge
 2. Two tumuli in Big Wood



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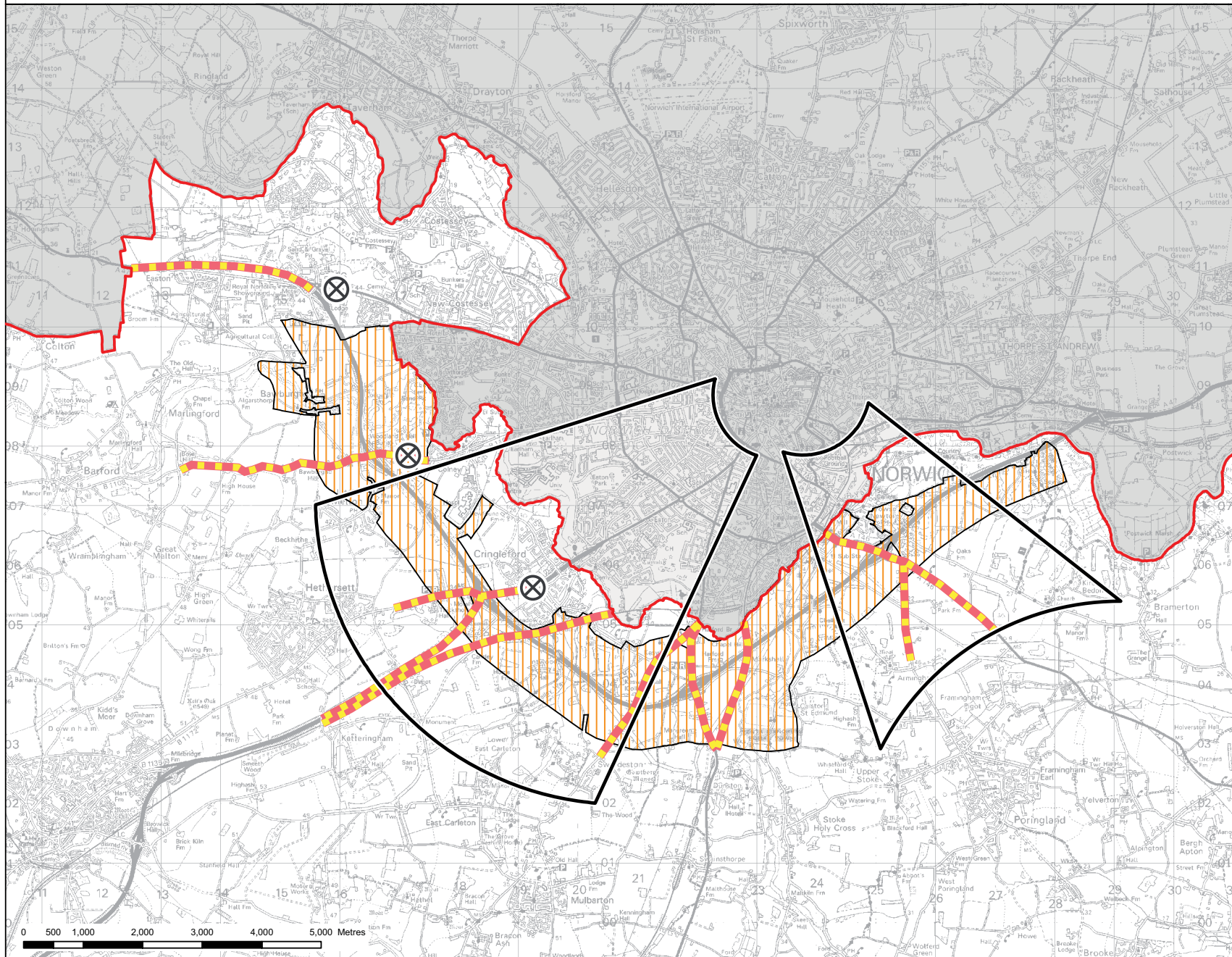
Project	Land south-west of Newfound Farm, Colney Lane, Cringleford (site GNLP0307)
Drawing Title	MAGIC Map Extract & Heritage Plan
Client	Barratt David Wilson Homes






Date	February 2020	Drawing No.	CSA/3661/102
Scale @ A4	NTS	Rev	A
Drawn	AJ	Checked	SW

Appendix E

Map 4.6

MAP 4.6 Policy DM.4.6 The Landscape Setting of Norwich - with NSBPZ, Undeveloped Approaches, Viewing Cones & Gateways



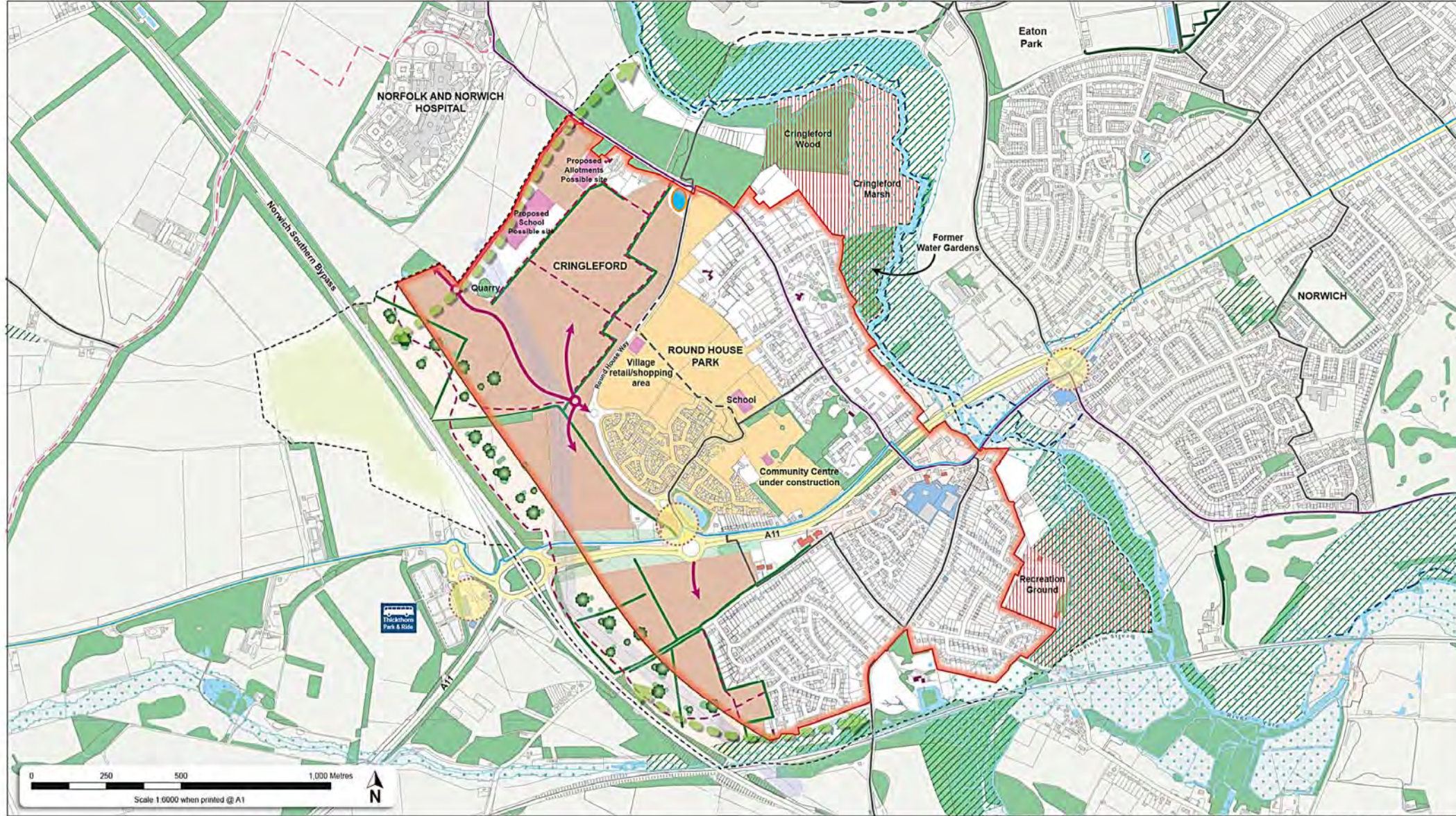
-  South Norfolk District Boundary
-  Southern Bypass Protection Zone
-  View Cones towards Norwich
-  Undeveloped Approaches
-  Gateways into Norwich



Scale at A3:
1:65,000

Appendix F

CNDP Proposals Map



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Cringleford Neighbourhood Development Plan: Proposals Map

KEY

- Parish boundary & Neighbourhood Development Plan boundary
- Open water
- Woodland
- Environmentally Sensitive Areas (i.e. SSSIs & CWS)
- Open farmland/countryside and Strategic Gap

- Conservation Areas
- Buildings of Historical interest outside of Conservation Area
- Commercial area and business premises
- Community buildings
- Area under development 2012 (Round House Park)

- Yare Valley Walk
- Flood Zone
- Bus Rapid Transport route
- Proposed transport interchange
- Development Boundary

PROPOSALS FOR DEVELOPMENT

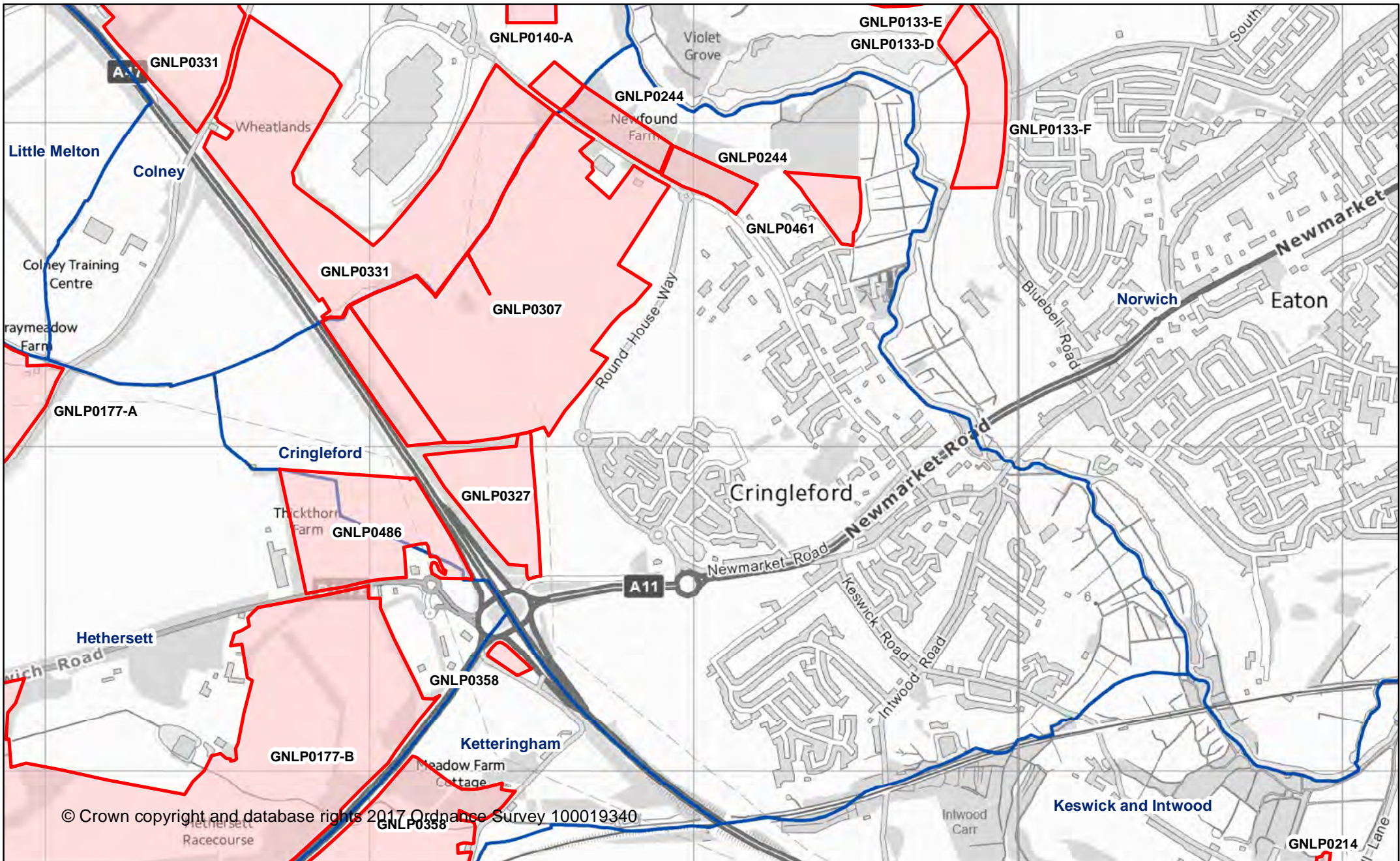
- 15m Zone either side of power lines unsuitable for residential or commercial development
- 145m Landscaped Protection Zone along Norwich Southern Bypass
- 35m Gateway Zone and new planting
- Housing Site Allocation area

PEDALWAYS

- Protected areas
- Proposed line of roads indicative
- Proposed line of cycleway/footpath indicative
- Hedgerows to be retained
- Green Infrastructure Corridors
- Cringleford - Sprowston
- N&N Hospital - Heartsease
- Outer Circuit
- Local Cycle Routes

Appendix G

2016 Call for Sites Extract



Greater Norwich Local Plan

Cringleford

Legend

 ParishesBoundary

Date created:
31-03-2017

1:15,208



Appendix H

2017 HELAA Extract

Cringleford Suitability Assessment

Site reference **GNLP0307**

Site Area **53.00 hectares**

LOCATION

Land South-west of Newfound Farm
Colney Lane

PROPOSED DEVELOPMENT

Residential development of an unspecified number, incorporating a primary school, a small local centre and public open spaces.

District **South Norfolk**

CONSTRAINTS ANALYSIS

Access	Amber
Accessibility to Services	Amber
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Amber
Flood Risk	Amber
Market Attractiveness	Green

IMPACTS ANALYSIS

Significant Landscapes	Amber
Townscapes	Green
Biodiversity and Geodiversity	Green
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green

SITE SUITABILITY CONCLUSIONS

The site is to the south of Colney Lane and a significant part of it already has planning consent. It is within walking distance of Cringleford which has a primary school, the Norwich Research park that is a significant employment area and is well connected by local bus services. Identified constraints are waste water treatment work capacity, sewer capacity, the Norwich Southern Bypass landscape protection zone, impacts on the Yare valley and the local road network. Development of a site of this scale is likely to be able to overcome or mitigate the identified constraints and this is evidenced through a significant part of the site having planning consent. Approximately 65% of the site is subject to an existing planning permission for a similar form of development, consequently the site capacity for the purposes of the HELAA analysis will need to be reduced accordingly. Therefore 35% of the site is concluded as suitable for the land availability assessment.

For the purposes of the HELAA capacity assessment this site is considered to be **SUITABLE**

Availability and Achievability Assessment

Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale: 1 to 5 years (by March 2021) (timescales have not been specified by the proposer if these fields left blank)

The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale: Up to 5 years (by April 2021)

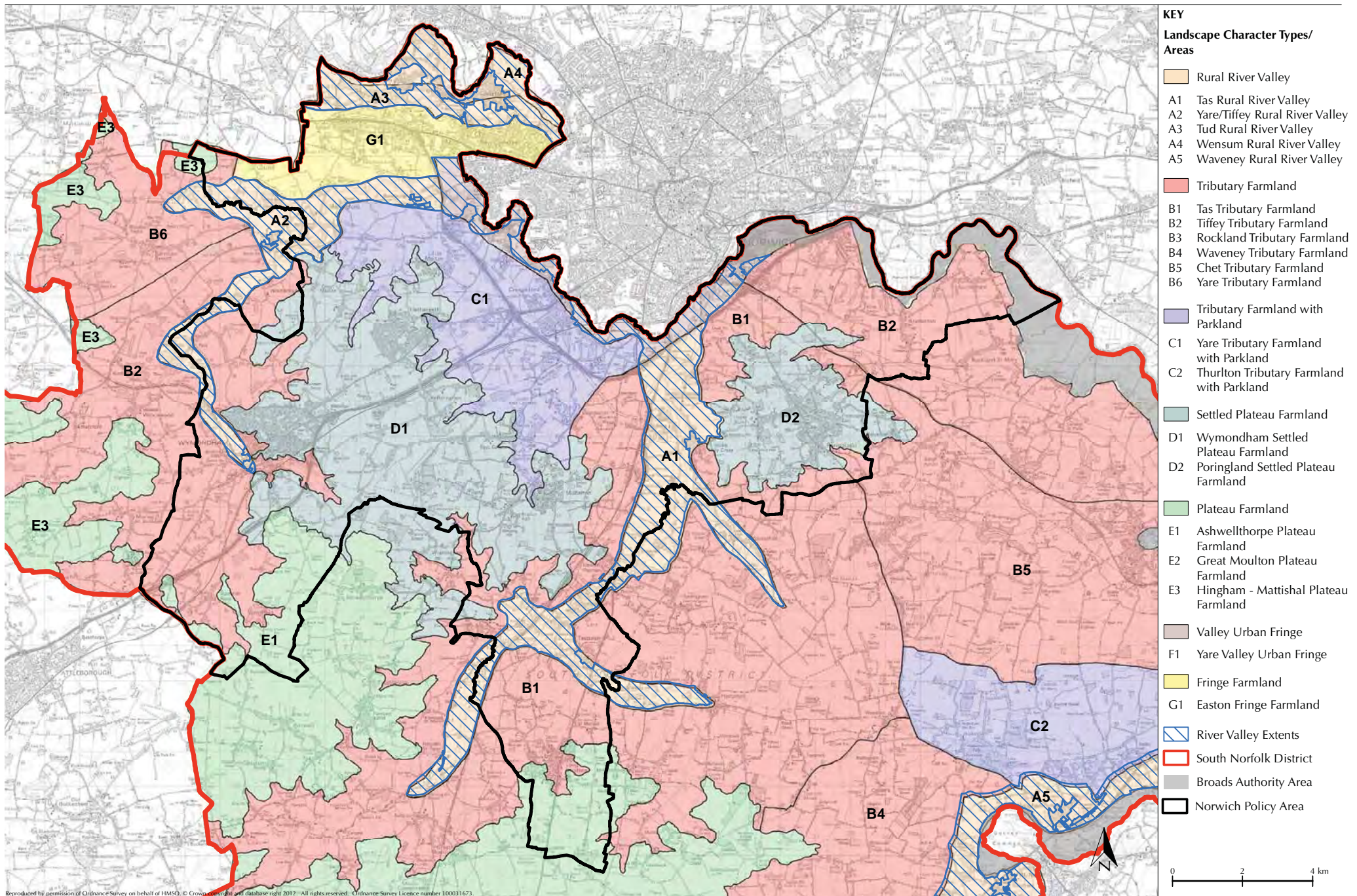
In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

Overall Conclusions for Site GNLP0307

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.

Appendix I

2012 South Norfolk Local Landscape Designations Review Extract



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FIGURE 3.1

Landscape Character Areas
and River Valleys in the
Norwich Policy Area

Appendix J

Online TPO Search Extract

Find Nearest

Map Categories

- + Council and Democracy 1/5
- + Leisure 0/2
- + Highways 0/3
- + Planning 0/3
- Property 1/4
 - Conservation Areas
 - Listed Buildings
 - Tree Preservation Orders
 - Property Assets
- + NHS Choices 0/5
- + Education 0/2



Source: South Norfolk Council Online Interactive Mapping Tool



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Project	Cringleford Option Land	Date	March 2018	Drawing No.	CSA/3661/105
Drawing Title	Online TPO Search Extract	Scale @ A4	NTS	Rev	-
Client	Barratt David Wilson Homes	Drawn	AL	Checked	SW

Appendix K

Framework Plan



LAND SOUTHWEST OF NEWFOUND FARM, CRINGLEFORD: PHASE TWO - FRAMEWORK PLAN

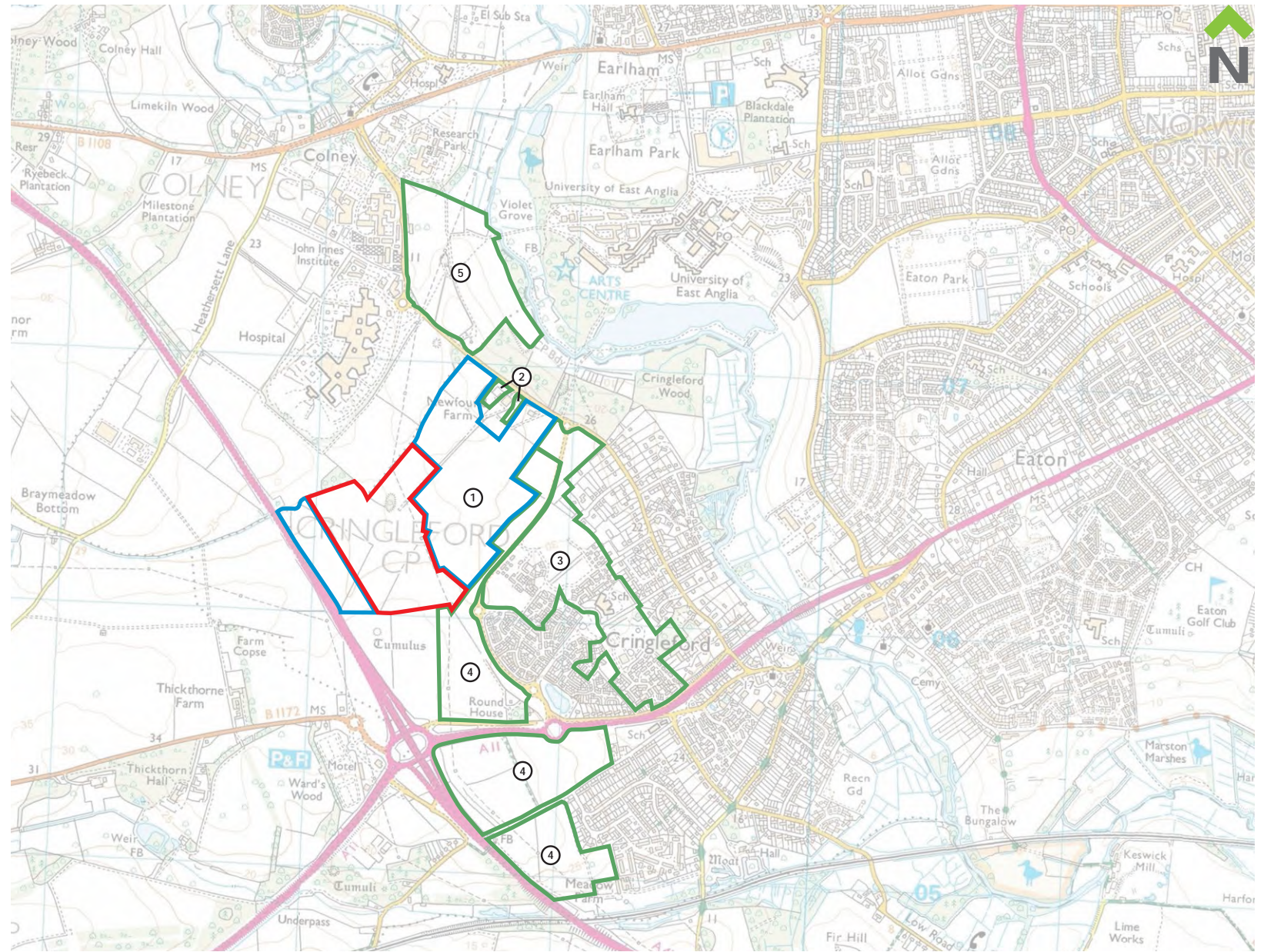
Appendix L

Site and Surrounding Planning Consents

Legend.

- Application Boundary
- Other land within ownership/control of applicant.
- Consented Sites (not in control of applicant)

- ① Land South West of Newfound Farm.
Ref: 2013/1793
Outline consent for development of up to 650 dwellings (currently under construction).
- ② Chancellors Wood Development.
Ref: 2013/0655/O
Residential development on two plots for 5 dwellings.
Completed.
- ③ Round House Way Development.
Ref: 2001/1852
Residential development consisting of 750 dwellings, School, Shop, Community Facilities and Open Space.
Completed.
- ④ Land East of A11 and South of Round House Way.
Ref: 2013/1494
Outline planning permission for up to 650 dwellings.
- ⑤ UEA Sports Facility.
Ref: 2016/0233
Approved application for new sports pitches, new Pavillion/Club House and re-profiling of existing pitches.



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Project	Land south-west of Newfound Farm, Colney Lane, Cringleford (site GNLP0307)	Date	February 2020	Drawing No.	CSA/3661/105
Drawing Title	Site Location and Surrounding Planning Consent	Scale @ A4	NTS	Rev	A
Client	Barratt David Wilson Homes	Drawn	AL	Checked	SW

Appendix M

Methodology

METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

- M1 In landscape and visual impact assessment, a distinction is normally drawn between *landscape/townscape effects* (i.e. effects on the character or quality of the landscape (or townscape), 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, principally from residential properties, but also from public rights of way and other areas with public access). Thus, a development may have extensive landscape effects but few visual effects (if, for example, there are no properties or public viewpoints nearby), or few landscape effects but substantial visual effects (if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas).
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which (for assessments of the effects of a development, rather than of the character or quality of the landscape itself), form the basis of the assessment and are as follows:-
- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3rd edition 2013); and
 - 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.

LANDSCAPE/TOWNSCAPE EFFECTS

- M3 Landscape/townscape quality is a subjective judgement based on the value and significance of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. AONB. Sensitivity relates to the ability of that landscape/townscape to accommodate change.

Landscape sensitivity can vary with:-

- (i) existing land use;
- (ii) the pattern and scale of the landscape;
- (iii) visual enclosure/openness of views, and distribution of visual receptors;
- (iv) the scope for mitigation, which would be in character with the existing landscape; and
- (v) the value placed on the landscape.

- M4 There is a strong inter-relationship between landscape/townscape quality and sensitivity as high quality landscapes/townscapes usually have a low ability to accommodate change.
- M5 For the purpose of our assessment, landscape/townscape quality and sensitivity has been combined and is assessed using the criteria in Table LE1. Typically, landscapes/townscapes which carry a quality designation and which are otherwise

attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive.

M6 The concept of landscape/townscape value is also considered, in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. Landscape value is:

'The relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons.'

M7 Nationally valued landscapes are recognised by designation, such as National Parks and Areas of Outstanding Natural Beauty ('AONB') which have particular planning policies applied to them. Nationally valued townscapes are typically those covered by a Conservation Area or similar designation.

M8 The magnitude of change is the scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE2.

M9 Landscape/townscape effects were assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & sensitivity of the landscape resource affected. The landscape/townscape effects can be either beneficial or adverse.

M10 In this way, landscapes of the highest sensitivity and quality, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity and quality, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape effects have been judged at completion of the development.

VISUAL EFFECTS

M11 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.

M12 In describing the content of a view the following terms are used:-

- No view - no views of the development;
- Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
- Partial - a clear view of part of the development only;
- Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
- Open - a clear view to the development.

M13 The sensitivity of the receptor was assessed using the criteria in Table VE1.

M14 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.

- M15 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.
- M16 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted.
- M17 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

MITIGATION AND RESIDUAL EFFECTS

- M18 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects of the proposed development.
- M19 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and once any landscape mitigation has had an opportunity to establish.
- M20 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

ASSESSMENT OF EFFECTS

- M21 The assessment concisely considers and describes the main landscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate the text is supported by tables which summarise the sensitivity of the views/ landscape, the magnitude of change and describe any resulting effects.

CUMULATIVE EFFECTS

- M22 Cumulative effects are *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'*
- M23 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

ZONE OF THEORETICAL VISIBILITY (ZTV)

- M24 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.
- M25 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile tiles, providing a digital record of existing

landform across the UK, based on a 10 metre grid. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The proposed development is introduced into the model as either a representative spot height, or a series of heights, or a detailed 3D model of the development, and a viewer height of 1.7m is used. This is the first stage, or 'bare earth' ZTV which illustrates the theoretical visibility of a proposed development based on topography alone and does not take account of any landscape features such as buildings, woodland or settlements.

- M26 The second stage is to produce a 'with obstructions' ZTV with the same base as the 'bare earth' ZTV, but which gives a more accurate representation of what is 'on the ground'. Different heights are assigned to significant features such as buildings and woodland thus refining the model to aid further analysis. This data is derived from OS Maps and aerial photographs, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publically accessible areas.
- M27 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

Table LE 1

LANDSCAPE / TOWNSCAPE QUALITY, SENSITIVITY AND VALUE

	Very High	High	Medium	Low
Description of the Landscape/Townscape	<p>Landscape Quality: Intact and very attractive landscape which may be nationally recognised/designated for its scenic beauty. e.g. National Park or Area of Outstanding Natural Beauty</p> <p>Townscape Quality: A townscape of very high quality which is unique in its character, and recognised nationally/internationally. e.g. World Heritage Site</p> <p>Sensitivity: A landscape/townscape with a very low ability to accommodate change because such change would lead to a significant loss of valuable features or elements, resulting in a significant loss of character and quality. Development of the type proposed would be discordant and prominent.</p> <p>Value: Very high quality landscape or townscape with Statutory designation for landscape/townscape quality, eg. National Park, conservation area or registered park or garden.</p>	<p>Landscape Quality: A landscape, usually combining varied topography, historic features and few visual detractors. A landscape known and cherished by many people from across the region. e.g. County Landscape Site such as a Special Landscape Area.</p> <p>Townscape Quality: A well designed townscape of high quality with a locally recognised and distinctive character e.g. Conservation Area</p> <p>Sensitivity: A landscape/townscape with limited ability to accommodate change because such change would lead to some loss of valuable features or elements, resulting in a significant loss of character and quality. Development of the type proposed would likely be discordant with the character of the landscape/townscape.</p> <p>Value: High quality landscape or lower quality landscape or with un-fettered public access, eg. commons, public park or designated landscape.</p>	<p>Landscape Quality: Non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics.</p> <p>Townscape Quality: A typical, pleasant townscape with a coherent urban form but with no distinguishing features or designation for quality.</p> <p>Sensitivity: A landscape/townscape with reasonable ability to accommodate change. Change would lead to a limited loss of some features or elements, resulting in some loss of character and quality. Development of the type proposed would not be especially discordant.</p> <p>Value: A landscape of local value which may have limited public access. No recognised statutory designation for landscape / townscape quality.</p>	<p>Landscape / Townscape Quality: Unattractive or degraded landscape/townscape, affected by numerous detracting elements e.g. industrial areas, infrastructure routes and un-restored mineral extractions.</p> <p>Sensitivity: A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or elements, and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/townscape in which it is set.</p> <p>Value: Landscape generally of poor quality with no public access, no designations or recognised cultural significance.</p>

Footnote:

1. A distinction has been drawn between landscape/townscape quality and sensitivity. Quality is as a subjective judgement on perception and value of a landscape/townscape and may be informed by any national, regional or local designations for its quality. Sensitivity relates to the ability of that landscape/townscape to accommodate change.

Table LE 2 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE

	High	Medium	Low	Negligible	Neutral
Description of the Change predicted	Total loss of or severe damage to key characteristics, features or elements				
		Partial loss of or damage to key characteristics, features or elements			
			Minor loss of or alteration to one or more key landscape/ townscape characteristics, features or elements		
				Very minor loss or alteration to one or more key landscape/ townscape characteristics, features or elements	
					No loss or alteration of key landscape/ townscape characteristics, features or elements

Table LE 3 LANDSCAPE / TOWNSCAPE EFFECTS

	Substantial	Moderate	Slight	Neutral
Description of the Effect	<p>The proposals are damaging to the landscape/townscape in that they:</p> <ul style="list-style-type: none"> • are at variance with the landform, scale and pattern of the landscape/ townscape; • are visually intrusive and would disrupt important views; • are likely to degrade or diminish the integrity of a range of characteristic features and elements and their setting; • will be damaging to a high quality or highly vulnerable landscape/ townscape; • cannot be adequately mitigated. 			
		<p>The proposals are:</p> <ul style="list-style-type: none"> • out of scale or at odds with the landscape; • are visually intrusive and will adversely impact on the landscape/townscape; • not possible to fully mitigate; • will have an adverse impact on a landscape/townscape of recognised quality or on vulnerable and important characteristic features or elements. 		
			<p>The proposals:</p> <ul style="list-style-type: none"> • do not quite fit the landform and scale of the landscape/ townscape; • will impact on certain views into and across the area; • cannot be completely mitigated for because of the nature of the proposal or the character of the landscape/townscape; • affect an area of recognised landscape/townscape quality. 	
				<p>The proposals:</p> <ul style="list-style-type: none"> • complement the scale, landform and pattern of the landscape/townscape; • incorporate measures for mitigation to ensure that the scheme will blend in well with the surrounding landscape/ townscape; • avoid being visually intrusive and adversely affecting the landscape/ townscape; • maintain or improve existing landscape/townscape character.

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.

Table VE 1

VISUAL SENSITIVITY

	High	Medium	Low
Description of the Receptor	<p>Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms in use during the day.</p> <p>Users of Public Rights of Way with predominantly open views in sensitive or unspoilt areas.</p> <p>Predominantly non-motorised users of minor or unclassified roads in the countryside.</p> <p>Visitors to recognised viewpoints or beauty spots.</p> <p>Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.</p>	<p>Residential properties with partial views from windows, garden or curtilage. Views will normally be from first floor windows only, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation.</p> <p>Users of Public Rights of Way with restricted views, in less sensitive areas or where there are significant existing intrusive features.</p> <p>Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields.</p> <p>Schools and other institutional buildings, and their outdoor areas.</p> <p>Users of minor or unclassified roads in the countryside, whether motorised or not.</p>	<p>People in their place of work.</p> <p>Users of main roads or passengers in public transport on main routes.</p> <p>Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.</p>

Table VE 2		VISUAL MAGNITUDE OF CHANGE				
		High	Medium	Low	Negligible	Neutral
Description of the Change predicted	Dominating changes over all or most of the view(s).					
	Major changes over a large proportion of the view(s).					
	Major changes over a small proportion of the view(s).					
	Minor changes over a small proportion of the view(s).					
	No discernable change to the view(s).					

Table VE 3		VISUAL EFFECTS				
		Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effects	The proposals would cause significant damage (or improvement) to a view from a sensitive receptor, or less damage (or improvement) to a view from a more sensitive receptor, and would be an obvious or dominant element in the view.					
	The proposals would cause some damage (or improvement) to a view from a sensitive receptor, or less damage (or improvement) to a view from a more sensitive receptor, and would be a readily discernible element in the view.					
	The proposals would cause limited damage (or improvement) to a view from a sensitive receptor, but would still be a noticeable element within the view, or greater damage (or improvement) to a view from a receptor of lower sensitivity.					
	The proposals would result in a negligible change to the view but would still be discernible.					
	No change in the view.					

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.



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