
Landscape Assessment

**Land at Spixworth Road,
Horsham St. Faith, NR10 3JB**

for

ESCO Developments

11 March 2020



Client

ESCO Developments Ltd,
Lovell Partnerships Ltd,
JF Parker & PM Parker-
Brown

Landscape Assessment

**Land at Spixworth Road, Horsham
St. Faith, Norfolk**

Planning authority

Broadlands District
Council
Thorpe Lodge,
1 Yarmouth Road,
Norwich,
NR7 0DU

Document	Landscape Assessment
Version	1.1
Date	11 March 2020
Authors	Jo Wild BA (Hons) MA (Landscape Architecture)
Reviewer	Etienne Swarts B. Compt (Hons) F Deg Sc ACIEEM

Greenlight Environmental Consultancy Limited

Diss Business Hub
Hopper Way
Diss
Norfolk
IP22 4GT
www.greenlightco.co.uk



Table of Contents

EXECUTIVE SUMMARY	4
1 INTRODUCTION.....	7
2 METHODOLOGY	8
3 SITE CONTEXT	10
4 LANDSCAPE POLICY CONTEXT.....	29
5 DESCRIPTION OF DEVELOPMENT	38
7 CONCLUSIONS.....	40
Appendix 1 Landscape Assessment	
Appendix 2 Methods for visualisations	
Appendix 3 Data sources	

EXECUTIVE SUMMARY

- A Landscape Assessment has been prepared in support of inclusion of a site in the Greater Norwich Local Plan (GNLP) for the creation of housing on land to the south of Spixworth Road, Horsham St. Faith, Norfolk, (“the site”).
- The development will cover a ground area of approximately 6.0 hectares, a portion of a larger field enclosure of approximately 14 hectares to the south of Bullock Hill, a carriageway, and a pasture field 1.7 hectares to the north of Bullock Hill. The proposals include approximately sixty dwellings, a mix of detached, semi-detached and terraced accommodation with detached garages and off-street parking. The site will be accessed from the northern boundary on Spixworth Road.
- The two fields are contained within the Old Norwich Road that runs north to south on the western boundary and Spixworth Road that runs west to east on the northern boundary of the site. Field 1 is the larger field which is currently used for arable crops and has Old Norwich Road as its western boundary and its northeast boundary is with Bullock Hill the carriageway that separates the two fields. The south eastern boundary of the larger field enclosure is with the new road layout of the A1270 Norwich Northern Distributer Road. The southern boundary is with another arable field. The north eastern field enclosure, Field 2 is laid to pasture and bounded to the north by Spixworth Road and Bullock Hill to the southwest. The eastern boundary is a partial hedgerow with large gaps. Bullock Hill starts at the junction of Old Norwich Road and Spixworth Road to the northwest corner of the site and heads southeast terminating at the large bund on the route of the A1270. Field 1 is was freshly ploughed at the time of survey. Field 2 is divided into paddocks by posts and tape.
- The western edge of Old Norwich Road is the settlement edge of **Horsham St. Faith (A)** and is lined by detached dwellings. Spixworth Road to the north is also the settlement edge and lined by detached homes. There is little vegetation of significance on site, the field edges are banked with grass verges. There are two mature trees on the western edge, a beech (*Fagus sylvatica*) and an ash (*Fraxinus excelsior*) and on the eastern edge is a poorly structured hedge that is completely defunct in places of predominately hawthorn (*Crataegus spp.*).
- The site is on the settlement edge of **Horsham St. Faith (A)**. Properties along Old Norwich Road and Spixworth Road provide an effective screen to views to the north and west. The site is open to the east and south in a relatively flat landscape. The city centre of Norwich is 6km to the south. The surrounding landscape is rural, however the location of Norwich International Airport and the A1270 detract from the rural character.

- The closest Public Right of Way (“PRoW”) lies off Old Norwich Road heading west ‘The Hill’ (**Footpath 1**). PRoWs are infrequent within the surrounding landscape.
- The site does not lie within a designated landscape.
- Nationally, the site is part of the National Character Area (“NCA”) 78, ‘Central North Norfolk described as *‘ancient countryside with a long-settled agricultural character, where arable land is enclosed by winding lanes and hedgerows, interspersed with woodland and remnant heath and dissected by lush pastoral river valleys’* (NCA 78: 3).
- The site is within the ‘Wooded Estatelands’ landscape character type as assessed by Broadlands District Council in their Landscape Character Assessment (“LCA”) of 2008, updated in 2013. It is situated on a *‘gently rolling landscape of predominantly arable farmland is underlain by a mixed geology. In certain locations, Till predominates. This results in a land cover of loams and pebbly soils. Topography.... is more strongly rolling than with adjacent flatter landscapes’* (LCA 2008: 80).
- There are several II listed structures within the village and two grade I listed structures. There are two scheduled monuments within 2km of the site. The closest listed structure is **The White House (1)**, grade II listed on the Old Norwich Road. There are no other protected structures with a visual relationship with the site.
- The assessment of the effects of the proposals on the landscape character found that there would be a minimal effect on the district level landscape character, where local settlements and villages have been subject to 20th century expansion.
- For the site itself, there would be a limited effect on landscape receptors, as all landscape elements on site will be retained. However, there will be a loss of open ground, a portion of an arable field and a pasture field.
- With regard to the visual effects of the proposals upon local receptors, the properties along Spixworth Road and Old Norwich Road adjacent the site will all experience a change however the current views do contain the village settlement edge and the design has endeavoured to reduce effect on views for existing dwellings. The approach to the village from the east will be a softer edge despite being further to the east.
- Mitigation planting is proposed as follows:
 - New boundary trees and hedgerows to all boundaries of the development area;
 - Informal group planting of trees to public open spaces within the development;
 - Native planting of meadow grass and wildflowers to attenuation ponds.
- The overall effects of the scheme are considered to be long-term in duration. Considering the proposals constitute an extension to the settlement edge that is bound by dwellings to

the north and west; and the low density of the proposals to be accommodated the landscape effects of the proposal are considered to be acceptable. Also, although a number of properties will experience a change in views , mitigation and the design of the layout will reduce the impact by including landscape buffers and strategic planting. Visual receptors within the wider landscape will not perceive changes on site. It is considered that the visual effects are also acceptable.

1 INTRODUCTION

- 1.1 Greenlight Environmental Consultancy Limited has been commissioned by ESCO Developments Ltd, Lovell Partnerships Ltd and JF Parker & PM Parker-Brown to carry out a Landscape Assessment of a proposed housing development on land south of Spixworth Road and east of Old Norwich Road. The county city of Norwich northern edge is 1.5km to the south.
- 1.2 The site is to the south of the single carriageway, Spixworth Road, the main route from the village of **Horsham St. Faith (A)** to the village Spixworth in the east. Further to the east of the site on Spixworth Road are allotments and beyond that more arable fields. On the western edge is Old Norwich Road which is a no-through road to the south, dissected by the new route A1270 Northern Distributer Road. The village of **Horsham St. Faith (A)** extends to the north and west and properties line the Spixworth Road and Old Norwich Road. To the south beyond the site are further arable fields and the route of the A1270.
- 1.3 The site is over a portion of one large arable field (Field 1) and the whole of a pasture field (Field 2). The proposals include development of the site for housing of approximately sixty dwellings with generous areas of public open space. The route of Bullock Hill will become a pedestrian/cycleway between Calf Lane and Spixworth Road. The development will be enclosed by new trees and hedgerows. The proposals do not require the removal of hedgerows or trees (Appendix 1).
- 1.4 This report provides a landscape assessment of the site within the context of the surrounding area. It outlines the existing baseline situation for topography, vegetation cover and land uses, published landscape character studies, landscape and other relevant designations, and the current visibility of the site.
- 1.5 The existing baseline situation and the proposals for the development are then analysed against the proposed mitigation treatment to minimise the visual impact.
- 1.6 The approach to the report is in accordance with current guidance (see Section 2.1 below).

2 METHODOLOGY

2.1 Relevant guidance

This appraisal has been undertaken with reference to guidance as outlined in the following publications:

- Guidelines for Landscape and Visual Impact Assessment' (GLVIA3) – Landscape Institute and the Institute of Environmental Management and Assessment 2013.
- An Approach to Landscape Character Assessment October 2014 Christine Tudor, Natural England
- Landscape Character Assessment - Guidance for England and Scotland – Countryside Agency and Scottish Natural Heritage 2002.
- The Guidelines for Environmental Impact Assessment - Institute for Environmental Management and Assessment 2004.

2.2 Methodology

2.2.1 The methodology used for this assessment is assimilated from the guidance listed above, however this report is neither a Landscape Visual Impact Assessment nor Landscape Character Assessment.

2.2.2 A desktop review of published data, such as landscape character assessments, OS maps and landscape planning policies, has been carried out. This identified potential landscape and visual receptors that could be affected by the proposals. A field survey visit was carried out on 02 March 2020 to confirm the findings of the desktop review.

2.2.3 This landscape assessment is informed by local and national policy; national character areas and existing regional and local LCAs, and how the site shares that identified landscape character, and additionally the site's relationship to statutory designations. It will include a site description from field survey and the effect on landscape elements and views and this will inform the possible mitigation of those effects.

2.2.4 In the case of this scheme, pre-application advice has not been sought from Broadlands District Council however the site has been previously put forward as a site allocation for housing. A larger site submission at this location was considered by the Greater Norwich Local Plan ("GNLP") in both 2017 and 2018 to be suitable by the land availability assessment. In both

reports the sites was given the green light in regards to impact on 'significant landscapes' and 'townscapes'. Despite the improved transport links due to the building of the Northern Distributor Road, the site has since been discounted because it would be 'particularly prominent in the landscape'. The landscape effects are considered in this report.

2.3 Limitations of the assessment

- 2.3.1 This assessment is based on views from publicly accessible locations. Where impact to private views is noted it has been estimated.
- 2.3.2 The viewpoints identified in this assessment are illustrative and represent the potential impact of the proposals from a range of receptors e.g. dwellings, commercial properties, rights of way, roads etc. This report does not necessarily identify all locations from where the site is potentially visible.
- 2.3.3 It is important to note that this assessment was carried out during early spring, and therefore the 'not in leaf' vegetation considerably contributes to the openness of views, 'in leaf' vegetation will contribute to screening, as it will do for approximately seven months of the year between April and November. However, the site is relatively open due to lack of hedgerow and tree cover.

3 SITE CONTEXT

3.1 Overview

3.1.1 This section sets out the context of the site within the surrounding area. It outlines the location, nearby settlements, topography, vegetation cover, existing rights of way, published landscape assessments, landscape and other relevant designations and planning policy, at national and local levels.

3.1.2 Annotated photographs are included throughout the report. The site context and location plan is included as Fig. 1 in section 3.2 'Location and Boundaries' below. Viewpoints are annotated at Fig. 2.

3.1.3 For all quoted distances from the site, unless otherwise stated, the measured distance is the approximate distance in kilometres from the closest boundary of the site compound to the closest boundary of the location being discussed, measured in a straight line.

3.2 Location and Boundaries

3.2.1 The site is located in the county of Norfolk at Grid reference TG 21967 14965, the nearest postcode is NR10 3JB. The site is on the south eastern edge of the village settlement of **Horsham St. Faith (A)**. The site area is built up the north and west, and relatively undeveloped and rural to the east. Further to the south is the Norwich Northern Distributor Road and Norwich International Airport. There are frequent individual farmsteads and small settlements within the surrounding northern landscape and Norwich city is to the south.

3.2.2 The site is located 785m to the east of the A140, which links Norwich to the A47 which links to routes across East Anglia and the A11 to the south which links Norwich to the M25 and London. The mainline railway station is in the centre of Norwich to the south.

3.2.3 The site is within a portion of an irregularly shaped large field enclosure of 14 hectares, Field 1 which is open on its boundaries. The site also includes an irregularly shaped pasture field to the northeast of 1.7 hectares (Field 2) (**Viewpoint a**). There are properties facing the fields from the west and from the north. Arable fields lie to the east and south (**Viewpoint d**).

- 3.2.4 On the northern edge of the site the boundary is open. The pasture field forms most of the boundary and this is enclosed by post and tape and open to the northwest of the arable field. The field edge is banked and raised from road level (**Viewpoint b**).
- 3.2.5 The western boundary of the site is open arable field boundary. The field is slightly raised above the road level. Two mature trees lie upon this edge, an ash and a beech tree. These will be retained in the development (**Viewpoint c**).
- 3.2.6 The south eastern boundary of the site is open, and the boundary of Field 1 is with another arable field. This boundary is marked by early mature trees (**Viewpoint d**).
- 3.2.7 To the east there is an existing boundary to the pasture field (Field 2). The hedgerow is mainly hawthorn however there are long gaps and the hedgerow is becoming defunct in places (**Viewpoint e**).
- 3.2.8 Within the site, Field 1 was freshly ploughed at the time of survey and field 2, divided into smaller paddocks was grazed by horses. There are no other hedgerows or trees of significance than those described. The settlement of **Horsham St. Faith (A)** is to the north and west. The surrounding landscape is medium to large irregularly shaped arable fields. There are regular patches of woodland to the north and a shallow valley of a tributary of the River Bures that flows from west to east.
- 3.2.9 In regards to historical designations, The White House is grade II listed and lies on the western edge on Old Norwich road. There are historical buildings within the village associated with the priory
- 3.2.10 There is currently no formal access point however the site will be accessed from Spixworth Road from the north. The land is classified as Grade 3 'Good to Moderate' under the Agricultural Land Classification (Natural England Agricultural Land Classification website, date accessed 09 March 2020).



Figure 1: Satellite map showing the location of the site outlined in red (based on Google map accessed March 2020).

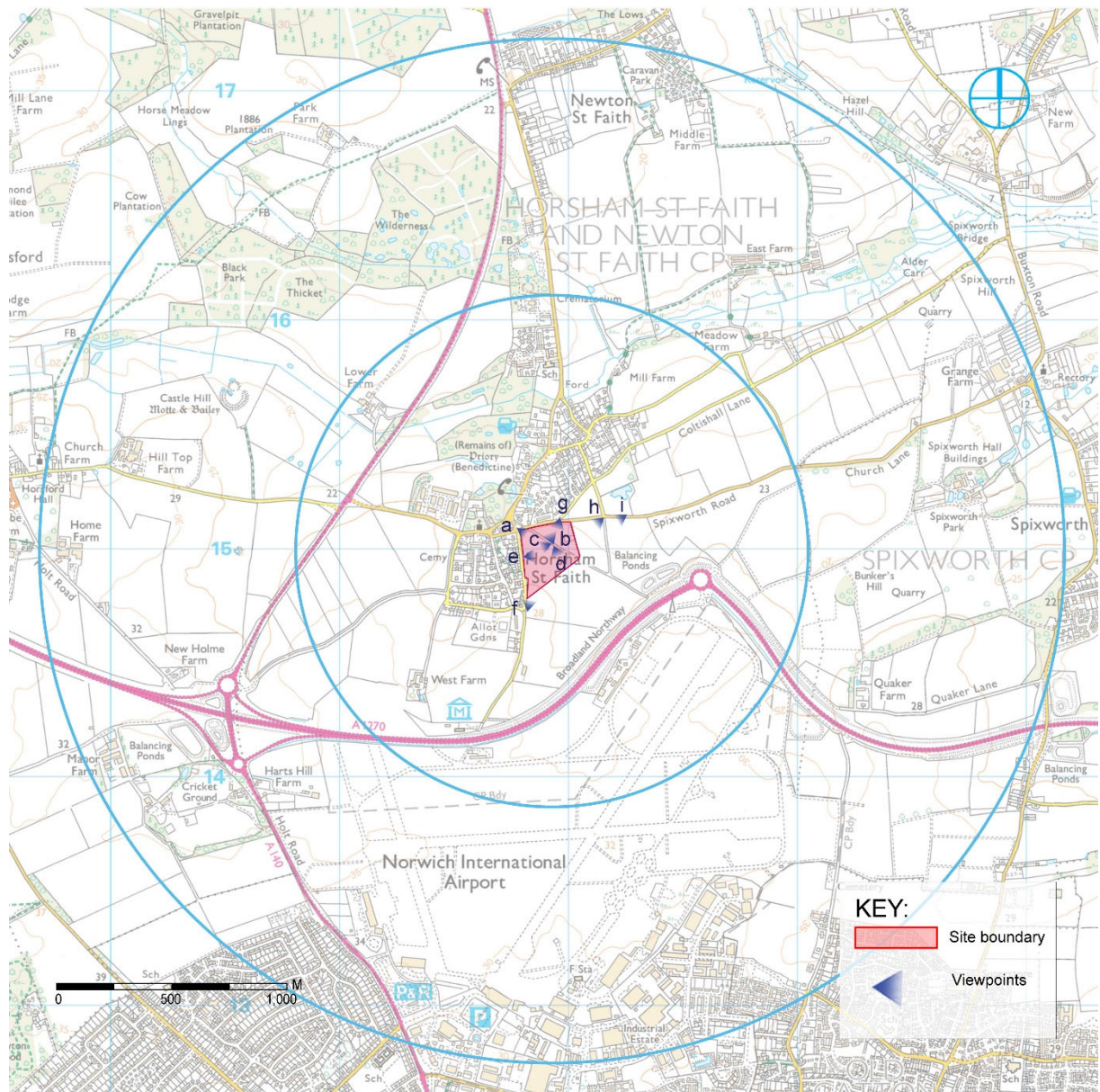


Figure 2: Map showing the locations of viewpoints. (OS Map provided by www.centremaps/live.com at scale 1:25,000)



Viewpoint a: View towards the southeast and the whole site. **Field 1** is a portion of a large arable field bounded by Old Norwich Road to the west and Bullock Hill to the east. **Field 2** is a pasture field subdivided into paddocks and bounded by Bullock Hill to the west and Spixworth Road to the north. The site is very open on its boundaries. Although the views are open to the southeast there are few visual receptors and views are reduced due to the height of landscape bunds to the route of the A1270 Northern Distributor Road for Norwich.

Looking: SE 124°	Approximate elevation: 20m	Approximate distance to site: 20m	Estimated field of View: 90°
Focal length: 50mm	Camera height: 1500mm	Date: 02.03.2020	Time: 11.17



Viewpoint b: View to the west and properties along Old Norwich Road. **The White House (1)**, is the only listed structure with a relationship to the site, and there are views overlooking the southern extent of Field 1. The steeple of **the Church of the Blessed Virgin and St. Stephen (2)** can be seen to the west within the settlement of the village.

Looking: WSW 255°	Approximate elevation: 21m	Approximate distance to site: -	Estimated field of View: 90°
Focal length: 50mm	Camera height: 1500mm	Date: 02.03.2020	Time: 11.24



Viewpoint c: Looking north from Bullock Hill to Spixworth road. views over the site are possible, however the design leaves a landscape buffer between the existing settlement edge and the proposals. View on the allotments to the northeast are more enclosed due to the strong hedgerows around the allotments themselves. Properties along Spixworth Road effectively screen dwellings on Weavers Close and Coltishall Lane within the village to the north.

Looking: NNW 348°	Approximate elevation: 21m	Approximate distance to site: -	Estimated field of View: 90°
Focal length: 50mm	Camera height: 1500mm	Date: 02.03.2020	Time: 11.24



Viewpoint d: View to the south are very open however the landscape bunds to the A1270 limit further views to the airport.

Looking: S 168°	Approximate elevation: 21m	Approximate distance to site: -	Estimated field of View: 90°
Focal length: 50mm	Camera height: 1500mm	Date: 02.03.2020	Time: 11.24



Viewpoint e: View from Old Norwich Road to the east. The field is banked. Views do extend east however the level ground means that tree groups and hedgerows do limit views of low-lying structures.

Looking: ENE 73°	Approximate elevation: 23m	Approximate distance to site: 5m	Estimated field of View: 90°
Focal length: 50mm	Camera height: 1500mm	Date: 02.03.2020	Time: 11.41



Viewpoint f: View from Old Norwich Road looking north. The early mature trees line the southern boundary of Field 1 and hedgerows further south limit views from the road beyond this point.

Looking: N 11°	Approximate elevation: 29m	Approximate distance to site: 10m	Estimated field of View: 70°
Focal length: 50mm	Camera height: 1500mm	Date: 02.03.2020	Time: 11.11



Viewpoint g: View towards the site from the junction of Spixworth Road and Coltishall Lane. The site lies above the road level. Filed 2 is subdivided into paddocks and horses grazed the pasture at the time of survey.

Looking: S 173°	Approximate elevation: 20m	Approximate distance to site: 15m	Estimated field of View: 80°
Focal length: 50mm	Camera height: 1500mm	Date: 02.03.2020	Time: 11.38



Viewpoint h: Approach to **Horsham St. Faith (A)** at junction with Calf Lane. The settlement edge will move for forward in the views however the landscaping scheme will soften the intersection of the settlement and the rural landscape.

Looking: SW 233°	Approximate elevation: 18m	Approximate distance to site: 150m	Estimated field of View: 90°
Focal length: 50mm	Camera height: 1500mm	Date: 02.03.2020	Time: 11.32



Viewpoint i: View towards the site from Spixworth Road in the east. A short section of overgrown hedgerow limits views to the site. However, the current view is of the settlement edge and the character of this view will not change albeit closer to the settlement edge to the north.

Looking: WSW 255°	Approximate elevation: 21m	Approximate distance to site: 420m	Estimated field of View: 70°
Focal length: 50mm	Camera height: 1500mm	Date: 02.03.2020	Time: 11.30

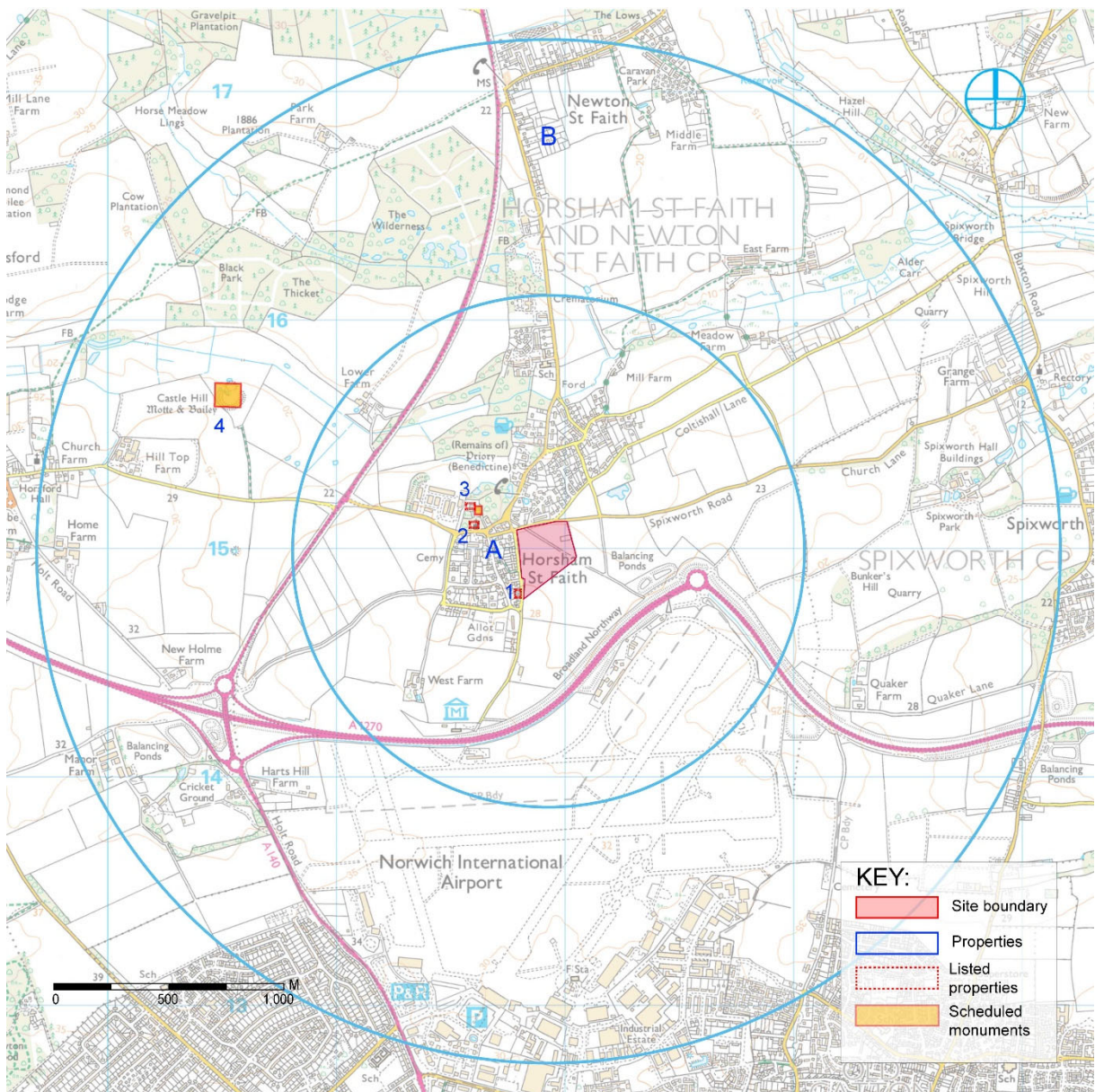


Figure 3: Map showing the locations of settlements and properties. Listed buildings are noted in red, with other noted properties indicated in blue, each numbered. Settlements are denoted by letter (OS Map provided by www.centremaps/live.com at scale 1:25,000).

3.3 Settlement

3.3.1 Distances in this section are approximate. Properties and settlements have been mapped and approximate distances measured from the closest boundary of the site, to the closest development boundary of the village, town, group of properties or property in a straight line unless otherwise stated. The main settlements around the site are marked for completeness.

Figure 3 shows the locations of the settlements (marked with letters), and the dwellings, other properties or groups thereof (marked with numbers).

- 3.3.2 The site is on the south eastern settlement boundary of the village of **Horsham St. Faith (A)**. The village has been subject to 20th century development that has led to infill around road patterns that have not change substantially (British History Online , accessed 09 March 2020). The village a has a shop and Post Office and primary school. Within the village are two grade I buildings, **Church of the Blessed Virgin and St. Stephen (2)** and **The Priory (3)**. Neither site has a visual or landscape relationship to the site due to intervening built and vegetative elements.
- 3.3.3 Properties along Spixworth Road form an effective screen to views further north and a settlement edge to the village (**Viewpoint b**). Properties appear to be late 20th century and mainly detached over two floors, some with integrated garages. To the northwest is the entrance to Weaver's Close, which has been subject to 20th century infill development of bungalows and terraced dwellings over two floors. Coltishall Lane heads northeast from Spixworth Road and again is mainly 20th century development with some earlier properties. Dwellings along Spixworth Road have direct views of the site, which are likely to be from living areas as well as upper floors (**Viewpoint g**). The proposals have been designed to reduce the likely change to visual amenity creating a large public open space which will include informal tree planting. Dwellings are set back from the boundary to soften the edge of the new development and lessen the visual effect.
- 3.3.4 Properties long the Old Norwich Road settlement edge are mainly detached bungalows (**Viewpoint c**). All properties along this boundary appear to be mid to late 20th century apart from structures at **The White House (1)**, which is grade II listed, to the southwest of the proposals (**Viewpoint f**). The proposals are designed to ensure the setting of The White House is retained by introducing an open area of grass and trees directly opposite the listed building (**Viewpoint d**). Other properties are likely to have direct views to the east over the site. These are generally from the ground floor within bungalows and garden vegetation will reduce the completeness of views of the changes on site. The layout has taken care to leave a landscape buffer between the new proposal and existing dwellings to reduce changes to visual amenity. Views reduce rapidly further to the south of the site on Old Norwich Road. Properties tend to be large, detached and set back from the road and enclosed in mature gardens. The large arable field to the south of the site is enclosed in mature hedgerows at this point in the landscape.

- 3.3.5 Approaching the site from the north along Old Norwich Road within the village, views are possible however very limited until adjacent the site at the junction with Spixworth Road (**Viewpoint a**). The corner of Spixworth Road and Old Norwich Road will remain an open space with grass and trees. Further within the village to the north and west views are screens by the existing settlement edge.
- 3.3.6 There are no properties that will be affected along Bullock Hill which terminates at the route of the A1270 to the southeast of the site.
- 3.3.7 Further to the east along Spixworth Road approaching the village views become possible approximately within 500m of the site. Despite the relatively level ground, hedgerows and trees groups do reduce views of the village (**Viewpoint i**). The settlement edge will move to the east and become very apparent adjacent Calf Lane (**Viewpoint h**). However, this is in the context of a landscape view that already has a strong built edge and the landscape proposals will help soften the approach to the village.
- 3.3.8 **Newton St. Faith (B)** lies 1.4km to the north of the **Horsham St. Faith (A)** and the site. The small settlement runs south along Manor Road and ribbon development has reduce the settlement gap between the villages. Due to the level ground, the intervening village and tree lines views are not possible of the site.
- 3.3.9 Other settlements are over 2km from the site are unlikely to have views of the site due to the tree lined fields and carriageways.
- 3.3.10 There are further listed buildings other than those discussed within the wider landscape however there is no visual or landscape relationship with the site to these properties or structures.

3.4 Topography

- 3.4.1 The topography of the immediate area of the site is a gently rolling landscape with few changes in level. To the north between the **Horsham St. Faith (A)** and **Newton St. Faith (B)** is the shallow open valley of a tributary of the River Bure to the east.
- 3.4.2 The site is relatively level at approximately 21m Above Ordnance Datum ("AOD"). There is a rise of 3m from the northern edge at 20m AOD to 23m AOD to the southwestern corner.

3.5 Geology

3.5.1 The bedrock is Wroxham Crag formation – Sand and Gravel and superficial deposits were recorded as Happisburgh Glacigenic Formation - Diamicton (British Geological Survey website, date accessed 09 March 2020).

3.6 Water and drainage

3.6.1 There are no visible water courses or ditches on the boundaries of the site or larger field enclosure.

3.6.2 The site is in Flood Zone 1 (land assessed as having a low probability of flooding) and there is no risk of surface water flooding recorded (Environment Agency website, date accessed 09 March 2020).

3.7 Public Highways

3.7.1 The site is clearly visible from the carriageways Spixworth road and Old Norwich Road. However, the views of the site are not extensive reducing quickly to the south as Old Norwich Road becomes enclosed by hedgerows (**Viewpoint e and f**). To the east, the ground level changes are slight and views along Spixworth Road reduced (**Viewpoint a, g, h and i**). There are open views from Bullock Hill (**Viewpoint b, c and d**) due to the openness of the site however the lane is proposed as a pedestrian/cycleway with landscape buffers.

3.7.2 Calf Lane to the east is a narrow carriageway that links to Bullock Hill to the southeast of the site. The lane is slightly sunken with a hedgerow to the western edge which reduces views to the site. Views are relatively open at the junction with Spixworth Road (**Viewpoint h**).

3.7.3 There are no views from the new route A1270 Northern distributor Road to the south due to the landscape bunds along the route that precludes views from the carriageway.

3.8 Existing rights of way and access land

3.8.1 Figure 4 shows the location of PRowS relevant to the site. There are no strategic nationally recognised long-distance paths within 2km of the site.

3.8.2 In general, the use of the PRowS will vary according to their proximity to a settlement, and then according to the size of that settlement, such that the footpaths closest to the largest

settlements will be those most frequently used. There are few footpaths in the vicinity of the site.

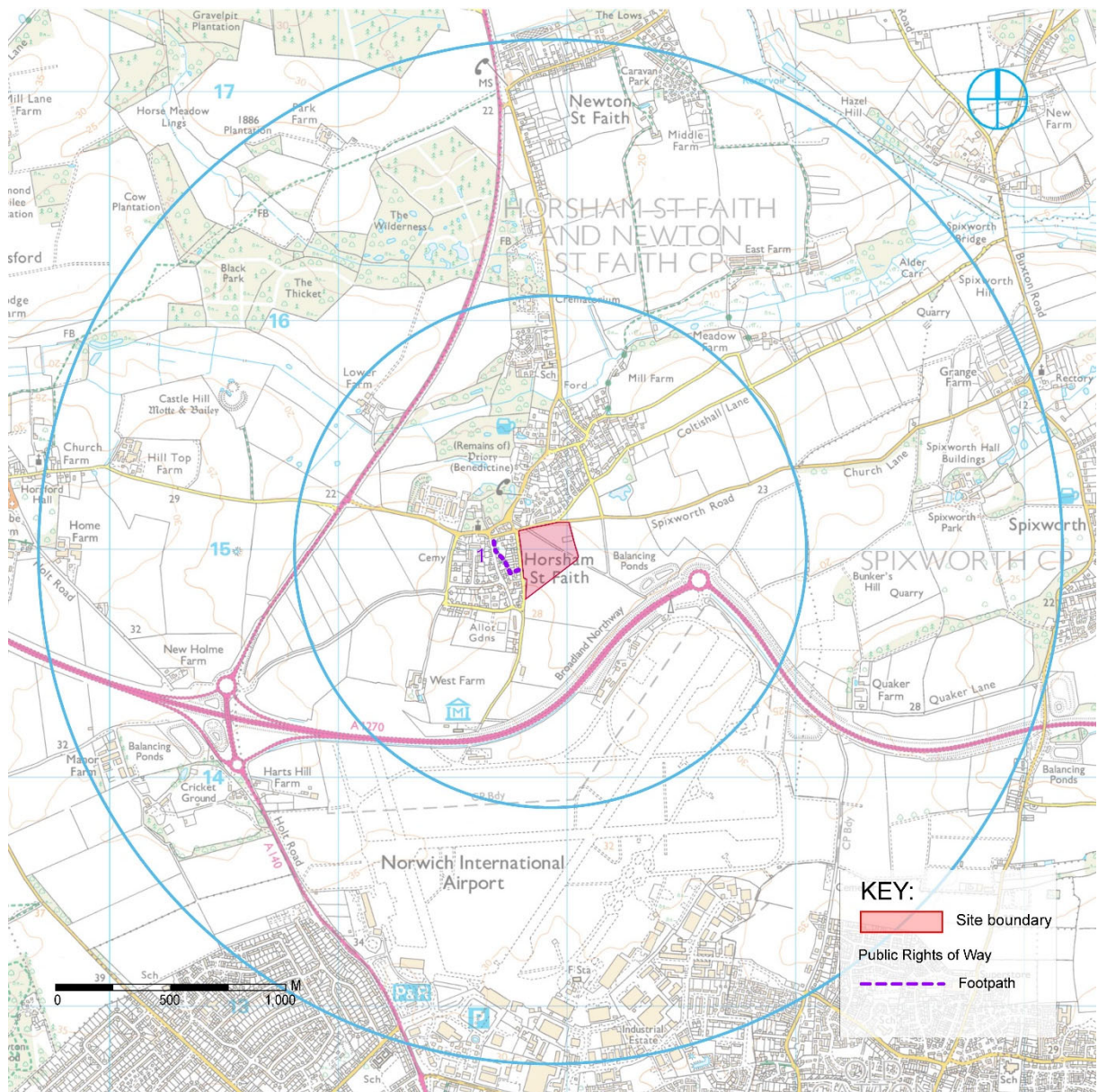


Figure 4: Map showing the locations of relevant PRoWs within 1km of the site (OS Map provided by www.centremapslive.com at scale 1:25,000)

3.8.3 **Footpath 1** ‘The Hill’ is the closest PRoW and the only PRoW near the site, one other footpath is almost 1km to the north. The footpath starts on the western edge of the site on Old Norwich Road and heads northwest between dwellings. There are only views as the footpath emerges onto Old Norwich Road.

3.8.9 Other PRoWs within 2km of the site are not considered likely to have views of the site.

3.9 Landscape and other designations

The proposed site is not within a national landscape designation.

3.10 Sites of Special Scientific Interest (“SSSIs”)

There are no SSSIs within 2km of the site

3.11 Special Area of Conservation (“SACs”)

There are no SACs within 2km of the site.

3.12 National Nature Reserves (“NNR”)

There are no NNRs within 2km of the site.

3.13 County Wildlife Sites (“CWSs”)

According to the Norfolk Biodiversity Information Service website there are four CWSs within 2km of the site, including:

1. **Horsham Meadows**, 500m to the northwest of the site;
2. **Spixworth Bridge Meadows**, 750m northeast of the site;
3. **Black Park and The Thicket**, 1.2km to the north;
4. **The Wilderness**, 1.2km to the north of the site.

3.14 Green Belt

The site is not located in the Green Belt.

3.15 Listed buildings

There are several listed buildings or structures within 2km of the site. However, only one structure has a visual and landscape relationship to the site:

1. **The White House**, grade II listed, on the western edge of the site, list entry no. 1372963, National Grid reference TG 21797 14803.
2. **Church of the Blessed Virgin and St. Stephen (2)**, grade I listed, 155m west of the site, list entry no. 1372959, National Grid reference TG 21602 15089.

3. **The Priory (3)**, grade I listed, 40m southwest of the site, list entry no. 1152454, National Grid reference TG 21597 15176.

3.16 Scheduled Monuments

There are two Scheduled Monument within the 2km of the site:

1. **St. Faith Priory**, 180m northwest of the site, list entry no. 1003933, National Grid reference TG 21621 15173.
2. **Horsford Castle**, 1.3km northwest of the site, 1003998, National Grid reference TG 21621 15173.

3.17 Conservation areas

The Horsham St. Faith Conservation Area boundary is at the junction of Spixworth Road and Old Norwich Road.

3.18 Registered Parks and Gardens

There is no Registered Parks and Gardens within 2km of the site.

4. LANDSCAPE POLICY CONTEXT

4.1 National Planning Policy Framework (“NPPF”), updated July 2018

4.1.1 The National Planning Policy Framework (NPPF 2018) sets out a clear presumption in favour of sustainable development. The framework outlines three mutually dependent dimensions or roles for the planning system:

- Economic - building a strong economy and supporting growth;
- Social - supporting strong, vibrant and healthy communities and creating a well-designed built environment; and
- Environmental - protecting and enhancing our natural, built and historic environment (NPPF 2018: 5).
- Environmental - protecting and enhancing our natural, built and historic environment.

4.1.2 Under the NPPF ‘Conserving and Enhancing the Natural Environment’, the planning system should enhance and protect the natural and local environment by:

- a) *‘protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) *recognising 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;*
- c) *maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) *preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate’ (NPPF 2018: 49).*

4.1.3 The site lies within 'Spixworth Wooded Estatelands' landscape character area, although there are no national landscape designations.

4.2 Broadlands District Council's Core Strategy ("CS 2008")

4.2.1 Core Strategy places the village of Horsham St. Faith in the settlement hierarchy as 'service village' (JCS 2011: 55).

4.2.2 Policy 4 Housing Delivery: *'Allocations will be made to ensure at least 36,820 new homes can be delivered between 2008 and 2026, of which approximately 33,000 will be within the Norwich Policy Area'* (JCS 2011: 41)

4.2.3 Policy 15 Service Villages: *'In each Service Village land will be allocated for small-scale housing development subject to form and character considerations. Small scale employment or service development appropriate to the scale and needs of the village and its immediate surroundings will be encouraged. Existing local shops and services will be protected'* (JCS 2011: 84).

4.2.4 The site is not included in present site allocations for the district council but could contribute to reaching 33,000 new homes by 2026. The site relates well to the settlement of Horsham St. Faith.

4.3 Broadlands District Council's Development Management DPD, August 2015 ("DM 2015")

4.3.1 Policy GC 1 Presumption in Favour of Sustainable Development: The council will take a positive approach to development in line with the national government NPPF. The council will grant planning permission taking into account:

- adverse impact of development outweighs benefits;
- conflicts with other policies (DM 2015: 7).

4.3.2 Policy GC 2 Location of New Development: should be within the settlement limits, outside of this the adverse effects must not outweigh benefits (DM 2015: 8).

4.3.3 Policy GC 4 Design: *'Development will be expected to achieve a high standard of design and avoid any significant detrimental impact. Schemes which are of an innovative nature or which reduce reliance on centralised, non-renewable energy sources will be particularly encouraged. Proposals should pay adequate regard to':*

- *'The environment, character and appearance of an area;*

- *Reinforcing local distinctiveness through careful consideration of the treatment of space throughout the development, the appearance of new development, the scale of new development and landscaping;*
- *Meeting the reasonable amenity needs of all potential future occupiers;*
- *Considering the impact upon the amenity of existing properties;*
- *Making efficient use of land and resources;*
- *Being accessible to all via sustainable means including public transport;*
- *Creating safe environments addressing crime prevention and community safety;*
- *Incorporating appropriate infrastructure linking to the surrounding area;*
- *The creation of sustainable, inclusive and mixed communities; and*
- *Minimising resource and energy consumption and how it is located and designed to withstand the longer-term impacts of climate change’ (DM 2015: 10).*

4.3.4 Policy EN 1 Biodiversity and Habitat: *‘Development proposals will be expected to protect and enhance the biodiversity of the district, avoid fragmentation of habitats, and support the delivery of a co-ordinated green infrastructure network throughout the district. Where harmful impacts may occur, it should be adequately demonstrated that:*

- *The development cannot be located where it would cause less or no harm; and*
- *That adequate mitigation is incorporated, including specific mitigation requirements to address impacts upon international wildlife sites (Natura 2000 sites); and*
- *That the benefits of the development clearly outweigh the impacts’ (DM 2015: 15).*

4.3.5 Policy EN 2 Landscape: *‘In order to protect the character of the area, development proposals should have regard to the Landscape Character Assessment SPD and, in particular, consider any impact upon as well as seek to protect and enhance where appropriate:*

- *Gaps between settlements;*
- *Visually sensitive skylines, hillsides and valley sides and important views including the setting of the Broads Area;*
- *Nocturnal character;*
- *Conservation Areas;*
- *Scheduled Ancient Monuments; and*
- *Historic Parks and Gardens; and*
- *Green spaces including natural and semi-natural features as well as geological / geomorphological features which make a significant contribution towards defining the character of an area’ (DM 2015: 18).*

- 4.3.6 The proposal for housing is in a location that relates well to the settlement of Horsham St. Faith. The site offers the possibility of creating a new public open space (“POS”) within the housing development itself and as buffers to existing settlement edge. The proposals should include a landscaping scheme that reflects locally occurring native species planting and screening for those properties most affected by the change in land use.
- 4.3.7 There are no local, regional or national designations that are likely to be affected by the proposals. There may be a small increase in visitors to local nature reserves. The proposals are not perceptible from most of the village or PRowS, only views from properties long the southern edge of Spixworth Road and eastern edge of Old Norwich Road will be affected. Mitigation planting of new trees and hedgerows can reduce the effect on private views from surrounding properties. There will be no joining or settlements, effect on the setting of listed structures or distraction from the character of the village set around the heath.

4.4 **Published Landscape Character Assessments/ Landscape Effects**

4.4.1 **National Character Areas**

- 4.4.2 The site is located within the **National Character Area Profile: 78 Central North Norfolk (“NCA 78”)**. The landscape of NCA 78 is described as a gently undulating landscape that stretches from the coast and the Cromer Ridge to the south and northern Norwich. Largely agricultural, the area is a patchwork of irregular arable fields, woodland, remnant heath and pasture along water courses. Additionally, *‘patchwork of cultivated land, numerous church spires, distant wooded horizons and big skies dominates the landscape’* and *‘a predominately tranquil place, with isolated market towns and scattered villages and farmhouses, their red brick, flint walls and pantile roofs an intrinsic and important component of Norfolk’s built character’* (NCA 78: 3). Key characteristics of local distinctiveness are *‘gently undulating, sometimes flat, landscape dissected by river valleys, with the glacial landform of the Cromer Ridge; Gravels, sands, chalk erratics and glacial till left behind by the retreating ice of Pleistocene glaciations, and the resulting complexity of soils, determine natural vegetation patterns; Underlying chalk aquifer, small fast-flowing chalk rivers and biodiversity rich, wide, lush river valleys with wooded valley slopes, including the internationally important chalk-fed River Wensum; Tranquil agricultural landscape with extensive areas of arable land, dominated by cereals with break-cropping of sugar beet and oilseed rape, and some pastures along valley floors; Ancient countryside, much of it enclosed by the 16th century, with a sporadically rationalised patchwork field system, sinuous lanes and mixed hedges with hedgerow oaks; Relatively well-wooded landscape, with ancient*

oak and beech woodland Coherent vernacular architecture – marked by distinctive red brick and flint buildings with pantiled roofs, much dating from the 17th and 18th centuries with some earlier timber frame; A mix of villages and many farmhouses within a complex minor road network’; and, ‘Dense network of public rights of way’ (NCA 78: 6).

4.4.3 Identified environmental opportunities relevant to the site includes:

- *‘Maintain, enhance and restore priority habitats, including woodlands, areas of remnant heathland, and the nationally’ and*
- *‘Conserve and enhance the historic character of the area while affording protection to heritage assets, biodiversity, geodiversity and water resources’ (NCA 78: 4).*

4.4.4 Key habitats:

Heathland, valley mires, woodland; wet woodland, improved grassland; soft cliff; cliff grassland; and arable land (NCA 78: 25).

4.4.5 Settlement:

Settlement pattern is described as having few towns and numerous nucleated large villages, the largest settlement is the city of Norwich (NCA 78: 26).

4.4.6 Historic features:

Historically the character area reflects the various soils leading to diverse habitat and land use. Medieval sheep grazing was the dominant land use with subsequent enclosures leading to agricultural diversity and an increase in arable farming (NCA 78: 10-12).

4.5 Broadlands District Council Landscape Character Assessment 2008 (“LCA”) updated 2013

4.5.1 The Broadlands District Council’s Landscape Character Assessment SPD was adopted in September 2013 (LCA 2013) and places the site in the character type ‘Wooded Estatelands’ and the character area ‘Spixworth Wooded Estatelands’.

4.5.2 The key characteristics of Wooded Estatelands are:

- *‘A pattern of small manor houses, isolated halls and larger estates, with associated parkland extending across much of the area:*
- *These buildings impart a strongly ordered and human influence over the surrounding landscape;*
- *Numerous copses, woodlands and small plantations associated with these estates, punctuating a landscape of underlying predominantly arable farmland;*

- *Settlements have many historic buildings associated with them and a strong local vernacular;*
- *Strong historic dimension throughout the landscape;*
- *Woodland provides a sense of enclosure;*
- *Underlain by a mixed geology of Till, with loams and pebbly soils (LCA 2008: 80).*

4.5.3 The visual characteristics are:

- *'gently rolling landscape of predominantly arable farmland';*
- *'numerous copses, woodlands and small plantations provide a sense of enclosure, as well as being points of visual focus within views across the farmland. There is a striking settlement pattern of small manor houses, isolated halls and larger estates. Large historic halls are dominant landscape features, often with associated parkland and designed'*
- *landscapes, which contrast with the adjacent farmed landscapes. network of minor and major roads cut across and link small villages'.....' influence of the urban edge of Norwich is also quite strong towards the south'.....' is generally a predominantly rural character and associated strong sense of tranquillity throughout most of this landscape. Views across this landscape are restricted in places by the pockets of woodland. In other places, however, long views across gently rolling farmland can be gained' (LCA 2008: 81).*

4.5.4 The ecology features are:

- *'Extensive areas of woodland and shelterbelts associated with large estates*
- *Small copses of woodland near river valleys*
- *Unimproved valley meadow*
- *Fen*
- *Damp neutral grassland*
- *Hedgerow network*
- *Treebelts and clumps of mature trees' (LCA 2008: 83).*

4.5.5 The inherent sensitivities of the landscape character area Spixworth Wooded farmland are:

- *'Mature landscape structure in eastern parts, including large blocks of woodland (including coniferous plantations), tree belts, copses of mature trees, remnant hedge*

boundaries and hedgerow trees, and parkland trees associated with large houses and halls.

- *High landscape and recreational value associated with mature woodland; in particular the woodland located in eastern parts on the settlement edge of Norwich.*
- *Forms an important landscape setting to the city of Norwich.*
- *Landscape setting of villages.*
- *Landscape setting of historic houses and halls.*
- *Open skyline in western parts' (LCA 2008: 91).*

4.5.6 Landscape planning guidelines include:

- *Seek to conserve the predominantly rural character of the area;*
- *Seek to conserve and enhance the diversity of landscape structure within the area, including the patchwork of woodland and farmland with a recognisable hedgerow structure;*
- *Seek opportunities for the restoration of fragmented hedgerows;*
- *Seek to conserve the setting of historic houses, halls and parkland;*
- *Ensure that any new development responds to historic settlement pattern and is well integrated into the surrounding landscape;*
- *Conserve the landscape setting of villages, such as Horsham Saint Faith and Spixworth*
- *Seek to maintain greenspace between the edges of Norwich urban area and adjacent villages;*
- *Seek to conserve and enhance the landscape setting of Norwich and seek to screen (where possible) existing and potential harsh settlement edges;*
- *Seek to maintain and enhance copses of mature trees and existing robust hedgerows. (LCA 2008: 91).*

4.5.7 The proposals includes a layout that provides additional informal public open space for the village. Due to the existing settlement edge along the northern and western boundaries of the site the proposals are enclosed, and the scheme does not extend the built-up edge of the village into the countryside. The landscaping on the southern and eastern boundaries provides a soft vegetated interface with the rural surrounds and restores and replaces hedgerow structures. The green gap with Norwich is retained.

4.6 Summary of site context

- 4.6.1 The proposed site is enclosed by residences to the north and west and is open to the south and east. The interior of the site is relatively level and consists of a pasture field of 1.7 hectares and a portion of a large arable field of 14 hectares.
- 4.6.2 The site is on the south eastern settlement boundary of **Horsham St. Faith (A)**. There is one listed structure with a visual relationship to the site **The White House (1)** however the properties to the north and west do have a visual relationship to the site.
- 4.6.3 The topography within the site is relatively flat, within a landscape that is gently rolling with a fall to the valley in the north.
- 4.6.4 No PRoWs are affected by the proposals however there are views from 'The Hill' footpath as it emerges onto Old Norwich Road.
- 4.6.5 Published Landscape Character Assessments include the National Character Assessment by Natural England, which places the proposed site in NCA 78: **Central North Norfolk**. The character of the landscape of the study area was assessed in the Broadlands District Council's Landscape Character Assessment (2008). This places the proposed site in 'Spixworth Wooded Estatelands' character area.

5 DESCRIPTION OF DEVELOPMENT

5.1.1 The proposed 6 hectare development is at outline stage and the layout will be informed by this report. Access is from proposed from Spixworth Road on the northern boundary. The site occupies the northern portion of the arable field (Field 1) and the pasture field (Field 2).

5.1.2 The development will consist of approximately sixty homes, a mixture of detached, semi-detached and terraced dwellings with detached garages or off-street parking. The main access road will head southwest and cross Bullock Hill with five spurs accessing the groups of dwellings. The layout is deliberately low density with deep landscape buffers responding to the interface of the settlement and rural landscape. The design has also avoided creating a built edge in existing views from properties to the north and west and has a soft landscaped open area adjacent the listed property **The White House (1)**. An open village green will be created at the junction of old Norwich Road and Spixworth Road.

5.1.3 All boundaries will retain current vegetation which is limited and consists of two mature trees and a defunct hedgerow. This will be reinforced by new planting of native species trees and hedgerows whilst retaining some views to the south and east.

5.1.4 It is proposed that Bullock Hill becomes a pedestrian/cycleway between Calf Lane and Spixworth Road preserving historical routes and field boundaries.

5.2 Mitigation

5.2.1 Mitigation is defined as the 'measures proposed to prevent, reduce and where possible offset any significant adverse effects (or to avoid, reduce and if possible remedy identified effects), including landscape and visual effects' (GLVIA3: 41).

5.2.2 It is recommended that no dwellings are built over more than two floors.

5.3 Proposals for new landscape planting:

5.3.1 Tree lines are recommended to reduce visual impact of the proposals. This includes a tree and hedgerow line on the boundaries of the development area to break up the effect of new built elements on views from the north and west. The eastern boundary has a poorly structured hedgerow, and this should be reinforced with new hedgerow plants.

- 5.3.2 The public open spaces on should be informally landscaped with tree groups and meadow grass however a community orchard would be appropriate in this agricultural location. Attenuation ponds will be included in the open spaces. This and additional planting will lead to an increase in biological and structural diversity on site.
- 5.3.3 Standard tree planting of oak (*Quercus robur*) and beech (*Fagus sylvatica*) in open areas away from structures. More intimate planting of birch (*Betula pendula*), Scots pine (*Pinus sylvestris*) and field maple (*Acer campestre*) is recommended in groups to creates informal stands of trees.
- 5.3.4 Hedgerows are recommended along the boundaries and should include species to reflect species within existing hedgerows, including hawthorn (*Crataegus monogyna*), hazel (*Corylus avellana*), blackthorn (*Prunus spinosa*) and dog-rose (*Rosa canina*). Plants should be double staggered with no fewer than eight plants per linear metre and be grown to minimum 1.2m winter height.
- 5.3.5 No permanent external night lighting should be used and lighting for the chalets should be timed, down lit and follow the Bat Conservation Trust Guidelines and the CIE 150:2003 Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations to avoid effects on night skies.

5.4 Assessment of Landscape and Visual Effects on the Site and its Environs: Construction Stage

- 5.4.1 It is recommended that existing and retained boundary vegetation be protected in accordance with “Trees in relation to design, demolition and construction – Recommendations” (BS5837:2012).
- 5.4.2 During installation of the proposals, the potential area from where the development would be visible would be slightly greater than the existing and operational zone. Use of construction lorries, cranes and other plant and equipment will be minimal, and will be contained to the site. Given the existing context it is considered that the effects during implementation would be moderate to existing visual receptors.

5.5 Assessment of Landscape and Visual Effects on the Site and its Environs: Operational Stage

- 5.5.1 Little effect on visual amenity is likely to be experienced by residents other than those described and beyond the properties loan Spixworth road and Old Norwich Road adjacent the site. Within **Horsham St. Faith (A)** due to built and vegetative elements no views are possible however road users will experience a change in the character of the site travelling east.

5.5.2 No footpaths will experience change to the existing view.

5.5.3 The proposals would see a long-term extension of the settlement edge of **Horsham St. Faith (A)** however there will no coalescing of settlements or intrusion on the green gap around the city of Norwich to the south.

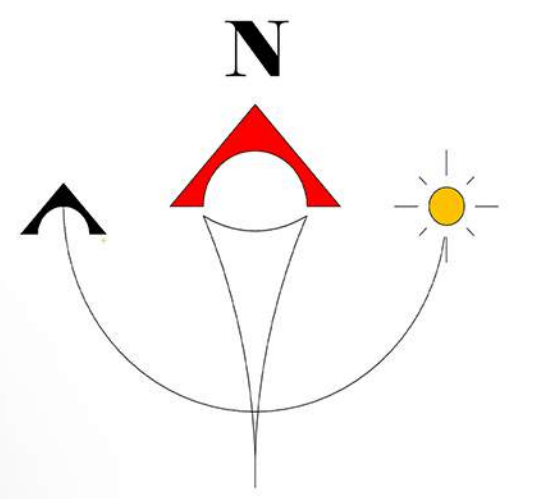
6 CONCLUSIONS

- 6.1 Based on an assessment of the landscape character area of the application site and its surroundings using the Broadlands District Council's Landscape Character Assessment, and regional, and local classifications and field study, the area is judged as able to accommodate the proposed change.
- 6.2 The landscape elements present on the proposed site are likely to change in character due to the introduction of new built elements however if care is taken to retain and enhance vegetation the wider character area will not be unduly changed by the development. There will be an introduction of new landscape elements in the form of built elements to the immediate site. The new man-made elements will not be visible beyond the immediate neighbouring properties. The proposals will not change the overall rural character of the area if the density of buildings matches those in existence. The change for the site will be the loss of a small pasture field, and partial loss of an open arable field and the introduction of a housing estate within a managed landscape.
- 6.3 The site is within the Broadlands District Council's LCA's character area 'Spixworth Wooded Estatelands', where the landscape concerns relevant to the site are '*conserve the predominantly rural character of the area*', '*conserve and enhance the diversity of landscape structure*', '*restoration of fragmented hedgerows*', '*Ensure that any new development responds to historic settlement pattern and is well integrated into the surrounding landscape*', and '*Conserve the landscape setting of villages, such as Horsham Saint Faith and Spixworth*'. The proposals will introduce structures that relate well to neighbouring settlement edge whilst softening the that edge with new hedgerows and tree groups.
- 6.4 It is judged that there would be a low level of change to the receiving landscape character beyond the site boundaries. This judgement is based on the strength of local vegetation cover, reduce views in a rolling landscape, limited by the size and height of the development retaining the landscape character of settlement edge in a rural landscape. Hedgerows and trees will be retained and enhanced, therefore adding to the quality of the wider landscape character.
- 6.5 The greatest effect on visual amenity is likely to be experienced immediately adjacent to the site only. Any more distant views of the proposed development beyond this are limited and if experienced, will be in the context of the existing settlement edge. It is therefore considered that

there is little potential for the development to result in any significant effects on visual receptors beyond the immediate site boundaries.

- 6.6 Footpaths within the wider landscape are not affected.
- 6.7 The proposed mitigation planting is designed to mitigate the visual effects of the proposals with a secondary benefit of strengthening the biodiversity of the site. The proposals are as follows:
- Tree lines, groups and hedgerows to the site boundaries;
 - Locally occurring native tree groups to open spaces;
 - Meadow grass planting to open space.
- 6.8 The new landscape features within the site will benefit from detailed landscaping proposals and an agreed programme of management, which would help to ensure their long-term viability within the landscape.
- 6.9 Due the low density of the proposals to be accommodated and the existing, enclosed settlement edge, the landscape and visual effects of the proposal are considered to be acceptable.

Appendix 1

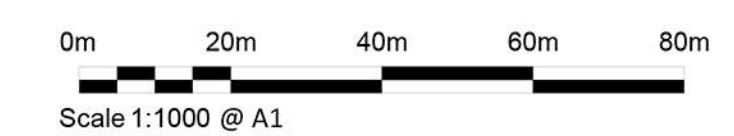


Total 60 Units



P5 - 10.3.20 - Amendments to driveways/paths
 P4 - 24.2.20 - Redline and layout changes
 P3 - 12.9.19 - Amendments to road layout and units
 P2 - 9.7.19 - Minor Amendments
 P1 - 2.7.19 - First Issue
 Land off Spixworth Road, Horsham St Faith
 Site Plan
 122-19-0100_P5
 2nd July 2019

WT Design Ltd
 Architectural Consultants



Appendix 2

Methods for Visualisations

Introduction

The photomontage methodology conforms to the latest Landscape Institute (LI) Advice Note 01/11 for Photography and photomontage in landscape and visual impact assessment. This document outlines the process by which all photomontage images have been produced.

Data Collection

The viewpoints for photomontage are selected by a Landscape Architect and agreed with the appropriate local authority prior to submission. Consideration to safety and legal access is also given when electing the viewpoint positions for the photomontages. The team conducting the site-work consists of both a photographer and a surveyor who will be responsible for the entire process from image capture to final photomontage. When collecting visual data, relevant control points within the photo are surveyed to a high level of accuracy to ensure that the proposed development accurately correlates to the photo.

Equipment

Relevant camera settings such as focal point are also noted in the document. These settings are selected in accordance with the LI guidance and are set for the conditions at the time of the photo. When appropriate, surveying equipment is used to establish the position of the photo.

Image Processing

Each panoramic image is produced by the stitching together of a number of individual photographs using industry standard software. The images are then individually checked to ensure both that the original photographic quality is maintained and that the resulting image is clear and realistically stitched together. An overlap of 30% is applied for each image.

Photomontage

Industry standard image-handling software is used to produce the final photomontage image. The stitched image is the base for the photomontage viewpoint, with additional images captured from the survey or previous surveys introduced where relevant. As per the LI Advice Note, the photomontage

composition process includes the digital manipulation of these images. Final images are saved as .jpg format.

Presentation

Industry standard drafting software is used to produce the final deliverable drawing. Both existing and proposed images are shown at the same size and scale, with all required details displayed in the title block of the drawing.

APPENDIX 3

Data sources:

Accessed between 01.03.2020 and 10.03.2020

An Approach to Landscape Character Assessment:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/396192/landscape-character-assessment.pdf

Bing maps: <https://www.bing.com/maps>

British History Online: <https://www.british-history.ac.uk/os-1-to-10560/norfolk/051/se>

British Standards: BS5837:12 Trees in relation to design, Demolition and Construction – Recommendations BSI Standards Ltd April 2012

Biodiversity 2020,

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf

British Geological Survey: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

Broadlands District Council:

Joint Core Strategy March 2011, amended January 2014 (JCS 2011)

https://www.broadland.gov.uk/downloads/download/159/current_local_plan_-_joint_core_strategy

Development Management DPD Adopted:

https://www.broadland.gov.uk/downloads/file/1118/development_management_dpd_adopted

Development Management DPD Policies Map Part 1:

https://www.broadland.gov.uk/downloads/file/1210/development_management_dpd_policies_map_part_1

Landscape Character Assessment, September 2013:

https://www.broadland.gov.uk/downloads/download/167/landscape_character_assessment_supplementary_planning_document_spd

Site Allocations DPD, 2016:

English Heritage listed buildings entries: <http://list.english-heritage.org.uk/results.aspx>

Environment Agency Flood Map for Planning: <https://flood-map-for-planning.service.gov.uk/summary?easting=594395&northing=218870>

Google earth

Landscape Institute and the Institute of Environmental Management and Assessment, 2013. *Guidelines for Landscape and Visual Impact Assessment*. Abingdon, Oxon: Routledge

Landscape Institute website: *Photography and photomontage in landscape and visual impact assessment* -Landscape Institute Advice Note 01/11 – 2011

Listed buildings: <http://www.britishlistedbuildings.co.uk/map>

Magic Map: <http://www.magic.gov.uk/MagicMap.aspx>

National Planning Policy Framework: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Natural England Publications:

NCA Profile: 78 Central North Norfolk

<http://publications.naturalengland.org.uk/publication/6232246738485248?category=587130>

Agricultural Land Classification Map Eastern Region:

<http://publications.naturalengland.org.uk/publication/127056?category=5954148537204736>

Norfolk Biological Information Service: <http://www.nbis.org.uk/local-sites-2018-update>