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LANDSCAPE AND VISUAL APPRAISAL – NEATHERD MOOR, EAST DEREHAM, NORWICH
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1.0 INTRODUCTION

1.1 James Blake Associates has been instructed by Taylor Wimpey Strategic Land to prepare an appraisal to identify the potential landscape and visual constraints and opportunities for land at Neatherd Moor, East Dereham in Norwich. This report reviews information regarding the site and its surrounding area to develop a landscape-led strategy that will be used to confirm the suitability of the site for residential development and to establish the site masterplan.

1.2 For the purpose of this overview a desktop study of planning policy and landscape character as well as a site and visual survey has been undertaken. The findings summarised within this report are illustrated by the accompanying figures.

1.3 This report is an appraisal of the key opportunities and constraints, with regards to the site, to inform a Landscape Masterplan and whilst it is mindful of the Guidelines for Landscape and Visual Impact Assessment (GLVIA) Third Edition 2013 published by the Landscape Institute and the Institute of Environmental Management and Assessment, it should not be considered to be a full Landscape and Visual Impact Assessment.

2.0 SITE DESCRIPTION

2.1 The town of Dereham sits within the heart of Norfolk. It is 15 miles west of Norwich, north of the A47, and has good links with other towns in the county. The town is part of Breckland District Council. The District also includes the towns of Thetford, Swaffham and Wayland.

2.2 The population of Dereham currently stands at approximately 20,000.

2.3 The site lies just off the northern side of the A47 to the east of the town. It is fringed by residential housing to the south with agricultural fields to the north. To the west lies Neatherd Moor, comprising parkland, grazed pastures, scattered trees and an area of woodland, through which, established footpaths link the site to Neatherd High School, one of the main secondary schools in the area. Adjacent to the east is an existing development currently undergoing construction.

2.4 The site covers a total area of 3.8 hectares (9.39 acres) and currently comprises two separate arable fields. Native hedgerows and mature trees form the majority of the field boundaries.

2.5 The area of land within the site is relatively flat rising up beyond the northern boundary towards Dereham Hospital and the water tower to the north-west. Land south of the A47 slopes down towards the River Taw. The eastern and western fields are currently being used for arable farming. The farm cottage and main buildings lie outside the site boundary, although there are several small abandoned outbuildings south of the grassland field.
3.0 POLICY OPPORTUNITIES AND CONSTRAINTS

National Planning Policy Framework

3.1 The National Planning Policy Framework (NPPF), published on 27 March 2012, sets out the national planning policies for England and how these are expected to be applied. This includes an emphasis on a variety of high quality homes to maintain or enhance the vitality of the rural community, whilst providing a balance between the protection and enhancement of the natural and local environment to manage networks of green infrastructure, with the desirability of new development making a positive contribution to local character and distinctiveness, drawing on the contribution made by the natural environment to the character of the place.

3.2 The Core Strategy, adopted in 2009, outlines the vision and overall objectives for development in Breckland up to 2026 and sets out where new housing and other development should be focussed. The Site Specifics Policies and Proposals DPD, adopted in early 2012, allocates areas of land for different uses to deliver the requirements of the Breckland Core Strategy and thus meet the development needs of the District up to 2026.

Core Strategy and Development Policies DPD

3.3 The Core Strategy element of the DPD is central to achieving the above aims and provides the long-term vision for the District to 2026. The document describes pressures that exist within the district:

‘A key issue and challenge within Breckland is to find sufficient land and sustainable opportunities to ensure the delivery of the level of jobs and housing that is required by the East of England Plan and maintain a 15 year land supply required by Planning Policy Statement 3 (PPS3). Breckland needs 12,000 net new homes to be provided, of which at least a third will be affordable housing, within the plan period up to 2026. These homes will need to have first-class access to services, local facilities and open space in order to create and maintain inclusive communities.’

3.4 Policy CP6, Green Infrastructure refers to open space provision and design and linkages:

‘Through its layout and design, new development should respond to the location of existing green infrastructure and should support appropriate uses and functions. Through the Development Control process where it is considered that the development will have a detrimental effect on the quantum or function of existing green infrastructure then the development will not be permitted unless replacement provision is made that is considered to be of equal or greater value than that which will be lost through development.

In enhancing existing green infrastructure, development should seek to provide physical/functional linkages between different elements of green infrastructure, and introduce an appropriate multi-functional use of spaces and linkages. This may be achieved in part through the improvement of the function of existing green infrastructure.’

3.5 Policy CP 11, Protection and Enhancement of the Landscape states the following:

‘The Council expects all development within the District to be of the highest design quality in terms of both architecture and landscape. It should have regard to good practice in urban design and fully consider the context within which it sits. It should embrace opportunities to enhance the character and appearance of an area and contribute to creating a sense of local distinctiveness.’

3.6 The Dereham Proposals Map (adopted January 2012) shows that the application site is not situated within any landscape designations, but Policy CP 11 and CP 6 describes the importance of the design of the development layout, architecture and landscape.

3.7 Policy DC 12, Trees and Landscape describes the need to retain existing trees and hedgerows where possible. Where losses occur replacements should be provided:

‘Any development that would result in the loss of, or the deterioration in the quality of an important natural feature(s), including protected trees and hedgerows will not normally be permitted. In exceptional circumstances where the benefit of development is considered to outweigh the benefit of preserving natural features, development will be permitted subject to adequate compensatory provision being made. The retention of trees, hedgerows and other natural features in situ will always be preferable. Where the loss of such features is unavoidable, replacement provision should be of a commensurate value to that which is lost.’

Site Allocations DPD

3.8 The Adopted Site Specific Policies and Proposals Development Plan Document (adopted January 2012) describes the need for housing and how this will be planned and distributed within the district. Dereham is described as follows:

‘Dereham is identified in the Breckland Core Strategy as a Market Town which will see moderate levels of growth over the period to 2026. The
town will provide an additional 1,971 new homes over the plan period, and approximately 5-10 hectares of employment land plus additional retail floorspace. Of the 2,010 new homes, 1,476 already have the benefit of planning permission or have been completed at 31st March 2010. Therefore, as per the Core Strategy land for an additional 600 homes is to be allocated in the period up to 2026.'

3.9 The application site is not allocated within the SHLAA, but the neighbouring area (to the east), which is now being developed is listed. The reference is D24 and it describes the landscape as having a ‘high sensitivity to change’. ‘Landscape impact is a significant issue; however, as the site is adjacent to the built up area of Dereham it is not considered so severe as to bring into question the developability of the site for the purposes of this assessment.’ This description implies that this area in general is deemed acceptable for development due to its location next to the edge of Dereham.

New Local Plan

3.10 The Council is now working on reviewing its current plans and policies for the District and working towards the production of a new single ‘Local Plan’. There are three main reasons for moving to a new single Local Plan:

- the regulations relating to the planning system have changed;
- parts of the current strategy are becoming dated (the Core Strategy is over 3 years old); and
- it is a different economic climate now than when the previous Strategy was produced in the years leading up to 2009, when the Core Strategy was adopted.

3.11 The Issues and Options Local Plan are now within the consultation period. It makes reference to the NPPF and reiterates the need to retain and enhance the landscape character and preserve existing landscape features.
4.0 LANDSCAPE CHARACTER

4.1 Landscape character is defined as a distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. Patterns in the landscape, activity or tranquillity, heritage and cultural associations, vegetation, land use and connectivity combine together to create landscape character. It is important this is considered so that an understanding of the site and its surroundings can achieved.

Existing Landscape Character Assessments

4.2 At the national scale Natural England has prepared a map of England setting out National Character Areas (NCA’s). Within each identified NCA, the landscape exhibits similar character. Dereham lies in the centre of Mid Norfolk NCA 84. The description of JCA 84 is amalgamated with NCA 78 North Norfolk (see extract of the Character of England Map in Figure 1).

4.3 Key characteristics of NCA 84 are:
- Broadly flat, glacial till plateau dissected by river valleys which create a more intricate landscape to the west of Norwich;
- Chalk bedrock overlain by gravel, sands and glacial till left behind by the retreating ice of Anglian glaciations, and the resulting complexity of soils, determine natural vegetation patterns;
- Underlying chalk aquifer, small, fast-flowing chalk streams and biodiversity-rich, wide, lusher 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 in the 14th century, with a sporadically rationalised patchwork field system, sinuous lanes and mixed hedges with hedgerow oaks;
- Largely fragmented, isolated mixed deciduous and pasture woodlands, with a notable area of ancient woodland at Foxley Wood;
- Important alkaline valley fen communities and areas of remnant heathland;
- Large number of 18th-century estates with their associated parkland, and a great density and stylistic variety of churches which are prominent features in the landscape;
- 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 – is an inherent component of the area’s character;
- A mix of villages and many isolated farmsteads within a complex minor road network, with a traditional pattern of market towns connected by main roads, and the city of Norwich providing a centre for cultural and economic activity; and,
- Dense network of public rights of way including bridleways and the Peddars Way and Norfolk Coast Path National Trail.

4.4 In considering landscape character, the town is bordered by two landscape character types spread over five areas as identified in the Breckland Landscape Character Assessment settlement fringe study. The majority of the town is classified as being at a moderate-high sensitivity to built development, with an area to the south east of the town (Old Hall tributary Farmland) identified as moderate sensitivity to built development. Dereham also has a number of important green corridors that run through a number of areas of the town linking key areas of importance, particularly for biodiversity and these have been highlighted in the Dereham Green Infrastructure Study.

4.5 A Landscape Character Assessment for Breckland District (adopted May 2007). The assessment defines three main Landscape Types (LT) surrounding Dereham:
- A. River Valleys: A4 River Wensum and Blackwater;
- B. Settled Tributary Farmland: B6 River Wensum and Tud Tributary Farmland; and,
- E. Plateau Farmland: E8 Dereham Plateau.

4.6 The site lies within E8 (Dereham Plateau) bordering B6 (River Wensum and Tud Tributary Farmland) to the east. The key characteristics of Landscape Type E (Plateau Farmland) are:
- Lies to the north east of Dereham rising above the 50m contour;
- Soils/geology are defined by glacial deposits of boulder clay;
- Land use predominately arable tarmland;
- Fields bordered by occasional hedgerows;
- Smaller gappy native hedgerows within the fields occur often as drainage routes;
- Larger broad leaved tree belts aligning tributary roads and streams; and,
- Flat landscape with tunnelled views capturing key focal points such as churches, pylons and water towers.

4.7 The key characteristics of Landscape Type B (Settled Tributary Farmland) are:
- Farmland makes up the surrounding areas around Dereham below the 40/50m contour;
4.8 The key characteristics of Landscape Type A (River Valleys) are:

- The River Wensum creating a river valley in the north and the River Tud making up the river valley to the east;
- Geology comprises of Underlain Chalk dominated by drift deposits of Silty clay, Sand and Gravel;
- Land use is dominated by arable farming

Local Landscape Context

Topography and Geology

4.9 The landscape surrounding Dereham is fairly flat to undulating rising from the valley of the River Tud and its tributaries to the south and east. To the north the topography rises to a height of 60m where the hospital and water tower are located. The underlying geology gives rise to a predominately clay mixed soil. Drainage flows either south to the River Tud or north via tributaries to the River Wensum. Field ponds are a characteristic feature of the area found in the fields acting as additional drainage to the farmland.

Landscape and Landuse

4.10 The geology of the river valleys comprise Solid Chalk with large drifts of silty clay, sand and gravel. The river valleys carve their way through the different landscape types creating meandering channels of vegetation which offer lush hedge rows and vegetation. These enclosed valleys allow more unique and intricate views contrasting with the open landscapes of the Tributary and Plateau Farmland. Larger views open up where the valleys meet the flatter landscape and are edged by thin pockets of woodland.

Cultural and Historical Landscape

4.11 The land cover around Dereham is a reflection of its mixed soils formed from glacial action. Land use is dominated by large-scale arable farmland bordered and enclosed by native hawthorn hedgerows with occasional mature trees including oak. Cereals, sugar beet and oilseed are the main crops. Woodlands and farmland vary in size from small farming hamlets to larger formal estates.

4.12 There are several Sites of Special Scientific Interest (SSSI) and Special Areas of Conservation (SAC) found within the area. Rush Meadow and Dillington Carr situated to the north east of Dereham town centre are both SSSI areas. There are also a series of SSSIs and a SAC found along the south side of the river Tud. These areas reflect remnant areas of natural vegetation along the river valleys and streams.

4.13 The town of Dereham is located within the heart of Norfolk. It dates back to Saxon times and was probably founded in the seventh century when St Withburga founded a monastery. She was the youngest daughter of Anna, King of East Angles. It originated as a religious community set up by the Saxon Kings daughter in a deer park hence the name Deerham.

4.14 The landscape is historically linked to agriculture and has been in agricultural use since the 18th century where small irregular field patterns and twisting roads formed the landscape. It was an area of mixed farming with flint fronted farm houses. The landscapes character has been influenced mainly by farm holdings surrounding Dereham although an extension of the town and field rationalisation (removal of hedgerows) since the 1940’s has had significant impact.

4.15 Dereham’s landscape character has been influenced by industry in a variety of ways, including the introduction of the Great Eastern Railway line linking Dereham and Wymondham which opened in 1847. This part of the line and station are no longer in use but are still preserved by Mid-Norfolk railway with the hope that this part of the line will once again be running.

4.16 The town includes a range of businesses, whilst some are linked to agriculture there is a large diversity of modern industry unconnected with farming. The town has encouraged and continues to encourage businesses of varying scales and is an excellent centre for commercial activity. Other than agriculture, tourism is the main industry with hotels, caravan parks and associated tourist facilities situated in and around Dereham.

4.17 The area of Dereham has a good network of transport including direct links to the A47 which provide good links to Norwich and Thetford.

Townscapes and Settlement

4.18 Dereham’s population of 20,000 is steadily increasing with the growth of housing developments on its outskirts. Maps from 1831 show the major streets and layout of the town established around the High Street, and Church with development extending out along the main routes. The population at this time was 3,913 with one third being employed in agriculture.

Figure 2: Landscape Classication Areas in Breckland District

Approximate location of Dereham
Figure 3: Landscape Analysis
Important aspects of the existing townscape include the St. Michael’s Church and bell tower, the existing windmill and the railway museum. Key landmarks and spaces include the hospital, water tower, Neatherd High School and Neatherd Moor a significant area of green space east of the town centre.

The character and appearance of Dereham town centre is recognised through its historical market town appearance. The town centre includes a number of buildings Listed for their architectural and/or historical importance. Most of the buildings in the town centre and High Street are Georgian. Edmund Bonner is the oldest domestic building in Dereham and is now used as a Museum.

Out from the town the majority of buildings found in the area are red brick, farmhouses of the early 18th century, and very typical of this area of Norfolk. There is also a mixture of 17th century houses with flint stoned frontages and step thatched roofs. Modern housing developments from the 19th century to present day surround the historic centre and vary in character from Victorian terraces to suburban estates and PPG3 higher density housing.

Modern development around the historic town largely comprises a series of suburban cul-de-sacs of a mix of detached, semi-detached and small terraced dwellings, one to two storeys high. Building materials include a variety of render and red brick frontages. The majority of these developments do not reflect the historic settlement pattern, built forms and traditional building materials found within the town centre of Dereham and are suburban in character.

**Site Description**

The application site was visited and an assessment of the existing characteristics and features were recorded.

**Landscape Pattern**

The application site is comprised of two rectangular fields, separated by a hedgerow, which runs from north to south. The landform is relatively flat and the fields are medium sized and open. The north, east and west boundaries are defined by hedgerow and tree planting and this encloses the site and restricts views into the wider landscape. The southern boundary is defined by a mix of hedges and timber fencing which stretch along the back of gardens at properties on Briar Close and Campion Road.

Surrounding the application site is estate housing to the south and there is new housing being constructed to the east of the site. Otherwise open countryside is situated further to the north and a wooded area is located to the west.

**Culture and Heritage**

There are no features with cultural or heritage value within the site. The nearest Listed buildings are within Dereham Town Centre and include Dereham Maltings (Grade II*), the Church of St Nicholas (Grade I) and Bishop Bonners Cottages (Grade II). There is also Dereham Windmill (Grade II) which is directly south of the application site on the other side of Norwich Road.

**Vegetation**

The site is two agricultural fields and so vegetation within the fields are minimal. The vegetation of note bound the fields, and consists of overgrown hedgerow planting and hedgerow trees. There is a dense line of mature trees along the northern boundary, offset from the line of a ditch. The eastern boundary is the same except the trees are more sparse. A wooded area is located to the west of the application site and on the edge is a ditch with an overgrown hedgerow running alongside.

The hedgerow separating the two fields is a managed hedgerow comprising of native species such as hawthorn and elder. The vegetation on the southern boundary is comprised of garden/ornamental species which are generally not native to the locality.

**Built Environment**

There are no buildings of note within the application site, except for a couple of outbuildings on the southern edge of the western field. There is estate housing and Rose Cottage to the south and a new development being constructed to the east. This forms an urban edge against the site and countryside.

Generally the site has a low/medium sensitivity as it is situated on the edge of the town and it comprises relatively featureless arable fields. However, the surrounding vegetation form a key feature and provides some enclosure and so should be retained where possible.
5.0 VISUAL ANALYSIS

5.1 Generally the location of the site, flat topography, surrounding vegetation and existing adjoining housing limits the visual envelope to areas immediately adjoining the site. These views are described below.

Near Distant Views

5.2 Views into the site from the south are experienced from residential properties as bungalows back and side onto the fields from Briar Close and Campion Road. Some of the views are screened by back garden boundary planting and fencing and garden paraphernalia also filters views out. Where views are experienced they overlook the open fields with the backdrop of the hedgerow and tree boundary planting. Rose Farm also backs onto the western field and it experiences views over this area.

5.3 These receptors are considered highly sensitive, however, they are set within an estate and edge of town context with front views onto the street and driveway.

5.4 Views from the north are experienced by users of public right of way (Dereham RB32). This runs from Neatherd Moor in the west to Rookery Farm in the east, passing along the northern boundary of the application site. The receptors (footpath users) are considered to be highly sensitive as the route is a recreational resource. The views were assessed in the winter and some views were available through the tree and hedgerow belt, however, in the summer the canopies are likely to completely screen views towards the south. The footpath is enclosed by planting which forms a tunnel effect.

5.5 Filtered views through the vegetation in the winter are of the fields and boundary hedgerows and trees. There is an awareness that the footpath is running through countryside and that there is space beyond the immediate vegetation. The southern backdrop is urban in nature as it consists of the backs of bungalows on Briar Close and Campion Road, with their fenced or hedge boundary.

5.6 Views from the west are experienced by users of informal footpaths running through the wooded area alongside Neatherd Moor. Most views are filtered by the trees within the wood and there are few views out of this area. The receptors (footpath users) are considered to be highly sensitive as the route is a recreational resource, albeit an informal one. Views towards the application site are further screened by the overgrown hedgerow which runs along the western boundary of the site. In the winter there are a few glimpses through the canopies, but in the summer this is likely to be fully screened, and views will only be experienced at access points (there is one gated access at the south west corner of the site at Rose Farm).

5.7 Views into the site that are available in the winter are of the open field, surrounded by the boundary hedgerows and trees. Rose Farm is visible on the south west corner of the site, but otherwise the outlook is generally rural in nature.
The area directly to the east of the application site is currently a construction site, as new houses are being built. The new receptor will be residential properties, some of which will be facing towards the application site, although there will be an offset of open space. Views experienced will be filtered in the winter, with few views into the site. Filtered views will be of the open field with a backdrop of the hedgerow boundaries and trees. The bungalows along the southern boundary of the application site will be glimpsed in oblique views.

**Middle and Long Distant Views**

There are very few middle distant and long distant views into the site. This is because the flat topography doesn’t allow for any raised views into the site and surrounding dense vegetation and existing houses (along the southern boundary) forms a dense screen.

5.10 The only potential views which may be experienced are from the north, along the network of public rights of way (Dereham RB28 and RB27). These routes run through open countryside where views are generally expansive and the edge of Dereham is visible. Towards the site the double line of vegetation along the northern boundary forms an effective screen, although in the winter views are possible and the recently constructed houses on the neighbouring site are just visible beyond the trees.

5.11 Any other views are experienced within the context of the urban edge, with other housing clearly visible alongside the application site.

**Visual Receptors**

5.12 The following potential receptors of views into the application site have been identified:
- Private residents backing on the site from Brior Close and Campion Road;
- Private residents at Rose Farm;
- New residents on the proposed development adjacent to the eastern boundary of the site;
- Users of the public right of way (Dereham RB32), mainly in the winter;
- Users of informal footpaths within the wooded area on the western side of the application site, mainly in the winter;
- Users of public rights of way (Dereham RB28 and 27), in the winter.

5.13 The effect on visual amenity as perceived by these receptors will be further considered in detail as part of the visual impact assessment.
6.0 RECOMMENDATIONS AND LANDSCAPE STRATEGY

General

6.1 Following a landscape and visual survey of the site, and an analysis into the surrounding landscape it is concluded that the site is a suitable location in landscape and visual terms for residential development, primarily for the following reasons:

- The site is already bounded by housing on the southern side and is situated on the edge of Dereham;
- The site is enclosed by dense hedgerow and hedgerow tree planting, which form a natural green boundary;
- Due to the flat nature of the site and intervening vegetation and housing, very few views are experienced into the site;
- The area of land to the east of the the site, is currently under construction and development on site would allow for a logical continuation of the built form and enhance existing green corridors and links.

6.2 The landscape strategy and associated recommendations take into account local landscape and settlement character and associated guidelines, along with the visibility of the site. The aims of the landscape strategy are to minimise potential effects and integrate opportunities for enhancement to ensure that the development is integrated into the existing settlement and surrounding landscape.

6.3 The recommendations are prioritised into two phases:

- Masterplan Principles – recommendations to be incorporated at the masterplan stage; and,
- Detailed Design Principles – recommendations to be considered during the detailed design and construction phases.

6.4 The principles are demonstrated on the accompanying Landscape Strategy as shown in Figure 5.

Masterplan Principles

6.5 The following principles are recommended as part of the masterplan to reduce the potential effects on landscape character and visual amenity and integrate the development into the landscape:

- The overall design of new residential development on the site should enhance landscape character and existing views whilst also creating wildlife features such as green corridors that link the existing vegetation at the boundaries to the surrounding landscape.
- The new development should be integrated into the landscape by a combination of native hedgerows, native hedgerow trees and woodland copses in conjunction with open space. Proposed houses should be arranged to front on to the open spaces to provide a positive relationship and surveillance;
- The existing public right of way at the northern boundary should be retained and enhanced to maintain screening from the open countryside to the north;
- Existing vegetation (trees and hedgerows) within and adjoining the site should be retained and enhanced with new planting. The masterplan should ensure that development is set outside of the root protection areas of existing trees;
- Residential areas should reflect the existing settlement form. Buildings should generally be no more then two storey properties with bungalows and/or two and a half to three storey properties to provide variation. The masterplan should establish streets and spaces of varying character;
- Space should be provided within the built form for strategic and incidental tree planting. New tree planting should be used throughout the development within the public and private realm to reinforce existing vegetation and integrate the development in views from the surrounding landscape. Such trees could include a mix of ornamental species (deciduous and evergreen), with large-scale native trees of skyline impact within larger spaces and to define focal points;
- The masterplan should incorporate a pedestrian route and cycleway linking new residents to Campion Road and the surrounding wider environment;
- Houses should be set back from the southern boundary, preventing overlooking to and from adjoining residential development and Rose Farm; and,
- The quantity of public open space provided should be in accordance with local policies, unless otherwise agreed.
Detailed Design Principles

6.6 The following recommendations should be considered during the detailed design and construction phases of the development:

- The detailed design and elevations of buildings should be informed by local vernacular styles and materials (or their modern equivalents) to reinforce local distinctiveness and integrate the development in views from the immediately adjoining areas;

- Exterior lighting should be carefully designed in accordance with British Standards and Codes of Practice street lighting specification. While lighting is already present in adjoining areas consideration should be given to the location of lighting, light source and the type of luminaires to ensure that the effects of light pollution and sky glow are kept to a minimum. Lighting columns should be considered placed and orientated away from the edges of the site, with a maximum mounting height of 6m and use full cut off luminaires to ensure that no light is emitted above the horizontal, and not be located in preference to street trees or in conflict with them;

- No construction of buildings, hard surfaces or services should take place within root protection areas of retained vegetation unless suitable mitigation measures are employed. The root protection areas should be protected throughout the course of the development in accordance with an agreed Arboricultural Method Statement;

- All open spaces areas should be multi-functional providing opportunities for informal recreation, play, sustainable drainage and wildlife habitats; and,

- Information should be submitted to demonstrate the proposed hard and soft landscape. Details of planting should include proposed plant species, planting specification and a management plan for open space and strategic landscape to ensure successful the establishment and maintenance of strategic vegetation. This can be successfully addressed and monitored by a condition of the planning consent.
Figure 4: Constraints and Opportunities

Key
- Site boundary
- Adjoining residential development
- Existing hedgerow/shrubs
- Existing trees
- Existing Public Right of Way (PROW)
- Existing footpath
- Existing gated access
- Existing ditch
- Existing building
- Existing pond
- Open views
- Filtered views
- Ecological/green corridor

- Dense line of tree planting, comprising English oak, hawthorn, ash, blackthorn and hazel. Providing suitable habitat for bats and birds. Potentially classed as 'important' under the Hedgerow Regulations 1997.

- Views from the north are generally screened by the existing northern boundary vegetation.

- Field boundary hedgerow bisecting site and providing habitat for nesting birds.

- Arable field providing suitable habitat for ground nesting birds (e.g. skylarks).

- Disused out-buildings with evidence of use by owls and swallows.

- Bungalows on Briar Crescent and Campion Road back onto the site. Views are filtered by boundary fencing and vegetation.

- Ponds and surrounding area providing suitable aquatic and terrestrial habitat for great crested newts.

- Occasional glimpsed views are experienced in the winter through vegetation from the footpath.

- A single open view at the corner of the site where there is a break in the boundary vegetation.

- To Neatherd Moor
Figure 5: Landscape and Ecology Strategy

Key

- Site boundary
- Existing Landscape Features
  - Adjoining residential development
  - Existing hedgerow/shrubs
  - Existing trees
  - Existing Public Right of Way (PROW)
  - Existing footpath
  - Existing ditch
  - Existing building
  - Existing pond
- Landscape Strategy
  - Proposed vegetation to extend visual screening and ecological link
  - Proposed trees to provide visual screening
  - Main site access and potential vehicular route
  - Footpath links
- Ecological Enhancement
  - Proposed landscape/ecological buffer
  - Proposed nature/hibernacula area
  - Proposed wildlife pond
  - Ecological/green corridor
  - Potential ecological/green link

Proposed pond within landscape/ecological buffer to provide additional aquatic habitat to great crested newts and communal/educational benefit to residents.

Landscape/ecological buffer along existing boundary to maintain screen and sense of enclosure, reinforce the green corridor and provide recreational opportunities to residents (e.g. trim trail).

To maintain tree and shrub planting along western boundary and reinforce where necessary.

Proposed vegetation in south-west corner of site to provide screening and link nature area to the ecological/green corridor.

Proposed boundary hedge/row retained where possible.

Proposed vehicular access into site.

Establish new footpath links through site.

Proposed pedestrian access.

Proposed ornamental trees in new back gardens to provide visual screening.

Proposed nature/hibernacula area to retain outbuildings. It will be possible to reintroduce native climbers and fruit-bearing shrubs, to provide additional nesting opportunities to birds. Proposed hibernacula to provide shelter for great crested newts and reptiles.

To Neatherd Moor.

To Norwich Road.