Land South of Salhouse Road, Sprowston

Environmental Impact Assessment
Scoping Report

August 2016
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1.0 INTRODUCTION

1.1 This report has been prepared on behalf of United Business and Leisure (the “Applicant”) to accompany a request for an Environmental Impact Assessment (EIA) Scoping Opinion from Broadland District Council (BDC) in accordance with Regulation 13 of the Town and Country Planning (EIA) Regulations 2011 as amended (the “EIA Regulations”).

1.2 In accordance with the EIA Regulations, a person who is minded to make an EIA application may ask the relevant planning authority to state in writing their opinion as to the information to be provided in the Environmental Statement (a “scoping opinion”).

1.3 Regulation 13 (2) states that a scoping request must be accompanied by:

- A plan sufficient to identify the land;
- A brief description of the nature and purpose of the development and of its possible effects on the environment; and
- Such other information or representations as the person making the request may wish to provide or make.

1.4 The purpose of the Scoping Report is to provide information on the proposed development, based upon initial design and environmental studies carried out by the Applicant and their consultant team, and to a sufficient level to assist BDC in their consideration of the proposed scope and content of the EIA. The report identifies potentially significant environmental effects and outlines the approach and methodologies proposed for the assessment reflecting the construction and operational phases of the proposed development.

1.5 In addition, and in line with best practice, this scoping exercise aims to achieve the following objectives:

- To establish the availability of baseline data;
- To define a survey and assessment framework from which a comprehensive overall assessment spanning a range of environmental topics can be produced;
- To invite statutory and non-statutory consultees to comment on the proposed development; and
- To identify likely projects which need to be considered within the cumulative assessment process.
2.0 SITE AND DEVELOPMENT DESCRIPTION

Site Context

2.1 The site (see Site location plan at Appendix 1) (hereafter referred to as the “Site”) extends to approximately 17.5 ha and is located to the north east of Norwich, the southern part of which abuts Thorpe End on the eastern boundary and is 3.1km to the south of Rackheath.

2.2 Salhouse Road forms the northern boundary of the north western part of the Site, where it adjoins the road between Eastgate Place Business Centre to the west and John Faircloth Cars to the east. Eastgate Place Business Centre comprises managed office space providing circa 1,500m$^2$ of B1 Office space and 9 residential flats, whilst John Faircloth Cars comprises outdoor forecourt space, showroom and associated buildings for the service of the business. Land to the north of Salhouse Road comprises woodland, and agricultural land that is allocated for residential development under the Growth Triangle Area Action Plan (GTAAP) policies GT5 and GT20. Agricultural land is located immediately adjacent to the east of the Site and beyond. Residential development at Thorpe End is also located to the east and south east of the Site. Plumstead Road is located to the south of the Site.

2.3 Woodland associated with the Racecourse Plantation is located to the west of the Site with residential development and the city of Norwich located beyond. The Racecourse Plantation, also known as Thorpe Woods, is a privately owned commercial forestry plantation and collectively comprises the areas known as Racecourse Plantation, Belmore Plantation and Brown’s Planation. These are all located in close proximity to the Site.

Site Description

2.4 The Site consists of two large fields which are currently, in the main, undeveloped and divided by a wooded strip. Hedgerows are present along field boundaries and a large area of mixed woodland lies adjacent to the south of the Site. A pond is also located within the Site along its northern edge.

Proposed Development

2.5 The proposed development will include a minimum of 350 and a maximum of 425 residential dwellings and open space.
3.0 SCOPING

3.1 This scoping exercise has been informed by desk-based research, professional judgment, the ES submitted in support of the planning application for development of the adjacent site (ref. 20160498) and other information available for the site. Table 1 provides a summary of the scoping exercise.

Table 1: EIA Scoping Summary

<table>
<thead>
<tr>
<th>Topics</th>
<th>Potential Construction Phase Effects</th>
<th>Potential Operational Phase Effects</th>
<th>Likely Significant Effects (Pre-Mitigation)</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transport &amp; Access</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>Chapter to be prepared.</td>
</tr>
<tr>
<td>Noise &amp; Vibration</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Landscape and Visual Issues</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Ecology &amp; Nature Conservation</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Water Resources &amp; Flood Risk</td>
<td>x</td>
<td>x</td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Socio-Economic Issues</td>
<td>x</td>
<td>x</td>
<td>x</td>
<td>Topic scoped out of the ES, as discussed below.</td>
</tr>
<tr>
<td>Cultural Heritage</td>
<td>x</td>
<td>x</td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Land Contamination</td>
<td>x</td>
<td>x</td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Air Quality</td>
<td>x</td>
<td>x</td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Agricultural Land</td>
<td>x</td>
<td>x</td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Wind Microclimate, Daylight,</td>
<td>x</td>
<td>x</td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Overshadowing</td>
<td>x</td>
<td>x</td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Lighting</td>
<td>x</td>
<td>x</td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Waste</td>
<td>x</td>
<td>x</td>
<td>x</td>
<td></td>
</tr>
</tbody>
</table>

Key: ✓ Likely Significant Effect / x No Likely Significant Effect.

Environmental Disciplines Scoped Out

3.2 Further information on the topics scoped out of the EIA in Table 1 is set out in the following sections.

Socio Economic Issues

3.3 The proposed development will provide housing and open space, and will create jobs during the construction phase but not during operation. Up to 425 new dwellings would increase spending in local shops and services but likely significant effects with respect to employment and expenditure are not expected.

3.4 Using Norfolk County Council’s (NCC) pupil yield multipliers\(^ii\), it is anticipated that the Development could generate the following numbers of children if the maximum number of dwellings were built out (425):
• Nursery age (3-5) - 0.096 children per dwelling = 40 children;
• Primary school age (5-11) - 0.261 children per dwelling = 110 children;
• High school age (11-16) - 0.173 children per dwelling = 73 children; and
• Sixth form age (16-18) - 0.017 children per dwelling = 7 children.

3.5 The Local Plan identifies a new school and 2ha of land secured for a purpose built primary school to serve the GT7 allocation developments. This will comprise a 2 form entry primary school including nursery provision and it is anticipated that NCC would seek contributions through CIL to fund the school. The ES for the adjacent site (see Chapter 12 Socio Economic of the ES for planning application ref. 20160498) concluded moderate positive residual effects on education with the school in place. Should the primary school (to be located on the adjacent site under application ref. 20160498) not come forward for any reason, it is expected that CIL contributions could fund education provision at an alternative location and residual effects from the proposed development would be negligible.

3.6 Chapter 12 of the ES for the adjacent site (application ref. 20160498) also determined the current capacity of primary healthcare facilities (GPs and NHS dentists) in the local area. It was determined that GP surgeries are currently operating above the national average of 1,800 patients per GP and therefore a financial contribution may be required to mitigate the effects of new residents. Three out of eight dental practices were found to be accepting new NHS patients indicating that there is some capacity. Any requirements for social infrastructure would be agreed and secured via planning conditions and legal agreement, as necessary. Any effects in this regard are therefore known and can be mitigated adequately.

3.7 Likely significant effects are not considered likely with standard mitigation measures through financial contribution in place. It is therefore proposed to scope socio-economics out of the EIA.

Cultural Heritage

3.8 A desk-based cultural heritage assessment for the whole GT7 allocation was prepared in April 2016 by CgMs to support the planning application for the adjacent site (See Appendix 11.1 of the ES for planning application ref. 20160498). It assessed the potential for hitherto unknown heritage assets. The Site has a low/moderate potential for low levels of Prehistoric artefacts from the ploughsoil, which are considered to be of limited archaeological interest, and a low potential for settlement remains, which, if present, would be of local/regional importance. The study Site is considered to have a low to negligible potential for significant Saxon, Medieval, Post-Medieval and Modern remains.
3.9 The assessment recommended that given that there is no indication that the Site contains, or has the potential to contain archaeological remains of sufficient importance to prevent or constrain development, any further work could be secured by a planning condition.

3.10 With respect to built heritage, the closest feature is the Grade II listed Rackheath Hall, located approximately 1.2km to the north east of the Site. The nearest Grade I listed building to the Site is the Parish Church of St Mary and St Margaret which is located approximately 2km to the north west of the Site. The site of St. William’s Chapel Scheduled Monument is located approximately 2.2km to the west of the Site. A further 19 Scheduled Monuments are located within 5km of the Site. All of these assets are considered to be too distant from the Site to be affected by the Development. The desk-based assessment for the adjacent site concluded that no significant adverse effects are anticipated on designated heritage assets. In terms of non-designated heritage assets, these were deemed to be of local importance. On the basis of the justification given above, likely significant effects on the environment with respect to cultural heritage are not anticipated and it is proposed to scope this discipline out of the EIA.

**Air Quality**

3.11 There would be some emissions to air associated with plant and vehicles during the construction works, but best practice mitigation measures would be implemented throughout the works to minimise adverse effects of dust and vehicle emissions. Mitigation measures would be implemented through a Construction Environmental Management Plan (CEMP) to be secured by a planning condition.

3.12 The Site is not located within or close to an Air Quality Management Area (AQMA) and likely significant effects from the operation of the development are not anticipated. It is proposed to scope this discipline out of the EIA.

**Land Contamination**

3.13 The Site is greenfield and therefore unlikely to be heavily contaminated. A Phase 1 and Phase 2 Ground Conditions Assessment was undertaken by Peter Brett Associates in 2015 for the whole of the GT7 allocation (see Appendix 10.1 of the ES for planning application ref. 20160498). Site investigation was undertaken at parts of the site shown to have an elevated risk of contamination in the Phase 1 assessment. The assessment concluded the following:

- No visual or olfactory evidence of soil contamination was recorded during the ground investigation. Laboratory analysis has confirmed that there are no soil environmental screening criteria exceedances;
- There are no records of any diseased animal burial pits within the boundaries of the site and no evidence of backfilled ground was identified;
The Site has not been identified as Contaminated Land as defined within the Contaminated Land Regulations, 2000;

A Licensed Waste Management Facility (Rackheath Landfill) is located 63m north-east of the Site. The landfill contains household, commercial and industrial waste. In 1988, the landfill closed. The facility is currently in a phase of aftercare;

Slightly elevated carbon dioxide levels were recorded during the post fieldwork monitoring, which may be present as a result of the nearby landfill or weathering of the underlying Norwich Crag. Comparisons of the monitoring results with National House Building Council (NHBC) guidance indicate that the Site would be classified as Green (no gas protection measures required);

Assessment of the gas monitoring results indicates that the Site has an NHBC classification of Green signifying that no gas protection measures are required for future development; and

There is a potential for groundwater to be impacted from the adjacent Rackheath Landfill however, Environmental Quality Standards (EQS) and Water Supply (Water Quality) Regulations for human health did not identify any exceedances of compounds in groundwater. Therefore groundwater contamination is not considered to be an issue in the north east of the Site.

Surface water runoff would be managed in accordance with best practice methods and implemented through the CEMP during construction to limit the risk of contamination to land. Residential is not a contaminative land use so the operational Development would not lead to likely significant effects on the environment with respect to land contamination. Based on the above, no likely significant effects are anticipated and it is proposed to scope land contamination out of the EIA.

Water Resources and Flood Risk

According to the Environment Agency’s website, the Site is located entirely within Flood Zone 1 and therefore has a low probability of flooding (less than 1 in 1,000-year annual probability of river flooding). The Site also lies within Zone 3 (total catchment) groundwater source protection zone (SPZ), however the proposed residential uses are not likely to lead to contamination of watercourses with an appropriate surface water drainage strategy in place. Given that the Site area is over 1ha, a Flood Risk Assessment (FRA), including a surface water drainage strategy, would be submitted in support of the planning application. Likely significant effects are not anticipated and it is proposed to scope this discipline out of the EIA.
Agricultural Land

3.16 DEFRA’s online Magic GIS map tool\textsuperscript{iv} shows that the soil on the Site is Agricultural Land Classification (ALC) Grade 3b, which is not defined as the ‘best and most versatile’ agricultural land. Likely significant effects are therefore not anticipated and it is intended to scope this discipline out of the EIA.

Wind Microclimate, Daylight and Overshadowing Effects

3.17 Due to the low-rise nature and location of proposed buildings, significant wind, daylight and overshadowing effects are not anticipated and it is proposed to scope this topic out of the EIA.

Lighting

3.18 Assessment of night time lighting would be included in the landscape and visual impact assessment so a separate assessment on lighting has been scoped out of the EIA.

Waste

3.19 Significant quantities of construction waste are not anticipated as a result of the proposed development being located on greenfield land with no significant demolition required. Operational phase waste is unlikely to be significant or complex and will be managed in accordance with the local domestic waste and recycling collection and disposal system and all applicable legislation. No likely significant effects expected and it is proposed to scope this discipline out of the EIA.

Environmental Disciplines Scoped In

3.20 For each of the topics scoped into the assessment further information on the details to be included in the assessment and the methodology to be employed are set out below.
4.0 TRANSPORT & ACCESS

4.1 The traffic and transport assessment will be primarily based on the findings of the Transport Assessment (TA), which will also form a supporting document to the ES and planning application. An assessment will be undertaken of the likely significant effects of the proposed development on the environment with respect to transport and access. A summary of the proposed approach to the assessment of traffic and transport issues within the ES is set out below.

Approach

4.2 The traffic and transport impact of the proposed development will be assessed in line with guidance contained in the Planning Practice Guidance\(^\text{v}\), Norfolk County Council (NCC) guidance and The Institute of Environmental Assessment (now Institute of Environmental Management and Assessment (IEMA)) Guidelines for the Environmental Assessment of Road Traffic\(^\text{vi}\). Scoping discussions will also be undertaken with Norfolk County Council (NCC).

4.3 The assessment will consider the effect of the proposed development during the construction phase and in an agreed future year assessment when the development is operational. This will also include consideration of cumulative schemes. The ES Chapter will identify the potential impacts of the proposed development on sensitive receptors and then put in place an appropriate mitigation strategy. It will then conclude with an assessment of any residual impacts.

4.4 The extent of transport impact will be determined using pre-defined significance criteria. Those criteria will be based on the net change in journeys as a result of the development of the Site and the infrastructure improvements delivered as part of the proposals. The significance criteria will establish the magnitude of any beneficial or adverse effects the proposed development will have on the transport network.

4.5 The following topics will be assessed for the construction and operational phases:

- Severance;
- Driver Delay;
- Pedestrian delay;
- Pedestrian amenity;
- Fear and intimidation; and
- Accidents and safety.
Scoping

4.6 Table 2 summarises the transport and access effects to be included for detailed assessment in the ES.

**Table 2: Transport and Access Effects**

<table>
<thead>
<tr>
<th>Receptor</th>
<th>Effects</th>
<th>Scoped In</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Roads</td>
<td>Net change in daily traffic patterns; peak hour junction capacity; effect on personal injury accidents;</td>
<td>✓</td>
</tr>
<tr>
<td>Pedestrians and Cyclists</td>
<td>Net change in pedestrian and cycle journeys; on-street cycle facilities; effect on personal injury accidents.</td>
<td>✓</td>
</tr>
</tbody>
</table>
5.0 NOISE AND VIBRATION

5.1 The acoustic assessment will consider the key environmental issues arising from the construction and operation phases of the proposed development. It will also set out the measures that are required in order to ensure that the amenity of the occupants of the surrounding and proposed buildings is adequately protected against significant sound and vibration effects.

**Approach**

5.2 The acoustic assessment will address the following issues:

- Existing acoustic conditions around the Site by undertaking baseline monitoring;
- Road traffic arising from existing and future conditions;
- Construction affecting the surrounding community; and
- Fixed plant affecting the proposed and the surrounding communities.

5.3 The assessment will, in the first instance, identify the sources and the existing/proposed sensitive receptors. A baseline acoustic survey will be conducted in order to establish the prevailing daytime and night-time acoustic environment at the Site.

5.4 Further to the baseline acoustic survey, a sound propagation model will be prepared as the basis for the assessment, using a computer program based on the methodologies set out in ISO 9613 ‘Acoustics – Attenuation of sound during propagation outdoors’ and in HMSO document ‘Calculation of Road Traffic Noise’.

5.5 Consideration will be given to both existing and future traffic flows. This prediction will allow the change in the road traffic layout and any change in speed limit on the roads to be taken into account. Potential impacts will be assessed against the criteria defined in the Design Manual for Roads and Bridges.

5.6 The construction of the development is likely to occur in phases over a period of time. The construction sound and vibration effects of this work will be determined having regard to methodologies set out in BS 5228:2009+A1:2014 ‘Code of practice for noise and vibration control on construction and open sites’. Mitigation measured will be proposed as necessary. Calculations will take into account the main procedures to be carried out including site preparation, ground clearance, substructure/concreting works for foundations, superstructure construction etc.
5.7 The potential sound impact of any proposed fixed plant on the proposed and the surrounding communities will be assessed in accordance with BS 4142:2014 ‘Method for rating and assessing industrial and commercial sound’.

5.8 Suitable internal sound levels within habitable rooms and external sound levels within gardens/patios will be presented based on guidance in BS 8233:2014 ‘Guidance on sound insulation and noise reduction for buildings’ and in World Health Organization ‘Guidelines for Community Noise’.

Scoping

5.9 Table 3 summarises the noise and vibration effects identified for inclusion in the assessment.

**Table 3: Noise and Vibration**

<table>
<thead>
<tr>
<th>Receptor</th>
<th>Effects</th>
<th>Scoped In</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing residential receptors</td>
<td>Temporary sound/vibration effects during construction, and need for control/mitigation measures</td>
<td>✓</td>
</tr>
<tr>
<td>Existing residential receptors</td>
<td>Changes in road traffic sound</td>
<td>✓</td>
</tr>
<tr>
<td>Proposed residential receptors</td>
<td>Compliance with relevant building acoustic standards</td>
<td>✓</td>
</tr>
<tr>
<td>Proposed and existing residential receptors</td>
<td>Sound from any proposed fixed plant</td>
<td>✓</td>
</tr>
</tbody>
</table>
6.0 LANDSCAPE & VISUAL ISSUES

6.1 An assessment will be undertaken of the likely significant effects of the proposed development on the environment with respect to landscape and visual effects.

Landscape Planning Policy Context

6.2 Reference will be made to the following planning policy:

- Broadland District Local Plan (Replacement) Saved Policies (2006);
- Broadland District Council Development Management DPD (2015);
- Broadland District Council Local Plan Growth Triangle Area Action Plan (2016);
- Greater Norwich Development Partnership Joint Core Strategy for Broadland, Norwich and South Norfolk (2011, amended 2014);
- Greater Norwich Development Partnership Green Infrastructure Strategy CBA (2007);
- Greater Norwich GI Infrastructure Delivery Plan, The Landscape Partnership (2009);
- Broadland District Council Growth Triangle Statement on Green Infrastructure (2014); and

Baseline Conditions

Designations

6.3 The Site is located adjacent to and contains part of the Racecourse Plantation County Wildlife Site (CWS). There are a number of CWS within the wider area such as Mousehold Heath within Norwich to the west, Paine’s Yard Wood and March Covert around Rackheath Hall to the north. CWS are protected under Policy EN1 of Broadland District Council Development Management DPD and Norfolk Local Sites Handbook\(^1\) contains information on protection and management of CWS in Norfolk.

6.4 Thorpe End Conservation Area covers the southern portion of the settlement of Thorpe End, largely to the south of Plumstead Road. The westernmost corner of the Conservation Area is on the opposite side of Plumstead Road from the southern end of the track forming part of and leading in to the Site. The closest listed buildings to the Site are at Rackheath Hall, 1.4km to the north and Great Plumstead, 2km to the south east.

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\(^1\) Norfolk Local Sites Handbook – A Guide to the County Wildlife Site (CWS) and County Geodiversity Site (CGS) systems in Norfolk
6.5 Woodland to the north of Salhouse Road includes an area of Ancient Woodland at Bulmer Coppice on the north side of Salhouse Road at a distance of 400m at its closest point to the Site. Further areas of Ancient woodland are found to the north of the Site at Dobs Beck and on Wroxham Road.

6.6 There are no Public Rights of Way (PRoWs) in the immediate vicinity of the Site. The closest PRoWs are located to the east of Thorpe End near Great Plumstead (PRoW 29 and 30) at a distance of 1.5 kilometres. PRoW 24 is over 3km to the north east of the Site, north of the settlement of Rackheath.

6.7 The Site is adjacent to and contains land identified as GT2 Secondary Green Infrastructure Corridors in the Growth Triangle Area Action Plan Proposed Allocation (Map 5). As noted in paragraph 7.11: “This designation (GT2) also support the maintenance of an important landscape scale Green Infrastructure corridor between Thorpe Woodland and Dobbs Beck, which acts as an importance bat commuting corridor maintaining long distance landscape connectivity by utilising NDR mitigation measures.”

Landscape Character Context

6.8 At a national scale, the Site is located within National Character Area (NCA) 78: Central North Norfolk which is described as a “gently undulating rural landscape” with a “long-settled agricultural character where arable land is enclosed by winding lanes and hedgerows”. Broadland District Council LDF Landscape Character Assessment SPD (2013) divides the district into 6 broad Landscape Character Types (LCT) including the Wooded Estatelands (Area E), which covers the centre and north of the district from Aylsham in the north to Norwich in the south west, and includes the Site.

6.9 The general strength of character and recognisable sense of place across the Wooded Estatelands LCT is considered to be weaker where it adjoins the settlement edge of Norwich, as identified in the Spixworth LCA, as a result of the mixture of land uses and busy roads in this area. Large blocks of woodland, tree belts, copses of mature trees, remnant hedge boundaries and hedgerow trees are characteristic of the eastern part of the LCA, where the Site is located. These have a high recreational value as well as forming an important part of the setting of Norwich and surrounding villages. The assessment highlights this woodland structure as a sensitive feature which should be maintained and enhanced.

Site and Visual Appraisal

6.10 The Site is 5 kilometres from the centre of Norwich and extends between Salhouse Road in the north and Plumstead Road in the south. The eastern edges of Norwich on Salhouse Road
are within 300m of the Site and within 1km of the Site along Plumstead Road. The Site is composed of two fields (F1 to the north and F2 to the south).

6.11 The Site is flat as illustrated by Site Context Photographs C-H. Fields F1 and F2 make up the majority of the Site. F2 is a relatively large field and F1 is smaller. Although open in character, both are well contained and surrounded by a combination of vegetation and built form.

6.12 The Site is bounded by and comprises substantial vegetation and tree belts. A combination of belts and groups of trees and buildings form the skyline of views obtained from within the Site and curtail views from the Site into the wider landscape.

**Visual Appraisal**

6.13 A visual appraisal of the Site and its environs was undertaken in June 2016 to determine the relationship of the area with its surroundings, and the visibility of the Site within the wider landscape.

6.14 As illustrated on Appendix 5: Visual Appraisal Plan, the visual appraisal was undertaken from publicly accessible viewpoints within the surrounding landscape, such as from roads and footpaths, to determine the approximate extent of the area from which the Site is visible from the eye level of a person standing on the ground. The visibility of any site is predominantly influenced by its landform and the extent and type of vegetation cover and built elements within the Site and the surrounding landscape.

6.15 There is, in most visual appraisals, a continuum of degrees of visibility ranging from no view of the Site to full, open views. To indicate the degree of visibility of the Site from roads, PRoW and properties, three categories of visibility have been used in this assessment:

6.16 (a) Open view: A clear view of a significant proportion of the Site within the wider landscape;

6.17 (b) Partial view: A view of part of the Site or a filtered view of the Site, or a distant view in which the Site is perceived as a small part of the view; and

6.18 (c) Truncated / No view: Views towards the Site are curtailed by visual barriers, such as intervening topography, vegetation or built forms.

6.19 Site Context Viewpoints 1-6 (see Appendix 6) illustrate views towards the Site on the immediate approaches to its northern boundary on Salhouse Road. These demonstrate that the existing vegetation and buildings on the southern side of Salhouse Road curtail views of the northern part of the Site.
6.20 Views from further to the north east on Salhouse Road, Site Context Viewpoints 11 and 14 (see Appendix 6), illustrate that the intervening field boundary vegetation, as well as shed structures within fields restrict views of the Site. Similarly Site Context Viewpoints 12-15 (see Appendix 6), from the south-eastern edge of Rackheath, demonstrate that whilst the eastern edges of Thorpe End are visible, no parts of the Site can be seen.

6.21 Site Context Viewpoints 7-9 (Appendix 6) from within the residential area of Thorpe End demonstrate the built up nature of the housing area and the restricted views towards the Site between properties from publically accessible areas. Private views from the rear of the properties adjoining the Site on Broadland Drive Barker Way, St David’s Drive and Heath Road are open across the southern part of the Site (F2). The Site is not visible from within Thorpe End Conservation Area.

6.22 Site Context Viewpoint 10 (Appendix 6) from Plumstead Road East is taken across the field immediately to the south of the Site. Vegetation on the laneway leading to F2, the southern-most part of the Site, can be seen on the right hand side of the view. Behind this vegetation the upper parts of the houses on Heath Road in Thorpe End are visible. On the left hand side of the view is the woodland of Racecourse Plantation. Buildings on Heath Road and the woodland screen views of F2.

6.23 Land levels rise to the north of the Site towards Wroxham Road and Sprowston. Site Context Photographs 16 and 17 (see Appendix 6) are taken from Sprowston Manor Hotel (Photograph 17) and a recent housing development to the south west of Sprowston Manor (Photograph 16). These demonstrate that views to the Site are restricted by the substantial blocks of woodland surrounding White House Farm and Harrison’s Plantation.

Summary of Visual Context

6.24 The Site contains and is adjoined by built form and roads which exert an urbanising influence on the Site, and distinguish the Site from the wider agricultural landscape to the east. Due to a combination of the location of the Site, the topography of the Site and its surroundings, and the extensive tree structure within and adjoining the Site, open views of the Site are restricted to its most immediate setting. The southern part of the Site is visible in private views from the rear of adjoining properties in the settlement of Thorpe End, and the northern Site boundary is visible from a short section of Salhouse Road. Beyond its immediate setting the Site and its boundary vegetation is screened from view by intervening vegetation and built form.
**Approach**

6.25 The assessment would be undertaken in accordance with Landscape Institute and Institute of Environmental Management and Assessment, ‘Guidelines for Landscape and Visual Impact Assessment’ (Third Edition, 2013) and would provide a review of the existing landscape planning policy context, published sources of landscape character and visual appraisal of the study area and an assessment of the potential landscape and visual effects of the proposed development, both at the construction and operational phases.

6.26 Baseline information for the study area will be collated, which will include topography, landscape planning policy designations, published sources of landscape character, typical photograph viewpoints and any other relevant information.

6.27 Assessments will be made at the baseline year 2016, during construction; on completion; in the winter without the benefit of effective new planting; and 15 years thereafter, in summer, with the benefit of effective planting mitigation.

6.28 In accordance with current good practice, this assessment will address landscape and visual effects as separate issues. Landscape effects relate to both the effect on the physical features of the Site, and on the landscape character of the Site and surrounding area. Visual effects relate to typical views of the proposed development from the surrounding area.

6.29 The landscape and visual impact assessment will also include an assessment of the likely effects of lighting associated with the proposed development on the existing character of the night sky, based on the Department for Communities and Local Government’s “Lighting in the Countryside – Towards Good Practice” (1997) and the Institute of Lighting Professional (ILP) “Guidance Notes for the Reduction of Obtrusive Light.”

6.30 A list of representative viewpoints for assessment would be agreed with the landscape officer but is likely to include:

- Site Context Photograph 1: Salhouse Road at corner of Harrisons Plantation
- Site Context Photograph 3: Salhouse Road on approach to Site from west
- Site Context Photograph 5: Salhouse Road opposite Grange Farm
- Site Context Photograph 7: Broadland Drive
- Site Context Photograph 9: Heath Road
- Site Context Photograph 10: Plumstead Road
- Site Context Photograph 11: Salhouse Road Pigs Park
- Site Context Photograph 12: Green Lane East
- Site Context Photograph 14: Salhouse Road
6.31 In summary the assessment will:

- Define the study area for the Site, identifying key views to be used for the visual impact assessment;
- Assess the susceptibility to change of the landscape and visual receptors (the receiving environment);
- Assess the magnitude of landscape and visual effects;
- Assess the significance of landscape and visual effects; and
- Identify requirements for any mitigation measures.

**Scoping**

6.32 Table 4 summarises the landscape and visual receptors identified for inclusion in the assessment.

**Table 4: Landscape and Views**

<table>
<thead>
<tr>
<th>Receptor</th>
<th>Effects</th>
<th>Scoped In</th>
</tr>
</thead>
<tbody>
<tr>
<td>Typical views from publicly accessible locations, including roads, footpaths and public open spaces</td>
<td>Visual effects on users</td>
<td>✓</td>
</tr>
<tr>
<td>Landscape features, including existing vegetation</td>
<td>Landscape effects on the landscape resource</td>
<td>✓</td>
</tr>
<tr>
<td>Landscape Character</td>
<td>Effects on landscape character areas</td>
<td>✓</td>
</tr>
</tbody>
</table>
7.0 ECOLOGY AND NATURE CONSERVATION

Introduction

7.1 A Phase 1 Habitat Survey was undertaken in 2014 by Practical Ecology Ltd, which covered the Site. It was summarised and included in the ES chapter and appendices prepared by Aspect Ecology for the planning application for the adjacent site (refer to Chapter 6 Ecology & Nature Conservation and Appendix 6.1 of the ES for planning application ref. 20160498). The Phase 1 Habitat Map is included at Appendix 2. This demonstrates that the majority of the habitat on Site is arable, with broadleaved plantation present along site boundaries. There is also an area of scrub.

7.2 The Site is not located within a designated site for nature conservation. The nearest ecologically sensitive area is St James’ Pit Site of Special Scientific Interest (SSSI) which is located approximately 3km to the south west of the Site. There are no statutory designations which impinge on the Site. Mousehold Heath Local Nature Reserve (LNR) is located approximately 1.6km to the south west of the Site. The eastern edge of the Racecourse Plantation County Wildlife Site extends into the west of the Site.

7.3 Bat, badger and Great Crested Newt (GCN) surveys were undertaken in 2014 and 2015 to inform the ecological assessment for planning application ref. 20160498 on the adjacent site. NCC’s Natural Environment Team issued a consultation response to this application and stated that their advice covered the whole GT7 allocation. The main issue for development of the whole GT7 site was acknowledged to be its use by commuting and foraging bats. The bat population is acknowledged to be of at least national importance and the protected barbastelle bat is known to feed along the edges and over Racecourse Plantation/Thorpe Woods and Harrisons’ Plantation.

7.4 The commuting and foraging corridors around the Site have been established through surveys and can be protected and enhanced in the Development. Refer to map of corridors at Appendix 3 submitted with the ES for planning application ref. 20160498.

7.5 The ponds on and adjacent to the Site (see map at Appendix 4) were surveyed. No GCN were found to be in ponds 1 and 3, which are most relevant to the Site. Pond 2 and 6 were dry/absent at the time of survey. GCN were found in one of the ponds but this is located c.495m to the northeast of the Site. The assessment concluded that a licence from Natural England would not be required as the newts were unlikely to travel such a distance to use terrestrial habitat.
7.6 The Site is considered to offer habitat suitable for common reptiles but the population is expected to be low-moderate and the Site is of low ecological value at the local level. Reptile surveys could be secured by condition and if found to be present, a Reptile Mitigation Plan would be implemented prior to commencement of development to prevent them from harm during construction. The rare species, Nathusius Pipistrelle, has also been recorded in a single registration on the Site. In a reptile survey undertaken by Bioscan in 2013, a maximum count of 2 grass snakes was made. Smooth newts were also found in ponds on Site during surveys for the proposed development.

7.7 Based on the surveys undertaken on the Site to date, the following mitigation measures will be designed into the development to protect the bat population and conserve their commuting and foraging corridors and to ensure no adverse effects on other protected species:

- Retained trees and hedgerows will be protected during construction by erection and retention of tree fencing in accordance with BS5837:2012;
- Temporary lighting will be designed in accordance with the guidance ‘Bats and Lighting in the UK 2009’. Construction lighting will be directed away from hedgerows, trees and other areas used as commuting or foraging corridors;
- Corridors adjacent to the Site used by bats will be strengthened by widening, additional planting and buffering from built development with an area of grassland;
- Operational lighting will be sensitively designed to ensure central dark corridors are created along key routes, particularly if streets cross corridors. Lux levels of 1 lux or less would be achieved within the green infrastructure;
- Where new streets cross corridors, planting will be included to maintain connectivity across the crossing;
- Post-construction monitoring of bats will be undertaken to monitor the success of the mitigation and enhancement measures and remedial works such as additional planting will be undertaken as required;
- A Method Statement would be submitted for approval prior to commencement of the Development to ensure that working practices would not impact on newts, if present. This will include the need for an ecologist to carry out hand searches of hedgerows prior to clearance and supervision of all clearance works. Any large areas of semi-improved grassland will also need to be cleared under supervision;
- Reptile surveys would be undertaken prior to commencement of the development and a Mitigation Plan for the construction phase put in place for the construction phase if found to be present; and
- A Landscape and Ecological Management Plan (LEMP) would be prepared and submitted to BDC for approval prior to commencement of the Development.
Approach

7.8 An ecological walkover survey will be undertaken to verify the results of the previous surveys undertaken so that they can be used to inform the ecological impact assessment in the ES chapter. Subject to confirmation that the habitats remain as surveyed previously, no additional ecological surveys will be undertaken prior to submission of the planning application.

7.9 In their EIA Screening Opinion for the Development, BDC raised the potential for effects on the Broads and the need to consider Habitat Regulations Assessment (HRA). Aspect Ecology prepared a report to inform a HRA to support the planning application for the adjacent site (see Appendix 6.2 of the ES for planning application ref. 20160498). It assessed the likely effects, including in combination effects (including GT7), of the adjacent proposals on the following designated sites:

- The Broads Special Area of Conservation (SAC);
- Broadland Special Protection Area (SPA) and Ramsar Site;
- Norfolk Valley Fens SAC; and
- River Wensum SAC.

7.10 HRA was also undertaken to inform plan-making, of which the GT7 allocation is a result. Aspect Ecology’s report concluded no likely significant effects on the integrity of the designated sites and that BDC would not be required to undertake an appropriate assessment.

7.11 It is proposed to draw on this work to reach the same conclusions for the Development.

Scoping

7.12 Table 5 summarises the ecological effects to be included for detailed assessment in the ES.

**Table 5: Ecology & Nature Conservation Effects**

<table>
<thead>
<tr>
<th>Receptor</th>
<th>Effects</th>
<th>Scoped In</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ecological Designations</td>
<td>Land-take, Disturbance (visual, noise)</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Hydrology and pollution (dust generation, pollution of aquatic habitats)</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Lighting</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Construction site hazards</td>
<td></td>
</tr>
<tr>
<td>Habitats</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Faunal species</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
8.0 ENVIRONMENTAL STATEMENT STRUCTURE

8.1 The ES will contain three main volumes as set out in Table 6 below.

Table 6: Environmental Statement Structure

<table>
<thead>
<tr>
<th>Volume 1: ES Main Text and Figures</th>
<th>Chapter No.</th>
<th>Chapter Title</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chapter No.</td>
<td>1</td>
<td>Introduction</td>
<td>Introduction to the ES, EIA requirements, details of project team, ES organisation and availability.</td>
</tr>
<tr>
<td>2</td>
<td>EIA Methodology</td>
<td>Methods used to prepare each chapter, description of ES structure and content, generic significance criteria, scoping and consultation.</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Site and Development Description</td>
<td>Site description and details of the proposed development.</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Alternatives and Design Evolution</td>
<td>Outline of the main alternatives considered by the Applicant.</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Construction Methodology and Phasing</td>
<td>Details of anticipated programme for development and construction methodology.</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Transport &amp; Access</td>
<td>Transport and access effects relating to driver severance and delay, pedestrian severance and delay, pedestrian amenity, accidents and safety, hazardous and dangerous loads, dust and dirt.</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Noise &amp; Vibration</td>
<td>Effects of the proposed development on noise and vibration.</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Landscape and Visual Effects</td>
<td>Effects of the propose development on landscape and visual amenity. Consideration of night time light spillage effects.</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Ecology &amp; Nature Conservation</td>
<td>Assessment of effect on biodiversity and ecology at the Site.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Summary &amp; Residual Effects</td>
<td>Summary of the residual and interactive effects of the Development.</td>
<td></td>
</tr>
<tr>
<td>Technical Appendices</td>
<td></td>
<td>Technical data and reports to support the chapters in Volume 1.</td>
<td></td>
</tr>
<tr>
<td>Non-Technical Summary</td>
<td></td>
<td>Summary of the ES in non-technical language.</td>
<td></td>
</tr>
</tbody>
</table>

8.2 The first five chapters of the ES would be introductory and provide essential information for the subsequent technical chapters. Further information on these chapters is set out below.

Introduction

8.3 This chapter will provide background to the EIA, describe the structure of the ES and identify the project team.

EIA Methodology

8.4 This chapter will set out the methodology used in the EIA, state the assumptions applicable to all disciplines, summarise the EIA Scoping process undertaken and summarise the public consultation process. Bespoke methodologies, limitations and assumptions will be contained in the technical chapters of the ES where required.
8.5 The significance of an environmental effect is determined by the interaction of magnitude and sensitivity, whereby the effects can be positive or negative. Generic criteria to be used in carrying out this process are detailed below. Some technical chapters will use discipline-specific criteria with their own terms for magnitude, sensitivity and significance. This will be explained in the relevant chapter.

**Prediction of Impact Magnitude**

8.6 The methodology for determining the scale or magnitude of impact is set out below.

**Table 7: Methodology for Assessing Magnitude**

<table>
<thead>
<tr>
<th>Magnitude of Impact</th>
<th>Criteria for assessing impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major</td>
<td>Total loss or major/substantial alteration to key elements/features of the baseline (pre-development) conditions such that the post development character/composition/attributes will be fundamentally changed.</td>
</tr>
<tr>
<td>Moderate</td>
<td>Loss or alteration to one or more key elements/features of the baseline conditions such that post development character/composition/attributes of the baseline will be materially changed.</td>
</tr>
<tr>
<td>Minor</td>
<td>A minor shift away from baseline conditions. Change arising from the loss/alteration will be discernible/detectable but not material. The underlying character/composition/attributes of the baseline condition will be similar to the pre-development circumstances/situation.</td>
</tr>
<tr>
<td>Negligible</td>
<td>Very little change from baseline conditions. Change barely distinguishable, approximating to a ‘no change’ situation.</td>
</tr>
</tbody>
</table>

8.7 The sensitivity of a receptor is based on the relative importance of the receptor using the scale set out below.

**Table 8: Methodology for Determining Sensitivity**

<table>
<thead>
<tr>
<th>Sensitivity</th>
<th>Examples of Receptor</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>The receptor/resource has little ability to absorb change without fundamentally altering its present character, or is of international or national importance.</td>
</tr>
<tr>
<td>Moderate</td>
<td>The receptor/resource has moderate capacity to absorb change without significantly altering its present character, or is of high importance.</td>
</tr>
<tr>
<td>Low</td>
<td>The receptor/resource is tolerant of change without detriment to its character, is of low or local importance.</td>
</tr>
</tbody>
</table>

**Assessment of Effect Significance**

8.8 Effect significance will be calculated using the matrix in Table 9. This illustrates the interaction between impact magnitude and receptor sensitivity.

**Table 9: Effect Significance Matrix**

<table>
<thead>
<tr>
<th>Magnitude</th>
<th>Sensitivity</th>
<th>High</th>
<th>Moderate</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major</td>
<td>Adverse/Beneficial</td>
<td>Major</td>
<td>Major - Moderate</td>
<td>Moderate - Minor</td>
</tr>
<tr>
<td>Moderate</td>
<td>Major - Moderate</td>
<td>Moderate - Minor</td>
<td>Minor</td>
<td></td>
</tr>
<tr>
<td>Magnitude</td>
<td>Sensitivity</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-----------</td>
<td>-----------------------</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>High</td>
<td>Moderate</td>
<td>Low</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Adverse/Beneficial</td>
<td>Adverse/Beneficial</td>
<td>Adverse/Beneficial</td>
<td></td>
</tr>
<tr>
<td>Minor</td>
<td>Moderate - Minor Adverse/Beneficial</td>
<td>Minor Adverse/Beneficial</td>
<td>Minor Adverse/Beneficial - Negligible</td>
<td></td>
</tr>
<tr>
<td>Negligible</td>
<td>Negligible</td>
<td>Negligible</td>
<td>Negligible</td>
<td></td>
</tr>
</tbody>
</table>

**Statutory Consultation**

8.9 The following statutory and other consultees will be consulted through the EIA process:

- Highways England;
- BDC (various departments including Environmental Health);
- Norfolk County Council (various departments);
- Natural England;
- Environment Agency; and
- This will also include any other stakeholder that the Local Planning Authority nominated.

**Site and Development Description**

8.10 This chapter will describe the setting of the Site and the existing conditions on the Site, as well as explaining the proposed development and setting out the development parameters. The parameter plans will be included as figures to the chapter.

**Alternatives**

8.11 This chapter would describe the evolution of the proposed development based on environmental constraints.

**Construction Methodology and Phasing**

8.12 This chapter will outline the anticipated construction programme, phasing and methodology and explain the assumptions made. This chapter will form the basis of the construction phase assumptions documented in each of the technical chapters of the ES.

**Technical Assessments**

8.13 Each ES chapter will follow the headings set out below to ensure the final document is transparent, consistent and accessible.

- Introduction;
- Legislative and Policy Context;
- Assessment Methodology;
• Baseline Conditions;
• Likely Significant Effects;
• Mitigation Measures;
• Residual Effects;
• Cumulative Effects; and
• Summary.

8.14 Each chapter sub-heading is explained in further detail below.

Table 10: Technical Chapter Format and Content

<table>
<thead>
<tr>
<th>Sub-Heading</th>
<th>Content</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction</td>
<td>• This section will introduce the assessment discipline and the purpose for which it is being undertaken.</td>
</tr>
<tr>
<td>Legislative and Policy</td>
<td>• This section will include a summary of national, regional and local policies of relevance to the environmental discipline and assessment. Where applicable, relevant legislation will also be summarised.</td>
</tr>
<tr>
<td>Context</td>
<td></td>
</tr>
<tr>
<td>Assessment Methodology</td>
<td>• This section will provide an explanation of methods used in undertaking the technical study with reference to published standards, guidelines and best practice. The application of significance criteria will also be discussed.</td>
</tr>
<tr>
<td></td>
<td>• It will also outline any difficulties encountered in compiling the required information.</td>
</tr>
<tr>
<td>Baseline Conditions</td>
<td>• This will include a description of the environment as it is currently (2016) and as it is expected to change given the project were not to proceed (i.e. ‘do-nothing’ scenario). The method used to obtain baseline information will be clearly identified. Baseline data will be collected in such a way that the importance of the particular subject area to be affected can be placed in its context and surroundings so that the effects of the proposed changes can be predicted.</td>
</tr>
<tr>
<td>Likely Significant Effects</td>
<td>• This section will identify the likely significant effects on the environment resulting from the construction and operational phases of development.</td>
</tr>
<tr>
<td>Mitigation Measures</td>
<td>• Significant adverse effects will be considered for mitigation and specific mitigation measures put forward, where practicable. Mitigation measures considered may include modification of the project, compensation and the provision of alternative solutions (including alternative technology) as well as pollution control, where appropriate.</td>
</tr>
<tr>
<td></td>
<td>• The extent of the mitigation measures and how these will be effective will be discussed. Where the effectiveness is uncertain or depends upon assumptions about operating procedures, data will be introduced to justify the acceptance of these assumptions.</td>
</tr>
<tr>
<td></td>
<td>• Clear details of when and how the mitigation measures will be carried out will be given. When certainty of impact magnitude and/or effectiveness of mitigation over time exists, monitoring programmes will be proposed to enable subsequent adjustment of mitigation measures, as necessary.</td>
</tr>
<tr>
<td></td>
<td>• The opportunity for enhancement measures will also be considered, where appropriate.</td>
</tr>
<tr>
<td></td>
<td>• Information will be included on the mechanism by which the mitigation will be secured (e.g. by planning condition) with outline arrangements for monitoring and responsibilities for doing so, where necessary.</td>
</tr>
<tr>
<td>Residual Effects</td>
<td>• The residual effects, i.e. the effects of the proposed development assuming implementation of proposed mitigation, will be determined. The residual effects represent the overall likely significant effect of the development on the environment having taken account of practicable/available mitigation measures.</td>
</tr>
<tr>
<td>Cumulative Effects</td>
<td>• The cumulative effects of the proposed development and the identified committed developments will be assessed.</td>
</tr>
<tr>
<td>Summary</td>
<td>• A summary of the assessment and conclusions will be provided at the</td>
</tr>
</tbody>
</table>

20976/A5/ElAScoping 24 August 2016
Summary and Residual Effects

8.15 The residual effects of the development will be summarised in one table at the end of the ES setting out the overall beneficial and adverse effects of the proposed development. Interactive effects, if any, will also be assessed in this chapter.
9.0 CUMULATIVE EFFECTS

9.1 The ES will consider the potential for likely significant effects on the environment resulting from committed developments in the area. PPG identifies that:

“...There are occasions where other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development...”

9.2 As stated above, the Site forms part of the Growth Triangle, designated within the Joint Core Strategy for Broadland, Norwich and South Norfolk, the Area Action Plan (AAP) for which was adopted in July 2016. The Site is included as the GT7 allocation within the Growth Triangle AAP (GTAAP) which allocates 1,400 homes for the site. The proposed development proposes to bring forward up to 425 of these dwellings.

9.3 Two outline planning applications have been submitted to BDC for the remainder of the allocated site, for which decisions are currently pending. These are to be considered as committed developments as their effects will be assessed cumulatively with the proposed development. Further information is provided below:

- Land South of Salhouse Road, Sprowston (LPA Ref: 20160498) – Proposed residential development for a minimum of 803 dwellings with access roads and associated infrastructure, site for a new primary school, land for a bus rapid transit scheme, a section of orbital link road, a retained area of woodland and creation of open space. An ES was submitted alongside this application; and

- Land South of Salhouse Road, Sprowston (LPA Ref: 20160499) – Outline planning permission for part of the proposed orbital link road south of Salhouse Road to facilitate a link to Plumstead Road.

9.4 Guidance is sought from BDC as to whether any additional developments should be considered for the potential to lead to likely significant cumulative effects on the environment with the proposed development.
References

i SI 1824 as amended by the Town and Country Planning (EIA) (Amendment) Regulations 2015 (No.660)


iii Consultation response from NCC dated 26 April 2016 in relation to application reference 20160498


vii Consultation response from NCC Natural Environment Team dated 29 April 2016 for application reference 10160498
APPENDIX 1

SITE LOCATION PLAN
APPENDIX 2

PHASE 1 HABITAT MAP
SITE APPRAISAL PHOTOGRAPH 1: VIEW EAST FROM SALHOUSE ROAD
Distance: 255m

SITE APPRAISAL PHOTOGRAPH 2: VIEW SOUTH FROM SALHOUSE ROAD
Distance: 163m

SITE APPRAISAL PHOTOGRAPH 3: VIEW SOUTH-EAST FROM SALHOUSE ROAD
Distance: 78m

Salhouse Road

Approximate extent of the Site

Vegetation across western boundary of the Site

Castle Carvery restaurant

Car park associated with Castle Carvery restaurant
SITE APPRAISAL PHOTOGRAPH 4: VIEW EAST FROM CAR PARK OF CASTLE CARVERY RESTAURANT
Distance: 27m

SITE APPRAISAL PHOTOGRAPH 5: VIEW SOUTH FROM GRANGE FARM ON SALHOUSE ROAD
Distance: 41m

SITE APPRAISAL PHOTOGRAPH 6: VIEW SOUTH FROM SALHOUSE ROAD
Distance: 116m

Properties on north-western part of the Site
- Car park associated with Castle Carvery Restaurant
- Grange Farm

Approximate extent of the Site

Properties associated with Grange Farm
- Four Acres

Approximate extent of the Site
LAND SOUTH OF SALHOUSE ROAD, NORTH EAST NORWICH
SITE APPRAISAL PHOTOGRAPHS: 10 - 12
RECOMMENDED VIEWING DISTANCE: 25CM (A1)
DATE TAKEN: JUNE 2016
PROJECT NUMBER: 20976

SITE APPRAISAL PHOTOGRAPH 10: VIEW NORTH FROM PLUMSTEAD ROAD EAST
Distance: 151m

SITE APPRAISAL PHOTOGRAPH 11: VIEW WEST FROM SALHOUSE ROAD
Distance: 0.75km

SITE APPRAISAL PHOTOGRAPH 12: VIEW WEST FROM GREEN LANE EAST
Distance: 1.45km

Residential properties on Heath Road
Racecourse Plantation
Vegetation along access road near to Plumstead Road
Vegetation next to Padgate
Residential properties on Broadmead Green
Dairy Farm

Approximate extent of the site

Plumstead Road East
Residential properties on Broadmead Lane
Transea East
Village Hall

Dussindale Drive
Pig's Park

Green Lane East
Property on Broad Lane
Vegetation along railway

Residential properties on Broadmead Green
Vegetable area to Papagee

Approximate extent of the site

BARTON WILLMORE
SITE APPRAISAL PHOTOGRAPH 13: VIEW WEST FROM GREEN LANE EAST
Distance: 1.45km

SITE APPRAISAL PHOTOGRAPH 14: VIEW SOUTH-WEST FROM SALHOUSE ROAD
Distance: 1.3km

SITE APPRAISAL PHOTOGRAPH 15: VIEW WEST FROM PATH TO HALL FARM
Distance: 1.5km
SITE APPRAISAL PHOTOGRAPH 16: VIEW SOUTH FROM PATH NEXT TO MALLARD WAY
Distance: 0.99km

SITE APPRAISAL PHOTOGRAPH 17: VIEW WEST FROM SPROWSTON MANOR
Distance: 1.37km

Approximate extent of the site

White House Farm
Vegetation along Laundry Lane
New residential development on Mallard Way
Mallard Way
Boar Plantation
Properties on Blue Boar Lane

Approximate extent of the site

Land South of Salhouse Road, North East Norwich
Site Appraisal Photographs: 16 - 18
Recommended Viewing Distance: 20cm (A1)
Date Taken: June 2016
Project Number: 20976

Barton Willmore