CONTENTS

1.0 Introduction .................................................................................................................. 1
2.0 LVIA Methodology ........................................................................................................ 3
3.0 Site Context ................................................................................................................... 6
4.0 Landscape Character Assessments .................................................................................. 11
5.0 Relevant Planning Policy ................................................................................................. 18
6.0 Site Appraisal ................................................................................................................ 25
7.0 Visual Appraisal ............................................................................................................. 29
8.0 Opportunities and Constraints ...................................................................................... 31
9.0 Landscape and Visual Effects ......................................................................................... 33
10.0 Summary and Conclusion .............................................................................................. 41

ILLUSTRATIVE MATERIAL

Figure 1: Site Context Plan
Figure 2: Topographical Features Plan
Figure 3: Landscape Character Plan
Figure 4: Site Appraisal Plan
Figure 5: Visual Appraisal Plan
Site Appraisal Photographs A-E
Site Context Photographs 1-11

APPENDICES

Appendix 1: Landscape and Visual Impact Assessment Methodology
Appendix 2: Published Landscape Character Extracts
Appendix 3: Assessment Drawings
Appendix 4: Landscape and Biodiversity Management Strategy
Appendix 5: Landscape Effects Tables
Appendix 6: Visual Effects Tables
1.0 INTRODUCTION

1.1 Barton Willmore Landscape LLP (BW LLP) were commissioned by Quantum Land (Brundall) Ltd to undertake a Landscape and Visual Impact Assessment (LVIA) in relation to the development of land to the east of the Memorial Hall, Brundall, ('the Site') in respect to the following 'Proposed Development':

"Outline planning application with the details of appearance, landscaping, layout and scale reserved for later determination, with the exception of Phase 1 for which details of all matters in relation to the 23 dwellings within that Phase are provided. Development to comprise: up to 170 dwellings (Use Class C2 and C3), and a community/sports pavilion (Class D1 and D2 use), a country park, formal outdoor sports provision, access, and other earthworks and engineering works. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans".

1.2 Brundall is included within the Joint Core Strategy for Broadland, Norwich and Norfolk for small to moderate new housing allocations, with policies supporting new developments respecting local landscape character and introducing new Green Infrastructure. The Brundall Neighbourhood Plan has also identified an important local view across the western part of the Site, from the Memorial Hall to the Church of St. Peter And St. Andrew, in Blofield. With reference to Figure 1: Site Context Plan, the western part of the Site is allocated for recreational open space within the Site Allocations DPD.

1.3 The LVIA has therefore been undertaken to inform the iterative design process for the Proposed Development to understand the existing landscape character and respond positively to the relevant policies and identified important views.

1.4 The LVIA also assess the potential effect of the Proposed Development to identified landscape and visual receptors at years 1 and 15 of operation. The extent of the study area and the landscape and visual receptors has been discussed with Landscape Officers at Norwich City Council.

1.5 The LVIA should be read in combination with the Design and Access Statement, the LVIA Appendices and the following illustrative material:

- Figure 1: Site Context Plan
- Figure 2: Topographical Features Plan
- Figure 3: Landscape Character Plan
- Figure 4: Site Appraisal Plan
- Figure 5: Visual Appraisal Plan
- Site Appraisal Photograph A-E
- Site Context Photographs 1-11
2.0 **LVIA METHODOLOGY**

2.1 The methodology employed in carrying out the LVIA has been drawn from guidelines set out in 'The Guidelines for Landscape and Visual Impact Assessment, Third Edition, 2013 (GLVIA 3)' and is outlined in **Appendix 1: Landscape and Visual Impact Assessment Methodology.**

2.2 In summary, the purpose of the LVIA is to identify the likely effects of change resulting from the Proposed Development on identified landscape and visual receptors, defined as:

- **landscape** - landscape character and the elements and features that contribute to it (landscape receptors); and
- **visual** - people who experience views within the landscape (visual receptors).

**Landscape**

2.3 In order to assess the potential significance of effects, the sensitivity of the landscape receptor and the magnitude of effect experienced as a result of the Proposed Development are established.

2.4 The sensitivity of a landscape receptor is a combination of the value of the landscape receptor and the susceptibility of the landscape receptor to accommodate the Proposed Development, and is assessed as either high, medium or low.

2.5 The landscape magnitude of effect is informed by judgements about the size and extent of the change brought about by the Proposed Development both in terms of the existing landscape character and landscape elements / features and the addition of new landscape elements / features, and its duration and reversibility and is assessed as either large, medium, small, very small and none.

**Visual**

2.6 In order to assess the visual effects, the sensitivity of the visual receptor and the magnitude of effect experienced as a result of the Proposed Development is considered.

2.7 The sensitivity of the visual receptors is based on a combination of their value and susceptibility, assessed as either high, medium or low.

2.8 In the evaluation of the effects on views and the visual amenity of the identified receptors, the magnitude of visual effect is typically described with reference to the scale of change in the view; the angle of view in relation to the main activity of the receptor and the extent of the area over which the changes would be visible. The visual magnitude is assessed as large, medium, small, very small or none.
**Significance of Effects**

2.9 In order to draw conclusions about the significance of landscape or visual effects, the combination of the sensitivity of the receptors and the magnitude of effects are considered for the Proposed Development at Year 1 and Year 15 of operation.

2.10 The effects diagram, provided in Figure 2.1 below, illustrates the typical relationship between the magnitude of effect and the sensitivity of the receptor.

**Figure 2.1: Significance of Effects Diagram**

![Significance of Effects Diagram](image)

**Table 2.1: Landscape Effects Criteria**

<table>
<thead>
<tr>
<th>Effect</th>
<th>Landscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major Beneficial</td>
<td>Alterations that result in a considerable / total and distinct improvement of the existing landscape resource. Valued characteristic features would be restored or reintroduced as part of the Proposed Development.</td>
</tr>
<tr>
<td>Moderate Beneficial</td>
<td>Alterations that result in a partial improvement of the existing landscape resource. Valued characteristic features would be largely restored or reintroduced.</td>
</tr>
<tr>
<td>Minor Beneficial</td>
<td>Alterations that result in a slight improvement of the existing landscape resource. Characteristic features would be partially restored.</td>
</tr>
<tr>
<td>Negligible Beneficial</td>
<td>Alterations that result in a very slight improvement to the existing landscape resource, not uncharacteristic within the receiving landscape.</td>
</tr>
</tbody>
</table>
**Effect** | **Landscape**
--- | ---
Neutral | No alteration to any of the components that contribute to the existing landscape resource; or an alteration which is considered to result in neither adverse nor beneficial change.
Negligible Adverse | Alterations that result in a very slight deterioration to the existing landscape resource, not uncharacteristic within the receiving landscape.
Minor Adverse | Alterations that result in a slight deterioration of the existing landscape resource. Characteristic features would be partially lost.
Moderate Adverse | Alterations that result in a partial deterioration of the existing landscape resource. Valued characteristic features would be largely lost.
Major Adverse | Alterations that result in a considerable / total and distinct deterioration of the existing landscape resource. Valued characteristic features would be wholly lost.

**Table 2.2: Visual Effects Criteria**

<table>
<thead>
<tr>
<th>Effect</th>
<th>Visual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major Beneficial</td>
<td>Alterations that typically result in a pronounced improvement in the existing view.</td>
</tr>
<tr>
<td>Moderate Beneficial</td>
<td>Alterations that typically result in a noticeable improvement in the existing view.</td>
</tr>
<tr>
<td>Minor Beneficial</td>
<td>Alterations that typically result in a limited improvement in the existing view.</td>
</tr>
<tr>
<td>Negligible Beneficial</td>
<td>Alterations that typically result in a barely perceptible improvement in the existing view.</td>
</tr>
<tr>
<td>Neutral</td>
<td>No change to the existing view; or a change which is neither adverse nor beneficial.</td>
</tr>
<tr>
<td>Negligible Adverse</td>
<td>Alterations that typically result in a barely perceptible deterioration in the existing view.</td>
</tr>
<tr>
<td>Minor Adverse</td>
<td>Alterations that typically result in a limited deterioration in the existing view.</td>
</tr>
<tr>
<td>Moderate Adverse</td>
<td>Alterations that typically result in a noticeable deterioration in the existing view.</td>
</tr>
<tr>
<td>Major Adverse</td>
<td>Alterations that typically result in a pronounced deterioration in the existing view.</td>
</tr>
</tbody>
</table>
3.0 SITE CONTEXT

Location

3.1 As demonstrated by Figure 1: Site Context Plan, the Site is located in the northern part of Brundall, within an indent in the existing settlement pattern, such that the Site is bordered to the east, south and west by Brundall’s defined settlement limit.

3.2 The Site is bordered by:

- the Run Dike and the Norfolk Premier Golf Club to the north;
- Brundall Road, residential properties adjacent to Highfield Avenue and the Westfield Mission Church to the east;
- Residential properties adjacent to Westfield Road, Deacon Close, Meadow View and Links Avenue to the south; and
- Brundall Memorial Hall, playing fields, Public Right of Way (PRoW) FP2 to the west.

Topography and Hydrology

3.3 As demonstrated by Figure 2: Topographic Features Plan, the main hydrological feature within the area is the River Yare, which is located approximately 600m to the south-west of the Site. The meandering course of the River Yare forms a broad and shallow valley at approximately 2m Above Ordnance Datum (AOD) between the southern edge of Brundall and Surlingham. Streams and drainage ditches are frequent features within this valley floor.

3.4 The northern edge of the River Yare Valley extends across the central part of Brundall's settlement pattern, forming a ridgeline along Strumpshaw Road and The Street at approximately 15m AOD, before rising to more elevated land to the west of the Site at Apple Tree Farm, at 25m AOD.

3.5 From this ridgeline, the landform then falls across the northern part of Brundall's settlement pattern to the Run Dike valley (between 2-5m AOD). The Run Dike valley extends southwards from the A47 and then courses eastwards to Bay Bridge and under Brundall Road, at which point the watercourse divides, continuing in part eastwards to Braydeston Hall, but in the main south-east to the River Yare.

3.6 To the north of the Run Dike the landform rises across Blofield to form a ridgeline at approximately 25m AOD.

3.7 Approximately 650m north-west of the Site, the raised embankments of the A47 Dual Carriageway span the Run Dike valley and form a notable contrast to the surrounding
undulating landform. In contrast the Yarmouth Road follows the profile of the landform, such that it falls towards the Run Dike.

3.8 The Site is therefore in a generally low lying area and within a localised valley system, which as demonstrated by the Visual Appraisal limits the inter-visibility between the Site and the surrounding area.

**Settlement, Infrastructure and Land Use**

*Brundall*

3.9 As noted, the Site is indented within Brundall's settlement pattern, such that existing built form extends northwards to the east and west of the Site.

3.10 Brundall's settlement pattern includes 1950's and 1960's single and 2 story brick detached properties with pitched roofs, along with more contemporary 2 storey properties, set within a series of cul-de-sacs and closes.

3.11 Properties in the northern part of Links Avenue are bungalows, orientated west/east, i.e. away from the Site, with mature garden vegetation along their northern boundaries.

3.12 Properties on Meadow View are 1980s detached 2 storey residences, either red or pale brown brick, with off-street parking. Whist detailing to the facades is limited, the properties have alternating brick courses, often below windows or across boundary walls. Roofs are dark red tiles and a relatively shallow pitch. The orientation of the properties is varied, with some north/south (towards the Site) and others east/west (away from the Site).

3.13 Properties on Westfield Road are separated from those on Meadow View by a distance of 25m. This area consists of amenity landscape, including for small scale play equipment. The properties to the east of this amenity area on Westfield Road reflect the vernacular of those on Meadow View, being four, 2 storey detached brick properties with off street parking, orientated north/south, towards the Site. The reaming properties along Westfield Road are then bungalows, orientated north/south and with mature hedging or fencing adjacent to the Site.

3.14 Deacon Close extends northwards from Westfield Road and consists of a cul-de-sac of 6 bungalows, with steeply pitched large roofs (which have been converted with dormer or single windows in the façade) to enable an additional storey within the roof space.

3.15 Properties on the west side of Highfield Avenue consist of a mixture of detached 2 storey brick properties; brick and white rendered 2 storey properties, and fully rendered 2 storey semi-detached properties. Whilst there is the intermittent bungalow within this group, the residential...
pattern is consistent overall, with these properties having established gardens, off-street parking and dark red tiled roofs.

3.16 Inset from Highfield Avenue is Golf Links Road, which forms part of the eastern edge of the Site. To the north of this road, between the edge of the Site and the rear of properties on Highfield Avenue is Westfield Mission Church, a single storey red brick building, with a dark tiled roof and white rendered arch on the main façade. To the north of the Church is a 2 storey detached residential property, with a pale yellow/cream render and dark tiled roof.

3.17 Brundall Memorial Hall to the south-west of the Site is a 2 storey building, stepping down to 1 storey on its southern side. The eastern façade of the Memorial Hall has 2 emergency access doors but no fenestration. The building has a wide pitched aluminium roof, with a combination of pale pink render and dark stained timber façade. To north and east of the Hall are play areas and car-parking.

3.18 Properties to the west of the Site within Lackford Close and Grovebury Close consist of 2 storey red or pale brick properties with dark red tiled roofs, with narrow frontages to facilitate off street parking. Overall this area has well established garden vegetation with mature trees.

Blofield

3.19 The village of Blofield is 1km to the north-east of the Site. The southern edge of Blofield's settlement pattern consists of predominantly single and two story red brick detached properties which extend along Brundall Road, such that the extent of the settlement pattern forms a near continuous extent of built form between the eastern part of Brundall and Blofield.

3.20 As demonstrated by Site Context Photograph 6, there is inter-visibility between residential properties in Blofield and Brundall when travelling along Brundall Road. The sense of separation and perceived identity between Blofield and Brundall is therefore very subtle given the limited stance between the settlements and the existing indivisibility. The sense of separation as experienced from along Brundall Road is demarcated by the valley floor and Bay Bridge (below which the Run Dike flows).

Norfolk Premier Golf Club

3.21 The land use to the north of the Site consists of the northern part of the Run Dike corridor, consisting of a flat, low lying area of reeds and mature trees.

3.22 To the north of Run Dike corridor is the Norfolk Premier Golf Club, situated across rising landform and consisting of a driving range, clubhouse and a 9 hole golf course. The golf course exhibits large scale 'cut and fill' landform, required to as a result of integrating the fairways and raised greens across the north side of the Run Dike valley.
Agriculture

3.23 To the north-east of the Site the land use consists of agricultural fields of various sizes divided by hedgerows and intermittent tree belts, situated across undulating landform which rises westwards from the Run Dike.

3.24 Agricultural barns are also located in the eastern part of the Site, with an access track to Brundall Road.

Infrastructure and Ancillary

3.25 There is a small scale pumping station located in the eastern part of the Site, with an access track to Brundall Road and the junction with Highfield Avenue.

3.26 The Scout's Hut is located south of this access track, also at the junction of Highfield Avenue, Brundall Road and Blofield Road and consists of a single storey shed, rendered white, except for the eastern end which is red brick.

Vegetation

3.27 With reference to Figure 1: Site Context Plan, the surrounding agricultural fields consist of hedgerows and intermittent trees. There are also clusters of mature trees across Brundall's settlement pattern.

3.28 There is no ancient woodland within the Site.

3.29 The Run Dike, to the west and east of the Site and its associated drainage ditches consist of fen meadow or low lying wet grassland dominated by reeds and other herbs and grasses, as well as being bordered by hedgerows, with mature isolated trees and linear woodland along its course.


3.31 The Norfolk Premier Golf Club consists of predominantly mown grass and young tree planting, with a young tree belt planted along the eastern edge adjacent to Blofield.

3.32 The residential areas surrounding the Site have a well vegetated character, due to the combination of mature garden vegetation of mature road side vegetation, particularly adjacent to Brundall Road and Highfield Avenue.
3.33 There is also mature vegetation bordering the PRoW networks to the west of the Site and Golf Links Road.

**Public Rights of Way (PRoW)**

3.34 As demonstrated by **Figure 1: Site Context Plan**, there are a network of PRoW across Brundall and between Brundall and Blofield, many of which are along the road networks as follows.

- PRoW Brundall FP1 connects Brigham Close in the west of Brundall with Highfield Avenue, via Brundall Memorial Hall, and crosses the southern edge of the Site;
- PRoW Brundall FP2, is immediately adjacent to the western edge of the Site and connects The Street to PRoW Postwick FP6; and
- Postwick FP6 which connects with PRoW Brundall FP2 to link with Yarmouth Road.

**Designations**

3.35 The Site is not covered by any national or local landscape designations.

3.36 The northern extent of The Boards National Park are approximately 450m south-west of the Site, beyond the Brundall’s settlement pattern.

3.37 Broadland Special Protection Areas (SPA), Broadland Ramsar, The Broads Special Area of Conservation (SAC), Mid Yare National Nature Reserve (NNR), Yare Broads and Marshes Site of Special Scientific Interest (SSSI) are located approximately 650m to the south of Site, on the southern side of the River Yare.

3.38 Brundall Church Fen Local Nature Reserve (LNR) is located and on the north side of the River Yare, approximately 500m south-west of the Site.

**Conservation Areas (CA) and Listed Buildings**

3.39 The Site is not within or near to a Conservation Area, Registered Historic Park or Garden (RPG) or Scheduled Ancient Monuments (SAM).

3.40 The Site does not contain any Listed Buildings.

3.41 There are a number of listed building within Brundall and Blofield, the closest of which is The Gables, approximately 150m south of the Site.

3.42 The Grade I listed Church of St Andrew and St Peter is located approximately 600m north-east of the Site in Blofield and as demonstrated by the Visual Appraisal is visible from PRoW Brundall FP 2 and the Memorial Hall.
4.0 LANDSCAPE CHARACTER ASSESSMENTS

4.1 As demonstrated by Figure 3: Landscape Character Plan, the Site is covered by a number of published landscape character assessments, which identify key characteristics and recommend landscape guidelines. These are summarised below with the relevant extracts included in Appendix 2: Published Landscape Character Extracts.

Published Landscape Character Assessments

National Character Area (NCA) Profile: 80 The Broads (NE449), April 2015

4.2 At a national level, the Site is covered by NCA Profile: 80 The Broads, which consists of an agricultural landscape based on a long history of drainage to allow grazing. The key characteristics of NCA 80: The Broad's which are considered relevant to the Site and its immediate surrounds:

- "Woodland cover is generally sparse, especially in the marshland area. Small areas of mainly deciduous woodland occur around the broads. Carr woodland and willow pollards are typical of the wetter areas, while broadleaved woodland is present as copses and plantations on higher land."

4.3 Brundall is noted as an area experiencing extensive modern boatyard/marina developments.

Broadland District Council Landscape Character Assessment Supplementary Planning Document (September 2013)

4.4 The District Landscape Character Assessment provides guidance for the application of relevant development plan policies and other planning guidance in the consideration of development proposals. The relevant key issues in relation to development planning are summarised as:

"Built development - expansion of suburban character and pattern; use of standardised housing designs/inappropriate building methods/materials/details that ignore local vernacular; expansion of industrial, leisure and retail developments on settlement edges; pressure on open character of countryside gaps;

Settlements in their landscape setting - relationships between settlement core and landscape severed by settlement expansion; new development unsympathetic to original settlement pattern and relationship with landscape; poor relationships between settlement and landscape/key views/landmarks/other landscape features."
4.5 At a district level the Site is covered by the Tributary Farmlands Landscape Character Type (LCT) and within the Blofield Landscape Character Area (LCA). Brundall's existing residential area is within LCA F3: Reedham to Thorpe.

_Landscape Character Type D - Tributary Farmlands (LCT D)_

4.6 The Site is covered by Landscape Character Type D - Tributary Farmland for which the key characteristics considered relevant to the Site and immediate surrounds are:

- "The Witton Run is a tributary of the River Yare near Blofield;
- Shelving and gently undulating landform, which is cut by small tributary valleys;
- Dispersed but evenly distributed settlement pattern;
- An intricate network of narrow, winding rural lanes often bounded by banks or ditches;
- Medium to large scale arable farmland;
- Pockets of remnant parkland;
- Tributaries elusive - evident but usually hidden within the landscape by topography and trees; and
- Mixed settlement and architectural character."

4.7 The visual character of LCT D - Tributary Farmlands is summarised as:

"There are gentle variations in the topography of this Landscape Character Type, where a series of small tributary valleys cut through the underlying topography and form landscape and nature conservation features. These tributary corridors are subtle features, which are often barely perceptible to the eye within views across the landscape.

This landscape has a predominantly rural character, which is heightened by the dispersed settlement pattern of small to large linear and medium to large nucleated settlements. It is accessed via a series of small, often narrow lanes, which are often bounded by banks or ditches. Small ponds are also a feature of fields, within this predominantly arable agricultural landscape.

_Pockets of parkland add further visual interest, and introduce an ordered, human influence. Typical views from the edges of this Landscape Character Type, are often into adjacent river valleys, however in several places, views are limited by small clumps of trees, or subtle variations in topography."

4.8 The key forces for change are noted as:

- "Potential farm diversification, resulting in conversion of agricultural buildings to houses and recreational facilities;
- Potential loss of mature hedgerow field boundaries as a result of agricultural intensification;"
- Small-scale, incremental development within villages, which may be inconsistent with local built character and materials;
- Potential wind turbine developments;
- Extension of road corridors and introduction of visually intrusive road signs and visual clutter; and
- Potential loss of small ponds and extraction sites due to infill."

4.9 With regards to the Landscape Condition and Strength of Character of LCT D - Tributary Farmlands, the assessment notes:

"In places, hedgerows are well managed and continuous, whilst in other places, a gappy and less well managed character is apparent. As a result, overall condition is considered to be moderate. In certain places, recognisable sense of place is strong, as a result of views to landmark features such as churches and into adjacent Landscape Character Types. Overall strength of character is considered to be moderate, although several of the small villages retain their traditional form and exhibit a range of varied local materials."

LCA D4: Blofield

4.10 LCA D4 is a large area extending between the Yare and Bure River Valleys, between Brundall in the south and Pedham in the north. The LCA includes for numerous settlements, including Blofield and road infrastructure, including the A47.

4.11 The Site therefore forms part of the southern edge of this LCA, which is described as an area of gently undulating landform, varying field sizes and mainly of arable land use, resulting in limited woodland cover. Also noted are isolated the churches as distinct / memorable features within an otherwise simple, working landscape. As a result of the landform, the visual character summary states:

"Views are contained by rolling slopes, providing a variety of close horizons. Church towers and woodland create memorable features in these views."

4.12 With regards to settlement pattern within the LCA:

"There is often an abrupt transition between the housing developments and the surrounding agricultural land."

4.13 The inherent landscape sensitives of area D4 Blofield are:

- "Distinctive topography with a strong mosaic of rolling arable fields, intact hedgerow and mature woodland within the grounds of old houses and lining tributaries;
- Strong rural character with a recognisable sense of place;"
• Concentration of isolated churches, halls and farmsteads amid woodland around Burlingham; often using distinctive combinations of traditional buildings materials within buildings;
• Landscape setting of historic halls and churches;
• Landscape setting of hamlets and villages;
• Characteristic views to features, such as church towers surrounded by woodland;
• Relatively strong sense of tranquillity away from major transport routes; and
• The Witton Run is a tributary of the River Yare SSSI near Blofield. Within a 2km section of the tributary south of Little Plumstead there are four CWS (No. 1421, 1422, 2071, and 2058) Landscape Policy."

Landscape Character Area F3: Reedham to Thorpe

4.14 A very small part of the Site's southern edge is included within this character area. Brundall is noted for:

"Many of the settlements have been influenced by modern development growth, such as Brundall, who's [sic] nucleated settlement form following transport routes alongside the Yare Valley have outweighed the extent of the historic core. This is largely due to its connections across the Broads landscape, to Norwich and eastern parts of Norfolk."

4.15 The following sensitives are identified for LCA F3:

• Mosaic of arable fields, pockets of pasture and woodland, providing a diverse and interesting landscape character;
• Mature landscape structure including substantial blocks and belts of carr woodland, copses of mature trees and intact hedgerows, providing an interesting visual mosaic;
• Subtle features of the historic landscape, such as remnant hedgerows, which are not protected, and are vulnerable to change and loss;
• Landscape setting of historic houses, halls and churches;
• Sparse settlement in the form of ancient linear hamlets and isolated farmsteads. Their landscape setting and cohesive building materials is vulnerable to unsympathetic additions or extensions, which would disrupt the largely intact built character;
• Nucleated market towns with a strong historic core;
• Distinctive low wooded horizons;
• Strong sense of place;
• Characteristic views across the farmland to landmark churches, often isolated and amid woodland;
• Potential loss of small pits and extraction sites due to infilling."
Published Landscape Guidelines

NCA Profile: 80 The Broads (NE449), April 2015

4.16 The relevant Statements of Environmental Opportunity (SEO) in relation to the Proposed Development are:

"Improve opportunities to enhance people’s enjoyment of the area while protecting high levels of tranquillity by conserving intimate Broadland valleys and extensive coast and marshland views, which contribute to sense of place, and conserve and promote the geodiversity, archaeology and historical evidence of past human settlement and landscape change." (SEO4)

Broadland District Council Landscape Character Assessment Supplementary Planning Document (September 2013)

Landscape Character Type D - Tributary Farmlands (LCT D)

4.17 The overall summary of the assessment states that:

"Protecting landscape features and patterns that contribute to landscape diversity, including enhancing their quality, character and function where necessary, should be a key aim for planning and land management policy in Broadland."

4.18 The management strategies and objectives for LCT D are:

"The overall strategy for the Tributary Farmland Landscape Character Type should be to conserve and restore the hedgerow network; and conserve the tributary river corridors as important landscape and nature conservation features. Plantings to enhance hedges should be appropriate to the specific local character of the Landscape Character Areas."

4.19 The specific management objectives for LCA D are:

- "Seek opportunities for the creation of all types of grassland and woodland, especially mixed habitats of grassland and scrub woodland;
- Seek opportunities for connectivity with Hockering Wood (outside the District);
- Seek opportunities for the enhancement and creation of wetland habitats, such as wet meadows and wet woodland;
- Seek opportunities for buffering the Rivers Wensum, Bure and Tud, through catchment sensitive farming;
- Conserve priority habitats of wood pasture and grassland (based on the existing parks at Salle, Heydon and Blickling);
- Seek to conserve and enhance the landscape structure within the area, including blocks and copses of woodland, mature parkland trees and intact hedgerows; and
- **Seek to conserve and enhance the mature landscape structure in central and eastern parts, including blocks of woodland, which contributes to a small-scale and intimate character.**

*D4: Blofield*

4.20 The following Landscape Planning Guidelines for LCA D4: Blofield are:

- "Seek to conserve the simple, predominantly rural character;
- Seek to conserve the landscape setting of historic halls and churches;
- Seek to conserve the pattern of isolated churches, historic halls and farmsteads;
- Seek to conserve the landscape setting hamlets and villages;
- Seek to promote use of local materials within villages;
- Seek to conserve the recognisable sense of place;
- Seek to conserve the relatively strong sense of tranquillity within central and northern parts of the area;
- Resist new development that would mask the area’s distinctive topography;
- Seek to ensure that new development does not reduce the vertical significance of important historical architectural features within the landscape, such as church towers; and
- Seek to conserve and protect the tributary valleys for their biodiversity particular the Witton Run, a tributary of the River Yare SSSI near Blofield."

**Local Character Areas identified via Field Work**

4.21 To provide a finer grain of detail to the study area, a number of local landscape character areas (LLCA) have been identified via the field work and are illustrated on **Figure 4: Site Appraisal**. These LLCA are:

*LLCA 1 Run Dike*

4.22 This is a narrow watercourse extending from the Yarmouth Road southwards in a generally linear alignment, to then flow eastwards and below Brundall Road to Braydeston Hall. The watercourse is bordered by reeds, scrub and mature trees.

*LLCA 2 Agricultural*

4.23 This character area is located to the west and south of the Run Dike are consists of arable land usages across undulating or rising landform. The arable land use has also resulted in a large scale field pattern, bordered by hedgerows and intermittent mature trees, with no rare or distinctive landscape features within the fields themselves, such that they are a common feature within the landscape.


**LLCA 3 Recreational Valley Sides**

4.24 This consists of the golf course and the Memorial Hall, both of which represent recreational usages to the north and south of the Run Dike valley. Additionally, both have introduced built form and land re-profiling to facilitate the recreational land uses.

**LLCA 4 Residential**

4.25 This consists of the residential areas immediately bordering the Site, which are mixture of 2 storey detached brick properties and bungalows.
5.0 RELEVANT PLANNING POLICY

5.1 The following planning policies are considered relevant to the Site and the Proposed Development.


5.2 Paragraph 7 states that there are three dimensions to sustainable development, which are economic, social and environmental. With regard to the environmental role of sustainable development, the NPPF states that the planning system should contribute to protecting and enhancing our natural, built and historic environment; helping to improve biodiversity.

5.3 Twelve core planning principles set out in paragraph 17 underpin decision-making, relating to high quality design, conserving and enhancing the natural environment and promoting the benefits of multi-functional open land.

5.4 NPPF Section 7: Requiring good design, paragraph 58, states that planning policies and decisions should aim to ensure that developments:

"Establish a strong sense of place...;\nrespond to local character and history, and reflect the identity of local surroundings, while not preventing or discouraging appropriate innovation; and\nare visually attractive as a result of good architecture and appropriate landscaping."

5.5 NPPF Section 11: Conserving and enhancing the natural environment states that the planning system should contribute to protecting valued landscapes, with NPPF paragraph 113 outlining a hierarchical approach for designated sites. As noted, the Site is not covered by any landscape designations.

Joint Core Strategy for Broadland, Norwich and Norfolk (adopted March 2011, amendments adopted January 2014)

5.6 The Joint Core Strategy (JCS) has been developed by the Greater Norwich Development Partnership (GNDP) (of which South Norfolk Council is a member) and sets out the overarching strategy for growth across Norwich, Broadland and South Norfolk. It identifies key locations for growth and sets out policies to ensure that future development is sustainable.
5.7 Brundall is noted for a limited provision of recreational facilities and it is a Key Service Centre for small to moderate new housing allocations. With regards to the future growth of Brundall, it is noted that:

"It is important to prevent coalescence with the neighbouring large village of Blofield."

5.8 Policy 1 - Addressing climate change and protecting environmental assets, notes that development will need to be:

- energy efficient;
- provide for recycling of materials;
- use locally sourced materials wherever possible;
- be located to minimise flood risk, mitigating any such risk through design and implementing sustainable drainage;
- minimise water use and protect groundwater sources;
- make the most efficient appropriate use of land, with the density of development varying according to the characteristics of the area, with the highest densities in centres and on public transport routes;
- minimise the need to travel and give priority to low impact modes of travel;
- be designed to mitigate and be adapted to the urban heat island effect in Norwich; and
- improve the resilience of ecosystems to environmental change."

5.9 Additionally development in areas that are not protected by international or national designations will:

"contribute to providing a multifunctional green infrastructure network, including provision of areas of open space, wildlife resources and links between them, both off site and as an integral part of the development..."

5.10 Policy 2 - Promoting Good Design, states that all development will respect local distinctive, including as appropriate:

- the historic hierarchy of the city, towns and villages, maintaining important strategic gaps;
- the landscape setting of settlements including the urban/rural transition and the treatment of ‘gateways’;
- the landscape character and historic environment, taking account of conservation area appraisals and including the wider countryside and the Broads area;
- townscape, including the city and the varied character of our market towns and villages;
- provision of landscaping and public art;
- the need to ensure cycling and walking friendly neighbourhoods by applying highway design principles that
do not prioritise the movement function of streets at the expense of quality of place;

- the need to increase the use of public transport, including through ‘public transport oriented design’ for larger development;
- designing out crime;
- the use of sustainable and traditional materials;
- the need to design development to avoid harmful impacts on key environmental assets and, in particular SACs, SPAs and Ramsar sites."

5.11 Policy 14: Key Services Centres (KSC) identifies that Brundall is a KSC and is close to the Broads and development must ensure that there is no detrimental impact to the Broadland SPA, Broadland Ramsar and Broads SAC.

**Development Management DPD (adopted August 2015)**

5.12 The policies set out within the Development Management DPD aim to further the aims and objectives set out within the NPPF and JCS.

5.13 Policy EN2 – Landscape states that in order to protect the character of the area, development proposals should have regard to the Landscape Character Assessment SPD and, in particular, consider any impact upon as well as seek to protect and enhance where appropriate:

"i. Gaps between settlements;

ii. Visually sensitive skylines, hillsides and valley sides and important views including the setting of the Broads Area;

iii. Nocturnal character;

iv. Conservation Areas;

v. Scheduled Ancient Monuments;

vi. Historic Parks and Gardens; and

vii. Green spaces including natural and semi-natural features as well as geological/geomorphological features which make a significant contribution towards defining the character of an area."

5.14 Policy EN3 – Green Infrastructure states that:

"All development will be expected to maximise opportunities for the creation of a well-managed network of wildlife habitats; and
Residential development consisting of five dwellings or more will be expected to provide at least 4 ha of informal open space per 1,000 population and at least 0.16ha of allotments per 1,000 population."

5.15 Policy GC4 - Design states with regard to new development that:

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

i. the environment, character and appearance of an area;

ii. reinforcing local distinctiveness through careful consideration of the treatment of space through the development, the appearance of new development, the scale of new development and the landscaping;

iii. Meeting the reasonable amenity needs of all potential future occupiers;

iv. Considering the impact upon the amenity of existing properties;

v. making efficient use of land and resources;

vi. Being accessible to all via sustainable means including public transport;

vii. Creating safe environments addressing crime prevention and community safety;

viii. incorporating appropriate infrastructure linking to the surrounding area;

ix. The creation of sustainable, inclusive and mixed communities; and

x. Minimising resource and energy consumption and how it is located and designed to withstand the longer term impacts of climate change."

Site Allocations DPD (adopted May 2016)

5.16 The western part of the Site is identified as BRU3: Land east of Memorial Hall and allocated for recreational open space. The Guidelines for development state:
"It will need to comply with relevant policies in the Development Plan and the National Planning Policy Framework;

Vehicular and pedestrian access from Links Avenue with adequate car parking provision via the existing access;

Contributions may be required for a pedestrian crossing scheme at The Street / Braydeston Avenue;

Adequate landscaping and green infrastructure should be provided with a particular emphasis on retaining existing trees and hedging where possible;

A sustainable drainage system (SUDS) should be provided to serve any development;

Pollution control measures will be required to mitigate the impacts of any development on the Witton Run and Source Protection Zone (3);

Further investigation in respect of archaeology may be required;

The open space will be for formal recreation uses, such as playing pitches, together with more informal recreation such as walks, jogging track etc."

Broadlands Place Shaping: A Guide to Undertaking Development in Broadland

5.17 Whilst this document does not reference Brundall specifically, it is a reference document for new developments and highlights the importance of Green Infrastructure and biodiversity.

5.18 Section 2 of the Guide outlines the importance of undertaking character assessments, in combination with Broadlands Landscape Character Assessment (2007), highlighting that new developments should not sever the relationship with an existing core of a settlement, and avoid the problems associated with a development being unsympathetic to its settlement pattern and landscape. Specifically landscape character assessment ensures development:

- "uses land efficiently and is sympathetic to its physical and social context;
- Reduces the developments carbon footprint and improves biodiversity;
- Develops a place which is attractive, safe, convenient and healthy; and
- Fosters sense of place and local distinctiveness."

5.19 Church towers are noted as landmarks within the 'Landmarks, vistas and focal point' section.

5.20 The Guide also highlights the importance of early community engagement.

Brundall Neighbourhood Plan 2016 to 2026 (adopted May 2016)

5.21 The plan covers the period up to 2026 and now forms part of the development plan for the District and is one of the main considerations in determining any future planning applications submitted in Brundall.
5.22 With reference to the Brundall Neighbourhood Area Plan, the majority of the Site, including the proposed residential area is within the Brundall Parish Boundary.

5.23 Brundall is noted as a rural village, surrounded on all sides by a mixture of agricultural lands (arable and pasture) and the Broads to the south. In relation to the Site, the Plan notes:

"To the north and east of the village separating Brundall from Blofield is an area of low-lying land known variously as Run Dyke, Witton Run or the Lackford Run. This channel drains into the River Yare and is surrounded on both sides by arable and wet grazing land."

5.24 The vision statement for the village is:

"Our vision for Brundall is to remain a high-quality rural village surrounded by tranquil open countryside and the Broads landscape where people want to live, visit, work and engage with a vibrant and thriving community."

5.25 The environmental objectives to achieve this vision are:

- "To improve links between the village and surrounding countryside including the Broads;
- To protect and enhance the existing landscape and wildlife areas around the village; and
- To protect and enhance the local distinctiveness in the built and natural environment and to protect the setting of designated heritage assets."

5.26 With reference to the Walking and Cycling Routes Plan, PRoW Brundall FP1 and PRoW Brundall FP2 are identified as existing routes; with potential proposed routes extending across the north-western edge of Brundall from Postwick Lane to PRoW Postwick FP6 (an orbital route).

5.27 Policy 2: Walking and Cycling Routes states:

"The Plan seeks to provide Brundall with an improved and joined up network of high quality footpaths and cycleways to help residents and visitors move around more easily and safely on foot or bicycle and reduce the reliance on the private care for local trips.

Specifically the plan supports the provision of a continuous orbital route and comprehensive high quality network around the village..."

5.28 With reference to Figure 4: Important local views, there is an identified view from Brundall Memorial Hall, north-east, across the Site, with the supporting text stating:
"specifically, views to the north east across agricultural land from the busy Memorial Hall community facility and path connecting Links Avenue and Golf Links Road towards Blofield and its prominent Grade I Listed Church of St Andrew and St Peter are considered important."

5.29 Policy 3: Important Views seeks to protect and enhance the remaining views across open landscapes, stating:

"The Plan seeks to protect and enhance the views to the north east from the Memorial Hall and to the south from St Michaels Church and views of the Braydeston Hills to the north from Brundall as indicated in Figure 4.

Any development or alterations to an area within the these views must ensure that key features of the view can continue to be enjoyed including distant buildings, areas of landscape and the juxtaposition of village edges and open agricultural countryside."

5.30 However, the supporting photograph to depict the view is not taken from Brundall Memorial Hall, as per the location on figure 4, but from the junction of PRoW Brundall FP1 and FP2.

5.31 Policy 4: Enhanced recreation provision, supports the provision of new and expanded recreation facilities in the village. The 'site adjacent to Memorial Hall' is noted as providing a logical focal point for future 'formal' recreation provision, with options including a football pitch and multi-use games area.

5.32 Policy 5: Enhanced provision for older people identifies a need for the enhanced provision of housing for older people, although there is an indication that the preference will be for such enhanced provision to be on brownfield sites.
6.0 SITE APPRAISAL

6.1 A Site visit was undertaken in February 2016 to identify the existing landscape features and character of the Site, the relationship to the existing settlement pattern and the inter-visibility from within the surrounding landscape.

Landscape Appraisal

6.2 With reference to Figure 4: Site Appraisal Plan, the Site covers approximately 17 hectares (ha) and consists of:

- two agricultural fields across the southern part of the Site, which are open in character and divided by a hedgerow, the eastern field being substantially larger than the western field;
- an agricultural grassland strip, with a hedgerow and individual mature trees forming its southern boundary. Within this strip are a pumping station and agricultural barns, both with access to Brundall Road;
- Golf Links Road, a narrow access strip bordered by mature hedges; and
- Part of the Run Dike corridor consisting of reeds and intermittent mature trees, forming the northern part of the Site.

6.3 As the Site forms part of the southern side to part of the Run Dike valley, there is a general fall in the landform across the Site, from its southern edge (between 15-18m AOD), northwards to the hedgerow dividing the fields from the semi improved grassland (between 5-8m AOD). The landform then falls very gradually across the semi-improved grassland to the banks of the Run Dike (c.3-4m AOD).

6.4 The north-east part of the Site, consisting of single storey barns, hardstanding and unmade tracks is situated at c.3.5-4.5m AOD. The barns are a mix of steel and timber clad buildings, considered to be in poor condition.

6.5 The sewage pumping station is situated at c.4.5m AOD with an unmade track connecting it to Brundall Road. There are overhead electrical lines between the substation and the golf course, as well as across the western edge of the Site.

6.6 Site Appraisal Photograph A is taken from the southern edge of the Site, along PRoW Brundall FP1. The view demonstrates the agricultural land use of the southern part of the Site, resulting in an open field pattern. The extent of boundary vegetation bordering these fields and within the Run Dike is also visible and includes for mature trees and hedgerows. The image also demonstrates the valley landform in which the Site is situated, via the fall towards the Run Dike and the rising landform to the north of the Site, to a localised ridge line at the Norfolk
Premier Golf Driving Range. The proximity of existing residential properties to the Site is also evident, as well as the extent of the residential settlement pattern to the west and east of the Site, which encloses the Site in relation to the wider landscape. The Brundall Memorial Hall is visible to the left of the view.

6.7 Moving to the central part of the Site, Site Appraisal Photograph B is taken from the northern edge of the western agricultural field. The view demonstrates the residential edge bordering the Site, across the ridge line crossing this part of Brundall, and as result encloses the Site from the wider landscape to the south. The view demonstrates that the residential character of the built form bordering the Site consists of a variety of two storey and bungalow properties and that the orientation of these properties varies between being aligned directly with the Site, or at right angles to it, as well as varying boundary treatments of fencing and vegetation.

6.8 Site Appraisal Photograph C, demonstrates the change in land use and landscape character between the agricultural fields and the vegetated/grassland belts within the Run Dike corridor. The tree lined hedgerow and step in landform forms a divide between the two land uses. The view also shows the enclosed nature and limited inter-visibility with the surrounding residential properties from within the Run Dike corridor.

6.9 Moving to the eastern part of the Site, Site Appraisal Photograph D demonstrates the contained nature of this field by boundary vegetation, including the hedgerow which divides the two fields and the limited inter-visibility with the wider area.

6.10 Site Appraisal Photograph E demonstrates the character of the northern part of the Site, consisting of a generally flat rectangular area of grassland and ruderal vegetation and part of the Run Dike, consisting of reeds and mature trees. The view also demonstrates the proximity of the golf course to the Site and the inter-visibility with the church St Andrew and St Peter in Blofield.

Summary

6.11 The southern part of the Site consists of two fields of different sizes, divided by a hedgerow, which have an open character, although one that is influenced by the proximity to the residential settlement and infrastructure elements such as the overhead lines in the western part of the Site.

6.12 This agricultural land use is also reflected in a strip of semi-improved grassland to the north of the two fields, along with barns at the eastern edge of the Site. These existing buildings are considered to be in poor condition. To the south of these barns there is a pumping station.
6.13 The fen marshland of the Run Dike forms the northern part of the Site and consists of a well vegetated area, contrasting with the open character of the fields.

6.14 These land uses reflect the fall in the landform across the Site, from south to north. The landform then rises to the north of the Site, such that the Site is enclosed in relation to the wider landscape.

6.15 There is inter-visibility between the Site and surrounding residential properties, although this varies depending on the orientation of the dwellings, the extent of garden vegetation and whether they are 2 storey or bungalow properties.

6.16 The rural character of the Site is considered to be lessened by the proximity to these properties, audible vehicular noise and the inter-visibility with the golf course, the latter of which has also eroded the 'natural' setting to the Run Dike corridor due to the extent of engineered earth works.

**HDA Tree Survey Report and Arboricultural Impact Assessment**

6.17 To summarise aspects of the HDA report, in respect of the existing tree cover:

- 6% is Category A;
- 60% is Category B;
- 33% is Category C; and
- 1 tree was identified as Category U.

6.18 Category A trees included oak and beech trees and were located in the main hedgerow crossing the Site east to west.

6.19 Category B trees included groups of beech and oak, as well as field maple and are located along the western edge of the Site, intermittently along the southern boundary and in the eastern part of the Site.

6.20 Category C trees included birch and hawthorn and were also located in the eastern part of the Site, including around the pumping station.

**HDA Enviro Ecological Report**

6.21 To summarise from the HDA Enviro Ecological Report (submitted as part of the Application) the desk study has confirmed that the Site is not covered by any statutory or non-statutory nature conservation designations; nor are there habitats of international, national, regional, county or district nature conservation importance within the Site.
6.22 The habitats of highest nature conservation value located within the Site is the section of the Run Dike flowing along the northern site boundary and its associated fen meadow habitats, considered to be of high local nature conservation value, forming part of a wider network of riparian and wetland habitats across the surrounding landscape.

6.23 The hedgerows and mature trees bordering the agricultural fields are considered in combination to be of low local nature conservation value. Although these habitats are not botanically diverse and are relatively limited in extent, they provide potential habitat for a range of species, enhance the nature conservation interest of the site and in combination further contribute to the network of habitat linkages facilitating the movement of wildlife around the site and surrounding countryside.

6.24 The arable fields with bare ground and buildings within the east of the Site have been assessed as being of less than local / negligible value in their own right.

**Site Features**

6.25 From the above analysis the Site is considered to exhibit the following landscape features:

- Agricultural fields - which are considered to be a common feature, being exhibited in the wider landscape;
- Hedgerows and trees - which area largely intact although exhibit varying condition;
- Fen Meadow - forming the vegetation adjacent to the Run Dike;
- Improved Grassland - forming the land between the agricultural fields and the fen meadows; and
- Built form - barns and the pumping station, which are utilitarian in character.
7.0 VISUAL APPRAISAL

7.1 **Figure 5: Visual Appraisal Plan** illustrates the viewpoint locations which are described below as Site Context Photographs 1 - 11 (**SCP**).

7.2 **SCP 1**, taken from PRoW Brundall FP1 to the west of the Site demonstrates the open views towards the grass and vegetated belts of the Run Dike in the northern part of the Site; however only partial views are possible of the western agricultural field due to intervening mature tree and woodland vegetation adjacent to PRoW Brundall FP1, and the hedgerow north of the western part of the Site. The Site is seen in the context of existing residential properties on the Meadow View, Westfield Road and Highfield Avenue.

7.3 **SCP 2**, taken from further south on PRoW Brundall FP1, immediately adjacent to the Brundall Memorial Hall, demonstrates the open views possible through gaps in Site's western perimeter hedgerow and tree belt, across the western agricultural field. The elevated position allows partial views of the western residential edge of Blofield, filtered through the intervening vegetation, however due to the undulating landform wider views into Blofield are screened with the exception of the Church of St. Andrew and St. Peter which forms a focal point on the skyline. This view is representative of the defined important view from Brundall Memorial Hall in Policy 3 of the Brundall Neighbourhood Plan. The view also demonstrates the south/north orientation of Brundall Memorial Hall and the single small window facing towards the Site.

7.4 **SCP 3**, is taken from the southern limit of PRoW Brundall FP1 at the junction of The Street and Links Avenue. This demonstrates the glimpsed view of the south-eastern corner of the Site seen from the row of shops on The Street.

7.5 **SCP 4**, taken from Westfield Road, south of the Site demonstrates that even from close range locations, the Site is not visible due to the rising landform in the foreground of the view.

7.6 **SCP 5**, taken from PRoW Brundall FP1/ Golf Links Road immediately south-east of the Site is representative of the partial views of the eastern part of the Site and demonstrates that the majority of the Site is screened by Westfield Mission Church.

7.7 **SCP 6**, taken from Brundall Road on the approach to Brundall from Blofield, north-east of the Site demonstrates the partial view through the boundary vegetation on the north-eastern extent of the Site. Visibility is limited to the immediate Farm buildings and working area, with views of the agricultural field barely perceptible through the intervening vegetation and existing built form.

7.8 **SCP 7**, taken from a car park off St Andrew's Way is representative of views towards the Site from the south-western edge of Blofield. Partial views of the western field are possible,
however these views are filtered by intervening hedgerow vegetation within the Site, isolated and groups of trees surrounding Run Dike, and young tree planting within Norfolk Premier Golf 9 hole course and on Blofield’s residential edge.

7.9 **SCP’s 8, 9, 10 and 11** demonstrate the extents of glimpsed views of the eastern part of the Site as seen from on Yarmouth Road and A47 Dual Carriageway, north and north-east of the Site. However, the majority of the Site is screened by the undulating landform and intervening vegetation, forms a minor component of the view, and is seen in context of surrounding residential properties on Meadow View, Westfield Road and Highfield Avenue.

**Visual Summary**

7.10 At close range to the Site, there are open and glimpsed views from the Brundall Memorial Hall, PRoW Brundall FP2 and residential properties immediately west of the Site; Westfield Mission Church, residential properties on Highfield Avenue and glimpsed views from Brundall Road east of the Site; PRoW Brundall FP1 and residential properties on Westfield Road and Meadow Close immediately south of the Site.

7.11 From mid distance locations to the north of the Site, including the south-western residential edge of Blofield, PRoW Postwick FP6, Yarmouth Road, A47; the Site is predominantly screened by the combination of intervening landform, vegetation and built form. From longer distance views, the Site is screened by the combination of vegetation, landform and existing built form.

7.12 Overall the Site is therefore considered to be visually well contained in relation to the surrounding landscape, and where visible is seen in the existing context of residential properties and existing infrastructure.
8.0 OPPORTUNITES AND CONSTRAINTS

8.1 The Site is considered to provide the following opportunities for the Proposed Development as the Site is:

- not covered by any national or local landscape designations;
- physically well enclosed from the wider landscape due to its low lying position within the Run Dike valley;
- inset within Brundall’s existing settlement pattern and therefore in terms of settlement morphology would not extend built form any further north than the existing settlement pattern;
- visually well screened from the wider landscape as a result of the intervening built form, vegetation and situation within the Run Dike valley; and
- where visible is seen in the context of existing residential properties, forming part of the northern edge of Brundall.

8.2 The constraints to development are:

- the more valued landscape structure within the Run Dike, which can be retained and enhanced through avoiding built form within this part of the Site and ensuring a new landscape structure and positive management regime;
- mature trees and hedgerows, which can be retained through offsetting development in relation to root protection areas;
- the underground foul sewer easement, which can be incorporated within the layout for access;
- the policy requirement for recreational use, which can be accommodated through recreational provision across the Site; and
- the viewing corridor from the Memorial Hall, which can be retained through the sensitive positioning of built form and retaining the western part of the Site as a recreational area and open character.

Primary Mitigation

8.3 The Landscape and Visual Appraisal has informed the iterative design process, so that landscape and visual measures are embedded within the scheme design and the Development Parameter Plans which form the Application Drawings, such that:

- New built development has been consolidated to the central and south-east parts of the Site, as illustrated in Development Parameters Plan 26007/07, so as to enable the focus
of the Proposed Development to provide new recreational and ecological zones across the northern part of the Site (Development Parameters Plan 26007/08 and 26007/09);

- The key landscape structure of existing hedgerows and vegetation have been retained along the central part of the Site, as a divide between the residential area and the Run Dike (area 1 on Development Parameter Plan 26007/08) and along the eastern edge of the Site and as a divide between the existing 2 fields (areas 3 and 4 on Plan 26007/08);

- The foul sewer constraint has been incorporated as a new recreational zone (area 2 on Development Parameter Plan 26007/08);

- Recreational usage and a viewing corridor through the formal outdoor sports zone on the western edge of the Site has been incorporated (Development Parameter Plan 26007/09);

- The proposed built form elevations reflect the scale and mass of surrounding properties;

- The Planning Layout Phase 1 (Drawing PL01) incorporates new tree planting along the access road; the retention of the existing hedgerow; new landscape areas within the core of the layout and along the southern edge as part of a new amenity space; and

- The Street Sections (PL02) illustrate a range of façade treatments which provide an aesthetic quality to the built form, as well as aiding in softening its massing.
9.0 LANDSCAPE AND VISUAL EFFECTS

9.1 This section summarises the likely effects of the Proposed Development on the Site and visual receptors, as well as the response to the published landscape character assessments and relevant policies. The effects are outlined in full in Appendices 5 and 6, including for the sensitivity of the identified receptors.

9.2 The assessment is undertaken for the following operational stages of the development:

- Year 1 as illustrated on the Parameter Plans during winter; and
- Year 15 as illustrated on Illustrative Layout B3.

9.3 These two scenarios are considered to be appropriate in presenting a 'worst' and 'best' case scenario for the Proposed Development. As there are a number of Illustrative Layouts, option B3 has been assessed as it represents the aspirations of the Parish and includes for additional built form within the western part of the Site, as well as the access via the existing amenity landscape between Meadow View and Links Avenue, which is reflected on Development Parameter Plan 5 - Primary Movement Corridor (dwg. 26007/10).

9.4 The construction stage is not assessed as this is temporary; but evidently this phase would result in adverse effects to the Site and existing views due to the works required to re-profile landform, construct roads and housing as well as accommodating construction activity via construction compounds. The retained vegetation illustrated on the Development Parameter Plans would therefore be retained and protected during the construction phase via the necessary tree protection measures outlined in the Arboricultural Report.

Landscape Effects Year 1 - The Site

9.5 The Proposed Development will result in a change of land use across the Site, with the introduction of built development, outdoor play and a Country Park, as illustrated on Development Parameter Plans 26007/07 and 09. There would also be a new road access via a primary access point at the north-east edge of the Site, via Brundall Road, and a zone for emergency access as illustrated on Development Parameter Plan 5 (dwg.26007/10).

9.6 With reference to the Phase 1 Boundary and the Planning Layout (dwg.PL01) the built form would be set within a new landscape framework of proposed trees, shrubs and hedges, as well as retaining the existing hedgerow which divides the existing 2 agricultural fields (with the exception of the breaks within the hedgerow for access). There would also be a new area of open space to the south of the Phase 1 residential area.
9.7 The new built form would consist of a varied façade treatments of brick, black timber boarding, render, pantiles and plain clay tiles as illustrated on drawings 'Building Materials' and 'Street Elevations' (dwg. PL02 and PL 04). The built form would be set across a gradient, requiring localised cut and fill to integrate within the existing sloping landform with the scale and height of the built form reflecting the surrounding patterns within Brundall, as well as drawing architectural references from the wider context, as set out in the Design and Access Statement.

9.8 The new outdoor play zone in the western part of the Site would increase the recreational value of the Site, in combination with reflecting the existing land uses to the west of the Site, at Brundall Memorial Hall. The Development Parameters enable a change of ground levels +5m/-5m from existing ground levels, which would result in either notable cut or fill to this part of the Site.

9.9 The improved grassland field and fen meadows in the northern part of the Site would form part of a new country park, providing recreational and ecological benefits. This new green infrastructure would also link across the Site, via the new outdoor play zone and through the residential area, via the verge/foul sewer easement zone and retained vegetation illustrated on Development Parameters Plan 3 (dwg. 26007/08).

9.10 The Proposed Development would therefore improve the recreational value of the Site, as well as the opportunities for improved biodiversity through the new Country Park. The key existing vegetation would be retained overall. Whilst the new built form would result in new massing and an evident change from the agricultural character of the Site, it is considered to provide a high aesthetic quality and detailing, as well as reflecting local scale and massing as demonstrated by the Phase 1 layout. This new built form would be set within a well vegetated landscape framework, including for new amenity spaces and routes.

9.11 The effect to the Site at year 1 is therefore a balance between the evident change in land use and introduction of new massing with the introduction of new recreational opportunities. As a result the effect to the Site at year 1 is assessed as Negligible Beneficial.

**Landscape Effects Year 15 - The Site**

9.12 By year 15 the new planting within Phase 1 would have established to aid in further integrating and softening the new built form and road networks.

9.13 With reference to Illustrative Masterplan B3, the western part of the Site would consist of additional built form via a skate park, MUGA and pavilion set around a formal playing area. The ground level changes required to facilitate the formal playing area would be contained within the existing hedgerow and tree framework forming the eastern edge of the Site and the divide between this formal playing area and the country park. There would also be substantial
new tree planting around the perimeter of the playing area to aid in integrating the sports facilities and softening the western edge of the new residential layout.

9.14 This residential layout would consist of a number of development parcels set around shared surfaces and play areas, as well as Type 2 main road, which in turn would be bordered by new street trees. The emergency access route would also be bordered by new tree planting, which is considered to balance the loss of the existing vegetation in this part of the Site. Opportunities for improved access across the residential layout are enabled via Green Infrastructure corridors between the built forms, linking to the Country Park.

9.15 The Country Park would also consist of new hedgerow, tree and shrub planting, including for around the existing pumping station, aiding in screening this utilitarian structure. The new country park would improve the recreational and ecological value of the Site, as well as being enhanced by the positive landscape management strategy set out within the Landscape and Biodiversity Management Strategy (Appendix 4).

9.16 The effect to the Site at year 15 is therefore assessed as **Moderate Beneficial**.

**Visual Effects - Year 1**

9.17 The Proposed Development would retain views to the Church of St. Andrew and St. Peter from Brundall Memorial Hall and PRoW Brundall FP 2, as the built form is sufficiently offset from the relevant viewing corridor.

9.18 The new built form would be visible from residential properties in Meadow View, Westfield Road and Westfield Avenue. For those properties in Westfield Road, immediately adjacent to the Site, the new built form would represent a close range change to the view and the massing on the Parameter Plan would truncate the extent of existing views.

9.19 For recreational receptors along PRoW Brundall FP 2, the mass of the new built form would be visible in the eastern part of the Site. Whilst the existing view already includes for built form at close range, (adjacent to the PRoW and on the skyline) the additional built form would foreshorten the view across the southern part of the Site and introduce additional massing.

9.20 For receptors to the south of the Site the Proposed Development would be screened by the intervening built form. Similarly for vehicles on Yarmouth Road and the A47 the extent of visible new built form would be limited by the intervening vegetation or land uses.

9.21 The visual effects at year 1 would therefore range between **Neutral and Major Adverse**.
**Visual Effects - Year 15**

9.22 With reference to Illustrative Masterplan B3, the density and massing of the proposed built form is lessened than in the Development Parameter Plans, with smaller building footprints set around mews or courtyards, with linkages through the layout to the Country Park. As a result there would be a greater degree of visual permeability across the built development area. There would also be smaller scale built forms within the western part of the Site, with a pavilion, skate park and MUGA.

9.23 Views to the Church of St. Andrew and St. Peter would remain from PRoW FP2, with views of the Country Park including for pedestrian and cycle routes. The massing of the proposed built form would also be softened by the establishment of the new planting around the western edge of the residential layout, as well as from the existing vegetation bordering the PRoW being in leaf.

9.24 From Brundall Memorial Hall there would be close range views of the MUGA and pavilion, whilst the skate park would be largely screened by the maturing of the proposed planting, as well as the existing vegetation being in leaf. A view to the Church of St. Andrew and St. Peter would remain. The emergency access route would also be screened by new planting, which would soften the extent of the new built form within the Site, albeit it would remain a change from the existing view across the fields. The views of the MUGA and pavilion are considered to reinforce the perception of the Memorial Sports Hall and would be seen as a consolidated group of sporting facilities.

9.25 For residential properties bordering the Site, the increased permeability through the residential layout would aid in offsetting the close range change to the view, through enabling views across the Site to remain, albeit channelled by new built form.

9.26 For vehicle users on Yarmouth Road and the A47 the Proposed Development would be screened by the existing vegetation being in leaf.

9.27 The visual effects at year 15 are therefore assessed as ranging between **Minor Beneficial** and **Minor Adverse**.

**Response to Published Landscape Character Studies**

NCA 80: The Broads

9.28 In response to NCA 80: The Broads, the Proposed Development would not adversely impact the stated characteristics of woodland cover around wetland areas. The Proposed Development would respond positively to the Statements of Environmental Opportunity by improving
opportunities to enhance people’s enjoyment of the area through the new public access and recreation across the Site.

Landscape Character Type D - Tributary Farmlands

9.29 In response to Landscape Character Type D - Tributary Farmlands the Proposed Development has conserved the hedgerow network across the Site, as illustrated on Development Parameter Plan dwg.26007/08; as well as conserving the tributary river corridors as important landscape and nature conservation features by the change in land use to a country park, as illustrated on Development Parameter Plan dwg. 26007/09.

9.30 Furthermore, as the northern part of the Site is proposed as a recreational and ecological zone, this is considered to respond positively to the stated opportunities for the:

- creation of all types of grassland and woodland, especially mixed habitats of grassland and scrub woodland;
- the enhancement and creation of wetland habitats, such as wet meadows and wet woodland; and
- conserving and enhancing the landscape structure within the area, including blocks and copses of woodland, mature parkland trees and intact hedgerows.

9.31 The Proposed Development would also retain views to the Church of St. Andrew and St. Peter in Blofield, retaining the stated 'strength of character' of Type D through retaining views to churches.

Landscape Character Area D4: Blofield

9.32 In relation to the inherent landscape sensitivities of Area D4, the Proposed Development will retain the hedgerows and mature woodland, especially lining tributaries. The Country Park is considered to reinforce a sense of place adjacent to the Run Dike corridor and on this northern part of Brundall.

9.33 The architectural detailing for the Phase 1 part of the Application as illustrated on dwg. PL04 consisting of a mixture of brick with black timber boarding; render; pantiles and plain clay tiles is considered to reflect distinctive combinations of traditional buildings materials. The layout of the Proposed Development also retains a view from Brundall Memorial Hall to St. Michaels Church, Blofield.

9.34 The Proposed Development will respond positively to the stated landscape planning guidelines for D4 by:

- Conserving the simple, predominantly rural character adjacent to the Run Dike;
• Promoting the use of local materials within villages;
• Conserving the recognisable sense of place through new recreational and country park usages; and
• Ensuring that new development does not reduce the vertical significance of important historical architectural features within the landscape, such as church towers by retaining a viewing corridor from Brundall Memorial Hall as well as the new built form reflecting the scale and mass of the existing built form within Brundall.

Response to Policy

National Planning Policy Framework

9.35 With the introduction of a Country Park and new landscaping across the Site, the Proposed Development is considered to respond positively to NPPF Paragraph 7 and the environmental role of sustainable development and helping to improve biodiversity.

9.36 The iterative design process has taken account of the differing roles and character of different areas both within and surrounding the Site (NPPF para. 17) to recognise the value of the Run Dike corridor and retain and enhance this within the layout as a new Country Park for recreation and ecology.

9.37 Additionally, with the Site being inset from Brundall's settlement pattern the Site is considered to be in a sustainable location, with the provision of residential, sport and Country Park land uses presenting a local strategy to improve health and cultural wellbeing.

9.38 The Phase 1 detailed layout demonstrates that the new built form would be set within a high quality landscape design with the architectural detailing responding positively to local character to reflect local identity and result in a visually attractive design.

9.39 As demonstrated the Site is not subject to any national designations; however the layout as retained the valued hedgerow and tree structure and the fen meadows. The layout has enhanced the recreational value of the Site, as well as provided for opportunities to enhance the ecological and biodiversity value.

Joint Core Strategy for Broadland, Norwich and Norfolk (adopted March 2011, amendments adopted January 2014)

9.40 The Proposed Development would not result in coalescence with Blofield. This is because the built form would be set within the existing landscape framework of hedgerows and trees to the west of Highfield Avenue. From along Brundall Road there is already inter-visibility between existing properties in Brundall and Blofield, as demonstrated by Site Context Photograph 6. The new built form would not be visible from this location and the extent of new planting would
increase the vegetation coverage within this part of the landscape, retaining the existing perception of settlement identity between Brundall and Blofield.

9.41 In relation to areas which are not protected by international or national designations, the Proposed Development will contribute to providing a multifunctional green infrastructure network through the sports provision and Country Park. As such, the Green Infrastructure is an integral part of the development layout.

9.42 In response to Policy 2 - Promoting Good Design, the layout and proposed architectural vernacular has respected local distinctiveness, as well as the landscape setting of Brundall and the transition between the proposed residential area and the wider landscape, through the provision of a Country Park.

Development Management DPD

9.43 In line with Policy EN2 - Landscape, the design and LVIA have had regard to the relevant published landscape character assessments. The design has:

- Protected the gap between Blofield and Brundall;
- Protected views to the Church of St. Andrew and St. Peter; and
- Enhanced the recreational value of the Site through the provision of a formal sports zone and Country Park.

9.44 The extent of recreational and ecological zones illustrated on the Development Parameter Plans respond positively to Policy EN3 - Green Infrastructure and maximising the opportunities for the creation of well managed habitats.

9.45 The landscape assessment has demonstrated that the Proposed Development would avoid any significant detrimental impact through the layout and massing of the proposed built form in relation to the surrounding character areas. The Country Park is considered to reinforce the sense of local distinctiveness by establishing greater recreational connection to the Run Dike corridor, along with the proposed façade materials reflecting local vernaculars and new landscape planting including native species.

Site Allocations DPD

9.46 The Proposed Development retains the western part of the Site as Open space, in response to the allocation of BRU3: Land East of Memorial Hall. In relation to the guidelines, the illustrative layout includes for car parking provision as well as adequate landscaping and green infrastructure, including the retention of existing trees and hedgerows and the provision of SuDS. Additionally, the open space could accommodate playing pitches (as a result of the level
change illustrated on the Development Parameter Plans) and more informal recreation with the Country Park.

Broadlands Place Shaping: A Guide to Undertaking Development in Broadland

9.47 The importance of Green Infrastructure and biodiversity is addressed through the Country Park provision and the extent of new landscaping illustrated within the Phase 1 part of the Site, such that the layout represents an attractive sense of place and would be locally distinctive.

9.48 Similarly the layout retains views to the Church towers in Blofield, such that this is retained as a landmark within views.

Brundall Neighbourhood Plan

9.49 The improved recreational value of the Site would enable improved linkages between Brundall and the surrounding countryside. The Country Park would protect and enhance the existing landscape and wildlife areas around the village, as would the retention of the key vegetation within the Development Parameter Plans.

9.50 The important local view from Brundall Memorial Hall to the Church of St. Andrew and St. Peter would be retained by the formal sports provision in the western part of the Site. The additional recreational facilities within the western part of the Site would respond to Policy 4: Enhanced recreation provision, and establish a formal recreational area and logical focal point for a variety of sports.
10.0 SUMMARY AND CONCLUSION

10.1 The Landscape and Visual Appraisal has identified that the southern part of the Site consists of 2 fields of differing sizes that in character terms are influenced by their proximity to Brundall and infrastructure elements such as the overhead lines in the western part of the Site and sewage pumping station in the north-east of the Site.

10.2 This agricultural land use is also reflected in a strip of semi-improved grassland to the north of the two fields, along with barns at the eastern edge of the Site. These existing buildings are considered to be in poor condition.

10.3 The fen marshland of the Run Dike forms the northern part of the Site and consists of a well vegetated area, contrasting with the open character of the fields and is an area of higher landscape value than the agricultural fields.

10.4 These land uses reflect the fall in the landform across the Site, from south to north, such that the Site forms part of the Run Dike valley system. To the north of the Site the landform rises across a golf course and the residential settlement of Blofield. Within Blofield is the Church of St. Andrew and St. Peter, which is visible from a number of locations in the surrounding landscape due to its elevated position. In contrast, as the Site is located within a localised valley system, the inter-visibility between the Site and the wider area is negated.

10.5 There is close range inter-visibility between the Site and surrounding residential properties, although this varies depending on the orientation of the dwellings, the extent of garden vegetation and whether they are 2 storey or bungalow properties. There is also inter-visibility between the western part of the Site and the Church of St. Andrew and St. Peter, such that the viewing corridor is noted within Brundall's Neighbourhood Plan.

10.6 The Site is therefore considered to provide the opportunity for the Proposed Development as the Site is:

- not covered by any national or local landscape designations;
- physically well enclosed from the wider landscape due to its low lying position within the Run Dike valley;
- inset within Brundall's existing settlement pattern and therefore in terms of settlement morphology would not extend built form any further north than the existing settlement pattern;
- visually well screened from the wider landscape as a result of the intervening built form, vegetation and situation within the Run Dike valley; and
where visible is seen in the context of existing residential properties, forming part of the northern edge of Brundall.

10.7 From a review of published landscape character assessments and policies, new development is expected to include for Green Infrastructure, high quality design, opportunities for recreation and to respect and enhance the existing landscape character.

10.8 To positively respond to these matters, the following design measures have been incorporated into the Development Parameter Plans, which form the Application Drawings:

- New built development has been consolidated to the central and south-east parts of the Site, as illustrated on Development Parameters Plan 26007/07, so as to enable the focus of the Proposed Development to provide new recreational and ecological zones across the northern part of the Site (Development Parameters Plan 26007/08 and 26007/09);
- The key landscape structure of existing hedgerows and vegetation have been retained along the central part of the Site, as a divide between the residential area and the Run Dike (area 1 on Development Parameter Plan 26007/08) and along the eastern edge of the Site as a divide between the existing 2 fields (areas 3 and 4 on Plan 26007/08);
- The foul sewer constraint has been incorporated as a new recreational zone (area 2 on Development Parameter Plan 26007/08);
- Recreation and a viewing corridor through the formal outdoor sports zone on the western edge of the Site has been incorporated (Development Parameter Plan 26007/09);
- The proposed built form elevations reflect the scale and mass of surrounding properties;
- The Planning Layout Phase 1 (Drawing PL01) incorporates new tree planting along the access road; the retention of the existing hedgerow; new landscape areas within the core of the layout and along the southern edge as part of a new amenity space; and
- The Street Sections (PL02) illustrate a range of façade treatments which provide an aesthetic quality to the built form, as well as aiding in softening its massing.

10.9 At year 1 and in winter, the Proposed Development is assessed as improving the recreational value of the Site, as well as the opportunities for improved biodiversity through the new Country Park. The key existing vegetation would be retained overall. Whilst the new built form would result in new massing and an evident change from the agricultural character of the Site, it is considered to provide a high aesthetic quality and detailing, as well as reflecting local scale and massing as demonstrated by the Phase 1 layout. This new built form would be set within a well vegetated landscape framework, including for new amenity spaces and routes, improving the Green Infrastructure of the Site, and resulting in a Negligible Beneficial effect to the Site.
Visually, the Proposed Development would retain views to the Church of St. Andrew and St. Peter from Brundall Memorial Hall and PROW Brundall FP 2, as the built form is sufficiently offset from the relevant viewing corridor.

The new built form would be visible from residential properties in Meadow View, Westfield Road and Westfield Avenue. For those properties in Westfield Road, immediately adjacent to the Site, the new built form would represent a close range change to the view and the massing on the Parameter Plan would truncate the extent of existing views. For recreational receptors along PROW Brundall FP 2, the mass of the new built form would be visible in the eastern part of the Site. Whilst the existing view already includes for built form at close range, (adjacent to the PROW and on the skyline) the additional built form would foreshorten the view across the southern part of the Site and introduce additional massing. The visual effects at year 1 would therefore range between Neutral and Major Adverse.

By year 15 and in summer, as well as with the establishment of the new planting and the positive landscape management regime outlined within the Landscape and Biodiversity Management Strategy (Appendix 4), the Site could be brought forwards with additional recreational facilities in the western part of the Site, as well as a reduced density of new built form. The Run Dike corridor would remain protected and enhanced as part of the Country Park and ecological area, forming one of number of new green spaces within the layout. The effect to the Site at year 15 is therefore assessed as Moderate Beneficial.

Visually, with the existing and proposed vegetation being in leaf, as well as a reduced density of new built form and increased permeability across the Site, the effects would range between Minor Beneficial and Minor Adverse.

The Proposed Development is assessed as responding positively to the published landscape character area guidance. That most pertinent to the Site is Type D4, for which the Proposed Development would:

- Conserve the simple, predominantly rural character adjacent to the Run Dike;
- Promote the use of local materials within villages;
- Conserve the recognisable sense of place through new recreational and country park usages; and
- Ensure that new development does not reduce the vertical significance of important historical architectural features within the landscape, such as church towers by retaining a viewing corridor from Brundall Memorial Hall as well as the new built form reflecting the scale and mass of the existing built form within Brundall.
The Proposed Development is also considered to respond positively to a number of national and district policies. In relation to the Development Management DPD and Policy EN2 - Landscape, the Proposed Design has:

- Protected the gap between Blofield and Brundall;
- Protected views to the Church of St. Andrew and St. Peter; and
- Enhanced the recreational value of the Site through the provision of a formal sports zone and Country Park.

The extent of recreational and ecological zones illustrated on the Development Parameter Plans respond positively to Policy EN3 - Green Infrastructure and maximising the opportunities for the creation of well managed habitats.

The Proposed Development would not result in coalescence with Blofield. This is because the built form would be set within the existing landscape framework of hedgerows and trees to the west of Highfield Avenue. From along Brundall Road there is already inter-visibility between existing properties in Brundall and Blofield, as demonstrated by Site Context Photograph 6. The new built form would not be visible from this location and the extent of new planting would increase the vegetation coverage within this part of the landscape, retaining the existing perception of settlement identity between Brundall and Blofield.

The Proposed Development would avoid any significant detrimental impact through the layout and massing of the proposed built form in relation to the surrounding character areas. The Country Park is considered to reinforce the sense of local distinctiveness by establishing greater recreational connection to the Run Dike corridor, along with the proposed façade materials reflecting local vernaculars and new landscape planting including native species.

Conclusion

The Site is considered to provide the opportunity for residential development as it is already inset within Brundall’s existing settlement pattern and bordered by residential properties to the south, east and west. Furthermore, the arable fields in which built development would be located are a common place feature within the landscape and are not considered to exhibit the same level of landscape value as the Run Dike corridor in the northern part of the Site, due to their intensive usage and lack of vegetation cover.

The recreational access across the fields would be retained and enhanced within the Site via the provision of a Country Park and formal sports area. These aspects, in combination with the built form being set within a robust landscape framework would increase the provision of Green Infrastructure across the Site; protect and enhance this part of the Run Dike and respond positively to the published landscape character assessments and relevant policies.
10.21 The Proposed Development is therefore considered to provide the opportunity for beneficial effects to the existing landscape and the opportunity to increase the biodiversity across the Site. These beneficial effects incorporate the actions of published landscape guidance, such that the Proposed Development can be successfully accommodated within Brundall's existing settlement pattern and the setting of the Run Dike.

---

SITE APPRAISAL PHOTOGRAPH A: VIEW NORTH FROM SOUTHERN EDGE OF THE SITE

SITE APPRAISAL PHOTOGRAPH B: VIEW SOUTH FROM SOUTHERN EDGE OF WESTERN AGRICULTURAL FIELD

SITE APPRAISAL PHOTOGRAPH C: VIEW WEST FROM SOUTHERN EDGE OF WESTERN AGRICULTURAL FIELD

SITE APPRAISAL PHOTOGRAPH D: VIEW NORTH-WEST FROM EASTERN EDGE OF THE EASTERN AGRICULTURAL FIELD
SITE APPRAISAL PHOTOGRAPH E: VIEW EAST FROM PUBLIC RIGHT OF WAY BRUNDALL FP2, WESTERN EDGE OF THE SITE
LAND EAST OF MEMORIAL HALL

RECOMMENDED VIEWING DISTANCE: 20CM @ A1

DATE TAKEN: FEB 2016
PROJECT NUMBER: 26007

SITE CONTEXT PHOTOGRAPH 1: VIEW SOUTH-EAST FROM PROW BRUNDALL FP2

SITE CONTEXT PHOTOGRAPH 2: VIEW EAST FROM BRUNDALL MEMORIAL HALL TOWARDS BLOFIELD

SITE CONTEXT PHOTOGRAPH 3: VIEW NORTH FROM THE STREET ALONG LINKS AVENUE

SITE CONTEXT PHOTOGRAPH 4: VIEW NORTH FROM JUNCTION OF MEADOW VIEW AND WESTFIELD ROAD
SITE CONTEXT PHOTOGRAPH 9: VIEW SOUTH FROM JUNCTION OF YARMOUTH ROAD AND PROW POSTWICK FP6

SITE CONTEXT PHOTOGRAPH 10: VIEW SOUTH-EAST FROM A47 DUAL CARRIAGeway

SITE CONTEXT PHOTOGRAPH 11: VIEW SOUTH-EAST FROM YARMOUTH ROAD OPPOSITE FROM SERVICE STATION

LAND EAST OF MEMORIAL HALL

SITE CONTEXT PHOTOGRAPHs: 9 - 11
RECOMMENDED VIEWING DIstance: 20CM @A1
DATE TAKEN: FEB 2016
PROJECT NUMBER: 26007
Brundall:
Landscape and Visual Impact Assessment Methodology

Prepared on behalf of Quantum Land (Brundall) Ltd

July 2017
1.0 LVIA METHODOLOGY

Introduction

1.1 The Landscape Institute and the Institute of Environmental Management & Assessment’s “Guidelines for Landscape and Visual Impact Assessment” Third Edition (GLVIA 3), 2013, Paragraph 1.1 states that:

"Landscape and Visual Assessment is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity."

1.2 The methodology employed in carrying out the Landscape and Visual Impact Assessment (LVIA) of the Proposed Development has been drawn from guidelines set out in GLVIA 3 and Natural England landscape character guidance. The guidelines are not intended as a prescriptive set of rules, and have been adapted to the specific project.

1.3 LVIAs are undertaken by professionals who are also involved in the design of the landscape and the preparation of subsequent management proposals. This can allow the assessment to proceed as an integral part of the overall scheme design. Judgements are based on training and experience, and supported by clear evidence and reasoned argument.

1.4 The purpose of LVIAs is to identify the potential for, and assess the likely effects of change resulting from development. Landscape and visual assessments are separate, although linked, procedures. A distinction is made between:

- landscape - landscape character and the elements and features that contribute to it (landscape receptors); and
- visual - people who experience views within the landscape (visual receptors).

1.5 An LVIA is typically accompanied by illustrative material, including baseline mapping and photographs of the Site itself and from the wider context.

1.6 There are typically four key stages to LVIA, as follows:

- Baseline Studies;
- Design;
- Assessment of Landscape and Visual Effects; and
- Cumulative Assessment (should this be required).
Baseline Studies

1.7 The purpose of baseline studies are to record the existing landscape features, characteristics, the way the landscape is experienced and potential visual receptors. The following are typically undertaken as part of the baseline studies:

- Identification of the extents of the study area. The extent of this is based on professional judgement and may vary depending on the type of development proposed;
- A desktop study of patterns and scale of landform, land use and built development, relevant current planning policy (including landscape designations) and landscape character publications. This provides guidance on the general landscape character of the surrounding area;
- Identification of potential representative viewpoints within the study area; and
- Site visits.

Design

1.8 LVIA’s are undertaken by professionals who are also involved in the design of the landscape, site design, and the preparation of subsequent management proposals. The design and assessment stages are iterative, with stages overlapping in part.

1.9 Measures are embedded within the Proposed Development as a result of the desk based study and LVIA field work. These measures, such as new planting, are termed 'Primary Measures'.

1.10 Typical Primary Measures strategies include:

- Avoid or reduce impact by ensuring the form of the development is sympathetic with the existing baseline;
- Remediation of impact (e.g. by planting to ‘soften’, absorb and integrate the Proposed Development into the landscape);
- Compensation of impact (e.g. by replacing felled trees with new trees); and
- Enhancement (e.g. the creation of a new landscape or habitat).

1.11 Where the design process does not enable mitigation to be embedded, or an assessment is based on the assumption of an implemented management plan, these measures are termed 'Secondary Mitigation.'
1.12 Typical Secondary Mitigation strategies include:

- A Landscape and Biodiversity Management Strategy;
- A Construction Environmental Management Plan;
- Tree protection in line with BS5837:2012 Trees in Relation to Construction; and
- A programme of appropriate monitoring may be agreed with the regulatory authority, so that compliance and effectiveness can be readily monitored and evaluated.

**Planting Assumptions**

1.13 The contribution made by areas of planting introduced as part of the Proposed Development is considered, and the height of this planting for assessment purposes is assumed (based on an average growth rate of 1m in 3 years – the rate of growth varies according to species) to be as follows:

- Planting at Year 1: Whips / Transplants 60-150cm; Larger Stock 3.5-4.5 metres; and
- Established Heights of Planting by Year 15: Whips / Transplants 5.5-7 meters; Larger Stock 7.5-9 meters.

**Assessment of Landscape Effects**

1.14 The GLVIA 3 in Paragraph 5.1 states that:

"An assessment of landscape effects deals with the effects of change and development on landscape as a resource."

1.15 In order to assess the landscape effects, the sensitivity of the landscape receptor and the magnitude of effect experienced as a result of the Proposed Development is assessed.

**Sensitivity of Landscape Receptors**

1.16 The sensitivity of a landscape receptor is a combination of the **value** of the landscape receptor and the **susceptibility** of the landscape receptor to the type of change proposed, using professional judgement.
Landscape Value

1.17 The GLVIA 3 Glossary defines landscape value as:

"The relevant value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a variety of reasons"

1.18 Landscapes, including their character and features, may be designated at a range of levels (international, national, county and local level), examples of which are set out in Table 1.1.

Table 1.1: Landscape Value - Designations

<table>
<thead>
<tr>
<th>Level</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>Features or areas likely to be of international or national importance, designated at national or international level</td>
</tr>
<tr>
<td>Medium</td>
<td>Features or areas likely to be of county or borough importance, designated at county or borough level</td>
</tr>
<tr>
<td>Low</td>
<td>Features likely to be of importance to the local community but have little or no wider recognition of their value, and are not designated</td>
</tr>
<tr>
<td>Very Low</td>
<td>Features or areas with little or no evidence of being valued by the community, and are not designated</td>
</tr>
</tbody>
</table>

1.19 The assessment of value is based on a combination of the importance of landscape-related planning designations and the following attributes:

- Landscape quality (condition): the measure of the physical state of the landscape. It may include the extent to which typical landscape character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
- Scenic quality: the extent that the landscape receptor appeals to the visual senses;
- Perceptual aspects: the extent that the landscape receptor is recognised for its perceptual qualities (e.g. remoteness or tranquillity);
- Rarity: the presence of unusual elements or features;
- Representativeness: the presence of particularly characteristic features;
- Recreation: the extent that recreational activities contribute to the landscape receptor; and
- Association: the extent that cultural or historical associations contribute to the landscape receptor.

1.20 The overall value for each landscape receptor is categorised as High, Medium, Low or Very Low.
Landscape Susceptibility

1.21 The GLVIA 3 Glossary defines landscape susceptibility as:

"The ability of a defined landscape...receptor to accommodate the specific proposed development without undue negative consequences"

1.22 The following criteria is taken into consideration in the assessment of landscape susceptibility, although not all criteria are equally applicable or important within a given landscape / type of development proposed:

- Landform;
- Pattern/Complexity;
- Composition;
- Landcover; and
- Relationship of a given landscape area to any existing settlements or developments.

1.23 Landscape susceptibility of the character of the landscape / of the features is categorised as High, Medium or Low, as set out in Table 1.2. Landscape susceptibility can also be considered in the context of the capacity of landscape / landscape features to accommodate change. A landscape / landscape feature of low susceptibility would have a high capacity to accommodate change, and a landscape / landscape feature of high susceptibility would have a low capacity to accommodate change.

**Table 1.2: Landscape Susceptibility**

<table>
<thead>
<tr>
<th>Susceptibility</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>The receptor is likely to have little scope to accommodate the type of change proposed without undue effects upon its overall integrity.</td>
</tr>
<tr>
<td>Medium</td>
<td>The receptor is likely to have some scope to accommodate the type of change proposed without undue effects upon its overall integrity.</td>
</tr>
<tr>
<td>Low</td>
<td>The receptor is likely to be able to accommodate the type of change proposed with little or no effect upon its overall integrity.</td>
</tr>
</tbody>
</table>

1.24 Based on the combination of value and susceptibility, an assessment of landscape sensitivity is reached, defined as High, Medium and Low.
### Table 1.3: Landscape Sensitivity (Value + Susceptibility)

<table>
<thead>
<tr>
<th>Sensitivity</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>A landscape receptor of potentially international or national importance. The landscape features and character are the basis for designation and are likely to be largely intact and in a good condition with little scope to accommodate the type of change proposed without undue effects upon its overall integrity.</td>
</tr>
<tr>
<td>Medium</td>
<td>A landscape receptor that is potentially valued at a county level. The landscape may be in reasonably good condition with some scope to accommodate the type of change proposed without undue effects upon its overall integrity.</td>
</tr>
<tr>
<td>Low</td>
<td>A landscape receptor that may or may not be valued at a local level and may comprise a number of detracting elements. The landscape may be in a poor condition and can accommodate the type of change proposed with little or no effect upon its overall integrity.</td>
</tr>
</tbody>
</table>

### Landscape Magnitude of Effect

1.25 The landscape magnitude of effect is informed by judgements about the size and extent of the change brought about by the Proposed Development both in terms of the existing landscape character and landscape elements / features and the addition of new landscape elements / features, and its duration and reversibility.

### Table 1.4: Landscape Magnitude of Effect

<table>
<thead>
<tr>
<th>Magnitude</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Large</td>
<td>Total alteration to the existing landscape receptor; may affect an extensive area.</td>
</tr>
<tr>
<td>Medium</td>
<td>Partial alteration to the existing landscape receptor; may affect a wide area.</td>
</tr>
<tr>
<td>Small</td>
<td>Slight alteration to the existing landscape receptor; may affect a restricted area.</td>
</tr>
<tr>
<td>Very Small</td>
<td>Very slight alteration to the existing landscape receptor; may affect a limited area.</td>
</tr>
<tr>
<td>None</td>
<td>No change to the existing landscape receptor.</td>
</tr>
</tbody>
</table>
Assessment of Visual Effects

1.26 The GLVIA 3 Paragraph 6.1 states that:

"An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity."

1.27 In order to assess the visual effects, the sensitivity of the visual receptor and the magnitude of effect experienced as a result of the Proposed Development is assessed.

Viewpoint Selection

1.28 In order to assess the effects on visual receptors, a selection of publicly accessible viewpoints is made, which could include representative viewpoints (e.g. representing views of users of a particular footpath) and specific viewpoints (e.g. a key view from a specific visitor attraction).

1.29 Views are categorised as either near distance, medium distance or long distance with the relevant distances dependant on the size and nature of the development, based on professional judgement.

1.30 The type of view is typically described firstly as transient (i.e. in passing) or fixed (i.e. from a static location) and then in relation to being filtered (i.e. through intervening vegetation), oblique (i.e. not within the direct field of view), or open (i.e. uninterrupted).

1.31 Photographs of representative viewpoints are taken at eye level, using a digital SLR camera, in accordance with the Landscape Institute Advice Note 01/11 'Photography and photomontage in landscape and visual impact assessment'.

Sensitivity of Visual Receptors

1.32 The sensitivity of a visual receptor is a consideration of the value of the view and the susceptibility of the visual receptor to the type of changed proposed, using professional judgement, as set out in Table 1.5 and 1.6 respectively.
Table 1.5: Visual Value

<table>
<thead>
<tr>
<th>Level</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>View from a location that is likely to be of national importance, either designated or with national cultural associations, where the view obtained forms an important part of the experience.</td>
</tr>
<tr>
<td>Medium</td>
<td>View from a location that is likely to be of local importance, either designated or with local cultural associations, where the view obtained forms part of the experience.</td>
</tr>
<tr>
<td>Low</td>
<td>View from a location that is not designated, with minimal or no cultural associations.</td>
</tr>
</tbody>
</table>

Table 1.6: Visual Susceptibility

<table>
<thead>
<tr>
<th>Level</th>
<th>Susceptibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>People at their place of residence; People engaged in outdoor recreation, including users of Public Rights of Way (PRoW), whose attention is likely to be focused on the landscape; and People travelling along recognised scenic routes or where their appreciation of the view contributes to the amenity experience of their journey.</td>
</tr>
<tr>
<td>Medium</td>
<td>People engaged in outdoor sport and recreation, where their appreciation of their surroundings is incidental to their enjoyment; and People travelling on secondary roads or country lanes, rail or other transport routes.</td>
</tr>
<tr>
<td>Low</td>
<td>People travelling on major roads. People at their place of work.</td>
</tr>
</tbody>
</table>

1.33 Based on the combination of value and susceptibility, an assessment of visual sensitivity is reached, defined as High, Medium and Low.

Table 1.6: Visual Sensitivity (Value + Susceptibility)

<table>
<thead>
<tr>
<th>Sensitivity</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>Typically a view from a location that is likely to be of national importance, where the view obtained forms an important part of the experience. The receptor may be a person in their place of residence / engaged in outdoor recreation using local public rights of ways.</td>
</tr>
<tr>
<td>Medium</td>
<td>Typically a view from a location that is likely to be of local importance. The receptor may be engaged in outdoor sport or travelling secondary roads or country lanes.</td>
</tr>
<tr>
<td>Low</td>
<td>Typically a view from a location that has no cultural associations or designations. The receptor may be travelling a major road or at their place of work.</td>
</tr>
</tbody>
</table>
Visual Magnitude of Effect

1.34 In the evaluation of the effects on views and the visual amenity of the identified receptors, the magnitude of visual effect is typically described with reference to:

- The scale of change in the view with respect to the loss or addition of features in the view and changes in its composition;
- The duration and nature of the effect, whether temporary or permanent, intermittent or continuous;
- The angle of view in relation to the main activity of the receptor;
- The distance of the viewer from the Proposed Development; and
- The extent of the area over which the changes would be visible.

1.35 The magnitude of visual effect classifications are set out in Table 1.7.

**Table 1.7: Visual Magnitude of Effect**

<table>
<thead>
<tr>
<th>Magnitude</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Large</strong></td>
<td>The proposals will cause a pronounced or complete change or contrast to the existing view, resulting in the loss or addition of features that will substantially alter the composition of the view.</td>
</tr>
<tr>
<td><strong>Medium</strong></td>
<td>The proposals will cause a noticeable change or contrast in the view, resulting from the loss or addition of features in the view and will noticeably alter the composition of the view.</td>
</tr>
<tr>
<td><strong>Small</strong></td>
<td>The proposals will cause an unobtrusive change or contrast in the view, which would not materially alter the composition of the view.</td>
</tr>
<tr>
<td><strong>Very Small</strong></td>
<td>The proposals will cause a barely perceptible change or contrast in the view, which would not materially alter the composition of the view.</td>
</tr>
<tr>
<td><strong>None</strong></td>
<td>No change discernible in the view.</td>
</tr>
</tbody>
</table>
Significance of Effects

1.36 In order to draw conclusions about the significance of landscape or visual effects, the combination of the sensitivity of the receptors and the magnitude of effects are considered for the Proposed Development at construction, at Year 1 of operation and Year 15.

1.37 The effects diagram, provided in Figure 1.1 below, illustrates the typical relationship between the magnitude of effect and the sensitivity of the receptor.

Figure 1.1: Effects Diagram
### Table 1.8: Landscape Effects Criteria

<table>
<thead>
<tr>
<th>Effect</th>
<th>Landscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major Beneficial</td>
<td>Alterations that result in a considerable / total and distinct improvement of the existing landscape resource. Valued characteristic features would be restored or reintroduced as part of the Proposed Development.</td>
</tr>
<tr>
<td>Moderate Beneficial</td>
<td>Alterations that result in a partial improvement of the existing landscape resource. Valued characteristic features would be largely restored or reintroduced.</td>
</tr>
<tr>
<td>Minor Beneficial</td>
<td>Alterations that result in a slight improvement of the existing landscape resource. Characteristic features would be partially restored.</td>
</tr>
<tr>
<td>Negligible Beneficial</td>
<td>Alterations that result in a very slight improvement to the existing landscape resource, not uncharacteristic within the receiving landscape.</td>
</tr>
<tr>
<td>Neutral</td>
<td>No alteration to any of the components that contribute to the existing landscape resource, or an alteration which is considered to result in neither adverse nor beneficial change.</td>
</tr>
<tr>
<td>Negligible Adverse</td>
<td>Alterations that result in a very slight deterioration to the existing landscape resource, not uncharacteristic within the receiving landscape.</td>
</tr>
<tr>
<td>Minor Adverse</td>
<td>Alterations that result in a slight deterioration of the existing landscape resource. Characteristic features would be partially lost.</td>
</tr>
<tr>
<td>Moderate Adverse</td>
<td>Alterations that result in a partial deterioration of the existing landscape resource. Valued characteristic features would be largely lost.</td>
</tr>
<tr>
<td>Major Adverse</td>
<td>Alterations that result in a considerable / total and distinct deterioration of the existing landscape resource. Valued characteristic features would be wholly lost.</td>
</tr>
</tbody>
</table>

### Table 1.9: Visual Effects Criteria

<table>
<thead>
<tr>
<th>Effect</th>
<th>Visual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major Beneficial</td>
<td>Alterations that typically result in a pronounced improvement in the existing view.</td>
</tr>
<tr>
<td>Moderate Beneficial</td>
<td>Alterations that typically result in a noticeable improvement in the existing view.</td>
</tr>
<tr>
<td>Minor Beneficial</td>
<td>Alterations that typically result in a limited improvement in the existing view.</td>
</tr>
<tr>
<td>Negligible Beneficial</td>
<td>Alterations that typically result in a barely perceptible improvement in the existing view.</td>
</tr>
<tr>
<td>Neutral</td>
<td>No change to the existing view; or a view a change which is neither adverse nor beneficial.</td>
</tr>
<tr>
<td>Negligible Adverse</td>
<td>Alterations that typically result in a barely perceptible deterioration in the existing view.</td>
</tr>
<tr>
<td>Minor Adverse</td>
<td>Alterations that typically result in a limited deterioration in the existing view.</td>
</tr>
<tr>
<td>Moderate Adverse</td>
<td>Alterations that typically result in a noticeable deterioration in the existing view.</td>
</tr>
<tr>
<td>Effect</td>
<td>Visual</td>
</tr>
<tr>
<td>-----------------</td>
<td>------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Major Adverse</td>
<td>Alterations that typically result in a pronounced deterioration in the existing view.</td>
</tr>
</tbody>
</table>
BROADLAND DISTRICT COUNCIL
LOCAL DEVELOPMENT FRAMEWORK

Landscape Character Assessment
Supplementary Planning Document (SPD)

September 2013
3.7 D: TRIBUTARY FARMLAND

Location and Boundaries

3.7.1 There are four separate locations of this Landscape Character Type within the District. The first is located in the central western part of the District – Part of its western boundary is defined by the settlement edge of Reepham. The second is located in the central eastern part of the District – bound by Wooded Estatelands (Landscape Character Type E) to the west, Tributary Farmlands to the east (Landscape Character Type D) and Marshes Fringe to the north and south. Located to the east of Norwich, the third occurrence of this Landscape Character Type includes a pocket land south of the River Wensum (within Landscape Character Type A), and encompasses the Tud River valley. The fourth location forms a linear belt of land along the District’s northern boundary, northeast of the River Bure (within Landscape Character Type A)\(^2\).  

Key Characteristics

3.7.2 The following Key Characteristics are typical of the Tributary Farmland Landscape Character Type:

- **The Witton Run is a tributary of the River Yare SSSI near Blofield**
- Shelving and gently undulating landform, which is cut by small tributary valleys;
- Predominantly rural character throughout;
- Landscape predominantly underlain by sands and gravels, overlain by loamy soils;
- Dispersed but evenly distributed settlement pattern
- An intricate network of narrow, winding rural lanes often bounded by banks or ditches
- Medium to large scale arable farmland;
- Pockets of remnant parkland;
- Tributaries elusive - evident but usually hidden within the landscape by topography and trees

---

\(^2\) This Landscape Character Type continues outside the District within Breckland, North Norfolk and South Norfolk Districts.
Mixed settlement and architectural character;

Summary of Visual Character

3.7.3 This Landscape Character Type is predominantly underlain by a mixture of sand and gravels, which give rise to light and sandy soils. In places, pockets of Till are apparent, and where the Tributary Farmland occur in close proximity to the River Valley Landscape Character Type (A), fertile, loamy soils prevail.

3.7.4 There are gentle variations in the topography of this Landscape Character Type, where a series of small tributary valleys cut through the underlying topography and form landscape and nature conservation features. These tributary corridors are subtle features, which are often barely perceptible to the eye within views across the landscape.

3.7.5 This landscape has a predominantly rural character, which is heightened by the dispersed settlement pattern of small to large linear and medium to large nucleated settlements. It is accessed via a series of small, often narrow lanes, which are often bounded by banks or ditches. Small ponds are also a feature of fields, within this predominantly arable agricultural landscape.

3.7.6 Pockets of parkland add further visual interest, and introduce an ordered, human influence. Typical views from the edges of this Landscape Character Type, are often into adjacent river valleys, however in several places, views are limited by small clumps of trees, or subtle variations in topography.

Historic Environment Character

3.7.7 Palaeolithic to Iron Age occupation sites are represent in the Tributary Farmland Type by restricted and isolated findspots although additionally barrows are still visible in today’s landscape. Evidence is limited despite the fact that by the Iron Age open agricultural landscapes were widespread in the tributary farmlands, due to the relatively temporary nature of buildings during prehistory.

3.7.8 Again Roman and Early Medieval, presence is only reflected in recorded objects, such as coin hoards, metalworkings or pottery kilns. By the early 14th century, arable cultivation dominated. It is recorded that between 1500-1750 that the tributary farmlands were a patchwork of landuses with intensive arable agriculture in extensive open fields, smaller enclosures, woods, heaths, cattle and cereal (especially wheat) or bullocks, dairies and sheep. Parliamentary enclosure took place predominantly between 1793 and 1815, which had a huge influence on field pattern and shape. However, today, the field pattern is predominantly 20th century in origin with some fragmented 18th – 19th century enclosures remaining along with, woodland blocks and inland managed wetland following river corridors. Ancient and semi-natural woodland as well as ancient replanted woods are present in the vicinity of Hemblington and Cawston.
3.7.9 Pockets of parkland also speckle this Character Type such as that of 18th century Salle Park, registered as Grade II on the English Heritage Register of Parks and Gardens of Historic Interest.

3.7.10 The settlement pattern is dispersed but evenly distributed, containing small to large linear and medium to large nucleated villages of mixed architectural character. Vernacular architecture is dominated by red brick, colour-washed brick and flint and brick with some timber frame buildings.

**Ecological Character**

3.7.11 The ecological character of this landscape character type is dominated by the following habitats:

- Species-rich chalk grassland
- Scrub
- Mixed woodland on river valley slopes
- Plantation woodland
- Bracken Heath
- Marshy Grassland
- Ponds
- Copes of mature trees
- Hedgerow network

3.7.12 The Nature conservation value of these habitats is recognised by the following designations:

- Alderford Common Site of Scientific Interest (SSSI)

**Key Forces for Change**

3.7.13 The following Key Forces for Change have been identified for the Tributary Farmland Landscape Character Type:

- Potential farm diversification, resulting in conversion of agricultural buildings to houses and recreational facilities;
- Potential loss of mature hedgerow field boundaries as a result of agricultural intensification;
- Small-scale, incremental development within villages, which may be inconsistent with local built character and materials;
- Potential wind turbine developments;
- Extension of road corridors and introduction of visually intrusive road signs and visual clutter;
- Potential loss of small ponds and extraction sites due to infill.

**Evaluation**

**Lands:**cpe Condition and Strength of Character**

3.7.14 Overall, condition within this Landscape Character Type varies. In places, hedgerows are well managed and continuous, whilst in other places, a gappy
and less well managed character is apparent. As a result, overall condition is considered to be moderate. In certain places, recognisable sense of place is strong, as a result of views to landmark features such as churches and into adjacent Landscape Character Types. Overall strength of character is considered to be moderate, although several of the small villages retain their traditional form and exhibit a range of varied local materials.

Management Strategies and Objectives

3.7.15 The overall strategy for the Tributary Farmland Landscape Character Type should be to conserve and restore the hedgerow network; and conserve the tributary river corridors as important landscape and nature conservation features. Plantings to enhance hedges should be appropriate to the specific local character of the Landscape Character Areas. For more information refer to ‘Planting hedges in Norfolk – maintaining regional character; A guide to restoring and planting hedges’ www.norfolkbiodiversity.org/reports/.

3.7.16 Specific management objectives are to:

- Seek opportunities for the creation of all types of grassland and woodland, especially mixed habitats of grassland and scrub woodland;
- Seek opportunities for connectivity with Hockering Wood (outside the District);
- Seek opportunities for the enhancement and creation of wetland habitats, such as wet meadows and wet woodland;
- Seek opportunities for buffering the Rivers Wensum, Bure and Tud, through catchment sensitive farming;
- Conserve priority habitats of wood pasture and grassland (based on the existing parks at Salle, Heydon and Blickling);
- Seek to conserve and enhance the landscape structure within the area, including blocks and copses of woodland, mature parkland trees and intact hedgerows;
- Seek to conserve and enhance the mature landscape structure in central and eastern parts, including blocks of woodland, which contributes to a small-scale and intimate character.

3.7.17 Within this Landscape Character Type, the following Landscape Character Areas have been defined:

D1: Cawston
D2: Weston Green
D3: Coltishall
D4: Blofield

3.7.18 A summary of each area's visual character, inherent landscape sensitivities and landscape planning guidelines are set out below.
D4: BLOFIELD

Summary of visual character

3.7.37 Situated directly east of Norwich, this large area of gently undulating Tributary Farmland extends between the Yare and Bure River Valleys. Tributaries of the Yare form these gentle undulations. These cut into the soft loam that blankets the area creating deeply rolling slopes. In some areas, the crag geology that underlies the loam is exposed. Around Plumstead, sporadic deposits of Till provide highly fertile Grade 1 agricultural soil. Land use within the area is dominated by arable farmland. Field sizes vary from medium to large and there has been limited removal of hedgerows from field boundaries. Woodland cover is limited where land is in agricultural use, but where land use varies tree cover increases. Woodland can be found in the grounds of old houses in the north, along the tributaries of the Yare and Bure, and around settlements.

3.7.38 Isolated churches, historic halls and farmsteads located along rural lanes, often amid woodland, are a distinct and repeated feature within the area, especially around Burlingham. Apart from these, there are few notable features to provide interest or strengthen its visual fabric. Essentially, it is a simple, working landscape that works well functionally, and this is the essence of its character. Most of the settlements located in western parts of the area have been engulfed by the rapid expansion in modern suburban housing. These developments have for the most part remained contained as individual linear or nucleated developments, such as Blofield. There is often an abrupt transition between the housing developments and the surrounding agricultural land. The area’s proximity to Norwich has stimulated growth within the area and encouraged other uses. The A47 is a major transport route, which effectively sub-divides the area. The Great Yarmouth rail link traverses southern parts of the area.

3.7.39 Although field sizes are generally medium to large, the topography of the area helps to create a small-scale enclosed character. Views are contained by rolling slopes, providing a variety of close horizons. Church towers and woodland create memorable features in these views.
Evaluation

Inherent Landscape Sensitivities

3.7.40 The following inherent landscape sensitivities have been identified:

- Distinctive topography with a strong mosaic of rolling arable fields, intact hedgerow and mature woodland within the grounds of old houses and lining tributaries.
- Strong rural character with a recognisable sense of place.
- Concentration of isolated churches, halls and farmsteads amid woodland around Burlingham; often using distinctive combinations of traditional buildings materials within buildings.
- Landscape setting of historic halls and churches.
- Landscape setting of hamlets and villages.
- Characteristic views to features, such as church towers surrounded by woodland.
- Relatively strong sense of tranquillity away from major transport routes.
- The Witton Run is a tributary of the River Yare SSSI near Blofield. Within a 2km section of the tributary south of Little Plumstead there are four CWS (No. 1421, 1422, 2071, and 2058)

Landscape Planning Guidelines

3.7.41 The following Landscape Planning Guidelines apply to Blofield Tributary Farmland Landscape Character Area:

- Seek to conserve the simple, predominantly rural character.
- Seek to conserve the landscape setting of historic halls and churches;
- Seek to conserve the pattern of isolated churches, historic halls and farmsteads;
- Seek to conserve the landscape setting hamlets and villages;
- Seek to promote use of local materials within villages;
- Seek to conserve the recognisable sense of place;
- Seek to conserve the relatively strong sense of tranquillity within central and northern parts of the area;
- Resist new development that would mask the area’s distinctive topography;
- Seek to ensure that new development does not reduce the vertical significance of important historical architectural features within the landscape, such as church towers.
- Seek to conserve and protect the tributary valleys for their biodiversity particularly the Witton Run, a tributary of the River Yare SSSI near Blofield.
B3 - Emergency access via Meadow View with Parish Illustrative Layout

06 June 2017

Legend

01 Formal Playing Area
02 Marr Dyke Country Park
03 Sustainable Urban Drainage System
04 Hedgerow and Shrub Planting
05 Trees & Hedgerow Buffer
06 Children's Play Area
07 Public Footpaths
08 Main Road (Type 2)
09 Emergency Access Route
10 Shared Surface / Mews
11 Pumping Station / Sub Station
12 Development parcels
13 Run Dike
14 Phase 1 Parcel
15 Main Access
16 Informal Open Space
17 Existing Changing Facilities /Parking
18 Pedestrian/Cycle Route
19 Pavilion
20 MUGA
21 Skate Park
Appendix 4: Land East of Memorial Hall: Landscape and Biodiversity Management Strategy

Prepared on behalf of Quantum Land (Brundall) Ltd

July 2017
Appendix 4: Land East of Memorial Hall: Landscape and Biodiversity Management Strategy

Prepared on behalf of Quantum Land (Brundall) Ltd

<table>
<thead>
<tr>
<th>Project Ref:</th>
<th>26007/A5/LBMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status:</td>
<td>For Issue</td>
</tr>
<tr>
<td>Issue/ Rev:</td>
<td>01</td>
</tr>
<tr>
<td>Date:</td>
<td>July 2017</td>
</tr>
<tr>
<td>Prepared by:</td>
<td>MK</td>
</tr>
<tr>
<td>Checked by:</td>
<td>GW/RH</td>
</tr>
<tr>
<td>Authorised by:</td>
<td>MDC</td>
</tr>
</tbody>
</table>

Barton Willmore LLP
7 Soho Square
London
W1D 3QB

Tel: 020 7446 6888
Fax: 020 7446 6889
Email: matthew.chard@bartonwillmore.co.uk

COPYRIGHT

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Barton Willmore LLP.

All Barton Willmore stationery is produced using recycled or FSC paper and vegetable oil based inks.
CONTENTS

1.0 Introduction ............................................................................................................. 1
2.0 Existing Landscape ................................................................................................. 2
3.0 Vision, Aims and Objectives .................................................................................... 5
4.0 Landscape Maintenance Components ....................................................................... 8
5.0 General Maintenance and Management Tasks ........................................................ 21
1.0 INTRODUCTION

1.1 This Landscape and Biodiversity Management Strategy (LBMS) provides a potential management and maintenance approach for the implementation and long-term after-care of the landscape aspects of the Proposed Development at the Site.

1.2 This document has been prepared to encompass the area for the Development as shown in Illustrative Layout B3 and provides a comprehensive and integrated approach to the management of existing and proposed hard and soft landscapes features.

1.3 The LBMS is also intended to satisfy the intent of Regulation 37 of the Conservation (Natural Habitats, &c.) Regulations 1994 which seeks the implementation of planning policies which encourage landscape management.

1.4 In the production of the LBMS, reference has been made to HAD’s Ecological and Arboricultural reports, which accompany the Application.
2.0 EXISTING LANDSCAPE

2.1 The Site is located in the northern part of Brundall, within an indent in the existing settlement pattern, such that the Site is bordered to the east, south and west by Brundall’s defined settlement limit.

2.2 The Site is bordered by:

- the Run Dike corridor and the Norfolk Premier Golf Club to the north;
- Brundall Road, residential properties adjacent to Highfield Avenue and the Westfield Mission Church to the east;
- Residential properties adjacent to Westfield Road, Deacon Close, Meadow View and Links Avenue to the south; and
- Brundall Memorial Hall, playing fields, Public Right of Way (PRoW) FP2 to the west.

2.3 The main hydrological feature within the area is the River Yare, which is located approximately 600m to the south-west of the Site. The meandering course of the River Yare forms a broad and shallow valley at approximately 2m Above Ordnance Datum (AOD) between the southern edge of Brundall and Surlingham. Streams and drainage ditches are frequent features within this valley floor.

2.4 The landform then falls across the northern part of Brundall’s settlement pattern to the Run Dike valley (between 2-5m AOD). The Run Dike valley extends southwards from the A47 and then courses eastwards to Bay Bridge and under Brundall Road, at which point the watercourse divides, continuing in part eastwards to Braydeston Hall but in the main south-east to the River Yare.

2.5 Hankinson Duckett Associates (HDA) prepared an ecological appraisal comprised of a desk study and an extended Phase 1 Habitat survey. Key extracts of their findings are as follows:

- Grassland – located between the fields and the Run Dike, consisting of damp low lying semi-improved grassland;
- The Run Dike – consisting of steep banks approximately 1m high and a variety of marginal vegetation;
- Pond – a ‘u’ shaped pond is located within the fen meadow;
- Hedgerows – consisting of Dog Rose, Elder, Blackthorn, English Elm, Holly, Hazel, Hawthorn, Ash and English Oak;
- Scattered trees – located along the boundaries of fields, watercourses and the western Site boundary and consisting of English Oak, Beech, Bird Cherry, Ash, Hawthorn, Alder and Goat Willow;
• Designations - There are no habitats of international, national, regional, county or district nature conservation importance within the Site. The habitats of highest nature conservation value located within the Site is the mosaic of scrub, wet woodland and fen/marsh habitats associated with the Run Dike Corridor in the north of the site. The remaining habitats within the Site, namely the arable fields which dominate the site and the areas of hardstanding, bare ground and buildings within the east of the site have been assessed as being of less than local / negligible value in their own right;

• Dormouse habitat is likely to be limited to hedgerows;

• The ditch system, pond and Run Dike in the northern area of the Site provide suitable habitat for Otter and Water Vole;

• The Site is unlikely to be of importance to the local Badger population; and

• The hedgerows are likely to be of value to birds as well as within the fen meadow and adjacent to the Run Dike.

**Ecological Enhancement**

2.6 The HDA ecological appraisal proposed the following mitigation and compensation measures to increase the long-term nature conservation interest of the Site, and to provide enhanced habitat for protected and notable species in accordance with the National Planning Policy Framework (2012) and Natural Environment and Rural Communities’ Act 2006:

• "Enhancement of the riparian habitats provided by the Run Dike, such as use of berms, flow deflectors, brushwood mattress and 'dig and dump' techniques (Environment Agency, 2016);

• Enhancement of the terrestrial habitats bordering the field ditch and Run Dike through riparian tree planting, such as Alder and Willow. It is recommended that planting seeks to achieve approximately 50% shading of the watercourse to ensure a mosaic of emergent vegetation and macrophyte-free areas within the channel;

• Enhancement of the fen meadow and grassland habitats located between the Run Dike and ditch through a single summer cut with aftermath grazing;

• Creation of new wetland habitats as part of the development’s surface water drainage scheme. This could include a selection of swales, ponds, reedbeds and/or wet grassland habitats including appropriate bank profiles and aquatic and marginal planting;

• Inclusion of habitats of high nature conservation interest within areas of open space including meadow grassland, native species-rich scrub and trees;

• Enhancement of existing boundary hedgerows through sensitive management and establishment of new standard trees through selective cutting or planting using native species appropriate to the local area;

• Provision of new opportunities for movement of wildlife within and around the site through strengthening of
existing treelines and hedgerow corridors of semi-natural habitat and/or creation of new hedgerows and linear planting. Where possible these should complement off-site areas of connective habitat;

- Prioritising the use of native species typical of the local area in landscape planting where appropriate to do so and avoiding invasive species and cultivars. Where possible these should be sourced from stock of local provenance;

- Use of nectar- and pollen-rich and fruit- and nut-producing species within formal landscaping schemes;

- Where appropriate, ensure presence of gaps in boundary fencing to allow movement of wildlife such as Hedgehogs around the site;

- Provision of bat roosting opportunities on new buildings and existing trees;

- Provision of bird nesting opportunities on new buildings and existing trees. These could include the provision of opportunities for nesting House Sparrows, Starlings and Swifts on buildings or as stand-alone features (e.g. nest towers); and

- Provision of log and brash piles within areas of semi-natural habitat to provide refuge and hibernation habitats for invertebrates, amphibians and reptiles.”
3.0 VISION, AIMS AND OBJECTIVES

Vision

3.1 The LBMS seeks to deliver a successful long term attractive setting for the Proposed Development, as well as assisting in absorbing and assimilating the new built form into the surrounding context through the retention of existing landscape features, where possible, and the creation of new landscape features which will improve local landscape character and enhance biodiversity opportunities. The landscape proposals seek to introduce new features that are characteristic of the wider landscape as identified in the Landscape Character Assessments at national and district levels as well as protecting and enhancing the visual amenity of locality.

3.2 The delivery of the LBMS can be expressed by a clear and simple vision, which has been set out below:

‘To secure the Proposed Development as an attractive and sustainable environment with a strong sense of place and landscape and visual amenity value which will enhance biodiversity and nature conservation, and will be assimilated into the existing landscape setting.’

Aims, Objectives and Management Actions

3.3 To achieve this vision, the key overarching aims, objectives and management actions are set out below:

Aim 1: To create a high-quality landscape environment across the Site

Objectives:

- Establish a Country Park and new recreational usages across the Site;
- Provide planting to soften and assimilate built form and to deliver distinctive and legible spaces; and
- Provide variety in planting structure from mown grassland to meadow, hedgerow and trees to provide an attractive setting.

Actions:

- Ensure new planting is healthy and of good form;
- Ensure pedestrian routes remain clear and accessible;
- Provide safe and legible channels for cycle and vehicle movement; and
- Maintain high quality surfacing for all new pedestrian, cycle and vehicle surfaces.
Aim 2: To retain and enhance existing landscape features especially the Run Dike corridor

Objectives:

- Include existing characteristic landscape features and habitats of high nature conservation value, as far as possible, in the design proposals, particularly the hedgerows and trees along the eastern edge of the Site; the hedgerow between the fields and the fen grassland, reeds and vegetation adjacent to the Run Dike;
- Reinforce the existing vegetation structure with native species to complement the distinctive vegetation patterns surrounding the Site and along the wider Run Dike corridor.

Actions:

- Retain existing landscape features wherever possible; and
- Conserve and enhance retained habitats through appropriate new planting and positive management.

Aim 3: To enhance biodiversity and ecological value across the Site

Objectives:

- Provide new habitats through planting of high ecological value to extend and connect opportunities for wildlife;
- Enhance retained habitats;
- Enhance species diversity in planting proposals;
- Provide and maintain robust structural landscape elements for movement of wildlife; and
- Integrate Sustainable Urban Drainage Systems (SUDS) into the Proposed Development as an opportunity to maximise biodiversity.

Actions:

- Secure a healthy structure for existing hedgerow and tree belts and encourage native ground flora development;
- Provide additional foraging and shelter for local wildlife;
- Specify locally appropriate native species.
Aim 4: To soften and integrate the new built form within the Site and surrounding landscape

Objectives:

- Develop an enhanced network of green infrastructure to connect across the Site;
- Enhance visual amenity by diversifying the type and structure of the vegetation within the Site; and
- Provide substantial spaces for public recreation with walking and cycling routes.

Actions:

- Maintain and enhance the healthy growth of trees, shrubs, hedgerows and grassland to retain their landscape and visual amenity value; and
- Enhance and reinforce structural landscape features and habitats which contribute towards a larger framework of green infrastructure throughout the proposed development.
4.0 LANDSCAPE MAINTENANCE COMPONENTS

Landscape Maintenance Component Definition

4.1 The Proposed Development design is comprised of a range of existing and proposed landscape features that each require distinct maintenance guidance. The key to deliver the Site-wide proposals and achieve the management aims in the LBMS is to identify these existing and proposed landscape features.

4.2 For this LBMS the landscape features of the Proposed Development have been divided into a number of Landscape Maintenance Components, based on proposals illustrated on the Illustrative Masterplan B3.

Landscape Maintenance Components

4.3 The potential Landscape Maintenance Components are:

- Component 1: Trees;
- Component 2: Hedgerow;
- Component 3: Scrub;
- Component 4: Wetlands;
- Component 5: Wildflower Grassland;
- Component 6: Ornamental Shrubs and Hedges;
- Component 7: Amenity and Sports Provision;
- Component 8: Hard Surfaces and Furniture; and
- Component 9: Fen meadow/tall ruderal mosaic.

Component 1: Trees

4.4 Good quality existing trees will be retained wherever possible and managed as part of a network of structural vegetation connecting into wider green infrastructure to retain and enhance the important screening function and to deliver enhancements to bird and bat habitat.

4.5 4.12 All tree protection methods for existing trees shall be in accordance with BS 5837:2012, ‘Trees in Relation to Design, Demolition and Construction - Recommendations’. In order to avoid ground compaction, there should be no vehicle or plant access within root protection areas. Where accidental compaction has occurred, advice should be sought from an arboricultural consultant on de-compaction measures, such as forking, spiking, subsoil replacement by hand-dug radial trenching or subsoil aeration using compressed air injection equipment.
4.6 Areas of proposed planting of specimen trees and tree belts occur throughout the Proposed Development and include planting of street trees, parkland trees in open spaces and indigenous trees as scrub woodland and hedgerow trees. Existing retained and proposed trees enhance biodiversity opportunities as part of a mosaic of habitats and provide structural diversity, complementing the existing structural vegetation surrounding the Site.

4.7 Woodland and trees will contribute to the visual amenity of the landscape by enhancing the Run Dike corridor and the formal sport area, as well as defining street patterns and hierarchy, by providing a vertical landscape structure to the development. The tree planting on the western edge of the residential layout also softens views towards the proposed built forms from Brundall Memorial Hall and PROW FP2. It is also anticipated that ultimately, they will provide wildlife with additional foraging and movement opportunities across the Site.

Maintenance Recommendations

4.8 Locally-sourced indigenous tree species should be used for more effective establishment.

4.9 New planting is to be in accordance with BS 4428:1989. Bare root stock should be notch planted into cultivated soils, ensuring the roots are not constrained and the root collar is level with the surrounding soil once firmed in. Standard trees are to be pit planted, with pits 100mm wider and deeper than root spread, backfilled with soil mixed with a slow release fertiliser. Stakes, ties and guards are to be fitted to protect new trees from damage.

4.10 All staked trees shall be inspected on each maintenance visit, and any trees which have died or have suffered physical damage, such that they no longer provide any useful landscape function, shall be removed from site, complete with the stake, and the ground reinstated.

4.11 Any trees which have died as a result of the contractor’s operations or omissions shall be replaced by the contractor at his own expense during the next planting season.

4.12 Any dead, diseased or damaged branches shall be pruned back to the main stem or suitable side shoot, or removed.

4.13 Mulched areas around trees shall be maintained.

4.14 At the beginning and end of each growing season all stakes ties and guying systems shall be inspected. Any looseness, constriction or abrasion shall be corrected by adjustment or replacement as required. Where the support of a stake is no longer required the stake shall be removed from site.

4.15 Watering is to be undertaken as necessary to allow healthy establishment of plants.
4.16 Any specified tree surgery works will be carried out in accordance with BS 3998: 2010 ‘Tree Works – Recommendations’, Health & Safety legislation and relevant best practice. Prior to the commencement of works the Contractor shall provide valid proof of the required Public Liability Insurance and a full working method statement and risk assessment.

4.17 A visual inspection of retained individual trees and woodland edges within 10m of public paths shall be carried out at every visit. Any damaged, diseased or dangerous timber shall be reported to the operations manager, for an application to be made to the Local Planning Authority under the Town & Country Planning (Trees) Regulations 1999 if it is considered hazardous to public use of the area.

4.18 The retention of mature trees will be secured by the continued application of “minimal safety management” rules. If possible works should be undertaken outside the birds nesting season (nesting season – late February to end of August). If this is not possible appropriate checks by a qualified ecologist should be undertaken and, if occupied nests are identified or suspected, works will need to be delayed until nestlings have fledged. If necessary, further surveys should be carried out and appropriate licenses obtained to ensure legal compliance and/or secure appropriate or necessary mitigation.

4.19 Veteran trees shall be retained and ‘future veterans’ and ‘old growth’ features encouraged by retaining specific trees to mature and decline naturally. Small scale selective felling shall be undertaken where desirable to improve stand composition and structure and to create opportunities for natural regeneration, enrichment planting, and occasional permanent glades.

4.20 Any timber arising from safety and regenerative works shall be piled in appropriate locations to rot naturally.

4.21 Specific management is required for street trees to maintain a clear stem and prevent the canopies from causing an obstruction to properties, pedestrians or vehicles.

### Table 4.1: Summary of Maintenance Tasks

<table>
<thead>
<tr>
<th>Task:</th>
<th>Frequency / Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Safety inspections and report on condition of trees by arboricultural advisor.</td>
<td>Once a year.</td>
</tr>
<tr>
<td>Works recommended following inspection. Typically include the removal of fallen, diseased, dead, dying or dangerous trees and damaged or crossing branches.</td>
<td>As recommended by annual inspection.</td>
</tr>
<tr>
<td>Selective felling and thinning to improve structural diversity of woodland, including retention of veteran trees and creation of transitional woodland edge habitats and glades.</td>
<td>As recommended by annual inspection.</td>
</tr>
<tr>
<td>Remove timber and arisings from safety and regenerative work and use to create deadwood habitat and refugia in local areas.</td>
<td>Immediately following works.</td>
</tr>
</tbody>
</table>
Table 4.2: Summary of Maintenance Tasks – Standard Trees

<table>
<thead>
<tr>
<th>Task:</th>
<th>Frequency / Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Create clear stem to standard trees in streets, country park and other open green spaces, removing epidormic growth and suckers.</td>
<td>As required.</td>
</tr>
<tr>
<td>Lift tree canopies to minimum height of 2m, maintaining balanced canopy as tree matures.</td>
<td>Annually.</td>
</tr>
<tr>
<td>Reduce crown to maintain canopies clear of buildings and lighting, maintaining a balanced form.</td>
<td>As required.</td>
</tr>
</tbody>
</table>

Component 2: Hedgerow

4.22 Existing mixed-species native hedgerows are located on the eastern boundary of the Site and along the northern edge of the arable fields which cross east to west through the Site. With positive management and supplementary planting, hedgerows have the potential to provide habitat and attract wildlife species. New hedgerow planting will also contribute to the mosaic of habitats within the Site and provide enhanced habitat connectivity.

4.23 In order to fulfil the management objectives, each hedgerow should be managed as appropriate, i.e. by trimming, laying, coppicing, bulking up, etc. Specific management tasks and their frequencies for the hedgerows are therefore set out below.

Maintenance Recommendations

4.24 Bare root stock should be notch planted into cultivated soils, ensuring the roots are not constrained and the root collar is level with the surrounding soil once firmed in. Container grown plants are to be pit planted, with pits 100mm wider and deeper than root spread, and backfilled with excavated soil. Stakes, ties and guards are to be fitted to protect new plants from damage.

4.25 The ground below planting will be maintained as bare ground in the first 2 to 3 years after establishment. The ground flora should be maintained through annual cutting and manual removal of vigorous weed species. Once established, new hedgerow planting should be subject to the same maintenance work as for the rest of the existing.

Table 4.3: Summary of Maintenance Tasks – Hedgerow

<table>
<thead>
<tr>
<th>Task:</th>
<th>Frequency / Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing and proposed hedges shall be pruned, aiming to maintain hedges up to a maximum height of 3.0 meters.</td>
<td>On one side Annually alternating on a 2 or 3 year rotation in February.</td>
</tr>
</tbody>
</table>
Task: Gapping up with replacement of dead / dying hedge plants

Frequency / Timing: As required for the first 5 years following planting.

Undertake routine maintenance visits identifying the existence and location of any hedgerow plants which are suffering from visible defects likely to cause danger, potential danger, obstruction or nuisance to users of adjoining properties, pathways and roadways.

Frequency / Timing: Monthly.

Non-desirable woody species should be removed during management operations and at other times as necessary, where this does not prejudice screening requirements.

Cut back undergrowth, overgrowing or overhanging hedgerow shrubs and minor tree branches from any pathways to maintain an unobstructed width of at least 2m or the existing width of the pathway, whichever is the greater.

In the interests of wildlife, hand weeding, where feasible, should take precedence over the use of herbicides in hedgerows. However, in certain instances, herbicide may be the most effective measure to take against unwanted species. Where herbicide application is needed this should be in small controlled areas around the tree base. Herbicides must be listed on the HSE Pesticides Register of UK Authorised Products, and herbicide application must conform to the 'Pesticides: Code of Practice for Using Plant Protection Products' (DEFRA, January 2006).

Hand weeding: As required by maintenance visits.

Herbicide application: July – August.

Component 3: Scrub

4.26 Existing scrub is to be retained and managed to promote biodiversity, while securing safety and amenity value. Native species are should be used to establish pockets of scrub planting within the country park providing habitat areas that have continuity with existing and proposed hedgerows and trees and provide opportunities to attract wildlife species to enhance biodiversity and connectivity of habitats.

Maintenance Recommendations

4.27 Suitable non-residual translocated (e.g. glyphosate-based) herbicide should be applied within areas of proposed planting in accordance with the manufacturer’s instructions, to reduce competition from weeds and grasses. Herbicides must be listed on the current HSE Pesticides Register of UK Authorised Products and be applied in accordance with DEFRA’s 'Pesticides: Code of Practice for Using Plant Protection Products'. Care must be taken to avoid damage of existing trees and vegetation to be retained, or pollution of any adjoining watercourses or waterbodies.

4.28 New planting is to be in accordance with BS 4428:1989. Bare root stock should be notch planted into cultivated soils, ensuring the roots are not constrained and the root collar is level with the...
surrounding soil once firmed in. Container grown shrubs are to be pit planted, with pits 100mm wider and deeper than root spread, and backfilled with excavated soil.

4.29 To protect new planting from damage, Recycled HDPE mesh guards (height 60cm, diameter 150-180mm) shall be fitted around each new plant, and secured to a single softwood stake of at least 25mmx25mmx900mm length, which is to be driven into the ground to a depth of 300mm.

4.30 To suppress competition from weeds and grasses, apply a mulch of chipped conifer bark, size range 25-75 mm, maximum 15% fines, composted for a minimum of six weeks prior to delivery, is to be used as a mulch. The organic mulch shall be spread evenly within a 1m diameter circle around each plant, to a depth of 75 mm after settlement.

4.31 New structurally diverse habitat edges should be provided by selective pruning and coppicing of shrub species to favour foraging by invertebrates, bats and other fauna.

4.32 Management operations will ensure that vegetation is cut back from pathways and fences.

4.33 Planting beds should be kept clear of litter. In the interests of wildlife, weed control should be undertaken by hand weeding, with the use of herbicides avoided wherever possible. However, in certain instances, herbicide may be the most effective measure to take against unwanted species. Where herbicide application is needed this should be spot treatment of a non-residual herbicide. Herbicides must be listed on the HSE Pesticides Register of UK Authorised Products, and herbicide application must conform to the 'Pesticides: Code of Practice for Using Plant Protection Products' (DEFRA, January 2006).

4.34 Over time, selective thinning of plants should be undertaken to encourage natural regeneration. Where possible, over-developed individuals should be removed.

**Table 4.4: Summary of Maintenance Tasks – Scrub**

<table>
<thead>
<tr>
<th>Task:</th>
<th>Frequency / Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maintenance of a 0.5m 80% weed-free area to the base of each shrub for two years – this can be achieved through the application of a 7.5 cm depth bark mulch in this area.</td>
<td>Once or twice a year or as required</td>
</tr>
<tr>
<td>Maintenance of rabbit guards and sheet mulches.</td>
<td>Monthly</td>
</tr>
<tr>
<td>Maintenance of good levels of soil fertility and moisture where appropriate. Irrigation may be required during dry periods. A 5-7.5 cm mulch for 1m around the base of each tree will increase retention of soil moisture.</td>
<td>Watering (to field capacity) min. 8 times during dry months</td>
</tr>
<tr>
<td>Maintenance of stakes and ties, including loosening as necessary.</td>
<td>Monthly</td>
</tr>
<tr>
<td>Treatment of pests and diseases and vandalism damage.</td>
<td>Monthly</td>
</tr>
</tbody>
</table>
Task: Formative pruning to avoid future structural problems, to remedy disease and vandalism problems, and to create biodiverse habitat

Frequency / Timing: As required following monthly inspection.

Pruning to prevent danger, obstruction or nuisance to users of adjoining properties, pathways and roads.

Frequency / Timing: As required following monthly inspection.

Removal of guards, stakes and ties.

Frequency / Timing: After 2 years, subject to inspection.

Native ground flora development will be encouraged, where necessary, at the expense of introduced species. Ground flora should be maintained through removal of vigorous weed species.

Frequency / Timing: Monthly

Component 4: Wetlands

4.35 Surface water attenuation features such as swales and basins should be managed as wetlands to increase amphibious biodiversity.

Maintenance Recommendations

4.36 Confine movement channels for maintenance to the minimum number of routes to avoid excessive trampling of habitat.

4.37 Water quality within surface water attenuation features will be monitored for pollutants during periods of temporary flooding. Sources of pollution (e.g. surface run-off) shall be identified and appropriate preventative and remedial action taken to return water quality to acceptable levels, as required. Topsoil and fertilisers shall not be applied within the catchment to prevent nutrient enrichment of attenuated water leading to excessive growth of competitive weeds and grasses.

4.38 Monitor need for de-silting and clearance of leaf-fall on a 4-year basis and undertake as required. Remove deep bottom muck, silt or dense stands of dominant vegetation to diversify habitat and prevent ecological succession. Remove no more than half of the accumulated muck and silt in any one year, in December or January, to minimise disturbance to pond fauna.

Table 4.5: Summary of Maintenance Tasks – Wetland

<table>
<thead>
<tr>
<th>Task:</th>
<th>Frequency / Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monitor water quality and take appropriate preventative/remedial action.</td>
<td>Monthly, and as necessary</td>
</tr>
<tr>
<td>Manual removal of invasive/exotic species.</td>
<td>Yearly, in autumn or winter</td>
</tr>
<tr>
<td>Cut back one third of marginal planting to 75mm.</td>
<td>Yearly, in late summer, on a 4-year rotation (no cut in year 4)</td>
</tr>
</tbody>
</table>
Component 5: Proposed Wildflower Grassland

4.39 Existing wildflower grassland will be managed to encourage communities of high nature conservation value, both in terms of floral diversity and in the provision of habitat and foraging. New areas of wildflower grassland will provide opportunity for habitat connectivity and foraging as well as visual appreciation of native wildflower species and associated fauna.

Maintenance Recommendations

4.40 The wildflower grassland will include more frequently-mown areas, along footpaths, and as strips along the edges of paved paths and carriageways.

4.41 Undesirable herbaceous (ruderal) species will need to be controlled. These species include those which legally need to be controlled and those which suppress or otherwise inhibit the development of a species-rich sward. Ideally, weeds will be removed by hand pulling and weed wiping/spot spraying should not be necessary.

4.42 Where the meadow sward fails to establish or dies out, or where the level and range of wildflower species is poor, measures will be undertaken to resolve any underlying problems. Areas will be re-sown following implementation of other remedial works. It is expected that following establishment, species diversity will naturally increase with time.

Table 4.6: Summary of Maintenance Tasks - Wildflower Grassland

<table>
<thead>
<tr>
<th>Task:</th>
<th>Frequency / Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remove any litter or debris.</td>
<td>Weekly</td>
</tr>
<tr>
<td>In the first year after planting, wildflower grassland will be cut regularly to a height of 50mm, stopping in June-August and a final cut in September/October. Thereafter the grassland will be managed as hay meadows, with two annual cuts. The first cut to 150mm in late July to late August and the second cut to 75mm in September. Arisings will be left in situ for 2 to 3 days before removing and disposing off site.</td>
<td>Frequent cuts during first year, thereafter twice annually, late Summer and autumn</td>
</tr>
</tbody>
</table>
**Task:** Footpaths, margins (0.5m wide) alongside paved pathways and roadways, and play and passive recreation areas will be mown to a height of 35mm with the first spring cut and all cuts thereafter whenever the sward reaches a height of 100mm.

**Frequency / Timing:** Allow up to 16 cuts per season.

**Task:** If competitive grasses become prominent, consideration should be given to over-sowing of Yellow Rattle *Rhinanthus minor*, to help control the coverage of vigorous grasses. As Yellow Rattle sets seed in July, cutting should be avoided between April and mid-July. A late July hay cut will support propagation of the species within the sward by scattering the seed.

**Frequency / Timing:** Late July.

**Task:** Additional seeding, to maintain sward diversity and repair damage.

**Frequency / Timing:** Every 5 years, autumn.

### Component 6: Ornamental Shrubs & Hedges

4.43 Ornamental shrub planting areas are set within the residential development, and provide seasonal interest and colour to the streetscape, softening of the streetscape and definition of the public realm. Ornamental hedges contribute to the visual amenity of the streetscape and definition and legibility of the public and private realm. The majority of the ornamental shrub and hedge planting comprises of front gardens within the private domain of homeowners. Ornamental hedges must be formally pruned to provide screening and spatial enclosure. Hedges form part of the plot demise and therefore will be maintained in the long term by individual homeowners. However, there are areas of ornamental shrub planting that form part of the streetscape and local greens which will be managed and maintained in terms of this LBMS.

**Maintenance Recommendations**

4.44 The topsoil should be cultivated and shrubs, ground cover and perennial plants should be pit planted. Pits should be 150mm wider and deeper than root spread, and backfilled with excavated.

4.45 The growth cycle of planting may require varying maintenance involvement at different stages and management operations should be adapted as the planting matures and conditions dictate. In subsequent years, management may not need to be as intensive but it will be necessary to periodically rejuvenate or redevelop planting due to ageing and decline or disease in the plants.

4.46 Weed control is the single most important activity during the establishment stage. Weeds, particularly grasses, compete aggressively for water and nutrients, and may also compete for light. Hand weeding, where appropriate, should take precedence over the use of herbicides. However, herbicide use may be the most effective measure to take against unwanted species. Where herbicide application is needed, it is recommended that an appropriate herbicide is applied in July - August in small controlled areas around the shrub base.
4.47 Any damaged shoots or branches shall be pruned off plants using secateurs, cutting back to above alive, outward facing bud or shoot.

4.48 Weed growth within planting areas shall be eliminated during the summer visits with a suitable translocated herbicide such as “Round-up” glyphosate herbicide, in line with the manufacturer’s instructions and in compliance with the Plant Protection Products Regulations 2011 and Plant Protection Products (Sustainable Use) Regulations 2012. Tree and/or shrub shelters, if fitted, shall be lifted as necessary to achieve weed control, and re-ridged in the ground after completion of the work. Dead weed material shall be removed during the following visit to site.

4.49 Grass growth within planting beds shall be treated during the winter visit with a suitable residual herbicide such as “Kerb” (pbi), in line with the manufacturer’s instructions and in compliance with the Plant Protection Products Regulations 2011 and Plant Protection Products (Sustainable Use) Regulations 2012.

4.50 Planting shelters (if fitted) shall be checked at each visit, stakes firmed up as necessary, and ties adjusted. Any missing or vandalised shelters or ties shall be replaced and lopsided shelters straightened.

4.51 Any dead trees and shrubs shall be removed and the resulting hole to be filled. Replacement planting to be carried out during the winter visit.

Table 4.7: Summary of Maintenance Tasks - Ornamental Shrubs & Hedges

<table>
<thead>
<tr>
<th>Task:</th>
<th>Frequency / Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Where appropriate clear weeds by hand and remove arisings.</td>
<td>Spring</td>
</tr>
<tr>
<td>Continue hand weeding, where appropriate, until canopy of shrubs is closed (first 3 years).</td>
<td>Summer Growing Season</td>
</tr>
<tr>
<td>Inspect every 8 weeks and remove weeds.</td>
<td></td>
</tr>
<tr>
<td>Prune back any badly damaged shrubs to sound growth.</td>
<td></td>
</tr>
<tr>
<td>Water as necessary, allowing 10L/m² for planting beds.</td>
<td></td>
</tr>
<tr>
<td>Remove dead herbaceous vegetation, other than ornamental seed heads and stalks, and dead leaves.</td>
<td>Autumn/Winter</td>
</tr>
<tr>
<td>Prune out dead wood, cut leggy shrub growth hard back to promote bushy growth.</td>
<td></td>
</tr>
<tr>
<td>Remove all arisings from site.</td>
<td></td>
</tr>
<tr>
<td>Ensure that all shrubs are firmly bedded in the ground after strong winds, frost heave and other disturbance.</td>
<td></td>
</tr>
<tr>
<td>Where herbicide application is needed, it is recommended that an appropriate herbicide is applied in small controlled areas around the shrub base. Herbicides must be listed on the HSE Pesticides Register of UK Authorised Products, and herbicide application must conform to the ‘Pesticides: Code of Practice for Using Plant Protection Products’ (DEFRA, January 2006).</td>
<td>July - August</td>
</tr>
</tbody>
</table>
Component 7: Amenity and Sports Provision

4.52 Amenity grassland provides areas for movement and relaxation, and create a cared-for appearance throughout the Proposed Development. The open spaces will be managed as permanent grassland and, together with the new planting, will provide a high-quality landscape setting to the Proposed Development. Amenity grassland to private gardens will be maintained by the homeowners.

4.53 For the formal sports pitches, the grass surface should be continually monitored to ensure the continued establishment of the sward, divots and areas of undulation are repaired and that the pitches remain free draining. Weeds, particularly grasses, compete aggressively with young grass seedlings for water and nutrients, and may also compete for light.

4.54 The maintenance cycle for the sports pitches should ensure a safe playing surface throughout the year, in accordance with detailed district maintenance operations and guidance from Sport England.

Maintenance Recommendations

4.55 The management regime of these areas will ensure clean, safe, attractive and usable play areas through the year.

Table 4.8: Summary of Maintenance Tasks - Amenity Grassland

<table>
<thead>
<tr>
<th>Task:</th>
<th>Frequency / Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remove any litter or debris</td>
<td>Weekly</td>
</tr>
<tr>
<td>Removal of grit, mud, leaf litter and plant debris by sweeping and (as a last resort) the use of a high-pressure spray.</td>
<td>Monthly</td>
</tr>
<tr>
<td>Remove any stains, marks or discolouration to play equipment by jet spraying. Inspect play equipment for structural defects as advised by the product manufacturer</td>
<td>Minimum twice annually, or as required</td>
</tr>
<tr>
<td>Cut back undergrowth, overgrowing or overhanging shrubs, hedges and minor tree branches from pathways.</td>
<td>As Above</td>
</tr>
<tr>
<td>Removal of weeds by hoeing, pulling or (as a last resort) use of approved herbicide.</td>
<td>As Above</td>
</tr>
<tr>
<td>Additional seeding and fertilising of sport pitches to maintain a healthy sward.</td>
<td></td>
</tr>
<tr>
<td>Grass should be mown to a height of 50mm whenever the sward reaches a height of 100mm (strimming to be carried out where grass abuts fences, walls and around other obstacles) within amenity grass areas. Cleaning of paths after grass cutting.</td>
<td>Allow for 16 cuts per season.</td>
</tr>
</tbody>
</table>
**Task:**

<table>
<thead>
<tr>
<th>Task</th>
<th>Frequency / Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mowing to a height of between 25 and 30mm across the sports pitches. Mowing blades should be checked regularly for damage and that they remain sharp to ensure the grass is cut and not torn or squeezed. Ensure the grass does not exceed 60mm in the non-playing seasons.</td>
<td>Throughout the playing season as required and in relation to weather conditions.</td>
</tr>
<tr>
<td>Monitor grass erosion and regularly reinstate damaged or worn areas as required, including re-turfing of failed areas of grass.</td>
<td>As required following monthly inspection.</td>
</tr>
<tr>
<td>Ensure the markings remain visible on the sport pitches throughout the playing season, using an approved white liner.</td>
<td>Weekly and as required</td>
</tr>
</tbody>
</table>

**Component 8: Hard Surfaces and Furniture**

4.56 The MUGA and Skate Park playing areas and circulation networks include a range of hard surfaces, street furniture, and play equipment which articulate the public realm, define the hierarchy of routes and spaces, and provide recreational opportunities.

**Maintenance Recommendations**

4.57 Nature play equipment must be inspected regularly, at least once a month, and in accordance with ‘Nature Play: Maintenance Guide’ (Play England, 2009). Felled tree trunks for clambering and climbing are to be checked for stability and entrapment hazards and made safe or replaced. All timber products, including tree stumps, will be completely replaced if structurally degraded. Boulders for clambering, balancing and seating are to be inspected for loose material or sharp edges, and will be repaired or replaced as required. Depressions formed in areas of wear will be filled by raking in surrounding material or infilling with imported low fertility topsoil, to maintain an even surface, following monthly inspection.

4.58 The maintenance of the MUGA, Skate Park and Formal Playing Area is of vital importance if it is to remain consistent in play, visual attractive, permeable (if possible) and long lasting. The contractor upon completion of the project should provide full maintenance instructions. The detailed maintenance requirements will depend on the type of surface and the product and guidance should be sought from the contractor/manufacturer. The maintenance of playing surfaces should be carried out in accordance with the SAPCA Codes of Practice for the Maintenance of Sports Surfaces. Manufactured play equipment shall conform to EN1176 and be inspected and maintained in accordance with the manufacturer’s recommendations, at least once per month.

**Table 4.9: Summary of Maintenance Tasks - Hard Surfaces and Furniture**

<table>
<thead>
<tr>
<th>Task</th>
<th>Frequency / Timing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Removal of litter and dog excrement.</td>
<td>Weekly</td>
</tr>
<tr>
<td>Task:</td>
<td>Frequency / Timing</td>
</tr>
<tr>
<td>---------------------------------------------------------------------</td>
<td>--------------------------------------------------------</td>
</tr>
<tr>
<td>Removal of grit, mud, leaf litter and plant debris by sweeping and (as a last resort) the use of a high-pressure spray.</td>
<td>Monthly</td>
</tr>
<tr>
<td>Remove any stains, marks or discolouration of surface materials by jet spraying.</td>
<td>Minimum of twice annually, and as required.</td>
</tr>
<tr>
<td>Cut back undergrowth, overgrowing or overhanging shrubs, hedges and minor tree branches from pathways through the Proposed Development to maintain an unobstructed width of at least 2m or the existing width of the pathway, whichever is the greater.</td>
<td></td>
</tr>
<tr>
<td>Removal of weeds by hoeing, pulling or (as a last resort) use of approved herbicide.</td>
<td></td>
</tr>
<tr>
<td>Inspection of any defects and potential dangers in surfacing, furniture, and signage and undertake remedial works at the earliest opportunity.</td>
<td></td>
</tr>
<tr>
<td>Keep all hard surfaces safe to walk on during prolonged freezing conditions, using grit rather than salt to achieve this objective.</td>
<td>As required in winter conditions</td>
</tr>
<tr>
<td>Maintain all nature play equipment in accordance with 'Nature Play: Maintenance Guide', Play England, 2009 (Appendix A) and equipped play areas in accordance with manufacturer’s recommendations.</td>
<td>Following monthly inspection and as required.</td>
</tr>
</tbody>
</table>

**Component 9: Fen Meadow/Tall Ruderal Mosaic**

4.59 The corridor of wetland and semi-improved grassland habitats between the Run Dike and the hedgerows to the north of arable fields will be retained and integrated within the proposed Country Park. Proposed recreational use, wildflower grassland and attenuation basins will be focused on the semi-improved grassland habitat located to the south of the ditch that divides the corridor. To the north of the ditch the mosaic of scrub, wet woodland and fen/marsh habitats will be retained and should be maintained as per ecologist’s recommendation through a single summer cut followed by grazing. However, the management of this area to the north of the ditch should be subject to input and guidance from Norfolk Wildlife Trust, and approval of the Broads Authority.
5.0 GENERAL MAINTENANCE AND MANAGEMENT TASKS

5.1 This LBMS incorporates the objectives and prescriptions for the suggested approach to be adopted in the maintenance and management of the landscape features which are to be incorporated into the Proposed Development.

5.2 The aim is to promote a sensitive management approach, which protects and improves the landscape and visual amenity value interests of the Site, and is compatible with the proposed uses of the Site.

5.3 It is important that the LBMS is a ‘living document’ and is updated with information that will affect the management of the Site. It is recommended that this LBMS is reviewed every five years to appraise the effectiveness of the maintenance regimes, and to establish any changes in the landscape and biodiversity conditions. Monitoring requires that some record should be made of the condition of the landscape and biodiversity components at the start of the period, the work carried out, and how well the habitats and landscape respond. This review should assess the extent to which the measures undertaken have achieved the aims of the LBMS and should identify whether the same measures should continue, or different methods be introduced, in order to achieve the aims.

5.4 During years 1-5 or until canopy closure, planting shall be maintained by annual visits.

5.5 All plants shall be checked and if necessary firmed up in the ground.

5.6 Any damaged shoots or branches shall be pruned off using secateurs.

5.7 The Contractor shall ensure that all shrubs are maintained 90% free of weed growth. This shall normally be achieved by the application of appropriate contact or residual herbicides, although it remains the responsibility of the Contractor to adopt other methods where herbicide application is unsuccessful or impractical.

5.8 The Contractor shall remove any dead, dying or diseased plants, which are evident during any maintenance visit. The Operations Manager shall be informed of the location, number and species of all material that has been removed. Any plants that have died as a result of the contractor’s operations or omissions shall be replaced by the contractor at his own expense during the next planting season.

5.9 Where the operations manager has agreed that plant deaths have arisen due to circumstances out of the control of the contractor, replacement planting shall be instructed by the operations manager and paid for at an agreed rate.
5.10 All replacement planting shall be with like species unless otherwise agreed with the Operations Manager.

5.11 In any mulched areas where the depth of the layer of mulch has fallen below 50mm extra mulch shall be added to increase its depth to 50mm.

5.12 The contractor shall clean all hard standings, gullies, gratings and grassed areas of soil spillage, bark mulch, leaves etc. which emanate from adjacent shrub beds.

The Use of Pesticides & Other Hazardous Substances

5.13 The Contractor’s attention is drawn to the following statutes and regulations:

- The Food and Environment Protection Act 1986;
- Plant Protection Products Regulations 2011;
- Plant Protection Products (Sustainable Use) Regulations 2012
- The Control of Substances Hazardous to Health Regulations 1988; and
- The Environment Protection Act 1990.

5.14 It is the Contractor’s responsibility to ensure that he is fully conversant with the requirements of the foregoing legislation and other relevant Codes of Practice, British Standards, rules, guidelines or directives that relate to the use of hazardous materials.

5.15 All manufacturers’ recommendations relating to application, storage, mixing and other safety precautions must be strictly adhered to, in the interests of health and safety.

Litter Removal

5.16 The Contractor shall ensure that all of the site is kept free of litter and other debris through a regular programme of monitoring, collection and disposal, coinciding with visits to maintain grassed areas and planting.

5.17 Particular care shall be taken to remove all broken bottles, glass, tins, sharp objects and other items likely to constitute a hazard to the public.

5.18 The Contractor shall take particular care when carrying out litter collection to ensure that any discarded needles or syringes are removed as soon as they are discovered. Such items must be packaged separately from other litter, and be contained within appropriately labelled, puncture-proof sharps containers supplied by the contractor.

5.19 All litter and debris shall be removed off site to an authorized tip.
This shall be carried out in accordance with the Code of Practice on Litter and Refuse issued under Section 89 of the Environment Protection Act (1990).

Table 5.1: Annual Maintenance Schedule

<table>
<thead>
<tr>
<th>Table Heading</th>
<th>JAN</th>
<th>APR</th>
<th>MAY</th>
<th>JUN</th>
<th>JUL</th>
<th>AUG</th>
<th>SEP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inspect all areas for litter and remove.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Throughout the year</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity and mown wildflower grassland: Cut grass and remove arisings from site.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wildflower grassland: Cut grass and remove arisings from site following seed fall.</td>
<td></td>
<td></td>
<td></td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bare rooted, rootballed &amp; containerised trees: inspect trees, carry out required pruning works, check stakes, ties and guying, maintain 1m Mulched/weed free circles.</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ornamental shrubs, hedges &amp; hedgerows: firm up plants, prune damage, control weed growth, and maintain mulch.</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Scrub planting: firm up plants, prune damage, control weed growth &amp; maintain shelters and stakes if fitted.</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Remove dead plants as they occur &amp; replace during winter visit</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Watering of all trees, grassland, shrubs and hedgerows</td>
<td></td>
<td>As required</td>
<td>As required</td>
<td>As required</td>
<td>As required</td>
<td>As required</td>
<td>As required</td>
</tr>
</tbody>
</table>
APPENDIX 5 – LANDSCAPE FEATURES / CHARACTER EFFECTS TABLES

### Table A5.1 – The Site Landscape Features Effects

<table>
<thead>
<tr>
<th>Landscape Features</th>
<th>Sensitivity (analysis of value and susceptibility)</th>
<th>Commentary</th>
<th>Completion of Proposed Development Year 1 – Parameter Plans</th>
<th>Completion of Proposed Development Year 15 – Illustrative Masterplan B3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Agricultural Fields</strong></td>
<td>Value</td>
<td>The fields appear to be in good condition with no evident signs of damage. The fields provide a contrast to the surrounding built form; however inherently they are a common place feature and therefore are not unusual or rare. Due to the proximity of built form and the inter-visibility with the golf course there is no sense of remoteness, nor tranquility and there is an urban influence to their character. The fields do provide a recreational value as they are crossed by a PRoW. The value of the fields is therefore assessed as very low.</td>
<td>Year 1 The Proposed Development would result in a change in land use to the agricultural fields, with the built development extending from existing residential properties on the eastern boundary of the Site, to approximately in line with the public amenity space at Meadow View (as illustrated by Development Parameters dwg. 26007/07). This area would also be subject to potential level changes between -2m and +2m from existing ground levels (Development Parameters Plan 1 dwg. 26007/06). The western part of the fields would also experience a change in land use, being a zone in which formal outdoor play would be provided (Development Parameters dwg. 26007/09), as well as level change between -5m and +5m from existing ground level (Development Parameters dwg. 26007/05). There would therefore be a large magnitude of effect due to the total alteration to the agricultural fields at year 1 in terms of land use and level change.</td>
<td>Year 15 At year 15 the continued change to the agricultural fields would still exist, due to the permanent introduction of new built form and formal outdoor play, such that the magnitude of effect would remain large.</td>
</tr>
<tr>
<td></td>
<td>Susceptibility</td>
<td>The fields are open in character and exhibit a constant fall in landform from south to north, towards the Run Dike. Their pattern is therefore simple and consistent, but changes to the landform are likely to require more ‘cut and fill’ than compared to a flat area of land. The fields are not physically contiguous with the wider agricultural landscape as they are separated from the fields to the north-west of the Site by the golf course, residential properties and PRoW. The susceptibility of the fields is therefore medium as a result of the sloping landform.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sensitivity</td>
<td>The combination of the very low value and medium susceptibility results in a medium sensitivity to the Proposed Development.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Hedgerows</strong></td>
<td>Value</td>
<td>The existing hedgerows appear to be in fair condition, albeit with some localised gaps and areas which area overgrown or unmanaged. The 2 principal hedgerows border the northern edge of the fields and the eastern part of the Site, dividing the two fields. These hedgerows are not inherently a rare or unusual feature, although they do provide for wildlife and biodiversity value, as well as forming landscape structure.</td>
<td>Year 1 Development Parameter Plan 1 (dwg. 26007/8) demonstrates that the key hedgerows would be retained overall, with the exception of localised removal to facilitate the main road as well as the private parking illustrated on Planning Layout (PL01). This localised removal would include for coppicing of the hedgerow to aid in its regeneration and durability. The balance between this localised loss and coppicing to the hedgerow, balanced with the proposed planting for Phase 1,</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sensitivity</td>
<td></td>
<td>Small Minor Adverse</td>
<td>Medium Moderate Beneficial</td>
</tr>
</tbody>
</table>

1. Magnitude of Effect: Large, Medium, Small, Very Small and None
2. Significance of Effect: Major, Moderate, Minor, Negligible, Neutral
3. Type of Effect: Adverse, Neutral, Beneficial
**APPENDIX 5 – LANDSCAPE FEATURES / CHARACTER EFFECTS TABLES**

<table>
<thead>
<tr>
<th>Landscape Features</th>
<th>Sensitivity (analysis of value and susceptibility)</th>
<th>Commentary</th>
<th>Completion of Proposed Development Year 1 – Parameter Plans</th>
<th>Completion of Proposed Development Year 15 – Illustrative Masterplan B3</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Magnitude (1)</td>
<td>Significance (2) and Type (3) of Effect</td>
</tr>
<tr>
<td>Fen Meadow</td>
<td>Value</td>
<td>Year 1</td>
<td>Small</td>
<td>Minor Beneficial</td>
</tr>
<tr>
<td></td>
<td>The fen meadow appears to be in good condition with a consistent pattern of vegetation and it provides a localised scenic quality. The sense of tranquility is higher within the fen meadows than compared to the agricultural fields due to the</td>
<td>Year 1</td>
<td>Small</td>
<td>Minor Beneficial</td>
</tr>
<tr>
<td></td>
<td>susceptibility</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The Development Parameter Plans illustrate that this feature will form part of the country park, resulting in improved recreational value as well as improved opportunities for biodiversity as an ecological zone.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Trees</td>
<td>Value</td>
<td>Year 1</td>
<td>Small</td>
<td>Minor Adverse</td>
</tr>
<tr>
<td></td>
<td>The existing trees appear to be in good condition with a number of mature hedgerow trees. The value of the trees is therefore medium.</td>
<td>Year 1</td>
<td>Small</td>
<td>Minor Adverse</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The combination of the medium value and high susceptibility results in a medium sensitivity to the Proposed Development.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The hedgerow pattern is simple, consisting of a generally linear hedgerow parallel to the alignment of the Run Dike. The hedgerow would take time to be replaced and does reflect the wider agricultural pattern of hedgerows within fields. The susceptibility of the hedgerow is therefore medium.</td>
<td>Year 15</td>
<td>Medium</td>
<td>Adverse</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The combination of the low value and medium susceptibility results in a medium sensitivity to the Proposed Development.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Their value is therefore assessed as low.</td>
<td>Year 15</td>
<td>Medium</td>
<td>Adverse</td>
</tr>
<tr>
<td></td>
<td>Susceptibility</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The hedgegrows pattern would remain, there would be substantial new hedge planting within the residential layout (as demonstrated by dwg. PL01) as well as a positive management regime for the existing retained hedgegrows, including for localised infilling (gapping up) to increase the density of the hedgegrows pattern, including for along the southern edge of the Site and part of the eastern edge. The proposals would therefore introduce both new hedgegrows pattern and a positive management regime.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The combination of the low value and medium susceptibility results in a medium sensitivity to the Proposed Development.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1 Magnitude of Effect: Large, Medium, Small, Very Small and None
2 Significance of Effect: Major, Moderate, Minor, Negligible, Neutral
3 Type of Effect: Adverse, Neutral, Beneficial
## APPENDIX 5 – LANDSCAPE FEATURES / CHARACTER EFFECTS TABLES

<table>
<thead>
<tr>
<th>Landscape Features</th>
<th>Sensitivity (analysis of value and susceptibility)</th>
<th>Commentary</th>
<th>Completion of Proposed Development Year 1 – Parameter Plans</th>
<th>Completion of Proposed Development Year 15 – Illustrative Masterplan B3</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Magnitude (1)</td>
<td>Significance and Type (2) of Effect</td>
</tr>
<tr>
<td>distance and screening by vegetation from the surrounding residential properties, although there is inter-visibility with the golf course which negates any sense of remoteness. There is no public access to the Fen Meadows. The value is therefore assessed as low.</td>
<td>Year 15</td>
<td>As demonstrated by the Illustrative Masterplan and supported by the LBMS, the fen meadows would form part of the country park with existing vegetation patterns retained and enhanced.</td>
<td>Large</td>
<td>Major Adverse</td>
</tr>
<tr>
<td>Susceptibility</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>As an area with a more diverse land cover and an association with the Run Dike, the character area is not considered to be able to accommodate change that readily and therefore its susceptibility is high.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sensitivity</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The combination of the low value and high susceptibility are assessed as a medium sensitivity to the Proposed Development.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Semi-improved Grassland</td>
<td>Value</td>
<td>The condition of the semi-improved grassland appears to be fair. The semi-improved grassland is not a rare or unusual feature, nor is it of a recognised scenic quality. The tranquillity and remoteness are both negated by the inter-visibility with existing residential and recreational land uses. There is no recreational value to the grassland. The value is therefore assessed as low.</td>
<td>Year 1</td>
<td>The Development Parameter Plan illustrates this area forming part of the country park with improved recreational and ecological connectivity. There is potential level change between -300mm and +300mm most likely associated with the primary movement corridor. Both the primary movement corridor and the country park would introduce a new land use resulting in a total alteration to the semi-improved grassland at year 1 as a result of its removal to facilitate these new land uses.</td>
</tr>
<tr>
<td>Susceptibility</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>As a generally flat area the landform is considered to be able to accommodate change, along with the simple pattern of land cover. The susceptibility is therefore considered to be low.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sensitivity</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The combination of the low value and low susceptibility results in a low sensitivity to the Proposed Development.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Site</td>
<td>Value</td>
<td>The Site appears to be in good condition overall, with largely intact hedgerows and mature trees. The scenic quality of the Site is varied, with a higher scenic quality in the northern part of the Site, as a result of the mature trees and fen</td>
<td>Year 1</td>
<td>The Proposed Development will result in a change of land use across the Site, with the introduction of built development, outdoor play and a country park, as illustrated on Development Parameter Plans 26007/07 and 09, as well as new road access via a primary access point at the north-east edge of the Site,</td>
</tr>
</tbody>
</table>

1 Magnitude of Effect: Large, Medium, Small, Very Small and None
2 Significance of Effect: Major, Moderate, Minor, Negligible, Neutral
3 Type of Effect: Adverse, Neutral, Beneficial
### APPENDIX 5 – LANDSCAPE FEATURES / CHARACTER EFFECTS TABLES

<table>
<thead>
<tr>
<th>Landscape Features</th>
<th>Sensitivity (analysis of value and susceptibility)</th>
<th>Commentary</th>
<th>Completion of Proposed Development Year 1 – Parameter Plans</th>
<th>Completion of Proposed Development Year 15 – Illustrative Masterplan B3</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>via Brundall Road and a zone for emergency access as illustrated on Development Parameter Plan 5 (dwg.26007/10). With reference to the Phase 1 Boundary and the Planning Layout (dwg.PL01) the built form would be set within a new landscape framework of proposed trees, shrubs and hedges, as well as retaining the existing hedgerow which divides the existing 2 agricultural fields (with the exception of the breaks within the hedgerow for access). There would also be a new area of open space to the south of the Phase 1 residential area. The new built form would consist of a varied façade treatments of brick, black timber boarding, render, pantiles and plain clay tiles as illustrated on drawings 'Building Materials’ and ‘Street Elevations' (dwg. PL02 and PL 04). The built form would be set across a gradient, requiring localised cut and fill to integrate within the existing sloping landform with the scale and height of the built form reflecting the surrounding patterns within Brundall, as well as drawing architectural references from the wider context, as set out in the Design and Access Statement. The new outdoor play zone in the western part of the Site would increase the recreational value of the Site, in combination with reflecting the existing land uses to the west of the Site, at Brundall Memorial Hall. The Development Parameters enable a change of ground levels +5m/-5m from existing ground levels, which would result in either notable cut or fill to this part of the Site. The improved grassland field and fen meadows in the northern part of the Site would form part of a new country park, providing recreational and ecological benefits. This new green infrastructure would also link across the Site, via the new outdoor play zone and through the residential area, via the verge/foul sewer easement zone and retained vegetation illustrated on Development Parameters Plan 3 (dwg. 26007/08). The Proposed Development would there improve the recreational value of the Site, as well as the opportunities for improved biodiversity through the new country park. The key existing vegetation would be retained overall. The new built form would result in new massing and an evident change from the agricultural character of the Site. The new built form as demonstrated by the Phase 1 area is considered to provide a high aesthetic quality and detailing, as well as reflecting local scale and massing. This new built form would be set within a well vegetated landscape framework, including for new amenity spaces and routes. <strong>Year 15</strong> By year 15 the new planting within Phase 1 would have established to aid in further integrating and softening the new</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Meadow, in contrast to the agricultural fields. There is no real sense of remoteness to the Site due to the inter-visibility with surrounding built form and the golf course. The overall tranquility is considered to be low, albeit there northern part of the Site is more tranquil than the southern part, due to an increased sense of enclosure within the plains of the Run Dike. The Site is not considered to exhibit any rare features, although it does provide for recreation via the footpath along the southern edge of the Site. The value of the Site is therefore assessed as low. <strong>Susceptibility</strong> As the southern part of the Site consists of sloping landform, its ability to accommodate development without requirements for cut and fill operations is reduced. The hedgerows and trees are also features which would take time to be replaced, as well as the more complex vegetation patterns in the northern part of the Site and existing waterbodies. The fen meadow is considered to be less able to accommodate change than compared to the bare ground in the north-east part of the Site. Therefore, overall the susceptibility is assessed as medium. <strong>Sensitivity</strong> The combination of the low value and medium susceptibility result in a medium sensitivity to the Proposed Development.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Meadow, in contrast to the agricultural fields. There is no real sense of remoteness to the Site due to the inter-visibility with surrounding built form and the golf course. The overall tranquility is considered to be low, albeit there northern part of the Site is more tranquil than the southern part, due to an increased sense of enclosure within the plains of the Run Dike. The Site is not considered to exhibit any rare features, although it does provide for recreation via the footpath along the southern edge of the Site. The value of the Site is therefore assessed as low. <strong>Susceptibility</strong> As the southern part of the Site consists of sloping landform, its ability to accommodate development without requirements for cut and fill operations is reduced. The hedgerows and trees are also features which would take time to be replaced, as well as the more complex vegetation patterns in the northern part of the Site and existing waterbodies. The fen meadow is considered to be less able to accommodate change than compared to the bare ground in the north-east part of the Site. Therefore, overall the susceptibility is assessed as medium. <strong>Sensitivity</strong> The combination of the low value and medium susceptibility result in a medium sensitivity to the Proposed Development.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. Magnitude of Effect: Large, Medium, Small, Very Small and None
2. Significance of Effect: Major, Moderate, Minor, Negligible, Neutral
3. Type of Effect: Adverse, Neutral, Beneficial
### APPENDIX 5 – LANDSCAPE FEATURES / CHARACTER EFFECTS TABLES

<table>
<thead>
<tr>
<th>Landscape Features</th>
<th>Sensitivity (analysis of value and susceptibility)</th>
<th>Commentary</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Wayfarer Planning</td>
<td>1371158839138</td>
</tr>
<tr>
<td></td>
<td>1 Magnitude of Effect: Large, Medium, Small, Very Small and None</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2 Significance of Effect: Major, Moderate, Minor, Negligible, Neutral</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3 Type of Effect: Adverse, Neutral, Beneficial</td>
<td></td>
</tr>
</tbody>
</table>

**Completion of Proposed Development Year 1 – Parameter Plans**

<table>
<thead>
<tr>
<th>Magnitude (1)</th>
<th>Significance (2) and Type (3) of Effect</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>built form and road networks.</td>
</tr>
<tr>
<td></td>
<td>With reference to Illustrative Masterplan B3, the western part of the Site would consist of additional built form via a skate park, MUGA and pavilion set around a formal playing area. The ground level changes required to facilitate the formal playing area would be contained within the existing hedgerow and tree framework forming the eastern edge of the Site and the divide between this formal playing area and the country park. There would also be substantial new tree planting around the perimeter of the playing area to aid in integrating the sports facilities and softening the western edge of the new residential layout.</td>
</tr>
<tr>
<td></td>
<td>This residential layout would consist of a number of development parcels set around shared surfaces and play areas, as well as Type 2 main road, which in turn would be bordered by new street trees. The emergency access route would also be bordered by new tree planting, which is considered to balance the loss of the existing vegetation in this part of the Site. Opportunities for improved access across the residential layout are enabled via Green Infrastructure corridors between the built forms, linking to the Country Park.</td>
</tr>
<tr>
<td></td>
<td>The Country Park would also consist of new hedgerow, tree and shrub planting, including for around the existing pumping station, aiding in screening this utilitarian structure. The new country park would improve the recreational and ecological value of the Site, as well as being enhanced by the positive landscape management strategy set out within the LBMS.</td>
</tr>
</tbody>
</table>

**Completion of Proposed Development Year 15 – Illustrative Masterplan B3**

<table>
<thead>
<tr>
<th>Magnitude (1)</th>
<th>Significance and Type of Change (3)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>built form and road networks.</td>
</tr>
<tr>
<td></td>
<td>With reference to Illustrative Masterplan B3, the western part of the Site would consist of additional built form via a skate park, MUGA and pavilion set around a formal playing area. The ground level changes required to facilitate the formal playing area would be contained within the existing hedgerow and tree framework forming the eastern edge of the Site and the divide between this formal playing area and the country park. There would also be substantial new tree planting around the perimeter of the playing area to aid in integrating the sports facilities and softening the western edge of the new residential layout.</td>
</tr>
<tr>
<td></td>
<td>This residential layout would consist of a number of development parcels set around shared surfaces and play areas, as well as Type 2 main road, which in turn would be bordered by new street trees. The emergency access route would also be bordered by new tree planting, which is considered to balance the loss of the existing vegetation in this part of the Site. Opportunities for improved access across the residential layout are enabled via Green Infrastructure corridors between the built forms, linking to the Country Park.</td>
</tr>
<tr>
<td></td>
<td>The Country Park would also consist of new hedgerow, tree and shrub planting, including for around the existing pumping station, aiding in screening this utilitarian structure. The new country park would improve the recreational and ecological value of the Site, as well as being enhanced by the positive landscape management strategy set out within the LBMS.</td>
</tr>
</tbody>
</table>
### Table A3.2 – Landscape Character Effects

<table>
<thead>
<tr>
<th>Landscape Character Receptors</th>
<th>Sensitivity (High/Medium/Low)</th>
<th>Commentary</th>
<th>Completion of Proposed Development Year 1 – Parameter Plans</th>
<th>Completion of Proposed Development Year 15 – Illustrative Masterplan B3</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Magnitude (1)</td>
<td>Significance of Effect</td>
</tr>
<tr>
<td><strong>Landscape Character – National, Regional and District Landscape Character</strong></td>
<td></td>
<td></td>
<td>Very Small</td>
<td>Neutral</td>
</tr>
<tr>
<td>National Character Area 80: The Broads (covers the Site)</td>
<td>Value</td>
<td>As the character area contains the Broads the value is considered to be high.</td>
<td>The Proposed Development would retain the tree coverage across the Site overall, as demonstrated by Development Parameter Plan 3 (dwg. 2007/08). The Proposed Development would therefore not adversely impact the stated characteristic of woodland cover around wetland areas.</td>
<td>Very Small</td>
</tr>
<tr>
<td></td>
<td>Susceptibility</td>
<td>The area is considered to have some scope to accommodate development, given that there is existing built form and infrastructure within the character area. The susceptibility is therefore medium.</td>
<td>The Proposed Development would respond positively to the Statements of Environmental Opportunity by improving opportunities to enhance people’s enjoyment of the area through the new public access and recreation across the Site. However due to the very localised scale of the Site in relation to the wider extent of the character area there would be no effect to NCA 80 at either year 1 or year 15.</td>
<td>Very Small</td>
</tr>
<tr>
<td></td>
<td>Sensitivity</td>
<td>The combination of the high value and medium susceptibility results in a high sensitivity to the Proposed Development.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Broadland District Council Landscape Character Assessment SPD (2013)</strong></td>
<td>Value</td>
<td>The published guidance states that the condition of Type D is moderate, equating to fair for the purposes of this assessment. As part of this it notes the 'gappy and less well managed' character of the vegetation. The scenic quality includes for views to landmark features such as churches, as well as local built form vernaculars and the rural character of the area. The value is therefore assessed as medium.</td>
<td>The Proposed Development would reflect the existing settlement pattern as the extent of new built form would not extend any further than existing development to the west and east of the Site. The Proposed Development would impact upon the stated characteristic of medium to large scale farmland, through the change of land use.</td>
<td>Very Small</td>
</tr>
<tr>
<td></td>
<td>Susceptibility</td>
<td>As the character area exhibits variations in landform and nature conservation</td>
<td>In relation to the 'key forces for change' the Proposed Development has retained the hedgerow structure across the Site, with the exception of localised removal to facilitate access to Phase 1. The scale, form and mass of the proposed built form is considered to be consistent with the existing settlement pattern.</td>
<td>Very Small</td>
</tr>
<tr>
<td></td>
<td>Year 1</td>
<td>The Proposed Development would retain the tree coverage across the Site overall, as demonstrated by Development Parameter Plan 3 (dwg. 2007/08). The Proposed Development would therefore not adversely impact the stated characteristic of woodland cover around wetland areas.</td>
<td>In relation to the stated guidance for Type D, the Proposed Development has conserved the hedgerow network across the Site.</td>
<td>Very Small</td>
</tr>
</tbody>
</table>

1. Magnitude of Effect: Large, Medium, Small, Very Small and None
2. Significance of Effect: Major, Moderate, Minor, Negligible, Neutral
3. Type of Effect: Adverse, Neutral, Beneficial
### APPENDIX 5 – LANDSCAPE FEATURES / CHARACTER EFFECTS TABLES

<table>
<thead>
<tr>
<th>Landscape Character Receptors</th>
<th>Sensitivity (High/Medium/Low)</th>
<th>Commentary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site, as illustrated on Development Parameter Plan dwg. 26007/08; as well as conserving the tributary river corridors as important landscape and nature conservation features by the change in land use to a country park, as illustrated on Development Parameter Plan dwg. 26007/09. Furthermore, as the northern part of the Site is proposed as a recreational and ecological zone, this is considered to respond positively to the stated opportunities for the:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• creation of all types of grassland and woodland, especially mixed habitats of grassland and scrub woodland;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• the enhancement and creation of wetland habitats, such as wet meadows and wet woodland;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• conserving and enhancing the landscape structure within the area, including blocks and copses of woodland, mature parkland trees and intact hedgerows. The Proposed Development would also retain views to the Church in Blofield, the notion of which is part of the stated strength of character of Type D.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>As Type D is an extensive area, being located across the Borough, the very minor scale of the Proposed Development would not result in an effect to Type D.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Year 15</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The positive management strategy to the existing and proposed planting within the Site (as outlined within the LBMS) would positively address the stated 'less well managed' condition of vegetation within the character area, and provide the opportunity for an improved condition to the landscape. The establishment of the new planting would aid in further integrating and softening the proposed built form. The new land uses would improve the recreational value of the Site, as well as reflect surrounding recreational land uses within Brundall, at the Memorial Hall and the golf course.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>As Type D is an extensive area, being located across the Borough, the very minor scale of the Proposed Development would not result in an effect to Type D.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Landscape Character Area D4: Blofield (covers the Site with the exception of the emergency access route)</th>
<th>Value</th>
<th>Commentary</th>
</tr>
</thead>
<tbody>
<tr>
<td>The scenic quality of the area consists of views to churches and across a 'working' landscape; as well as there being landscape settings to historic halls and churches. The value is therefore assessed as medium.</td>
<td>Year 1</td>
<td>The Site and Proposed Development will be located on the southern edge of the Area D4 which extends In relation to the inherent landscape sensitivities of Area D4, the Proposed Development will retain the hedgerows and mature woodland, especially lining tributaries. The country park is considered to reinforce a sense of place adjacent to the Run Dike corridor and on this northern part of Brundall. The</td>
</tr>
</tbody>
</table>
### APPENDIX 5 – LANDSCAPE FEATURES / CHARACTER EFFECTS TABLES

<table>
<thead>
<tr>
<th>Landscape Character Receptors</th>
<th>Sensitivity (High/Medium/Low)</th>
<th>Commentary</th>
<th>Completion of Proposed Development Year 1 – Parameter Plans</th>
<th>Completion of Proposed Development Year 15 – Illustrative Masterplan B3</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Magnitude (1)</td>
<td>Significance of Effect</td>
</tr>
<tr>
<td>The character area consists of numerous settlements and infrastructure, including the A47 and therefore is capable of accommodating some development. Additionally, the published guidance notes that there is often an abrupt transition between housing and surrounding agricultural land. The susceptibility is assessed as medium Sensitivity. The combination of the medium value and medium susceptibility results in a medium sensitivity to the Proposed Development.</td>
<td>architectural detailing for the Phase 1 part of the Application as illustrated on dwg. PL04 consisting of a mixture of brick with black timber boarding; render; pantiles and plain clay tiles is considered to reflect distinctive combinations of traditional buildings materials. The layout of the Proposed Development also retains a view from Brundall Memorial Hall to St. Michaels Church, Blofield. The Proposed Development will respond positively to the stated landscape planning guidelines for D4 by: 1. Conserving the simple, predominantly rural character adjacent to the Run Dike; 2. Promoting the use of local materials within villages; 3. Conserving the recognisable sense of place through new recreational and country park usages; and 4. Ensuring that new development does not reduce the vertical significance of important historical architectural features within the landscape, such as church towers by retaining a viewing corridor from Brundall Memorial Hall as well as the new built form reflecting the scale and mass of the existing built form within Brundall.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Landscape Character Area F3: Reedham to Thorpe (covers Brundall’s settlement pattern the emergency access route on the southern edge of the Site)</th>
<th>Value</th>
<th>Year 1</th>
<th>Value</th>
<th>Year 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>The value is considered to be medium as a result of mature landscape structure and cultural association with historic houses, halls and churches.</td>
<td>Very Small</td>
<td>Neutral</td>
<td>Very Small</td>
<td>Neutral</td>
</tr>
<tr>
<td>With reference to Development Parameter Plan 5 – Primary Movement Corridor (dwg. 26007/10) there would be a zone for emergency access extending across an existing area of amenity landscape, between Meadow View and Westfield Road. This zone is also include in dwg. 26007/08 as a recreation and ecology connectivity zone. At year 1 there would therefore be localised loss of existing vegetation and replacement with recreation and ecological land uses. The scale of this change in relation to that of the</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1 Magnitude of Effect: Large, Medium, Small, Very Small and None  
2 Significance of Effect: Major, Moderate, Minor, Negligible, Neutral  
3 Type of Effect: Adverse, Neutral, Beneficial
### Local Landscape Character Areas established via Field Work

#### LLCA 1: Run Dike

**Value**
The Run Dike corridor appears in fair condition and is apparent from surrounding PRoW and road networks due to the extent of bankside vegetation despite direct access being limited. The scenic quality is localised providing a contrast to the engineered form of the golf course and managed agricultural fields. The value is therefore assessed as medium.

**Susceptibility**
As a narrow watercourse with bankside vegetation the ability to accommodate change is considered to be limited. The susceptibility is therefore high.

**Sensitivity**
The combination of the medium value and high susceptibility results in a medium sensitivity to the Proposed Development.

<table>
<thead>
<tr>
<th>Year 1</th>
<th>Year 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small</td>
<td>Medium</td>
</tr>
<tr>
<td>Minor Beneficial</td>
<td>Moderate Beneficial</td>
</tr>
</tbody>
</table>

**Commentary**
Character area would be so very small that it would not result in an effect.

#### LLCA 2: Agricultural

**Value**
The fields appear to be in fair condition. They provide recreational value as they are crossed by PRoW as well as a localised scenic quality in that they contrast with the surrounding built form. They are a common feature in the landscape.

**Susceptibility**
The fields are open in character and divided by hedgerows with intermittent trees. The field patterns vary in size, between small, medium and large.

**Commentary**
There would be a loss 2 agricultural fields from the character area as a result of the proposed built form and sports zone, as illustrated on the Development Parameter Plans. The loss would be consolidated to the eastern part of the character area, retaining a coherent pattern of fields to the north of Brundall's settlement pattern. The recreational value of the character would be enhanced which is considered to reduce the potential significance of effect.

<table>
<thead>
<tr>
<th>Year 1</th>
<th>Year 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medium</td>
<td>Medium</td>
</tr>
<tr>
<td>Moderate Adverse</td>
<td>Moderate Adverse</td>
</tr>
</tbody>
</table>

---

1 Magnitude of Effect: Large, Medium, Small, Very Small and None
2 Significance of Effect: Major, Moderate, Minor, Negligible, Neutral
3 Type of Effect: Adverse, Neutral, Beneficial
## APPENDIX 5 – LANDSCAPE FEATURES / CHARACTER EFFECTS TABLES

<table>
<thead>
<tr>
<th>Landscape Character Receptors</th>
<th>Sensitivity (High/Medium/Low)</th>
<th>Commentary</th>
<th>Completion of Proposed Development Year 1 – Parameter Plans</th>
<th>Completion of Proposed Development Year 15 – Illustrative Masterplan B3</th>
</tr>
</thead>
<tbody>
<tr>
<td>LLCA 3: Recreational Valley Sides</td>
<td>Value</td>
<td>The character area is in fair condition, as a balance between areas currently under construction and the more established parts of the landscape. The scenic quality is limited as a result of the engineered golf course and lack of mature vegetation within the course layout. The recreational value is evidently high as a result of the land use. Overall, the value is considered to be very low.</td>
<td>Year 1</td>
<td>Small</td>
</tr>
<tr>
<td></td>
<td>Susceptibility</td>
<td>As an engineered landscape the character area is considered to be able to accommodate change and therefore the susceptibility is low.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sensitivity</td>
<td>The combination of the very low value and low susceptibility results in a low sensitivity to the Proposed Development.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>LLCA 4: Residential</td>
<td>Value</td>
<td>The character area is in fair condition although the scenic quality is very limited as a result of utilitarian built form. The value is assessed as very low.</td>
<td>Year 1</td>
<td>Small</td>
</tr>
<tr>
<td></td>
<td>Susceptibility</td>
<td>As a residential area the character area is able to accommodate change. Therefore the susceptibility is assessed as low.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sensitivity</td>
<td>The combination of the low value and medium susceptibility results in a medium sensitivity.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

1 Magnitude of Effect: Large, Medium, Small, Very Small and None
2 Significance of Effect: Major, Moderate, Minor, Negligible, Neutral
3 Type of Effect: Adverse, Neutral, Beneficial
# APPENDIX 5 – LANDSCAPE FEATURES / CHARACTER EFFECTS TABLES

<table>
<thead>
<tr>
<th>Landscape Character Receptors</th>
<th>Sensitivity (High/Medium/Low)</th>
<th>Commentary</th>
<th>Completion of Proposed Development Year 1 – Parameter Plans</th>
<th>Completion of Proposed Development Year 15 – Illustrative Masterplan B3</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Magnitude (1)</td>
<td>Significance of Effect</td>
</tr>
<tr>
<td>Sensitivity</td>
<td>The combination of the very low value and low susceptibility is assessed as a low sensitivity to the Proposed Development.</td>
<td>enhanced recreational access and opportunity for the character area.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1 Magnitude of Effect: Large, Medium, Small, Very Small and None
2 Significance of Effect: Major, Moderate, Minor, Negligible, Neutral
3 Type of Effect: Adverse, Neutral, Beneficial
## APPENDIX 6 – VISUAL EFFECTS TABLE

### Table A6.1 – Visual Effects

<table>
<thead>
<tr>
<th>REPRESENTATIVE VIEWPOINTS</th>
<th>Sensitivity of visual receptor (1)</th>
<th>Commentary</th>
<th>Completion of Proposed Development Year 1 Winter (Development Parameter Plans)</th>
<th>Year 15 Summer (Illustrative Plan B3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Context Photograph locations in Figure 4 where relevant (SCP)</td>
<td>Value</td>
<td>Year 1</td>
<td>Sensitivity of Effect (3 and 4)</td>
<td>Magnitude (2)</td>
</tr>
<tr>
<td>View from PRoW Brundall FP2 (SCP 1)</td>
<td>The receptor is representative of recreational users. The view includes the Church of St. Andrew and St. Peter in Blofield. Views of churches are noted within the published landscape character assessments as establishing a strong sense of place, which create ‘memorable features’. Therefore the value is medium.</td>
<td>The views to the Church of St. Andrew and St. Peter would remain as existing, as this view is across the area proposed as a Country Park on the Development Parameter plans. The mass of the new built form would remain as existing, as this view is across the area proposed as a Country Park on the Development Parameter plans. The mass of the new built form would be visible in the eastern part of the Site. Whilst the existing view already includes for built form at close range, adjacent to the PRoW, and on the skyline, the additional built form would foreshorten the view across the southern part of the Site and introduce additional massing. However, the new built form would form a small extent of the existing view, which is focused across the Run Dike corridor, with the new Country Park in the foreground of the view introducing a higher scenic quality by replacing views of the improved grassland. The change to the view is therefore a balance between the introduction of additional massing and loss of a view of fields, the close range views of the Country Park and the retention of the views to the Church.</td>
<td>Small</td>
<td>Minor Adverse</td>
</tr>
</tbody>
</table>

### Notes:
Throughout: ‘/’ denotes where distinct characteristics of view, magnitude of effect or significance of effect are experienced from certain viewpoints associated with the receptor
1 Sensitivity of receptor: High, Medium, Low
2 Magnitude of Effect: Large, Medium, Small, Very Small and None
3 Significance of Effect: Major, Moderate, Minor, Negligible, Neutral
4 Type of Change/Effect: Adverse, Neutral, Beneficial
### APPENDIX 6 – VISUAL EFFECTS TABLE

<table>
<thead>
<tr>
<th>REP. VIEWPOINTS</th>
<th>Sensitivity of visual receptor (1)</th>
<th>Commentary</th>
<th>Completion of Proposed Development Year 1 Winter (Development Parameter Plans)</th>
<th>Year 15 Summer (Illustrative Plan B3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Context Photograph locations in Figure 4 where relevant (SCP)</td>
<td>Value</td>
<td></td>
<td>Magnitude (2)</td>
<td>Significance of Effect (3 and 4)</td>
</tr>
<tr>
<td>2 View from Brundall Memorial Hall (SCP 2)</td>
<td></td>
<td></td>
<td>Medium</td>
<td>Minor Adverse</td>
</tr>
</tbody>
</table>

**Notes:**
Throughout: '/' denotes where distinct characteristics of view, magnitude of effect or significance of effect are experienced from certain viewpoints associated with the receptor

1 Sensitivity of receptor: High, Medium, Low
2 Magnitude of Effect: Large, Medium, Small, Very Small and None
3 Significance of Effect: Major, Moderate, Minor, Negligible, Neutral
4 Type of Change/Effect: Adverse, Neutral, Beneficial
### APPENDIX 6 – VISUAL EFFECTS TABLE

<table>
<thead>
<tr>
<th>REPRESENTATIVE VIEWPOINTS</th>
<th>Sensitivity of visual receptor (1)</th>
<th>Commentary</th>
<th>Completion of Proposed Development Year 1 Winter (Development Parameter Plans)</th>
<th>Year 15 Summer (Illustrative Plan B3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Context</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Photograph locations in Figure 4 where relevant (SCP)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Magnitude (2)</td>
<td>Significance of Effect (3 and 4)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Magnitude (2)</td>
<td>Significance of Effect (3 and 4)</td>
</tr>
<tr>
<td><strong>3 Links Avenue</strong> (SCP 3)</td>
<td>Value</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The view is primarily representative of pedestrians and vehicle users along Links Avenue, as the residential properties are orientated away from the Site in the main. As the view is not designated the value is low.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Susceptibility</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The view represents people travelling or generally within the townscape and therefore their susceptibility is low.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sensitivity</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The combination of the low value and low susceptibility is assessed as a low sensitivity to the Proposed Development.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Year 1</td>
<td>The Proposed Development would not be visible, as the new built form would be screened by the intervening residential settlement pattern and the area of formal outdoor play would retain an open character in the western part of the Site.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Year 15</td>
<td>Similarly the built form would remain screened at year 15. The proposed MUGA on the southern edge of the Site would also not be visible above the intervening vegetation.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>None</td>
<td>Neutral</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>None</td>
<td>Neutral</td>
</tr>
<tr>
<td><strong>4 Meadow View and Westfield Road</strong> (SCP)</td>
<td>Value</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The receptor is representative of both users of the recreational play space as well as residential properties adjacent to the Site. As the view is not designated, nor are church towers readily visible within the view, the value is assessed as low.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Susceptibility</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The susceptibility is high as the view is representative of recreational users and residential properties.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Year 1</td>
<td>There would be close range views of the zone for emergency access and associated landscaping, which would replace views of an existing amenity landscape and play facilities. This would represent a more infrastructural character to the view, albeit still within an urban context. For properties in Meadow view there would be oblique views of the new built form and direct close range views of the change from fields to sports provision; however this is</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Large</td>
<td>Major Adverse</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Small</td>
<td>Minor Adverse</td>
</tr>
</tbody>
</table>

Notes:
Throughout: ‘/’ denotes where distinct characteristics of view, magnitude of effect or significance of effect are experienced from certain viewpoints associated with the receptor
1 Sensitivity of receptor: High, Medium, Low
2 Magnitude of Effect: Large, Medium, Small, Very Small and None
3 Significance of Effect: Major, Moderate, Minor, Negligible, Neutral
4 Type of Change/Effect: Adverse, Neutral, Beneficial
APPENDIX 6 – VISUAL EFFECTS TABLE

<table>
<thead>
<tr>
<th>REPRESENTATIVE VIEWPOINTS</th>
<th>Sensitivity of visual receptor (1)</th>
<th>Commentary</th>
<th>Completion of Proposed Development Year 1 Winter (Development Parameter Plans)</th>
<th>Year 15 Summer (Illustrative Plan B3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Context Photograph locations in Figure 4 where relevant (SCP)</td>
<td>Sensitivity</td>
<td>not out of context given that existing views extend to the golf course. For residents in Westfield Road the new built form would represent a close range change to the view and the massing on the Parameter Plan would truncate the extent of existing views.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Year 15</td>
<td>The proposed planting on the Illustrative Masterplan would soften views of the emergency access and areas of new parking along the southern edge of the Site, as well as the new built forms of the pavilion and MUGA. The layout of the new built form opposite residents on Westfield Road would enable permeability through and across the Site, as the proposed massing is staggered and set around a series of shared spaces and mews, as well as containing public spaces. There would be channelled views therefore through the new built form to the golf course, as well as softening of the proposed built form overall as a result of the establishment of the proposed planting.</td>
<td>Large</td>
<td>Minor</td>
<td></td>
</tr>
<tr>
<td>Year 1</td>
<td>There would be close range views of the new built form in the eastern part of the Site. This would represent a total alteration to the existing view, which extends across agricultural fields.</td>
<td>Major Adverse</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>PROW Brundal FP1 / Westfield Mission Church / Properties bordering the south-east edge of the Site / Residential properties in Westfield Avenue</td>
<td>Value</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The receptor is representative of recreational users, Church users and a small number of residential properties bordering the south-east edge of the Site. The view is not designated, nor does it contain church spires and as such the value is low.</td>
<td>Large</td>
<td>Small</td>
<td>Minor Adverse</td>
</tr>
<tr>
<td></td>
<td>Susceptibility</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The susceptibility is high as the view is representative of recreational users and</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Notes:
Throughout: '/' denotes where distinct characteristics of view, magnitude of effect or significance of effect are experienced from certain viewpoints associated with the receptor
1 Sensitivity of receptor: High, Medium, Low
2 Magnitude of Effect: Large, Medium, Small, Very Small and None
3 Significance of Effect: Major, Moderate, Minor, Negligible, Neutral
4 Type of Change/Effect: Adverse, Neutral, Beneficial
## APPENDIX 6 – VISUAL EFFECTS TABLE

<table>
<thead>
<tr>
<th>REPRESENTATIVE VIEWPOINTS</th>
<th>Sensitivity of visual receptor (1)</th>
<th>Commentary</th>
<th>Magnitude (2)</th>
<th>Significance of Effect (3 and 4)</th>
<th>Magnitude (2)</th>
<th>Significance of Effect (3 and 4)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site Context</strong></td>
<td><strong>Sensitivity of visual receptor (1)</strong></td>
<td><strong>Commentary</strong></td>
<td><strong>Completion of Proposed Development Year 1 Winter</strong></td>
<td><strong>Year 15 Summer (Illustrative Plan B3)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Photograph locations in Figure 4 where relevant (SCP)</strong></td>
<td>residential properties.</td>
<td>with a softening of the built form as a result of the established planting along the south-east edge of the Site and within the layout.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(SCP 5)</td>
<td>Sensitivity</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The combination of the low value and high susceptibility results in a medium sensitivity to the Proposed Development.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6 Brundall Road</td>
<td>Value</td>
<td>Year 1</td>
<td>Small</td>
<td>Negligible Adverse</td>
<td>Small</td>
<td>Neutral</td>
</tr>
<tr>
<td>(SCP 6)</td>
<td>The receptor is representative of vehicle users and the value is low.</td>
<td>Year 1</td>
<td>Small</td>
<td>Negligible Adverse</td>
<td>Small</td>
<td>Neutral</td>
</tr>
<tr>
<td></td>
<td>Susceptibility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>As a vehicular route the susceptibility is low.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sensitivity</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The combination of the low value and low susceptibility results in a low sensitivity to the Proposed Development.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7 Blofield</td>
<td>Value</td>
<td>Year 1</td>
<td>Very Small</td>
<td>Negligible Adverse</td>
<td>None</td>
<td>Neutral</td>
</tr>
<tr>
<td>(SCP 7)</td>
<td>The view is representative of residential bungalow properties in Blofield. The view is not designated and the value is low.</td>
<td>Year 1</td>
<td>Very Small</td>
<td>Negligible Adverse</td>
<td>None</td>
<td>Neutral</td>
</tr>
<tr>
<td></td>
<td>Susceptibility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>As the view is from a residential property the value is high.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sensitivity</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The combination of the low value and high susceptibility results in a high sensitivity to the Proposed Development.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Notes:

Throughout: '//' denotes where distinct characteristics of view, magnitude of effect or significance of effect are experienced from certain viewpoints associated with the receptor.

1 **Sensitivity of receptor:** High, Medium, Low
2 **Magnitude of Effect:** Large, Medium, Small, Very Small and None
3 **Significance of Effect:** Major, Moderate, Minor, Negligible, Neutral
4 **Type of Change/Effect:** Adverse, Neutral, Beneficial
## APPENDIX 6 – VISUAL EFFECTS TABLE

**Table A6.1 – Visual Effects**

<table>
<thead>
<tr>
<th>REPRESENTATIVE VIEWPOINTS</th>
<th>Sensitivity of visual receptor (1)</th>
<th>Commentary</th>
<th>Completion of Proposed Development Year 1 Winter (Development Parameter Plans</th>
<th>Year 15 Summer (Illustrative Plan B3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Context</td>
<td>Sensitivity of visual receptor</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Photograph locations in Figure 4 where relevant (SCP)</td>
<td>susceptibility results in a medium value.</td>
<td>layout, the built form would not be visible.</td>
<td>Magnitude (2)</td>
<td>Significance of Effect (3 and 4)</td>
</tr>
<tr>
<td><strong>8</strong> Vehicle Users on Yarmouth Road (SCP 8)</td>
<td>Value</td>
<td></td>
<td>Year 1</td>
<td>Year 15</td>
</tr>
<tr>
<td>Value</td>
<td>The receptor is representative of vehicle users and the value is low.</td>
<td></td>
<td>Views of the formal outdoor play would replace views of an agricultural field and with the potential for level changes views of the sloping landform could change for a more profiled terrain, reflecting views of the golf course in the foreground of the view. The proposed built form would be seen in the context of the existing views of Brundall’s settlement pattern, with views of Brundall’s Memorial Hall remaining. The Proposed Development would represent a very small part of the view and would be viewed obliquely in relation to the direction of travel along Yarmouth Road.</td>
<td>Very Small</td>
</tr>
<tr>
<td>Susceptibility</td>
<td>As a vehicular route the susceptibility is low.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sensitivity</td>
<td>The combination of the low value and low susceptibility results in a low sensitivity to the Proposed Development.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Notes:**
Throughout: '/' denotes where distinct characteristics of view, magnitude of effect or significance of effect are experienced from certain viewpoints associated with the receptor

1 Sensitivity of receptor: High, Medium, Low
2 Magnitude of Effect: Large, Medium, Small, Very Small and None
3 Significance of Effect: Major, Moderate, Minor, Negligible, Neutral
4 Type of Change/Effect: Adverse, Neutral, Beneficial
## APPENDIX 6 – VISUAL EFFECTS TABLE

### Table A6.1 – Visual Effects

<table>
<thead>
<tr>
<th>REPRESENTATIVE VIEWPOINTS</th>
<th>Sensitivity of visual receptor (1)</th>
<th>Commentary</th>
<th>Completion of Proposed Development Year 1 Winter (Development Parameter Plans)</th>
<th>Year 15 Summer (Illustrative Plan B3)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site Context</strong></td>
<td><strong>Value</strong></td>
<td><strong>Year 1</strong></td>
<td><strong>Magnitude (2)</strong></td>
<td><strong>Significance of Effect (3 and 4)</strong></td>
</tr>
<tr>
<td><strong>Photograph locations in Figure 4 where relevant (SCP)</strong></td>
<td><strong>The view is representative of recreational users and the value is low as the view is not designated.</strong></td>
<td><strong>The view would be largely filtered by intervening trees. Where visible, the Proposed Development would replace views of an agricultural field and with the potential for level changes views of the sloping landform could change for a more profiled terrain. The proposed built form would be seen in the context of the existing views of Brundall's settlement pattern, with views of Brundall's Memorial Hall remaining.</strong></td>
<td><strong>Very Small</strong></td>
<td><strong>Neutral</strong></td>
</tr>
<tr>
<td><strong>View from PRoW Postwick FP6 (SCP 9)</strong></td>
<td><strong>Susceptibility</strong></td>
<td><strong>Year 15</strong></td>
<td><strong>Magnitude (2)</strong></td>
<td><strong>Significance of Effect (3 and 4)</strong></td>
</tr>
<tr>
<td></td>
<td><strong>As a recreational route the susceptibility is high.</strong></td>
<td><strong>There would be no overall change to the composition of the view given the channelled nature of views towards the Site would be screened by the intervening vegetation.</strong></td>
<td><strong>Small</strong></td>
<td><strong>Negligible Adverse</strong></td>
</tr>
<tr>
<td><strong>A47 (SCP 10 and 11)</strong></td>
<td><strong>Sensitivity</strong></td>
<td><strong>Year 15</strong></td>
<td><strong>Magnitude (2)</strong></td>
<td><strong>Significance of Effect (3 and 4)</strong></td>
</tr>
<tr>
<td></td>
<td><strong>The combination of the low value and low susceptibility results in a low sensitivity to the Proposed Development.</strong></td>
<td><strong>With the establishment of the new planting the new built form would be softened within views, which in combination with the existing road side vegetation being in leaf would not materially alter the composition of the view.</strong></td>
<td><strong>Small</strong></td>
<td><strong>Negligible Adverse</strong></td>
</tr>
</tbody>
</table>

### Notes:

Throughout: ‘/’ denotes where distinct characteristics of view, magnitude of effect or significance of effect are experienced from certain viewpoints associated with the receptor

1 Sensitivity of receptor: High, Medium, Low
2 Magnitude of Effect: Large, Medium, Small, Very Small and None
3 Significance of Effect: Major, Moderate, Minor, Negligible, Neutral
4 Type of Change/Effect: Adverse, Neutral, Beneficial
All Barton Willmore stationery is produced using recycled or FSC paper and vegetable oil based inks.