



# **Norwich Western Link**

## **Environmental Statement**

### **Chapter 9: Landscape and Visual Effects**

#### **Appendix 9.2: Landscape and Visual In-combination Assessment**

Author: WSP UK Limited

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# 1 In-Combination Assessment

## 1.1 Committed developments short list

- 1.1.1 This Appendix assesses the in-combination effects of the Proposed Scheme in relation to Landscape and Visual Amenity.
- 1.1.2 In-combination effects are defined as: the combined effects of a number of different projects in the vicinity of the Proposed Scheme (in combination with the Proposed Scheme) on a common sensitive receptor category and / or a single receptor / resource.
- 1.1.3 The following table presents the committed developments deemed to have the potential for significant effects in combination with the Proposed Scheme and assesses the likelihood of any significant effects in regards to Landscape and Visual Amenity. Information on the assessment methodology can be found in **Chapter 20: Cumulative Assessment** (Document Reference 3.20.00).

The conclusions of this appendix are used to inform the assessment within **Chapter 20: Cumulative Assessment** (Document Reference 3.20.00).

**Table 1.1 In-Combination assessment of committed development short list**

| <b>ID</b> | <b>Application Name and Reference</b> | <b>Applicant for 'other development' and brief description</b>   | <b>Distance from project</b> | <b>Status</b>                  | <b>Easting</b> | <b>Northing</b> | <b>Topic Assessment</b>   |
|-----------|---------------------------------------|--|------------------------------|--------------------------------|----------------|-----------------|---|
| S1        | 20201769                              | Retention of 42m x 42m concrete hardstanding, building and bagging machinery; proposed increase of existing hardstanding area for bark processing/storage and erection of storage building | 1.72km                       | Full Approval<br>08/01/2021    | 609150         | 315276          | The scale, nature, and geographic location of the development result in no likely significant cumulative effects on landscape fabric, landscape features, landscape character, and visual receptors beyond that which are already identified in the main assessment and as such has been scoped out of further assessment on cumulative impact. |
| S2        | 20211831                              | Change of use of existing land to a campsite with associated toilet and shower block and reception/office space  | 990m                         | Full Approval<br>14/12/2021    | 614953         | 314234          | A change of use such as this development would result in no likely significant cumulative effects on landscape fabric, landscape features, landscape character, and visual receptors beyond that which are already identified in the main assessment and as such has been scoped out of further assessment on cumulative impact.                |
| S3        | 20172148                              | Residential Development of up to 93 Dwellings with Associated Access, Parking & Open Space (Outline)   | 900m                         | Outline Approval<br>28/09/2018 | 615325         | 314396          | The scale, nature, and geographic location of the development result in no likely significant cumulative effects on landscape fabric, landscape features, landscape character, and visual receptors beyond that which are already identified in the main assessment and as such has been scoped out of further assessment on cumulative impact. |

| ID | Application Name and Reference | Applicant for 'other development' and brief description   | Distance from project | Status                      | Easting | Northing | Topic Assessment   |
|----|--------------------------------|---|-----------------------|-----------------------------|---------|----------|--|
| S4 | 20201332                       | Earth bund directly north of the Northern Distributor Road (A1270), land that lies between the Fakenham Road and Fir Covert Road junctions.   | 845m                  | Full Approval<br>07/09/2020 | 615546  | 316118   | The scale and nature of the earth bund alongside the Proposed Scheme result in no likely significant cumulative effects on landscape fabric, landscape features, landscape character, and visual receptors beyond that which are already identified in the main assessment and as such has been scoped out of further assessment on cumulative impact. |
| S5 | 20171782                       | Hybrid planning application (part outline, part detailed), made up of: 1. An application for outline planning permission for the erection of a Class A1 retail unit; a Class A3/A4 public house/restaurant; Class A3/A5 fast food restaurant; and a Class A1/A3/B1 lifestyle leisure unit. 2. An application for full planning permission for the construction of a supermarket (Class A1), together with associated access, car parking and landscaping. The supermarket will comprise a total of 2,206 square metres, gross external footprint, and will be served by a total of 129 car parking spaces (of which 7 would be disabled spaces, and 8 parent and child spaces). | 900m                  | Approval<br>12/02/2018      | 615728  | 315228   | The scale, nature, and geographic location of the development result in no likely significant cumulative effects on landscape fabric, landscape features, landscape character, and visual receptors beyond that which are already identified in the main assessment and as such has been scoped out of further assessment on cumulative impact.        |

| ID | Application Name and Reference | Applicant for 'other development' and brief description  | Distance from project | Status                | Easting        | Northing       | Topic Assessment  |
|----|--------------------------------|--|-----------------------|-----------------------|----------------|----------------|---|
| S6 | DCO                            | Proposed dual carriageway A47 North Tuddenham to Easton. Also PINS application (row 568) - Dualling of the single carriageway section of the A47 between Norwich and Dereham, linking together two existing sections of dual carriageway. The scheme will provide a new route to the south of Hockering and to the north of Honningham and include two new junctions. The first junction will be at Berry's Lane and Wood Lane, and the second junction will be located at Blind Lane and Norwich Road. Because of these additions to the side roads, the Easton roundabout will be removed. | 0m                    | Granted<br>12/08/2022 | Not applicable | Not applicable | The scale, nature, and distance of the A47 development result in likely cumulative effects when combined with the Proposed Scheme. The assessment of impact on landscape fabric, landscape features, landscape character, and visual receptors can be found in section 9.8 of Chapter 9 Landscape and Visual Impact Assessment (Document Reference: 3.09.00). |
| S7 | DCO                            | Hornsea Project Three Offshore Wind Farm   | 0m                    | Granted<br>31/12/20   | Not applicable | Not applicable | The nature of the development with primarily underground elements result in no likely significant cumulative effects on landscape fabric, landscape features, landscape character, and visual receptors beyond that which are already identified in the main assessment and as such has been scoped out of further assessment on cumulative impact.           |

| ID  | Application Name and Reference | Applicant for 'other development' and brief description  | Distance from project | Status                                 | Easting        | Northing       | Topic Assessment   |
|-----|--------------------------------|--|-----------------------|--|----------------|----------------|--|
| S8  | 20190021                       | Part Change of Use from C3 to D2 for the Use of the Site as a Wedding Venue for up to 20 Weddings per Year & Use of Buildings and Marquee in Association with Wedding Venue (Retrospective)  | 800m                  | Approved<br>21/03/19                   | 612994         | 314662         | The development is relatively close to the Proposed Scheme but the nature of it as change of use would result in no likely significant cumulative effects on landscape fabric, landscape features, landscape character, and visual receptors beyond that which are already identified in the main assessment and as such has been scoped out of further assessment on cumulative impact. |
| S9  | 2022/0509                      | Ground mounted solar photovoltaic (PV) farm with battery storage; along with continued agricultural use, ancillary infrastructure and security fencing, landscaping provision, ecological enhancements and associated works including underground cabling. | 1.6km                 | Approval with Conditions<br>30/06/2022 | 609476         | 309832         | The nature of the development as a solar farm at a location over 1.5km from the Proposed Scheme result in no likely significant cumulative effects on landscape fabric, landscape features, landscape character, and visual receptors beyond that which are already identified in the main assessment and as such has been scoped out of further assessment on cumulative impact.        |
| S10 | DCO                            | Norfolk Boreas Offshore Wind Farm - onshore cable route.   | 6.3km                 | Granted                                | Not applicable | Not applicable | The geographic location of above ground elements of the development over 10km from the Proposed Scheme result in no likely significant cumulative effects on landscape fabric, landscape features, landscape character, and visual receptors beyond that which are already identified in the main assessment and as such has been scoped out of further assessment on cumulative impact. |

| ID  | Application Name and Reference | Applicant for 'other development' and brief description   | Distance from project | Status  | Easting        | Northing       | Topic Assessment   |
|-----|--------------------------------|---|-----------------------|---|----------------|----------------|--|
| S11 | DCO                            | Sheringham and Dudgeon Extension Projects.  | 0m                    | Not yet Approved                                      | Not applicable | Not applicable | The scale, nature, and geographic location of the development as a farm extension result in no likely significant cumulative effects on landscape fabric, landscape features, landscape character, and visual receptors beyond that which are already identified in the main assessment and as such has been scoped out of further assessment on cumulative impact.                      |
| S12 | GNLP0337R                      | Allocation: This is a strategic-scale site well-related to the existing edge of Thorpe Marriott with no major constraints to make the site unsuitable for development. The site will need to be masterplanned to provide a local centre, community and recreation facilities including a school and medical care facility. Highway improvements will be needed including provision of roundabout access at Fir Covert Road, priority access at Reepham Road and traffic signals at the A1067 Fakenham Road/Fir Covert Road. | 1.3km                 | Allocation detailed in the Greater Norwich Local Plan | 615968         | 315466         | The geographic location and distance from the Proposed Scheme along with the nature of the development result in no likely significant cumulative effects on landscape fabric, landscape features, landscape character, and visual receptors beyond that which are already identified in the main assessment and as such has been scoped out of further assessment on cumulative impact. |



| ID  | Application Name and Reference | Applicant for 'other development' and brief description   | Distance from project | Status  | Easting | Northing | Topic Assessment   |
|-----|--------------------------------|---|-----------------------|---|---------|----------|--|
| S13 | GNLP0159R                      | Allocation: This site off Beech Avenue is allocated with access via the adjacent site with planning permission (20191065) under the same land ownership. The total area allocated reflects the mature trees on site as well as other buildings shown on the site map below. | 1.1km                 | Allocation detailed in the Greater Norwich Local Plan | 615139  | 314276   | The nature of this proposal would result in no likely significant cumulative effects on landscape fabric, landscape features, landscape character, and visual receptors beyond that which are already identified in the main assessment and as such has been scoped out of further assessment on cumulative impact.  |
| S14 | STS Scheme                     | Cycle friendly improvements within the highway boundary.  | 0m                    | Potential Application                                 | 612493  | 315136   | The scale and nature of cycle improvement within the highway boundary (various local to the Proposed Scheme) in combination with the Proposed Scheme would likely result in no significant cumulative effects on landscape fabric, landscape features, landscape character, and visual receptors beyond that which are already identified in the main assessment and as such has been scoped out of further assessment on cumulative impact. |
| S15 | 2023/2200                      | Excavation of soils to construct an irrigation reservoir at Wensum Valley Golf and Country Club.  | 150m                  | Decided   | 615320  | 314395   | The nature as a small-scale reservoir result in no likely significant cumulative effects on landscape fabric, landscape features, landscape character, and visual receptors beyond that which are already identified in the main assessment and as such has been scoped out of further assessment on cumulative impact.  |

| ID  | Application Name and Reference | Applicant for 'other development' and brief description  | Distance from project | Status                | Easting        | Northing       | Topic Assessment  |
|-----|--------------------------------|--|-----------------------|-----------------------|----------------|----------------|---|
| S16 | 2023/2575                      | Installation of pre-construction field drainage to support the operation of the Hornsea Project Three onshore export cable route (EIA Development) | 0m                    | Pending Consideration | Not applicable | Not applicable | The nature of the development with primarily underground elements result in no likely significant cumulative effects on landscape fabric, landscape features, landscape character, and visual receptors beyond that which are already identified in the main assessment and as such has been scoped out of further assessment on cumulative impact. |