

Policy VC ROC1: Land south of New Inn Hill

1.470.55ha of land is allocated for approximately 1525 dwellings. The developer of the site will be required to ensure that:

- **The site will be accessed from New Inn Hill;**
- **A Landscape and Visual Impact Appraisal, to include verified visualisations of proposed impact, is submitted as part of the detailed planning application to identify the impact of development on the landscape, particularly the Broads Authority Area, and to inform the scale, layout, dwelling capacity and design of development;**
- **A Heritage Impact Assessment is submitted as part of the detailed planning application to identify the impact of development on the adjacent Grade 2 listed buildings (listing numbers 1050427, 1050429, 1050428) and to inform scale, layout, design, and dwelling capacity on the site;**
- **Protection of the mature trees to the east of the site, including during the construction phase of development;**
- **Appropriate landscaping and boundary treatments along the north, east and south boundaries of the site to minimise the visual impact of the development in the landscape;**
- **On- and off-site highways works to include a pedestrian footway across the site frontage to connect to the existing pedestrian footway to the west of the site, as well as a secondary pedestrian access to the east of Old Hall Barn and providing a linkage to the local footpath network;**
- **An area of open space which respects the setting of the heritage assets to be retained in the western and southern sections of the site as identified hatched on the attached plan, to preserve long views between the group of listed buildings and the agricultural land to the south and to protect the agricultural setting of the adjacent Grade 2 listed buildings; and**
- **Historic Environment Record to be consulted to determine the need for any archaeological surveys prior to development.**

Commented [EL1]: In accordance with Document B. Site SN2007 VROC1 PART

Formatted: Font: (Default) SymbolMT, Not Bold

Formatted: Font: (Default) SymbolMT, Not Bold

Commented [EL2]: This is considered essential given issues with HIAs for this site and in the absence of any proposed layout at this stage

Commented [EL3]: The least harmful allocation is along the frontage of the site

Comments on the Plan

Formatted: Font: Bold

The proposed plan permits development to the immediate east of Eel Catcher Close. This is the most preferable option if development is allowed on this site as it sustains more of the open views across the agricultural landscape setting. Development in this location would read as an extension to Eel Catcher Close and would be seen as part of this linear development in views outwards from the assets.