

PINEBANKS PROPOSALS

THORPE ST ANDREW

Public consultation

May 2021

www.pinebanksproposals.co.uk

THE TEAM

OCUBIS

Development Managers

Lanpro»

Environment, Archaeology,
Heritage



MLM.
Group
Part of Sweco

Ecological
Consultants

BARTON WILLMORE

Masterplanner and
Planning Consultant

momentum
transport consultancy



Transport Consultant

A.T. COOMBES
ASSOCIATES LTD



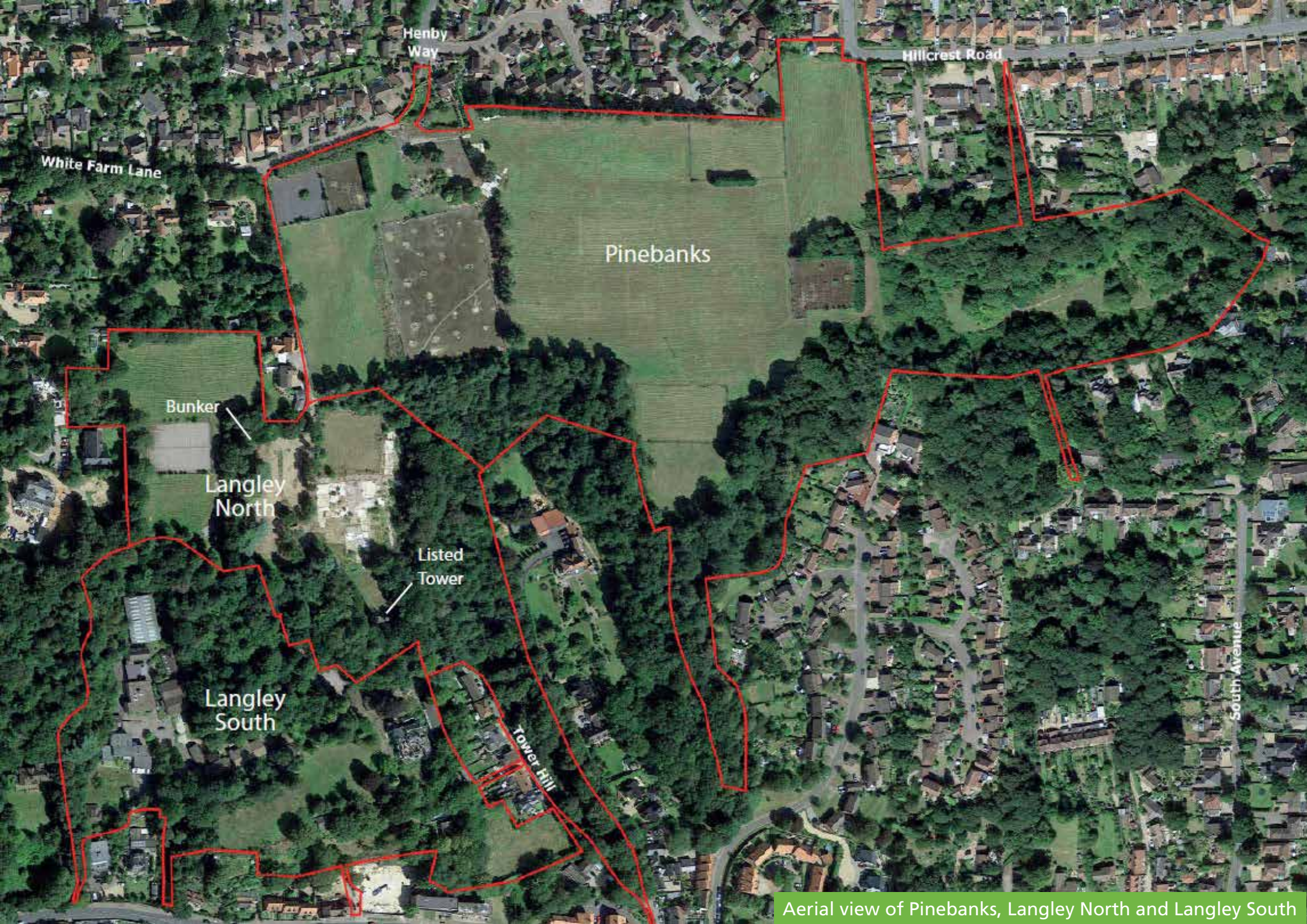
**TREE
SURVEYS**

Arboricultural Consultants

INTRODUCTION AND PLANNING CONTEXT



Current site photographs



Aerial view of Pinebanks, Langley North and Langley South

PINEBANKS AND LANGLEY NORTH

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An aerial photograph showing a large green field outlined in red, surrounded by residential areas. The field is divided into several sections, some of which are brown and appear to be recently cleared or plowed. The surrounding residential areas consist of houses with brown roofs and green lawns. Roads are visible, including White Farm Lane, Henby Way, and Hillcrest Road. A dense line of trees runs along the bottom and right sides of the field.

PINEBANKS AND LANGLEY NORTH:

- Respecting the ancient woodland and veteran trees
- Access from Henby Way and Hillcrest Road
- Consideration and setting of the heritage assets
- Creating pedestrian and cycle links across the site



Henby Way
Gateway

Hillcrest Road
Gateway

GREEN SPINE

GREEN LANE

GREEN LANE

GREEN LANE

GREEN LANE

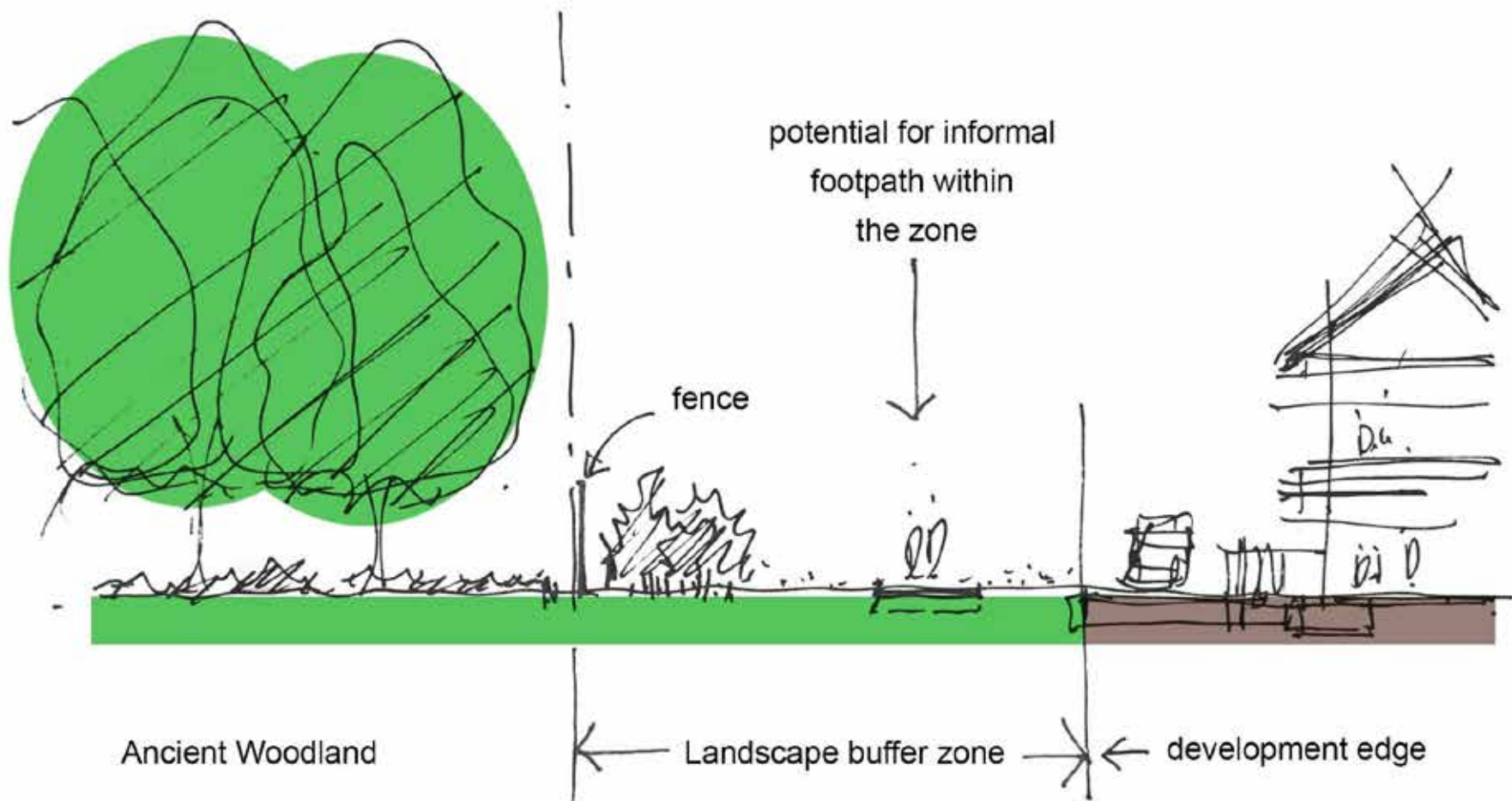
Bunker

Listed Tower

Open
Space

- | | |
|---------------------------------|--|
| Site Boundary | Green Links |
| Developable Area | Proposed Vehicular Access |
| Open Space | Proposed Pedestrian/Cycle/
Emergency Access |
| Other Categories RPA | Entrance/ Gateway |
| Existing Woodland | Listed Building |
| Veteran Trees | Bunker |
| Existing Public Right of Way | Green Spine Frontage |
| Proposed Pedestrian/Cycle Route | Secondary Frontage |
| Green Spine | Tertiary Frontage |
| | Green Edge Frontage |

ANCIENT WOODLAND SECTION





PINEBANKS AND LANGLEY NORTH PRECEDENT IMAGES



Development at Pinebanks will include:

- Up to 295 new homes
- Access from Henby Way and Hillcrest Road as per previously implemented permission
- A landscape buffer zone between development and the ancient woodland
- New areas of open space

Development at Langley North will include:

- Up to 105 new homes
- Access via Pinebanks
- New hard and soft landscaping
- New and improved pedestrian and cyclist links
- Securing the long-term future of the WW2 'Zero' radio bunker and listed tower



Grade II Listed Tower at Pinebanks

LANGLEY SOUTH

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An aerial photograph of a rural area in Langley South. A red line outlines a large, irregularly shaped plot of land. The plot is mostly covered in dense green trees and woodland. There are several buildings within the plot, including a large, light-colored rectangular building in the upper left, and several smaller houses and outbuildings scattered throughout. The plot is bordered by a road at the bottom, which is labeled 'Yarmouth Road (A1242)'. To the right of the plot, there is a residential area with houses and a road labeled 'Tower Hill'.

LANGLEY SOUTH:

- Respecting the ancient woodland and veteran trees
- Working positively with the topography and levels
- Access from the south via Yarmouth Road
- Respecting the neighbouring properties and the Thorpe St Andrew Conservation Area

Tower Hill

Yarmouth Road (A1242)





Tower Hill

Yarmouth Road (A1242)

LANGLEY SOUTH PRECEDENT IMAGES



Development at Langley South will include:

- Up to 175 new homes
- Access via Yarmouth Road
- New hard and soft landscaping
- New and improved pedestrian and cyclist links



GRIFFIN LANE

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An aerial photograph showing a large green field outlined in red. The field is bordered by residential areas, roads, and railway tracks. Labels for 'Primrose Crescent', 'Yarmouth Road (A1242)', 'Griffin Lane', 'Yarmouth Road (A1042)', and 'Bungalow Lane' are visible. A green box in the top left contains project goals for Griffin Lane.

Griffin Lane:

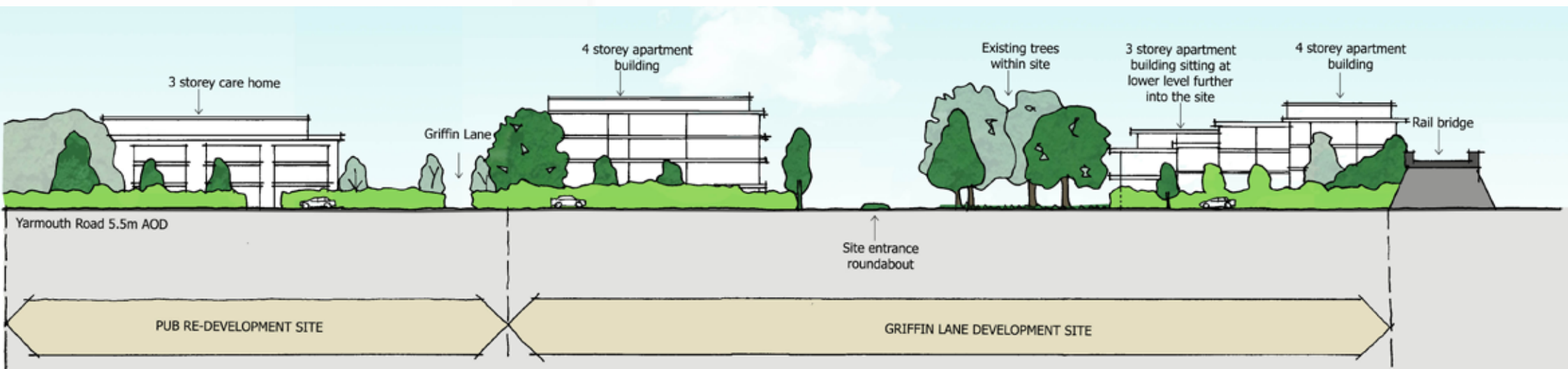
- Retaining the existing trees
- Create a positive interaction with the wider wetland landscape character to the south
- Provide pedestrian and cycle linkages across the site
- Drainage strategy to improve the local flood water regime



- Site Boundary
- Developable Area
- Open Space
- Other Categories RPA
- A Category RPA
- Public Right of Way
- Proposed Footpath
- Proposed Vehicular Access
- Entrance/ Gateway
- Main Frontage
- Green Edge Frontage



GRIFFIN LANE AND YARMOUTH ROAD ELEVATIONS



GRIFFIN LANE PRECEDENT IMAGES



Development at Griffin Lane will include:

- Up to 150 new homes
- Access via a new roundabout junction on Yarmouth Road
- Significant buffer between the development and the Broads
- Opportunities for new and improved pedestrian access to the Broads
- Preservation of the WW2 tank traps that formed part of the East Anglian Stop Line
- Enhancement of reed bed, providing public access with a dipping platform and a visitor car park



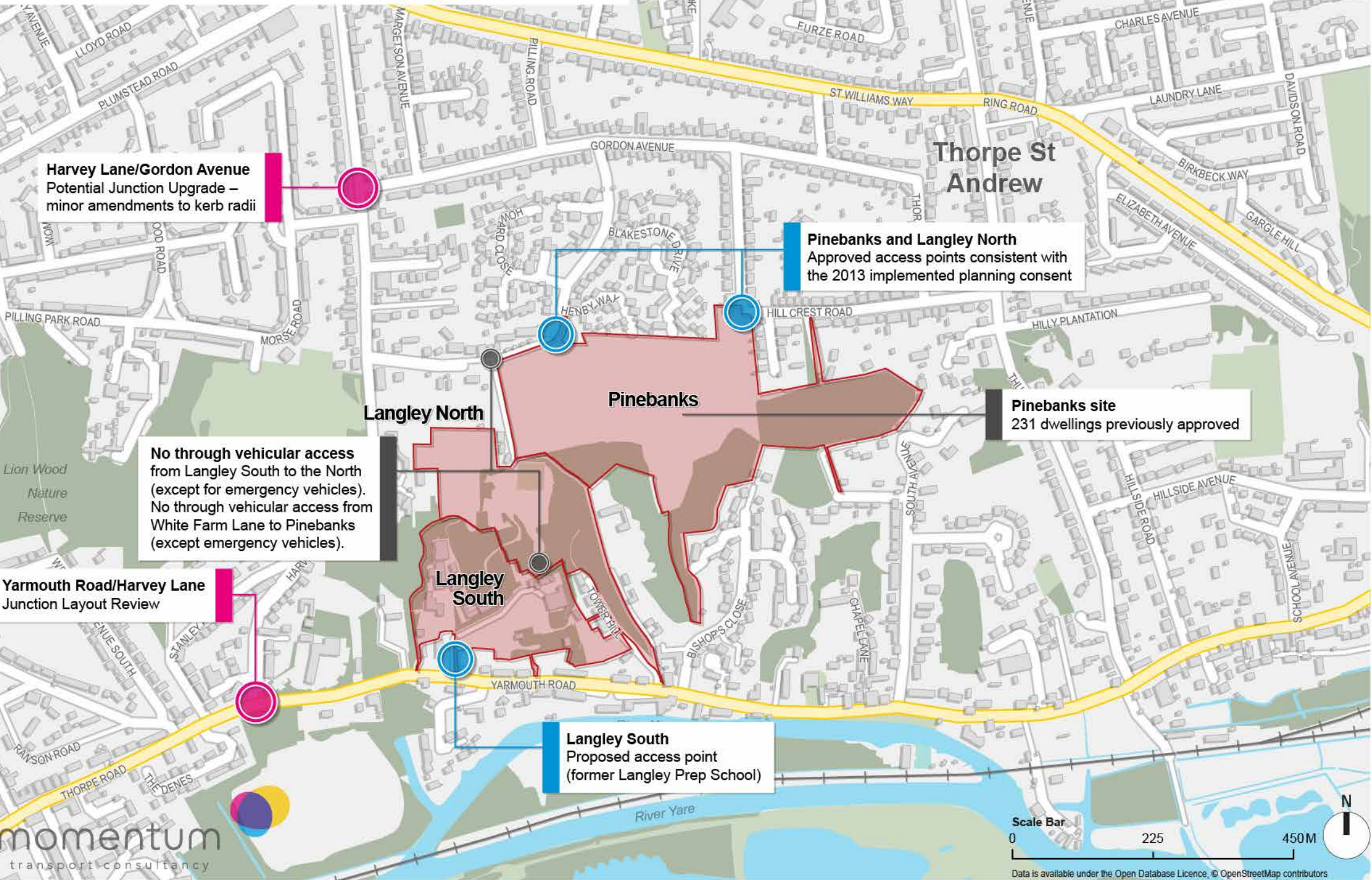
HIGHWAYS AND ACCESS

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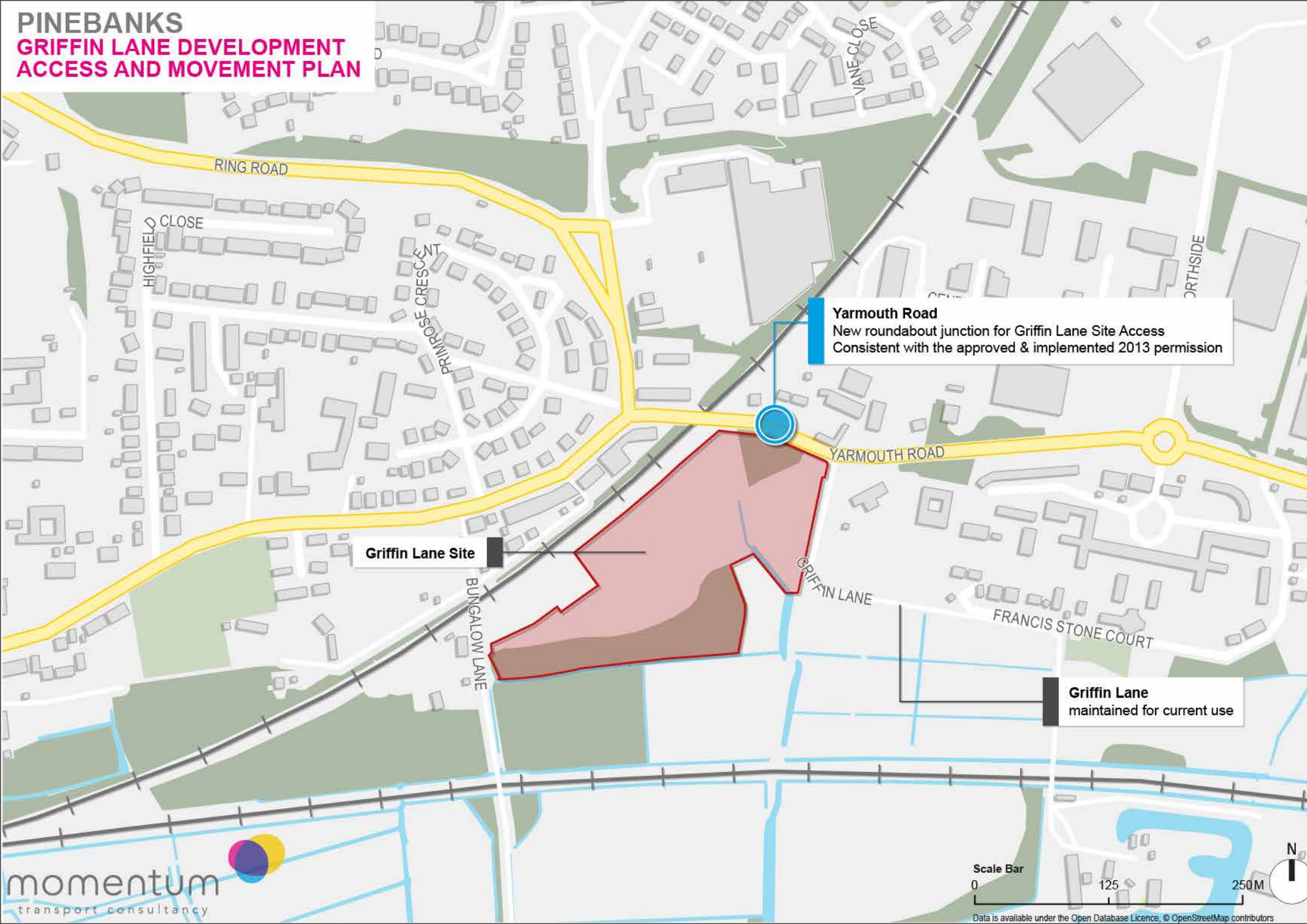
PINEBANKS

PINEBANKS, LANGLEY NORTH AND LANGLEY SOUTH

ACCESS AND MOVEMENT PLAN

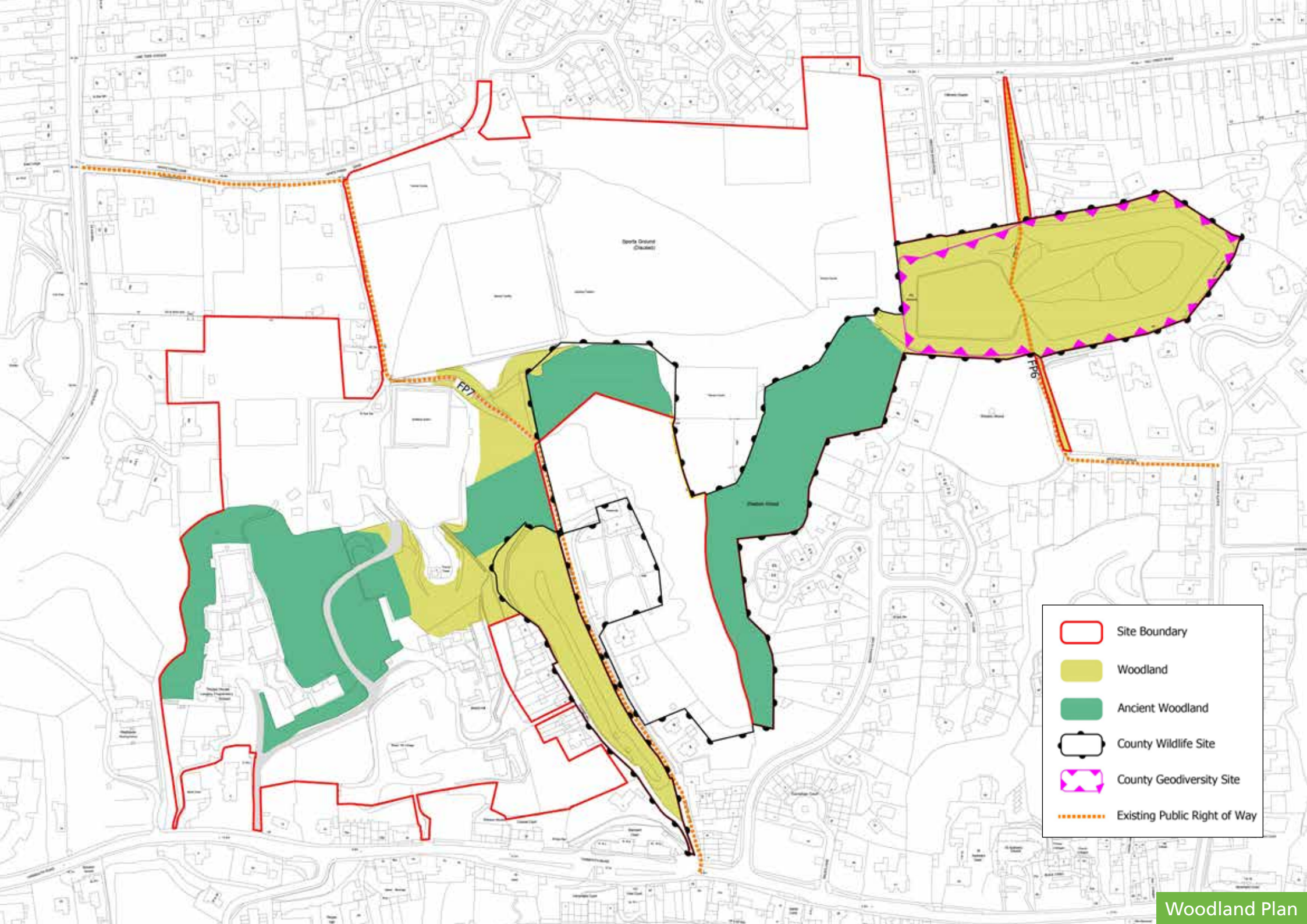


PINEBANKS
GRIFFIN LANE DEVELOPMENT
ACCESS AND MOVEMENT PLAN



WOODLANDS

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- Site Boundary
- Woodland
- Ancient Woodland
- County Wildlife Site
- County Geodiversity Site
- Existing Public Right of Way

PINEBANKS WOODLANDS

Protection:

The ancient and semi-natural woodland totals 3.8 ha. There will be no public access into the ancient woodland which will be protected by a combination of fencing and dense edge planting and natural re-generation.

Restoration:

A long-term woodland management plan has been prepared that will see the removal of non-native flora, such as laurel and rhododendron, improving the woodland margins and protecting veteran trees.

Long-term management:

The woodland will be managed as a wildlife reserve in conjunction with local conservation bodies. This will include ancient and other woodland areas.



A green woodpecker



Rhododendron and laurel dominate the ground flora of the woodland



Griffin Lane Illustrative Marsh Plan

GRIFFIN LANE MARSH

Protection:

A sustainable drainage scheme for the area has been devised to filter surface water before it reaches the marsh. All trees will be retained along the edge of the marsh.

Connectivity:

A new footpath will be constructed along the edge of the marsh leading to a small pond and dipping platform. A small car park with interpretation boards will be constructed to serve as a base for exploration of both the Griffin Lane Marsh (by arrangement with Norfolk Wildlife Trust) and Thorpe Marshes.

Long-term management:

A long-term management plan has been prepared that will allow for the restoration and enlargement of the marsh. The area will be managed as a wildlife reserve in co-operation with local conservation bodies.



A dipping platform at Cley Marsh Reserve (Photo courtesy of Richard Osbourne & Norfolk Wildlife Trust)



Thorpe Marshes (Photo courtesy of Richard Osbourne & Norfolk Wildlife Trust)

COMMUNITY BENEFITS

The proposals being brought forward for Pinebanks, Langley North, Langley South and Griffin Lane will deliver a range of community benefits, including:

- Up to 725 much needed and thoughtfully designed new homes, in a wide range of unit sizes.
- A mixture of high-quality affordable homes.
- Preservation of the ancient woodland by delivering a long term management plan.
- New cycle and pedestrian links throughout the site, as well as from homes to the north of the site to Yarmouth Road.
- Securing the long-term future of the WW2 'Zero' radio bunker, listed tower and tank traps.
- Enhancement of reed bed, providing public access with a car park and dipping platform at Griffin Lane.
- Replacement native species planting, regeneration of ancient semi-natural woodland and careful retention of other mature and veteran trees to substantially improve wildlife habitats.
- Local employment and training opportunities during construction.
- Improvement of local highway infrastructure.



HAVE YOUR SAY

Thank you for taking part in our public consultation. We would like to hear your views on the proposals. You can share your feedback via our online survey or, alternatively, you can send us your views via email, telephone or post:

Online:

www.pinebanksproposals.co.uk

Email:

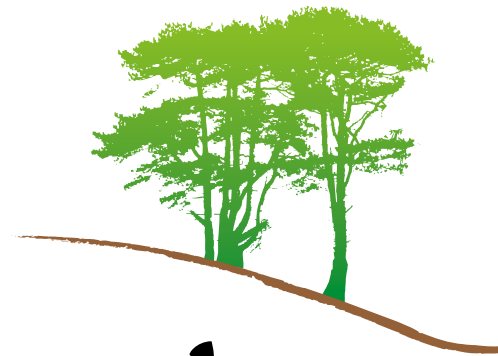
info@cascadecommunications.co.uk

Telephone:

0808 196 8586

Post:

Pinebanks Proposals Consultation,
26 Noel Street, London W1F 8GY



Pinebanks
Thorpe St Andrew

