

South Norfolk Village Clusters Housing Allocations Plan Landscape Visual Appraisals

Regulation 18 Consultation on Alternative Sites and Focused Changes

Introduction

South Norfolk Council is consulting on a series of 13 sites which could replace the losses resulting from the removal of VC ROC2 and the reduction at VC TAS1 as well as potentially make a modest increase to the numbers in the VCHAP.

New development needs to be sympathetic to both the surrounding built environment and the landscape setting of proposed development. Therefore, Landscape Visual Appraisals (LVAs) have been completed/updated for the 13 sites in this consultation.

These LVAs were prepared by the Council to support the production of the VCHAP. They have been prepared to provide an informal assessment of the impact of development on both the landscape and visual amenity, as well as identification of potential mitigation measures which could inform the final site specific policy requirements for subsequent allocations. Applicants may also be required to undertake detailed Landscape Visual Impact Assessments at the subsequent planning application stage once further information about a proposed scheme is known.

These LVAs have been prepared following the same process as the LVAs prepared for the Regulation 19 Consultation. Further information can be found in the previous LVA document: [Landscape Visual Appraisals \(oc2.uk\)](#)

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Alpington, Yelverton and Bergh Apton

Site Details

Site Reference Number: SN0433

Site Address: Land at Wheel Road, Alpington

Site Status: Suitable

Proposed housing numbers on site: at least 12

Local Plan landscape designations: None

Initial landscape site assessment comments:

Substantial hedge to the road frontage, with mature tree at the Wheel Rd/Reeder's Lane junction. However, hedging likely to be lost to create a suitable access. Aspect to the south is more open and visible from south on Reeder's Lane. Significant boundary/roadside hedgerow and vegetation. Does not appear to be compatible with LCA.

Landscape Appraisal

Landscape Character Area:

Landscape Character Area Classification: Chet Tributary farmland

Key features of the identified Landscape Character Area: relevant to the site:

The site is on the edge of the Chet Tributary Farmland which surrounds Alpington to the north, east and south. It is a peaceful and rural landscape which is flat to gently undulating but is cut by tributary valleys of the River Chet further to the east. The landform slopes gradually upwards from the River Chet and low-lying Broads in the north-east at Loddon and Chedgrave past Alpington and across to higher ground towards the south and south-west. There is a varied sense of enclosure ranging from medium scale and open across areas of flatter ground to intimate and enclosed along tributary valleys and winding rural roads lined with trees and hedgerows. It is a predominantly arable farmland with geometric field pattern, the fields are medium to large on the flatter, open areas with hawthorn/ash/beech hedges dividing, with some gaps, and frequent hedgerow trees, especially large mature oaks. Large common grazing lands or greens are a particular local feature with larger modern farm units plus more traditional red brick barns. The A146 is close to the east, otherwise a network of winding rural roads and lanes dissect this very rural area.

Key development considerations of the identified Landscape Character Area relevant to the site:

Development should conserve the character and identity of the villages with their compact form clustered around a historic core and seek to avoid further linear development along roads and suburban development along edges which can create the perception of a much larger developed area and result in merging of settlements and loss of individual identity. It should conserve the rural, quiet character of the roads and lanes that cross the landscape and prevent upgrading that could create a more sub-urban character. It should also protect the views to and setting of churches, which form distinctive landmark features within the landscape. It should conserve and enhance the rural

setting of the A146 and avoid linear development associated with the road corridor that would impinge on the rural setting.

Trees:

Are there any established trees on-site or along the site boundaries which could constrain development on the site?

Substantial hedgerow along site frontage with two mature and several smaller trees.

Are there any Tree Preservation Orders (existing or proposed) on or adjacent to the site?

No

Important Hedgerows:

Are there any hedgerows along the site boundaries or within the site which would be impacted by development of the site and therefore require assessment under the Hedgerows Regulations?

Yes, an established and mature hedgerow along whole site frontage, as well as hedgerows along the east and west boundaries of the site.

Existing Landscape

Description of existing on-site and adjacent land use:

Mixed agricultural field and pasture, which extends south beyond the site boundaries. On site there are some small scale agricultural buildings located in the northern section which are likely related to the existing land use. Estate development on the opposite side of Wheel Road to the north, as well as existing linear residential development to the west (on the opposite side of Reeder's Lane). The Wheel of Fortune public house lies immediately to the east of the site.

Description of existing on-site landscape features and surrounding landscape:

On-site there are few landscape features of particular note however there are established hedgerows running along the site boundaries on the northern, eastern and western borders of the site. The existing hedgerows contain the site within the local landscape and add to the pleasant rural character in this part of the settlement as it transitions to the adjacent rural countryside. Any loss of this hedgerow would significantly impact the landscape of the site and the wider landscape of the rural area. Existing built development forms the immediate landscape character to the north and west, as well as beyond the public house to the east. An established hedgerow also resides between the Wheel of Fortune and the site, adding to the rural character and partially screening the site from the public house.

Visual Appraisal

Public Rights of Way

Are there any Public Rights of Way on-site or adjacent to the site boundaries?

No

Have any other Public Rights of Way or public viewpoints been identified where the site is likely to be visible?

Alpington FP11 begins on the opposite side of Wheel Road and runs north.

Alpington FP9 runs north-south 50m to the east of the site, beyond the boundary hedgerow.

Key Views

Have any key views been identified either via desktop study, in background evidence (e.g., Conservation Area Appraisal, Heritage Impact Assessment, Neighbourhood Plans) or during a site visit, that would be affected by development on this site?

Most views to and from the site are limited by the existing hedgerows around the site boundaries, as well as the adjacent residential development. Currently the key view for the site is to the south, from where the site is significantly more exposed. Part of this view is contained by established vegetation to the south west, however further views across the landscape exist to the south east. These views may be accessible from Public Right of Way Alpington FP9. Hedgerow removal on the site associated with its development would expose further views into the site, however these would be limited to a degree by the existing development adjacent to the site.

[Landscape Visual Appraisal Summary](#)

Have any landscape or visual amenity issues been identified in the LVA?

The site is contained to the north, east and west by existing development. The site is exposed to the south and has the potential for key views into the wider landscape. Hedgerow removal would likely be necessary for an acceptable highways scheme and would inevitably open the site up within the immediate surroundings, particularly in views along Wheel Road.

Development of the site would result in additional linear development along Wheel Road however this would not extend the settlement further into the countryside as existing development contains the site to the west (on the opposite site of Reeders Lane). Whilst the Landscape Character Assessment advises against linear development, the enclosed/ infill nature of the site means the settlement would not be further elongated.

What are the likely key effects that have been identified?

Development on the site could impact wider landscape views to and from the south, as well as potentially from Public Right of Way Alpington FP9. Impacts relating to site exposure along Wheel Road relating to the removal of hedgerows, and the associated changes to the local character of the area.

Have any site-specific mitigation measures been identified as a result of this LVA?

- Retention of existing hedgerows where possible on the borders of the site. Where it is not possible to retain hedgerows (for example, to accommodate necessary highway safety works), these could be replaced within the site through careful placement as part of the design for a scheme.
- Planting along the southern border of the site to screen development and soften impact on the wider landscape.

Barford, Marlingford, Colton and Wrampingham

Site Details

Site Reference Number: SN6000

Site Address: Land north of Chapel Street, Barford

Site Status: Shortlisted

Proposed housing numbers on site: up to 30 dwellings

Local Plan landscape designations: River Valley

Initial landscape site assessment comments: Place making guide recommends maintaining sparse settlement and nucleated/linear patterns of development in both landscape areas. This site would likely contradict this recommendation due to particularly linear layout of Barford on the northern side of Church Lane/Chapel Street. Development of the site would also extend the settlement further into the open countryside. Proposed dwelling footprints appear to be similar to those of existing dwellings.

Landscape Appraisal

Landscape Character Area:

Landscape Character Area Classification: A2 Yare/Tiffey Rural River Valley

Key features of the identified Landscape Character Area relevant to the site:

The Yare/Tiffey Rural River Valley around Barford has a narrow shallow valley form widening into a broad shallow valley at the confluence of the Rivers Yare and Tiffey. The valley sides gently undulate creating a sense of defined openness. There are meandering tributaries, increasing in size where the Tiffey joins the Yare, intermittently visible across the valley floor and from river crossings, but screened by dense bankside vegetation and sometimes in wider views by intervening development. This area has a tranquil rural character with strong visual diversity created by the contrast between open areas and more wooded intimate areas. There is a patchwork of small valley side woodland blocks and wooded banksides creating a lush and green ambience which is accentuated by the variety of species and consequent variety of shades of green. Woodland cover creates wooded horizons, arable farmlands in large fields with sparse hedgerows and hedgerow trees with pastoral farmland in the valleys. Sparse farmsteads and isolated buildings are scattered across the valley sides and are landmark features of the rural landscape.

Key development considerations of the identified Landscape Character Area relevant to the site:

Any development in the area should respect the character of the Yare/Tiffey Rural River Valley and should maintain the rural vernacular quality of the existing settlements. It should respect the existing development pattern with settlement clustered around fording points or focussed at the base of the valley sides. Maintain the sense of separation and strong rural character between settlements and the openness of the valley floor and small scale of existing developments. The area is particularly vulnerable to intrusion by infrastructure such as pylons or other vertical elements, either within or visible from the area. Protect the quality of long-range views into the valley from the Norwich Southern Bypass and from the surrounding Tributary Valley Farmland and, in particular,

protect the skyline and crest of the upper slope. Consider the transport requirements of any development proposal and the potential impact of any required upgrade upon the rural character of the road network. Respect the vernacular quality of the villages as a whole and individual buildings and ensure new buildings respect this characteristic.

Trees:

Are there any established trees on-site or along the site boundaries which could constrain development on the site?

Yes, trees along site frontage, around existing village hall and along boundaries, including through the centre of the site.

Are there any Tree Preservation Orders (existing or proposed) on or adjacent to the site?

No

Important Hedgerows:

Are there any hedgerows along the site boundaries or within the site which would be affected by development of the site and may require assessment under the Hedgerows Regulations?

Mature hedgerows to north, west and south boundaries and through the centre of the site.

Existing Landscape

Description of existing on-site and adjacent land use:

Village hall and playing field, with arable land to the north and residential development to south, west and east.

Description of existing on-site landscape features and surrounding landscape:

The site slightly slopes towards the north away from the access. The slope is minor but noticeable. The southern half of the site is maintained as playing fields alongside an existing village hall, car park and play space. The site boundaries are mostly made up of well-established trees and hedgerows which screen the site from the neighbouring uses almost entirely. The only exception is the access on the south boundary which provides views to the street scene. Neighbouring land use are primarily residential to the south, however this is partially screened by existing vegetation along the southern boundary of the site. To the north the site faces open countryside, however this is again screened albeit the vegetation appears to be slightly less established.

Visual Appraisal

Public Rights of Way

Are there any Public Rights of Way on-site or adjacent to the site boundaries?

No

Have any other Public Rights of Way or public viewpoints been identified where the site is likely to be visible?

No

Key Views

Have any key views been identified either via desktop study, in background evidence (e.g., Conservation Area Appraisal, Heritage Impact Assessment, Neighbourhood Plans) or during a site visit, that would be affected by development on this site?

Views from the southern half of the site are limited by the established boundaries and the site being mostly contained by development. Some views to the open countryside can be seen from the centre of the site but these are still heavily screened. Views into the site show mostly the maintained playing fields as well as some views of the village hall and play area.

Development on the southern half of the site will not have a significant impact on views due to the screening that is already present, providing this screening is retained where possible. The northern half of the site could have a slightly more significant impact on the landscape due to the slightly more elevated nature, however this could be partly mitigated by limiting development on this half to the new village hall and playing fields.

Landscape Visual Appraisal Summary

Have any landscape or visual amenity issues been identified in the LVA?

Whilst the site extends into the countryside into the north, it is well contained by vegetation along the boundaries. The southern half of the site is enclosed by well-established vegetation and existing development. Also, developments such as Park Avenue have established that some development could take place that is not necessarily linear in nature following the road network.

The northern half of the site is more exposed to the wider landscape, but still has some natural screening along the site boundaries. There do not appear to be any natural features within the site with the exception of the boundaries, which are made up of well-established trees and hedgerows.

Development on the northern half of the site has the potential to have an impact on the wider landscape due to its more exposed nature however restricting the use of this section of the site to less intensive forms of development would address this concern in part. Development in the southern half of the site is unlikely to have an impact on the wider landscape. Development within the southern half of the site does not necessarily follow the established linear settlement pattern of Barford, however due to its enclosure the effect on the landscape will likely be neutral.

What are the likely key effects that have been identified?

Development on the northern half of the site may impact views of the wider landscape due to it being slightly more elevated than the southern half of the site. Development on the southern half of the site is unlikely to have any impacts providing the natural screening is maintained.

Some vegetation located in the middle of the site will likely need to be removed for access to the new village hall and playing fields.

Have any required site-specific mitigation measures been identified as a result of this LVA?

- Maintain and enhance the established trees and hedgerows along the site boundaries and within the centre of the site where possible.
- Limit development on the northern half of the boundary to maintain the open character of this part of the site and limit encroachment into the open countryside.
- Native planting and landscaping to be designed into the site, specifically on the area to the north, to aid its integration into the landscape.

Site Details

Site Reference Number: SN0552REVC

Site Address: Land at Watton Road, Barford

Site Status: Shortlisted

Proposed housing numbers on site: up to 20

Local Plan landscape designations: River Valley

Initial landscape site assessment comments:

Outside of the river valley designation but this field is open and prominent on the approach from the west. Development would break out into the countryside and be highly visible.

Landscape Appraisal

Landscape Character Area

Landscape Character Area Classification:

B2 Tiffey Tributary Farmland

Key features of the identified Landscape Character Area relevant to the site:

The Tiffey Tributary Farmland is a pleasant, gently undulating working rural landscape of farmland around the settlement of Barford, with a natural lake to the east. Within this landscape Barford is a small, attractive village with strong vernacular qualities situated around the river crossing on the valley floor. It is on an important transportation link, B1108 Watton Road, which makes the area an important gateway from Norwich into South Norfolk connected to a network of peaceful small rural roads and sunken lanes.

Key development considerations of the identified Landscape Character Area relevant to the site:

New development must maintain the perception of the area as being predominantly rural. It should respect the existing development pattern with settlement clustered around fording points and maintain the sense of separation and strong rural character between settlements. It should not affect the openness of the valley floor either within or visible from the area and must ensure sensitive siting and design of new residential development (e.g. below skylines and avoiding ridgelines at the edges of settlements) to minimise visual impact on the landscape. It should respect and conserve the rural quality of the small and intricate network of roads and consider the transport requirements of any development proposal and the potential effect of any required upgrade on the rural character of the road network.

Trees

Are there any established trees on-site or along the site boundaries which could constrain development on the site? No

Are there any Tree Preservation Orders (existing or proposed) on or adjacent to the site?

No

Important Hedgerows

Are there any hedgerows along the site boundaries and/or within the site which would be impacted by development of the site and therefore require assessment under the Hedgerows Regulations?

No

Existing Landscape

Description of existing on-site and adjacent land use:

Open agricultural field extending to the north and west. Limited sporadic residential development to the south and private green space to the east (currently preferred allocation site VC BAR1).

Description of existing on-site landscape features and surrounding landscape:

The site has no natural features itself due to its agricultural nature. The site is exposed to the surrounding landscape to the north and west. The site is bordered by Watton Road to the south and Back Lane to the east. Beyond Back Lane is an established hedgerow that screens the neighbouring field from view. To the south is some sparse existing development with some established hedgerows and fences (typical of residential development) marking the plot boundaries. The existing development to the east and south currently appear to mark a natural end to the village as it then transitions into the countryside.

Visual Appraisal

Public Rights of Way

Are there any Public Rights of Way on-site or adjacent to the site boundaries?

No

Have any other Public Rights of Way or public viewpoints been identified where the site is likely to be visible?

No

Key Views

Have any key views been identified either via desktop study, in background evidence (e.g., Conservation Area Appraisal, Heritage Impact Assessment, Neighbourhood Plans) or during a site visit, that would be affected by development on this site?

Views to and from the north and west of the site are extensive. Any development on this site would have a significant impact on these views. Views to the east and south are already limited by existing vegetation and development.

Landscape Visual Appraisal Summary

Have any landscape or visual amenity issues been identified in the LVA?

The site is exposed to the open countryside to the north and west. The site is located outside of the natural looking boundaries of Barford and infiltrates into the open countryside.

What are the likely key effects that have been identified?

Development on this site would have a significant impact on views to and from the north and west and would significantly impact the transition to and from the village in this area. The site is outside of the natural boundaries for Barford and would be unlikely to naturally integrate into the existing built form of the village.

Have any required site-specific mitigation measures been identified as a result of this LVA?

- Screening comprising native hedgerows along the boundaries of the site to help reduce the impact on the character of Barford and provide a more sensitive transition from the village to the countryside.
- Careful consideration to be given to the site layout to minimise the visual impact of the development in this location. This could include, for example, the location of open space within the site and both the scale and orientation of dwellings on site.

Barnham Broom, Kimberley, Carleton F., Runhall and Brandon Parva

Site Details

Site Reference Number: SN0055

Site Address: Land to the east of Spur Road and to the south of Norwich Road, Barnham Broom

Site Status: Suitable

Proposed housing numbers on site: Approximately 15

Local Plan landscape designations: None

Initial landscape site assessment comments:

Site assessment: Would result in intrusion into open countryside. Loss of Grade 2 agricultural land.

Landscape Officer: Significant hedgerows that would need to be assessed in terms of the hedgerow regulations. Significant oak tree on site.

Landscape Appraisal

Landscape Character Area: Tributary farmland

Landscape Character Area Classification: B6 Yare Tributary Farmland

Key features of the identified Landscape Character Area relevant to the site:

The Yare Tributary Farmland is a gently undulating landform cut by small tributary valleys and forms the transition between the Yare/Tiffey Rural River Valley and higher ground of the Hingham-Mattishall Plateau Farmland. It is a landscape of both openness across arable fields and enclosure provided by tree cover particularly in association with settlement. Predominately arable farmland, contained in medium to large sized fields, with some pasture and discrete, isolated woodland blocks. Tributary streams and associated habitats are an important feature. Settlement is dispersed and generally linear in form with a rural lane network

Key development considerations of the identified Landscape Character Area relevant to the site:

Conserve the peaceful, intact rural character of the Yare Tributary Farmland including the arable farmland, important wet habitats, well-maintained villages, rural road network and impressive churches. Conserve and restore hedgerows and hedgerow trees. Any development in the area must respect the character of the Yare Tributary Farmland, conserve the character and individual identity of the villages and limit further linear development along roads and prevent coalescence of settlements. Respect and conserve the rural quality of the small and intricate network of roads and protect the setting of and views to churches.

Trees:

Are there any established trees on-site or along the site boundaries which could constrain development on the site? Yes, mature oak on frontage and several trees on boundaries.

Are there any Tree Preservation Orders (existing or proposed) present on site? No

Important Hedgerows:

Are there any hedgerows along the site boundaries or within the site which would be impacted by development of the site and may require assessment under the Hedgerows Regulations?

Hedges on boundaries of both Norwich Road and Spur Road, with some significant trees within these hedgerows. Some hedging and trees along southern boundary of the promoted site area (but beyond the boundaries of the site area under consideration as part of the December 2023 Regulation-18 consultation).

Existing Landscape

Description of existing on-site and adjacent land land-use:

Grazing land separated from a similar land use to the north by Norwich Road. Residential development to the west, farm buildings to the east and an agricultural field to the south.

Existing residential development mostly follows a linear pattern following Norwich Road. The exception to this is Spur Road, which borders the site to the west, where some residential has expanded towards the south.

Description of existing on-site landscape features and surrounding landscape:

Significant hedgerows are located on the site that would need to be assessed for hedgerow regulations. There is also a significant oak tree located on the site. Ponds can be found outside of the site to the east in adjacent plots.

Visual Appraisal

Public Rights of Way

Are there any Public Rights of Way on-site or adjacent to the site boundaries?

No

Have any other Public Rights of Way or public viewpoints been identified where the site is likely to be visible?

No

Key Views

Have any key views been identified either via desktop study, in background evidence (e.g., Conservation Area Appraisal, Heritage Impact Assessment, Neighbourhood Plans) or during a site visit, that would be affected by development on this site?

There are some views across site from the public highway, particularly Norwich Road where the existing field access is located but views are generally limited by hedgerows. Existing development contains wider views to the east and west and there are no public viewpoints to the south of the site.

Landscape Visual Appraisal Summary

Have any landscape or visual amenity issues been identified in the LVA?

While the initial site assessment stated that development on this site would result in an intrusion into the countryside, the site is relatively well contained by existing development and established vegetation. Views into and out of the site are limited by these factors.

The site frontage would follow the established settlement pattern of linear development. Development further into the site would be contained by the existing development along Spur Road, as well as the cluster of buildings to the east of the site.

What are the likely key effects that have been identified?

The effects on the wider landscape would be relatively limited. There is the potential for some limited impacts on views across the wider landscape however these impacts are not considered to be significant.

Have any site specific mitigation measures been identified as being required as a result of this LVA?

- Existing hedgerows and trees on the boundary of the site to be retained and reinforced where possible to mitigate potential impacts on wider views of the landscape.

Bawburgh

Site Reference Number: VC BAW1 REV

Site Address: Land to the east of Stocks Hill, Bawburgh

Site Status: Preferred

Proposed housing: 35 dwellings

Local Plan landscape designations: River valley (to immediate north)

Initial landscape site assessment comments: The site would require a landscape assessment as it is an open landscape and visible from the SLBPZ. No significant vegetation on the site.

(NB: The LVA for VC BAW1 has been updated to reflect the proposed change in the site boundaries)

Landscape Appraisal

Landscape Character Areas Classification

A2 – Yare/Tiffany River Valley (small area to NE corner)

C1 – Yare Tributary Farmland (most of site)

Key features of the Landscape Character Areas relevant to the site:

The Yare/Tiffany River Valley has a narrow shallow valley-form widening into a broad shallow valley at the confluence of the Rivers Yare and Tiffany and a tranquil rural character. This site lies to the south of the River Yare where the river meanders and the valley sides gently undulate creating a sense of openness. There is a pastoral valley floor with areas of damp hummocky pastureland supporting sheep grazing with occasional paddocks and arable valley sides. There is also a patchwork of small valleyside woodland blocks and wooded bankside creating a lush and green ambience which is accentuated by the variety of species and consequent variety of shades of green. This creates a strong visual diversity through the contrast between open areas and more wooded intimate areas. The area has distinct small attractive villages, such as Bawburgh, with strong vernacular qualities clustered around river crossings on the valley floor. Bawburgh has a characteristic and attractive historic brick bridge over the river, with the village set in this river valley. There is a network of peaceful small rural roads which meander across the valley. The wider character area is highly visible from the Norwich Southern Bypass.

The Yare Tributary Farmland is a shelving landform with a gently undulating topography created by the presence of small tributary stream valleys cutting through the landscape providing a variety of open/more intimate landscape settings and long/framed views. It is a transitional landscape occupying the mid ground between the upland plateau farmland and the principal Yare Valley and forms part of the transition between the rural and urban landscape. It is a peaceful farmland with small farms, woodlands and intermittently wooded tributary valleys creating a quiet rural atmosphere. There is a sense of impenetrability and remoteness despite the presence of a major transportation corridor, the Norwich Southern Bypass. Elsewhere, there is an intricate network of narrow rural roads and lanes. The River Yare is evident but relatively well hidden within the

landscape by topography and trees although it is noticeable at the fording point here. There is arable farmland of cereals and sugarbeet with more pastoral land uses with in the immediate tributary valley corridor. Fields surrounded by sparse hedges and hedgerow trees, with occasional mature/veteran oaks forming a distinctive feature alongside the lanes. Bawburgh has a vernacular architectural character, centred around the conservation area. There are intermittent long views towards the City of Norwich.

Key development considerations of the Landscape Character Areas relevant to the site:

To respect the existing development pattern of the Yare/Tiffey River Valley with settlement clustered around fording points as at Bawburgh. To maintain the sense of separation and strong rural character between settlements and maintain the openness of the valley floor and small scale of existing developments. To protect the quality of long-range views into the valley from the Norwich Southern Bypass and from the surrounding Tributary Valley Farmland and the skyline and crest of the upper slope. To consider the transport requirements of any development proposal and the potential impact of any required upgrade on the rural character of the road network. To respect the vernacular quality of the villages as a whole and individual buildings and ensure new buildings respect this characteristic.

To respect the sparsely settled character of the Yare Tributary Farmland area and the small village of Bawburgh. To protect the quality, character and setting of the key landscape assets, notably the tributary corridors and the historic parklands which characterise the Yare Tributary Farmland and Parkland. To consider the impact of proposals on the intricate rural lane network – avoid widening and kerb lighting which will quickly impart a more urban character. To consider the impact on key views from the higher plateau landscape, the adjoining character areas and views towards the City. To ensure that the rural character of the landscape of the Norwich Southern Bypass Protection Zone is maintained and that differential development North and South of the road does not erode the unity of the Character Area.

Trees

Are there any established trees on-site or along the site boundaries which could constrain development on the site?

No

Are there any Tree Preservation Orders (existing or proposed) present on site?

No

Important Hedgerows

Are there any hedgerows along the site boundaries or within the site which would be affected by development of the site and may require assessment under the Hedgerows Regulations?

There is an established hedgerow along the northern boundary with another hedgerow along the southern residential boundary and some vegetation along the west (site frontage) boundary.

Existing Landscape

Description of existing on-site and adjacent land use

The site is currently part of a larger agricultural field which extends to the A47 and its associated landscaping to the east. Residential land lies in all other directions, with the village hall to the immediate west and school playing field to the north.

Description of existing on-site landscape features and surrounding landscape

As a flat, arable field there are no landscape features within the site, apart from the hedges to the north and south boundaries and the vegetation along part of the west boundary.

On approaching the village from both the north and south the wider landscape cradles the village, which clusters on both sides of the river bridge along the river valley. Trees and hedges frame the roads on these approaches and continuing downhill the view closes so that the enclosure of the settlement predominates.

Visual Appraisal

Public Rights of Way

Are there any Public Rights of Way on-site or adjacent to the site boundaries?

No

Have any other Public Rights of Way or public viewpoints been identified where the site is likely to be visible?

No

Key Views

Have any key views been identified either via desktop study, in background evidence (e.g., Conservation Area Appraisal, Heritage Impact Assessment, Neighbourhood Plans) or during a site visit, that would be affected by development on this site?

Most of this site is not visible in key views from the road due to the topography, layout of existing development and mature vegetation along Stocks Hill. Travelling north along Stocks Hill towards the Conservation Area the proposed site is visible to the east as its frontage is initially open but the view closes with vegetation on either side of the road drawing you down towards the Conservation Area.

Development of the site would not significantly encroach into the open countryside landscape however development in this location may be visible in some long views towards the site, including from the Southern Bypass Landscape Protection Zone (SBLPZ) and River Valley.

Landscape Visual Appraisal Summary

Have any landscape or visual amenity issues been identified in the LVA?

The impact on the SBLPZ and the River Valley need to be assessed.

What are the likely key effects that have been identified?

Possible effect on the SBLPZ and River Valley.

Have any required site-specific mitigation measures been identified as a result of this LVA?

- A full Landscape Assessment is required to be undertaken by the promoter/developer to assess the impact on the SBLPZ and the river valley.
- Possible landscaping to the eastern part of the site.
- Retention of- and enhancement to the existing hedgerow along the northern boundary of the site.

Ditchingham, Broome, Hedenham and Thwaite

Site Reference Number: VC DIT1 REV

Site Address: Land between Thwaite Road and Tunneys Lane, Ditchingham

Site Status: Preferred

Proposed housing number: 45 dwellings

Local Plan landscape designations: River Valley

Initial landscape site assessment comments: this site would only be acceptable if accessed via Waveney Road as any other access points would result in the loss of significant existing hedgerows and trees.

(NB: This is an updated LVA based upon the original LVA prepared for VC DIT1)

Landscape Appraisal

Landscape Character Area Classification

A5 - Waveney River Valley

Key features of the Landscape Character Area relevant to the site:

It is a flat, wide floodplain with gently sloping valley sides forming a broad valley which defines the counties of Norfolk and Suffolk. The Waveney River Valley is a relatively large-scale open valley landscape with some long views within the valley. Arable and pastoral farming is characteristic of the valley sides with a diversity of land cover. There are discrete woodland blocks along the valley floor, with larger and more significant woodland areas on the valley sides. Nearby Bungay has a strong market town character with nucleated and linear settlement occurring along the valley. Mills and Churches form distinctive landmark features throughout the character area. The A143 runs to the south of the site along the upper valley sides, cutting into the character area in places but a peaceful and tranquil character is retained away from the main road.

Key development considerations of the Landscape Character Area relevant to the site:

To maintain the character of the rural lane network and particularly the sunken lanes with their fords and bridge crossings, which characterise the area. To conserve the views to landmark churches on the valley crests and enhance the setting of these landmark features. To conserve and enhance the compact character of the market towns and small-scale vernacular settlements. To ensure the A143 does not provide a catalyst for further linear development. To protect the intact rural character of the river valley which could impinge on the tranquil, peaceful character.

Trees

Are there any established trees on-site or along the site boundaries which could constrain development?

Band of trees along the northern and north-east boundaries.

Are there any Tree Preservation Orders (existing or proposed) on or adjacent to the site?

Proposed TPO outside north-east corner of the site.

Important Hedgerows

Are there any hedgerows along the site boundaries or within the site which would be affected by development of the site and may require assessment under the Hedgerows Regulations?

Band of trees along the north and north-east boundaries and hedges along perimeters.

Existing Landscape

Description of existing on-site and adjacent land use

A flat agricultural field with a slight rise northward towards the tree belt. The east boundary is adjacent to housing and there is residential to the south and west. The residential development to the south comprises a mix of single storey bungalows and two storey dwellings.

Description of existing on-site landscape features and surrounding landscape

Few on-site features, with a tree belt to the north and only sporadic vegetation along the east boundary. The site is part of a larger field with residential development to all directions except north, north-west, with the north and west corner of the wider field bounded by a tree belt that extends along the north east boundary along Tunneys Lane.

Visual Appraisal

Public Rights of Way

Are there any Public Rights of Way on-site or adjacent to the site boundaries?

PROW Ditchingham FP5 runs north-southwest of the site.

Have any other Public Rights of Way or public viewpoints been identified where the site is likely to be visible?

Existing residential development and trees border the footpath, giving it an urban feel adjacent to the site.

Key Views

Have any key views been identified either via desktop study, in background evidence (e.g., Conservation Area Appraisal, Heritage Impact Assessment, Neighbourhood Plans) or during a site visit, that would be affected by development on this site?

The site would be visible to the east from the footpath.

Landscape Visual Appraisal Summary

Have any landscape or visual amenity issues been identified in the LVA?

Need to retain the substantial tree belt to the north and north east of the site. This site would only be acceptable if accessed via Waveney Road as any other access points would result in the loss of significant existing hedgerows and trees and impact on the local landscape.

The revised site boundary would mean that some of the proposed site now stretches to the north beyond the existing development to the west. However, the site boundary has been plotted around the group of trees that exists to the east of Thwaite Road, meaning the site will still be contained and will not be exposed to the landscape. The site will still be contained by existing development to the east.

What are the likely key effects that have been identified?

None identified.

Have any required site-specific mitigation measures been identified as a result of this LVA?

- Northern boundary hedge/ tree belt and tree belt along the north east boundary must be retained.
- Access via Waveney Road.

Site Details

Site Reference Number: SN4020

Site Address: Land west of Old Yarmouth Road, Broome

Site Status: Shortlisted

Proposed housing numbers on site: 12

Local Plan landscape designations: Waveney River Valley

Initial landscape site assessment comments: N/A

Landscape Appraisal

Landscape Character Area: Rural River Valley

Landscape Character Area Classification: Waveney River Valley

Key features of the identified Landscape Character Area relevant to the site:

The Waveney River Valley is a flat, wide floodplain with gently sloping valley sides forming a broad valley which defines the counties of Norfolk and Suffolk. The Waveney River Valley is a relatively large-scale open valley landscape with some long views within the valley. Arable and pastoral farming is characteristic of the valley sides with a diversity of land cover. There are discrete woodland blocks along the valley floor, with larger and more significant woodland areas on the valley sides. Nearby Bungay has a strong market town character with nucleated and linear settlement occurring along the valley. Mills and Churches form distinctive landmark features throughout the character area. The A143 runs to the south of the site along the upper valley sides, cutting into the character area in places but a peaceful and tranquil character is retained away from the main road.

Key development considerations of the identified Landscape Character Area relevant to the site:

To maintain the character of the rural lane network and particularly the sunken lanes with their fords and bridge crossings, which characterise the area. To conserve the views to landmark churches on the valley crests and enhance the setting of these landmark features. To conserve and enhance the compact character of the market towns and small-scale vernacular settlements. To ensure the A143 does not provide a catalyst for further linear development. To protect the intact rural character of the river valley which could impinge on the tranquil, peaceful character.

Trees:

Are there any established trees on-site or along the site boundaries which could constrain development on the site? No

Are there any Tree Preservation Orders (existing or proposed) on or adjacent to the site?

No

Important Hedgerows:

Are there any hedgerows along the site boundaries or within the site which would be affected by development of the site and may require assessment under the Hedgerows Regulations?

No

Existing Landscape

Description of existing on-site and adjacent land use:

Part of a large agricultural field which stretches to the north and east. Linear residential development along the Yarmouth Road to the south-west and limited residential curtilage to the south. Otherwise agricultural land in all directions.

Description of existing on-site landscape features and surrounding landscape:

Gently rising slope to the north with occasional hedgerows and clumps of trees.

Visual Appraisal

Public Rights of Way

Are there any Public Rights of Way on-site or adjacent to the site boundaries?

No

Have any other Public Rights of Way or public viewpoints been identified where the site is likely to be visible?

Broome FP5 runs west-east 200m to the north of the site, with an open field in between.

Key Views

Have any key views been identified either via desktop study, in background evidence (e.g., Conservation Area Appraisal, Heritage Impact Assessment, Neighbourhood Plans) or during a site visit, that would be affected by development on this site?

Views have been identified from the east, which forms part of the gateway to the village. Views to the north are somewhat limited by the rising slope. Views to the south are limited by a house on a large plot, however views do extend into the wider landscape beyond the plot.

Landscape Visual Appraisal Summary

Have any landscape or visual amenity issues been identified in the LVA?

The site is exposed to the wider landscape in most directions. This area has been identified as forming a gateway into the village along Old Yarmouth Road. Development on this site would expand the linear development in the area further into the countryside, however this form of development would reflect the existing built form, including that already seen on Sun Road and Loddon Road.

What are the likely key effects that have been identified?

Development on this site would extend the settlement further into the countryside and would be exposed to the wider landscape.

Have any site specific mitigation measures been identified as being required as a result of this LVA?

- Native planting along boundaries, especially the northern boundary, would be required to provide some screening of development.
- Consideration will need to be given to the design of dwellings to control their impact on the landscape. This could include, for example, building heights and roof patterns.
- Consideration of the gateway location of the site

Earsham

Site Details

Site Reference Number: SN0218REV

Site Address: Land west of Earsham village

Site Status: Shortlisted

Proposed housing numbers on site: approximately 25 dwellings

Local Plan landscape designations: River Valley

Initial landscape site assessment comments:

Acceptable in landscape character terms however the importance of the hedgerow along the site frontage would need to be confirmed.

Landscape Appraisal

Landscape Character Area Classification: A5 Waveney Rural River Valley

Key features of the identified Landscape Character Area relevant to the site:

It is a flat, wide floodplain with gently sloping valley sides forming a broad valley which defines the counties of Norfolk and Suffolk. The Waveney River Valley is a relatively large-scale open valley landscape with some long views within the valley. Arable and pastoral farming is characteristic of the valley sides with a diversity of land cover. There are discrete woodland blocks along the valley floor, with larger and more significant woodland areas on the valley sides. Nearby Bungay has a strong market town character with nucleated and linear settlement occurring along the valley. Churches form distinctive landmark features throughout the character area. The A143 runs to the north of the site along the upper valley sides, cutting into the character area in places but a peaceful and tranquil character is retained away from the main road.

Key development considerations of the identified Landscape Character Area relevant to the site:

To maintain the character of the rural lane network. To conserve the views to landmark churches on the valley crests and enhance the setting of these landmark features. To conserve and enhance the compact character of the market towns and small-scale vernacular settlements. To ensure main roads along the valley sides (here the A143) do not provide a catalyst for further linear development. To protect the intact rural character of the river valley, for example through the avoidance of large scale development and road lighting schemes, which could impinge on the tranquil, peaceful character.

Trees:

Are there any established trees on-site or along the site boundaries which could constrain development on the site? Mature oak in eastern corner.

Are there any Tree Preservation Orders (existing or proposed) on or adjacent to the site? No

Important Hedgerows:

Are there any hedgerows along the site boundaries or within the site which would be affected by development of the site and may require assessment under the Hedgerows Regulations?

There is a hedgerow along the site frontage.

Existing Landscape

Description of existing on-site and adjacent land use:

Agricultural field extending to the west, with further fields north and west beyond the local road network. The A143 is to the immediate north-west of the site with The Street to the south. Bungalows border the site to the south and east, broken by a small group of trees.

Description of existing on-site landscape features and surrounding landscape:

Few on-site features beyond the mature oak tree in the eastern corner of the site, with a thin tree belt screening the A143 to the north and a native hedgerow along The Street to the south. The site is part of a level field with residential development backing onto the eastern boundary. To the west there are no field boundaries, leaving open views from the road and into open countryside.

Visual Appraisal

Public Rights of Way

Are there any Public Rights of Way on-site or adjacent to the site boundaries? No

Have any other Public Rights of Way or public viewpoints been identified where the site is likely to be visible? No

Key Views

Have any key views been identified either via desktop study, in background evidence (e.g., Conservation Area Appraisal, Heritage Impact Assessment, Neighbourhood Plans) or during a site visit, that would be affected by development on this site?

Views from The Street to the east would be impacted to a degree. The bungalows fronting Old Harleston Road are already visible, but development of this site would close the gap between these and the bungalows off Dukesway to the north of the site, and potentially comprise houses taller than one storey. However, within the wider landscape setting the site would read as an extension to the existing village and be otherwise visually contained by the tree belt to the north-west. Views to the Earsham church spire would not be directly impacted but their context would become more urban. This view of the spire is already blocked from the site itself by the bungalows south of The Street. When approaching from the west along the A143, views can be seen across the whole site. The vegetation between the site and the A143 provides a buffer and contributes to the transition from open countryside to the village. This will screen some of the development, however the wider open views across the site further from the west would be impacted.

Landscape Visual Appraisal Summary

Have any landscape or visual amenity issues been identified in the LVA?

Extension of the built form of Earsham to the west with a similar style and visual containment to the current built form. Views of the Earsham church spire from the Street would be indirectly impacted by bringing development closer in the left foreground. At least partial removal of the frontage hedgerow would be required to allow for access and visibility splays. Development would be partially screened by existing vegetation outside of the site boundary between the site and the A143. However, wider views across the site from further west along the A143 will be impacted.

What are the likely key effects that have been identified?

Site is separated from the river valley landscape by existing built form and road network. Impact on contextual views of the church through urbanisation. Partial loss of an established hedgerow.

Have any required site-specific mitigation measures been identified as a result of this LVA?

- Assessment of the frontage hedgerow prior to access work, with retention as far as possible and replacement planting to compensate for any loss of hedgerow.
- Retainment of the northern tree belt and mature oak tree in eastern corner.
- Establishment of a landscape buffer to the west of the site to protect the rural context and enhance views of the church spire.

Spooner Row and Sutton

Site Details

Site Reference Number: VC SPO1REV

Site Address: Land west of Bunwell Road, Spooner Row

Site Status: Shortlisted

Proposed housing number: up to 35

Local Plan landscape designations: None

Initial landscape site assessment comments: Short length of hedgerow; relatively open site; could achieve something to complement dwellings on the opposite side of Bunwell Road.

Landscape Appraisal

Landscape Character Area Classification

B2 - Tiffey Tributary Farmland

Key features of the Landscape Character Area relevant to the site:

It is a flat, shelving to gently undulating landscape incised by small hidden tributary streams and their small-scale shallow valleys. A pleasant rural working landscape of farmland with sparse settlement. Limited woodland cover creates wooded horizons, with a number of ecologically important woodlands, some of which are ancient. Large scale arable farmlands in large fields with sparse hedgerows and hedgerow trees with some pastoral farmland in the valleys. Settlement is sparse comprising villages and isolated dwellings but connected by a dense network of rural lanes. The presence of the major transportation link, the A11, makes the area an important gateway into South Norfolk.

Key development considerations relevant to the site:

To maintain the perception of the area as being predominantly rural and ensure that new development relates to the existing pattern of small villages with occasional scattered development. To respect and conserve the rural quality of the small and intricate network of roads. To ensure sensitive siting and design of new residential development (e.g. below skylines and avoiding ridgelines at the edges of settlements) to minimise visual impact on the landscape. To consider the setting of the A11 and avoid linear development associated with this important transportation corridor.

Trees

Are there any established trees on-site or along the site boundaries which could constrain development?

There are trees along the western boundary.

Are there any Tree Preservation Orders (existing or proposed) on or adjacent to the site? No

Important Hedgerows

Are there any hedgerows along the site boundaries or within the site which would be affected by development of the site and may require assessment under the Hedgerows Regulations?

There is a native hedge along the southern half of the highway boundary which is subject to the 1997 hedgerow regulations. Hedge and trees along the western boundary, some trees along the western half and eastern corner of the northern boundary.

Existing Landscape

Description of existing on-site and adjacent land use

Small agricultural field with residential development to the north and to the east on the opposite side of Bunwell Road. A single (listed) residential dwelling to south. Another agricultural field beyond the boundary to the west.

Description of existing on-site landscape features and surrounding landscape

The site is relatively level, slightly higher to south. It is an agricultural field with no landscape features within the site aside from the perimeter. In terms of the surrounding landscape the agricultural field is small and contained within the landscape of the village roads and existing housing and a tree boundary. Linear development characterises the settlement, with a pocket of recent estate development immediately opposite the southern portion of the site.

Visual Appraisal

Public Rights of Way

Are there any Public Rights of Way on-site or adjacent to the site boundaries?

No

Have any other Public Rights of Way or public viewpoints been identified where the site is likely to be visible?

Besthorpe FP2 and FP3 cross Slutshole Lane 720m to the south-west

Key Views

Have any key views been identified either via desktop study, in background evidence (e.g., Conservation Area Appraisal, Heritage Impact Assessment, Neighbourhood Plans) or during a site visit, that would be affected by development on this site?

Views across site from Bunwell Road, particularly from the north where there is no frontage hedge. These are then contained by the existing tree belt along the western boundary of the site. There is very limited intervisibility with the listed building to the south.

Landscape Visual Appraisal Summary

Have any landscape or visual amenity issues been identified in the LVA?

The site will reduce an undeveloped gap along Bunwell Road. Estate development would be in contrast with the traditional linear pattern of development, although recent development on the opposite side of Bunwell Road is a more clustered form. This grouping of development will reduce the continued extension of the settlement into the surrounding countryside.

What are the likely key effects that have been identified?

The site would be visible and impact longer-distance views to the west.

Continuation of townscape trend away from linear to small-scale estate development.

Have any required site-specific mitigation measures been identified as a result of this LVA?

- Retention of the frontage hedgerow as far as possible within highways constraints.
- Retention and enhancement of the western trees and hedgerow to screen development from the west, including a degree of separation from development to allow for future growth.
- Replacement planting to compensate for any loss of trees and hedgerow.

Tacolneston and Forncett End

Site Details

Site Reference Number: VC TAC1 REV

Site Address: Land to the west of Norwich Road, Tacolneston

Site Status: Preferred

Proposed housing number: Approximately 25

Local Plan landscape designations: None

Initial landscape site assessment comments: Impact on townscape through eroding significant gap/green lung between two distinct parts of the settlement.

(NB: The LVA for VC TAC1 has been updated to reflect a proposed change in site boundaries)

Landscape Appraisal

Landscape Character Area Classification

E1 - Ashwellthorpe Plateau Farmland

Key features of the Landscape Character Area relevant to the site:

The Ashwellthorpe Plateau Farmland has a distinctive flat, elevated landform, above the 50m contour which results in a large-scale landscape of both openness and enclosure provided by woodland. It has panoramic views predominantly of arable farming within large geometric fields and an overall peaceful rural character created by the absence of main roads and development. Mature remnant oak hedgerow trees occur within trimmed hawthorn hedges. Linear settlement occurs along roads with some vernacular buildings intermixed with more modern development. Rural roads have very straight stretches and are often flanked by wide grass verges. The presence of tall structures, the prominent mast of Tacolneston transmitting station, plus lines of telegraph poles dominates in parts.

Key development considerations of the Landscape Character Area relevant to the site:

To constrain further linear development along roads that would result in the merging of settlements and loss of individual village identity (e.g. eastwards at Ashwellthorpe) in order to maintain individual village identity. To conserve and enhance the quiet lanes and grass verges. To consider the impact of any form of development on the open character and panoramic views that can be obtained from parts of the plateau.

Trees

Are there any established trees on-site or along the site boundaries which could constrain development?

Yes, there is a mature tree in the south-east corner and a group of trees in the south-west corner. There is a small tree near the TPO trees to the east boundary.

Are there any Tree Preservation Orders (existing or proposed) on or adjacent to the site?

Yes, there are two TPOs on horse chestnut trees on the land to the north-east corner road frontage. The southern one is adjacent to the existing site entrance and may affect the possible position of any new residential access.

Important Hedgerows

Are there any hedgerows along the site boundaries or within the site which would be affected by development of the site and may require assessment under the Hedgerows Regulations?

Yes, there is a native hedge of considerable length along the southern boundary which marks an old field boundary and would likely require assessment under the Hedgerow Regulations. There is also a hedge along the road frontage, set back behind a grass verge.

Existing Landscape

Description of existing on-site and adjacent land use

Two fields of agricultural pasture separated by a driveway. There are several existing farm buildings adjacent to the site and a residential bungalow. There is also a bungalow to the north-east corner.

Description of existing on-site landscape features and surrounding landscape

The land is flat and there are no on-site landscape features aside from those around the perimeter. It slopes eastward towards the road and, because of the slope up towards the farm buildings and the near view of the wooded area, the site is contained and not part of the wider landscape.

Visual Appraisal

Public Rights of Way

Are there any Public Rights of Way on-site or adjacent to the site boundaries?

No

Have any other Public Rights of Way or public viewpoints been identified where the site is likely to be visible?

No

Key Views

Have any key views been identified either via desktop study, in background evidence (e.g., Conservation Area Appraisal, Heritage Impact Assessment, Neighbourhood Plans) or during a site visit, that would be affected by development on this site?

There are open views from the road across the site to the west. There are significant trees located adjacent to the centre of the site which are visible in the landscape.

Landscape Visual Appraisal Summary

Have any landscape or visual amenity issues been identified in the LVA?

The site is located within a gap between two distinctly separate sections of the settlement and development would result in the reduction of this green gap. The site would result in the break-out of development to the west of Tacolneston. It is likely to be difficult to provide a satisfactory access without losing trees and hedges, particularly with a footway on the west side of Norwich Road. Due to the planning history of the site (pp granted for 3x bungalows along the road frontage) the proposed change in site boundaries would not significantly alter this starting position, however the density and scale of properties may differ from the previously approved scheme.

What are the likely key effects that have been identified?

The site would be visible along the roadside. The two parts of the settlement would have a reduced gap between. All or part of the frontage hedge would be removed.

Have any required site-specific mitigation measures been identified as a result of this LVA?

- To set back development.
- To retain as much of the frontage hedge as possible and replant to mitigate its removal.
- To adequately protect the TPO trees.

Wicklewood

Site Details

Site Reference Number: VC WIC1 REV

Site Address: Land to the south of Wicklewood Primary School (Option 1), Wicklewood

Site Status: Shortlisted

Proposed housing number: 40

Local Plan landscape designations: None

Initial landscape site assessment comments: This is a very exposed site; with careful design it could be a positive addition to the landscape providing a gateway to the village however a poorly designed site would be detrimental to the landscape setting. If this site is allocated it would benefit from specific policy text or a design brief - possibly to consider a lower number of units on the site or the submission of a sketch scheme. The landscape character refers to views towards the Church however whilst these would need to be checked they would not appear to be significant. Wicklewood has a history of substantial hedgerow loss, and this could be an opportunity to reinstate lost hedgerow patterns. Tree planting would also be required on the site.

(Note: The LVA for VC WIC1 has been updated to reflect the proposed change in the site boundaries)

Landscape Appraisal

Landscape Character Area Classification

E3 – Hingham-Mattishall Plateau Farmland

Key features of the Landscape Character Area relevant to the site:

The Hingham-Mattishall Plateau Farmland is a flat, plateau landform, narrow and ridge like around High Oak, on High Oak Road. It is an open, elevated landscape with extensive views from and to the plateau. The area is predominantly arable farmland with large, regular, geometric fields. Here, hedgerows and hedgerow trees are significant in an otherwise unwooded landscape. There is an absence of water with only occasional ditches along the roads. Churches are a feature within the character area as well as views from the higher ground to churches outside the character area. Quiet rural lanes dissect the area, noticeably more winding than other Plateau Farmland character areas. It is sparsely settled with a remote, rural character created by the absence of roads and settlement.

Key development considerations of the Landscape Character Area relevant to the site:

To maintain the essentially unsettled character with rural dispersed farms. To respect the site and setting of landmark features such as the churches in views. To conserve the character of the quiet rural lanes that cross the character area.

Trees

Are there any established trees on-site or along the site boundaries which could constrain development?

No

Are there any Tree Preservation Orders (existing or proposed) on or adjacent to the site?

No

Important Hedgerows

Are there any hedgerows along the site boundaries or within the site which would be affected by development of the site and may require assessment under the Hedgerows Regulations?

There is a hedge along the northern boundary with the school.

Existing Landscape

Description of existing on-site and adjacent land use

The site is part of a much larger agricultural field, with a further large field beyond. To the north boundary is the school and associated parking area. To the east is a minor road, The Green, with fields opposite.

Description of existing on-site landscape features and surrounding landscape

The site is flat with a very slight slope north-east down to the road and has no landscape features, apart from some vegetation along the north boundary. It sits at a high level in a very open landscape of large arable fields with few dividing hedges stretching beyond to the south and west with treelines on the distant horizon.

Visual Appraisal

Public Rights of Way

Are there any Public Rights of Way on-site or adjacent to the site boundaries?

No

Have any other Public Rights of Way or public viewpoints been identified where the site is likely to be visible?

No

Key Views

Have any key views been identified either via desktop study, in background evidence (e.g., Conservation Area Appraisal, Heritage Impact Assessment, Neighbourhood Plans) or during a site visit, that would be affected by development on this site?

The site is very prominent in long views from the east and south when approaching the village which is accentuated due to the lack of field boundaries and roadside hedges.

Landscape Visual Appraisal Summary

Have any landscape or visual amenity issues been identified in the LVA?

The site is prominent in the landscape and is an intrusion into the wider landscape to the south of the village.

The revised site boundary will expand the site to the south. The new site boundary will more closely follow the natural field boundary to the south. Overall the impact of the extended site area is considered to be similar to that previously identified for VC WIC1.

What are the likely key effects that have been identified?

It will be very visible at the edge of the village and within the landscape. It will also extend the built form of the village. It could form a new gateway into the village and reintroduce hedges and vegetation.

Have any required site-specific mitigation measures been identified as a result of this LVA?

- A careful consideration of layout and design to respect the landscape and enhance this village gateway.
- Reinststate lost hedgerow patterns and include tree planting.