

# South Norfolk Village Clusters Housing Allocations Plan

## Landscape Visual Appraisals

### Regulation 19 Pre-submission Addendum

#### Introduction

South Norfolk Council is publishing its Regulation 19 Pre-submission Addendum to the Village Clusters Housing Allocations Plan (VCHAP) which includes alternative and amended sites proposed for allocation when the VCHAP is submitted to the Planning Inspectorate for examination.

New development needs to be sympathetic to both the surrounding built environment and the landscape setting of the proposed development. 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. The alternative and amended sites were previously included in the Regulation 18 Alternative Sites and Focused Changes Consultation between December 2023 and February 2024 to replace the losses resulting from the removal of VC ROC2 and the reduction at VC TAS1, as well as to potentially make a modest increase to the numbers in the VCHAP.

Landscape Visual Appraisals (LVAs) have been prepared for the new and amended sites in this Addendum and have been updated where necessary. These are included in **Part A** of this document.

The LVAs for the remaining sites within the VCHAP, excluding sites being carried forward that have not been subject to significant changes, have been included in this document in **Part B**. These LVAs have not been subject to any changes since their publication at Regulation 19 in 2023.

The LVAs for any sites that had been previously considered for inclusion within the VCHAP but have not been included in either this Addendum or the proposed final version of the VCHAP have been included in **Part C**.

**Part D** of this document provides a summary of the mitigation measures identified through the LVAs for each site and the Council's response to where these have and have not been incorporated into the final policies alongside the reasons for these decisions.

The LVAs in Part A have been prepared following the same process as the LVAs prepared for the Regulation 19 Consultation and the Regulation 18 Alternative Sites and Focused Changes Consultation. Further information can be found in the previous LVA documents:

Regulation 19 Consultation: [Landscape Visual Appraisals \(oc2.uk\)](#)

Regulation 18 Alternative Sites and Focused Changes Consultation: [Landscape Visual Appraisals \(oc2.uk\)](#)

All of the LVAs in this document have been included within the appropriate village cluster chapter (e.g., LVAs for sites in Barford can be found in the relevant Barford, Marlingford, Colton and Wrampingham chapter).

## Contents

South Norfolk Village Clusters Housing Allocations Plan .....	1
Landscape Visual Appraisals .....	1
Regulation 19 Pre-submission Addendum.....	1
Introduction .....	1
<b>Part A – LVAs for sites included in the Regulation 19 Pre-submission Addendum.....</b>	<b>5</b>
Barford, Marlingford, Colton and Wrampingham .....	5
Bawburgh.....	9
Ditchingham, Broome, Hedenham and Thwaite .....	13
Earsham .....	19
Gillingham, Geldeston and Stockton .....	22
Mulbarton, Bracon Ash, Swardeston and East Carleton.....	27
Rockland St Mary, Hellington and Holverston.....	30
Spooner Row and Sutton .....	33
Tacolneston and Forncett End .....	36
Tasburgh .....	39
Wicklewood .....	42
<b>Part B – LVAs for other sites included in the VCHAP .....</b>	<b>45</b>
Alpington, Yelverton and Bergh Apton .....	45
Aslacton, Great Moulton and Tibenham .....	51
Barford, Marlingford, Colton and Wrampingham .....	57
Barnham Broom, Kimberley, Carleton Forehoe, Runhall and Brandon Parva.....	61
Bressingham.....	64
Brooke, Kirstead and Howe .....	67
Bunwell .....	73
Earsham .....	79
Gillingham, Geldeston and Stockton .....	82
Hales and Heckingham, Langley with Hardley, Carleton St Peter, Claxton, Reveningham and Sisland .....	85
Hempnall, Topcroft Street, Morningthorpe, Fritton, Shelton and Hardwick .....	88
Kirby Cane and Ellingham .....	91
Little Melton and Great Melton.....	97
Mulbarton, Bracon Ash, Swardeston and East Carleton.....	104
Needham, Brockdish, Starston and Wortwell.....	110
Newton Flotman and Swainsthorpe .....	116
Pulham Market and Pulham St Mary.....	119

Seething and Mundham.....	122
Stoke Holy Cross, Shotesham and Caistor St Edmund & Bixley.....	128
Thurlton and Norton Subcourse .....	132
Tivetshall St Mary and Tivetshall St Margaret .....	138
Toft Monks, Aldeby, Haddiscoe, Wheatacre and Burgh St Peter .....	141
Wicklewood .....	147
Winfarthing and Shelfanger .....	150
Wreningham, Ashwellthorpe and Fundenhall.....	159
<b>Part C – sites not included in the VCHAP.....</b>	<b>162</b>
Alpington, Yelverton and Bergh Apton .....	162
Barford, Marlingford, Colton and Wramlingham .....	166
Barnham Broom, Kimberley, Carleton Forehoe, Runhall and Brandon Parva.....	169
<b>Part D – Summary of identified mitigation measures and Councils response.....</b>	<b>175</b>

# Part A – LVAs for sites included in the Regulation 19 Pre-submission Addendum

Barford, Marlingford, Colton and Wrampingham

## Site Details

**Site Reference Number:** VC BAR2 (site reference SN6000)

**Site Address:** Land north of Chapel Street, Barford

**Site Status:** Preferred

**Proposed housing numbers on site:** up to 40 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.

**Update note to the Landscape Visual Appraisal:** SN6000 was originally assessed for up to 30 dwellings on the southern section of the site. Following a review of the representations submitted in response to the Regulation-18 Focused Consultation the Council has considered an alternative layout of development on this site for up to 40 dwellings. As such the Landscape Visual Appraisal for this site has been revisited and updated to assess the landscape and visual impact of residential development being located to the north of the site. **Any amendments to the original LVA to reflect this are clearly highlighted.**

## 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 on southern half, arable land on northern half. Further arable land located 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.

The northern half of the site is more elevated and more exposed to the north. The boundaries on the east and west sides are well established, limiting wider views.

## 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. There is a well-established hedgerow through the centre of the site.

The northern half of the site is more exposed to the wider landscape due to its slightly more elevated position and less established vegetation along the northern boundary. However, there is still some natural screening along the east and west site boundaries on the northern side, meaning the site is still relatively well contained. Existing vegetation outside of the site also means that wider views into the site are restricted.

**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. However, the site is still relatively well contained and effects on wider views are likely to be minimal.

Some vegetation located in the middle of the site will likely need to be removed for access to the northern half.

**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.
- Reinforce the vegetation along the northern boundary of the site to screen development.
- Native planting and landscaping to be designed into the site, specifically on the area to the north, to aid its integration into the landscape.



## Bawburgh

### Site Details

**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.

**Update note to the Landscape Visual Appraisal:** 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/Tiffey 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/Tiffey River Valley has a narrow shallow valley-form widening into a broad shallow valley at the confluence of the Rivers Yare and Tiffey 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 Details

**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.

**Update note to the Landscape Visual Appraisal:** 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:** VC EAR2

**Site Address:** Land north of The Street, Earsham

**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.

**Update note to the Landscape Visual Appraisal:** This is an updated LVA based upon the original LVA prepared for SN0218REV)

### 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 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.

## Gillingham, Geldeston and Stockton

### Site Details

**Site Reference Number:** VC GIL1 REV

**Site Address:** South of Geldeston Road and Daisy Way

**Site Status:** Preferred

**Proposed housing number:** 40 dwellings

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** Landscape caution. Previous issues experienced with the existing allocation GIL1 and significant work was undertaken to agree a suitable landscape scheme given the landscape sensitivities of the site. The site is in close proximity to the Broads (King's Dam) and footpaths run parallel to the south and west of the site. A landscape assessment would need to be undertaken to ensure that neither the Broads nor the public routes were adversely impacted. GIL1 has a landscape scheme to the south to ensure the impact of views from these areas are mitigated – this would need to be carried forward if this site did progress.

**Update note to the Landscape Visual Appraisal:** This LVA is based on the original LVA for VC GIL1 but has been updated to reflect the amendments proposed to the boundaries

### Landscape Appraisal

#### Landscape Character Area Classification

The site is in area C2 - Thurlton Tributary Farmland with Parkland. This Landscape Character Area includes the village of Gillingham and runs down to King's Dam.

The site is at the southern edge of South Norfolk District where it meets the East Suffolk District, and both are overlain by the Broads Authority which has planning responsibility for the area. Landscape Character Assessments have also been undertaken by these Local Planning Authorities and need to be considered to give the wider context for the site as the valley is perceived as a continuous landscape on the ground.

The [Broads Authority Landscape Character Area 3](#) identifies the River Waveney landscape to the south of the site as 'upper river valley marshland' (p90) close to the settlement fringe of Gillingham and to this site. East Suffolk [Landscape Character Assessment \(2008\)](#) identifies the character area to the south of the site, on the southern side of the river as B1 – Waveney Valley (p57).

The site is on the edge of the River Valley which would be classified as A5 - Waveney River Valley in the South Norfolk Landscape Character Assessment if it was not already covered by the Broads Authority Landscape Character Assessment. It is therefore necessary to also look at the key features of Character Area 3 of the Broads LCA.

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

The site is within the C2 - Thurlton Tributary Farmland with Parkland which has a tranquil, rural character across much of the area. There are open views across the marshes of The Broads and a

vulnerability to any change within views and on the setting of The Broads. It is an area of contrast in the land cover mix which is created by the arable character of the higher land and pastoral character of the tributary valley corridors. It has intact field boundaries which are under threat of further degradation and loss particularly on the plateau, creating a more open landscape. There are historic landmark features, such as isolated and round churches, which are particularly sensitive to change. It has a wooded character with a need for woodland management to prevent further decline in its condition. It has a rural network of roads and lanes that cross the area.

Adjacent to:

The Waveney River Valley (South Norfolk A5 area) 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 A146 runs to the north of the site affecting the character area in places but a peaceful and tranquil character is retained away from the main road.

The Broads Authority Landscape Character Area 3 consists of a long, narrow band of grazing marsh and blocks of heavily designated alder carr woodland (lying to the western edge around Dunburgh) on the northern floodplain of the River Waveney. There is a strong visual connection with the character area to the south of the river which includes extensive areas of carr woodland which terminate views southwards at lower levels creating something of a corridor feel along the valley. Despite the occasional gravel extraction/waste operation noise, this area with the slow flowing, meandering river feels remote and tranquil. There is limited public access to this side of the river other than by river with some public moorings available at the western end of the area. Away from the proximity of the settlements of Beccles and Gillingham, where there is a greater level of infrastructure with associated traffic noise and more domestic or recreational uses of the grazing marsh, the area exhibits a sense remoteness and tranquillity.

Opposite side of the river:

The Waveney Valley (East Suffolk B1 area) is dominated by peat deposits on the valley floor and sands and gravels including river terrace deposits to the west forming low terraces on the valley sides. It is a broad, flat valley, with landform ranging from 0-5m AOD on the valley floor to 15-20m AOD to the valley crests. Land cover is characterised by wet meadow and rough grazing, with small broadleaved coverts and carrs. The marshlands of the Broads to the north form a transitional edge. Carr woodland is a distinctive feature to much of the valley edge resulting in a well wooded landscape with significant visual containment, particularly to the east. Views are often framed by dense woodland and contained by rising topography although there are occasional glimpses across the expansive wetland landscape of the Broads landscape to the north with drainage mills/pumps a prominent element of views. Reed beds coupled with intricate ditches and tributaries forms a small to medium landscape structure adding texture and variety and creating an interesting landscape mosaic with significant seasonal variation. A simple rural road network results in a largely peaceful and tranquil landscape, although in parts this is interrupted by main roads, notably the A146 and rail line. Outside the market towns settlement is confined to isolated halls and farms. Forming the setting for the Broads this character area acts as a transitional buffer zone with the landscape sharing characteristics of the wetland character of the Broads.

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

To conserve the relatively sparsely settled character of the Thurlton Tributary Farmland with Parkland (Area C2) with occasional larger villages and scattered isolated settlement and farms. To conserve the sensitive open valley crest that forms the backdrop in views from The Broads to the east and to maintain key views into and from The Broads. To improve integration of development within the rural setting and reduce the visual impact of harsh settlement edge, woodland planting is a key opportunity. To conserve the rural character of the road and lane networks which cross the area. To maintain the views to churches and protect and enhance the setting of these landmark features. To conserve and enhance the rural setting of the main road (A146) that cross the area and avoid linear developments along the road corridors, which would change the perception of the rural area when travelling along these routes. To contain and integrate development on settlement edges and avoid linear extensions to settlement.

Care needs to be taken when change occurs in the Broads Authority Landscape (Area 3) to ensure that those positive characteristics that contribute to an areas unique sense of place are conserved and enhanced. Open areas which abut Bungay, Ditchingham and Geldeston are all subjected to pressures from different settlement fringe type development which potentially can erode the traditional pastoral landscape of the marshland. The incremental impacts of even small-scale developments or activities can ultimately have cumulative adverse effects on the local landscape character. Care needs to be taken in relation to the siting of new structures and the type materials used to ensure the positive landscape characteristics are not eroded further. The valley sides, the ridgelines of which lie in the main beyond the Broads area, form prominent skylines to this character area and are relatively undeveloped. Care needs to be taken in relation to development proposals within these areas which form the landscape setting to the Broads.

To maintain the character of the Waveney River Valley's (Area A5) 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 protect 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 do not provide a catalyst for further linear development. To protect the intact rural character of the river valley, for example from large-scale development and road lighting schemes, which could impinge on the tranquil, peaceful character.

Waveney Valley (Area B1) Development considerations relate to the increased provision of recreational access and sensitive provision of river access (footpaths/towpaths etc) along the valley floor. Development considerations in relation to settlements along the valley should respond to the area as a backdrop to the Broads as well as the rural character of the wider landscape. The overall aim should be to retain the compact and contained markets towns and respect the sparsely settled character of the river valley between the larger settlements. The rural character of the roads along the valley should be conserved and they should not provide a catalyst for development.

### Trees

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

Trees screen the school to the north 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?**

No

#### Existing Landscape

##### **Description of existing on-site and adjacent land use**

Agricultural field. New residential development to the north-east and the primary school to the north-west, agricultural fields in all other directions.

##### **Description of existing on-site landscape features and surrounding landscape**

The site is a flat agricultural field with no on-site landscape features; it forms part of a larger field. The field is contained within the immediate landscape by the development to the north and field boundaries on the other sides. This includes The Street to the east.

#### 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?**

PROW Gillingham FP12 runs east-west to the south of the site and cuts into the southwestern corner of the site and FP8 is to the 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?**

Yes, the site is near the Broads Area to the south (King's Dam) and footpaths run parallel to the south and west of the site.

#### Landscape Visual Appraisal Summary

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

The proximity of two other Local Authority areas and their Landscape Assessments must be taken

into account in relation to the Waveney River Valley and consideration given to the sensitive wider Broads Area landscape.

**What are the likely key effects that have been identified?**

A full landscape assessment would need to be undertaken because of the proximity of the Broads Area landscape. GIL1 has a landscape scheme to the south to ensure the impact of views from these areas are mitigated – this would need to be carried forward if this site did progress.

**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 ensure that neither the Broads landscape nor the public routes are adversely impacted.
- GIL1 has a landscape scheme to the south to ensure the impact of views are mitigated, this would need to be carried forward.

## Mulbarton, Bracon Ash, Swardeston and East Carleton

### Site Details

**Site Reference Number:** VC SWA2 REV

**Site Address:** Land on Main Road, Swardeston

**Site Status:** Preferred/Suitable

**Proposed housing numbers on site:** Approximately 40 dwellings

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** Site is in a prominent location on the approach into Swardeston from the north. Possible opportunities to create a gateway entrance to the village. Impact on the landscape character could be mitigated in part through sensitive site design and landscaped treatment of northern and eastern site boundaries.

### Landscape Appraisal

Landscape Character Area:

#### **Landscape Character Area Classification:**

B1: Tas Tributary Farmland

#### **Key features of the identified Landscape Character Area:**

The area is characterised by an open, gently undulating to flat and sloping landscape incised by shallow tributary valleys. Outside and around the settlements there are large open arable fields of cereal, sugarbeet and occasionally sweetcorn with framed open views across the countryside and into adjacent character areas. The Roman Pye Road (A140) is a significant historic feature, visible within the landscape and located to the east of this site and a transportation corridor connecting an extensive network of narrow lanes and byroads many of which are ancient. Small blocks of deciduous woodland of high ecological and visual quality create wooded horizons which add variety and intimacy within the landscape. It has scattered remnant hedgerow trees, particularly oak sometimes including marking former, denuded, field boundaries. There is a network of recreational footpaths. Settlement is characterised by a small number of large historic villages including and pockets of new residential infill development as well as a mixed vernacular of timber-frame, stepped and Dutch Gables, thatch and round-towered churches.

#### **Key development considerations of the identified Landscape Character Area:**

To respect the existing small-scale and dispersed historic settlement pattern and avoid developments that would affect the vernacular qualities of existing settlements (e.g. urbanising influences on the rural lanes) or would lead to impacts on the character of settlement distribution. To consider the impact of any development on the skyline and sense of openness of the character area To consider the impact of new infill development on the existing street pattern and existing vernacular character and pattern. To consider the impacts of any development on the nature of the current and desired physical relationship of Long Stratton to Norwich and on Long Stratton's perceptual role as the geographical and administrative heart of South Norfolk.

Trees:

**Are there any established trees on-site or along the site boundaries which could constrain development on the site?** Established hedgerow along northern boundary. Established hedgerow and trees along southern boundary.

**Are there any Tree Preservation Orders present on site?** None

**Are there any proposed / pending Tree Preservation Orders on site?** None

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?**

Hedgerows along northern and southern boundaries may need to be assessed under Hedgerow Regulations.

Existing Landscape

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

Site appears to currently be of arable use. Fields to the north and east also appear to be in same use. VC SWA1 borders site to the south along with existing development, and existing development borders site to the west. Gowthorpe Lane runs along northern boundary and Main Road runs along western boundary.

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

Several established trees of limited significance in private garden to the south. A wet ditch is present in the north-west corner of the site.

Visual Appraisal

Public Rights of Way

**Are there any Public Rights of Way on-site or adjacent to the site boundaries?** None.

**Have any other Public Rights of Way or public viewpoints been identified where the site is likely to be visible?** Swardston FP6 is located to the east of 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?**

From both road frontages, the site reinforces the rural character of Swardeston. From Main Road, a gradual slope up arable land to established field boundaries largely obscures residential development and brownfield land to the south. From Gowthorpe Lane, the frontage hedge obscures views of the site, other than an informal field entrance from which the recent development at Bobbins Way is visible.

From within the site, views to the west are dominated by residential development. Looking to the north, two lines of pylons are prominent along the agricultural horizon. To the east are distant views of the listed Gowthorpe Hall and barns.

## Landscape Visual Appraisal Conclusion

### Landscape Visual Appraisal Summary

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

The site is open and flat with no significant landscape features except along the site boundaries and a small ditch. Wider views are also partially limited by existing vegetation outside of the site boundaries and existing development.

#### **What are the likely key effects that have been identified?**

The site at present does provide an open character to this part of the village which will be lost once it is developed. However, this character is relatively localised due to views being restricted by existing development and vegetation. The effect on the wider landscape should be limited due to this.

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

- Reinforcement of existing vegetation along the site boundaries where possible to ensure the site remains relatively well contained within the landscape.

## Rockland St Mary, Hellington and Holverston

### Site Details

**Site Reference Number:** SN2007 and SN0531 combined (allocation reference: VC ROC1)

**Site Address:** Land south of New Inn Hill, Rockland St Mary

**Site Status:** Preferred

**Proposed housing number:** 25

**Local Plan landscape designations:** None

#### **Initial landscape site assessment comments:**

SN2007 - an oak tree in the centre of the site frontage is a potential TPO candidate and raises a possible highways issue. Overall, the site is in a sensitive landscape area due to its proximity to the Broads.

### Landscape Appraisal

#### Landscape Character Area Classification

B3 – Rockland Tributary Farmland

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

It has a gently undulating landform shelving towards the north with small scale tributary valleys and streams to the south of this site which do not feature prominently in the landscape. It is a semi-enclosing landform opening out to distant views of the distinct landscape of the Yare Valley (part of The Broads) along the northern edge. It has predominantly large-scale arable farmland with views towards adjoining flat pastoral valley floor farmlands. It has an open landscape with bleak denuded arable 'hillcrests' but with an increasingly wooded and enclosed quality towards the west of the area. There are small villages, particularly linear villages along the edge of the Yare floodplain, such as Rockland St Mary with enclosed sunken lanes and rural roads crossing the landscape. There is a vernacular appeal due to the small-scale of the settlements and presence of Dutch Gables and unique village signs. The presence of numerous isolated 'Saxon' churches are important landmark features. There is an important visual influence of the adjoining Broads landscape with areas of wet woodland, views to a flat grazed plain, presence of boats and tourism destinations. It has a peaceful, rural, and remote quality.

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

To respect the existing characteristic pattern of linear settlements at The Broads fringe and prevent the growth of edge-of-settlement development that would create uncharacteristic large settlements within the area. To maintain the peaceful rural quality including the rural lane network and the characteristic village signage. To respect the integrity of important landmarks and their settings, particularly the strong character of the isolated churches. To protect the sensitive Broads edge setting and maintain key views into and from The Broads.

## Trees

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

Mature trees located along the eastern boundary of the site. An additional tree that was situated on the site frontage and subject to a TPO was found to be diseased and has subsequently been felled with consent from the Council's Arboricultural Officer being sought.

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

Line of trees along the eastern boundary of the site are protected by a Tree Preservation Order.  
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 and trees on the highway boundary to the north. An open boundary with public footpath to east, with a hedge behind that. To the west a new hedge has been planted along the boundary to the new properties.

## Existing Landscape

### **Description of existing on-site and adjacent land use**

It is an agricultural field with a residential close of eight new properties to the west, agricultural to south and to north on opposite side of road.

### **Description of existing on-site landscape features and surrounding landscape**

The site is level, with no on-site landscape features apart from on the perimeter. It is on a ridge and is open to the rear landscape which is agricultural and falls away to the south towards a tributary of The Yare with its associated drains and ditches.

## Visual Appraisal

### Public Rights of Way

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

Yes, FP3 runs parallel to the east boundary and continues south to Church Road.  
An informal path is evident (by a desire line) from the corner of Eel Catcher Close diagonally across the site to link with FP3.

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

FP2 starts on the opposite side of the road going northwards towards Grange Farm and the Broad.

## 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 along its road frontage as a continuation of the linear development to the south of the road when travelling east and leaving Rockland and as the beginning of the continuous built-up frontage when entering the village after New Inn.

The site would be visible in the countryside landscape along the length of the eastern boundary with FP3 and continuing along it to the south, although the land falls away towards the tributary landscape.

Landscape Visual Appraisal Summary

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

This is a Broads village, and the site is part of the transitional landscape around the Broads Area, and it needs to respect this important location.

The site partially respects the typically linear pattern of this area's settlements along the frontage however it intrudes into more open landscape to the south.

It will be highly visible from both the road frontage and the footpath to the east.

The informal footpath linking to FP3 needs to be considered.

**What are the likely key effects that have been identified?**

It will change the landscape at this gateway to the village and the Broads Area will be highly visible in the landscape. The informal footpath would be lost.

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

- Protection of the TPO trees located on eastern border of the site.
- Set development back from the frontage to mirror Eel Catcher Close with a substantial green area and landscaping.
- A PRoW link should be provided from Eel Catcher Close to FP3.



## Spooner Row and Suton

### 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:** SN1057REV (allocation reference: VC TAC1)

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

**Site Status:** Preferred

**Proposed housing number:** 20

**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.

### 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 it may require assessment under the 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.

### **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.

## Tasburgh

### Site Details

**Site Reference Number:** SN4079 (allocation reference: VC TAS1)

**Site Address:** Land north of Church Road & west of Tasburgh school, Tasburgh

**Site Status:** Preferred

**Proposed housing number:** 20 (carried forward allocation)

**Local Plan landscape designations:** TAS1, River Valley, Development Boundary

**Initial landscape site assessment comments:** Although this site is on the cusp of the valley there are no significant landscape features. The site is well contained within the existing landscape. Subject to a suitable design solution it is not considered to impact on the landscape.

### Landscape Appraisal

#### Landscape Character Area Classification

B1 - Tas Tributary Farmland (most of the site)

A1 – Tas Rural River Valley

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

The Tas Tributary Farmland is an open, gently undulating to flat and sloping landscape incised by shallow tributary valleys which are not prominent landscape features. The Roman Pye Road (A140) is a significant historic feature, visible within the landscape to the east of this site. There are a significant number of surviving greens with cohesive settlements of timber-framed buildings grouped around them, church/hall complexes and an extensive network of ancient trackways linking them together. There are large open arable fields of cereal, sugarbeet and occasionally sweetcorn with framed open views across the countryside and into adjacent character areas, here the river valley to the south. There are small blocks of deciduous woodland of high ecological and visual quality which create wooded horizons, add variety to and create intimacy within the landscape. Scattered remnant hedgerow trees, particularly oak sometimes including intact avenues lining the roads or marking former, denuded, field boundaries; There is a transportation corridor of the main connecting road, A140, and an extensive network of narrow lanes and byroads (many of which are ancient, within the east of the area) and a network of recreational footpaths. Ditches, low banks and wide grass verges are associated with the network of rural roads. Settlement is characterised by a small number of large historic villages with smaller hamlets, scattered farmhouses and agricultural buildings with a mixed vernacular of timber-frame, stepped and Dutch Gables, thatch and round-towered churches.

The Tas Rural River Valley has a distinct, moderately wide simple valley form with a medium-scale clearly defined flat valley floor, shallow side slopes and adjoining smaller-scale tributary valleys. It is less enclosed than some other valleys with a feeling of exposure and openness and some long views within the valley but restricted external views. The river is alternately visible and hidden and the flat, wide, green valley floor is a distinctive feature. Fragmented woodlands and shelterbelts on the valley sides create a wooded fringe to much of the valley interspersed with more open areas of arable

land. There are historic earthworks including Scheduled Ancient Monuments, such as the earthworks at Tasburgh. It has a sparsely settled character with buildings clustered around fording points and at the top of the valley sides. There is a network of narrow peaceful rural lanes throughout the valley including sunken lanes with a more disturbed character in the north of the area due to the influence of pylons, railway and roads. This area has a role in dividing and defining east and west of South Norfolk District.

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

Respect the existing small-scale and dispersed historic settlement pattern of the Tas Tributary Farmland and avoid developments that would affect the vernacular qualities of existing settlements (e.g. urbanising influences on the rural lanes) or would lead to impacts on the character of settlement distribution. To consider the impact of any development on the skyline and sense of openness of the character area. To consider the impact of new infill development on the existing/historic street pattern and existing vernacular character and pattern.

To respect the sparsely settled character and peaceful rural quality of the Tas Rural River Valley, with its clear relation to the landscape context because the openness of parts of the valley and views that can be obtained make it particularly vulnerable. To maintain the distinctive settlement pattern, either nucleated or as linear settlements along roads on the valley as discrete areas and prevent gradual and incremental extension along the roads. To consider the impact of developments, such as this site, within the adjacent landscape character areas, particularly the higher land of the Tas Tributary Farmland (character area B1) on the character of the rural valley. To ensure that the northern part of the Tas Valley is not further degraded, by large scale of infrastructure developments associated with the roads. To consider the impact of any proposals on the rural lane network. To maintain the role of the sparsely-settled Tas Valley in dividing the more settled areas to the east and west and avoid developments that may create the impression of developed corridors running across the valley.

Trees

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

No, but there is a conifer on the south-east corner adjacent to the road.

**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. There are hedges on the east and west boundaries.

Existing Landscape

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



The site has been used as paddocks for horses, it is laid to grass. Residential to all sides apart from north (rear) which is a wooded area with a field beyond. The Primary school is also located to the east of the site.

### **Description of existing on-site landscape features and surrounding landscape**

The site is flat and has no landscape features within it, apart from to the north where there is a small area of woodland, part of which is within the site. The site is contained within the village development and by woods to the rear and does not relate to the wider surrounding landscape. To the west are Tasburgh's historic earthworks, the archaeological interest is mainly below ground contained within the earth ramparts and the proposed site is outside the earthworks.

### 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 PROW. The site has a road frontage and is around 100m east of the church. There are limited views of the church tower across from the site. These views are not significantly affected by the proposed site and it would not detract from its setting.

#### 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 will be visible from the road frontage, this is the main public viewpoint.

### Landscape Visual Appraisal Summary

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

No

##### **What are the likely key effects that have been identified?**

None

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

- No

## 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.

**Update note to the Landscape Visual Appraisal:** 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.
- Reinstatement of lost hedgerow patterns and include tree planting.

## Part B – LVAs for other sites included in the VCHAP

Alpington, Yelverton and Bergh Apton

### Site Details

**Site Reference Number:** SN0400 (allocation reference: VC ALP1)

**Site Address:** Church Meadow, Alpington

**Site Status:** Preferred

**Proposed housing numbers:** approximately 25 dwellings

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** Acceptable, visually contained site, no landscape objections to previous application 2014/2608. Any development would need to improve situation for veteran tree and retain boundary vegetation.

### Landscape Appraisal

#### Landscape Character Areas Classification

D2 – Poringland Settled Plateau Farmland (majority of site)

B5 – Chet Tributary Farmland (small area to the south)

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

The Poringland Settled Plateau Farmland is a flat landscape with strong open horizons. The nucleated settlement of Poringland dominates the centre of this character area with a densely settled core area, Alpington lies to the east of the area and the site is adjacent to characteristic ribbons of post-war bungalows and other development which is separate to the older village core. There is a network of rural (often single-track) lanes which transect the plateau farmland to the west of the site with large scale open arable fields including sugarbeet, cereal and oilseed rape monoculture. It has a wooded character in parts when viewed from afar.

The site is on the edge of the Chet Tributary Farmland which surrounds Alpington 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 gappy hawthorn/ash/beech hedges dividing 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 Landscape Character Areas relevant to the site:

New development must maintain the distinction and separation between the core settled area around Poringland and the smaller outlying settlements. It should consider the impact of developments on views from and to the sensitive edge of the plateau. It should ensure that any new development is well-integrated into the landscape and maintains the quality of the transition between the settled and agricultural landscape and avoid settlement that accentuates the linear quality of the post-war settlements pattern.

It 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?**

Yes, several trees have grown in the hedgerows which surround the site on all sides, with a veteran tree located adjacent to the north-east corner of the site.

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

One TPO on the veteran tree in the north-east corner.

#### 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?**

Established hedgerows on northern and western boundaries with agricultural and community land, plus hedgerows with residential land on southern and eastern boundaries.

#### Existing Landscape

##### **Description of existing on-site and adjacent land use**

Currently grazing land, with agricultural fields to the west and north-west. Land to the north-east is used for playing fields. To the south and east the site is adjacent to residential development.

##### **Description of existing on-site landscape features and surrounding landscape**

It is well contained, with limited features within the site but mature hedgerows to the north and west boundaries. Also, there is an important veteran oak tree to the north-east which is subject of a TPO. The landscape to the north and west is typical of the plateau farmland character area with open arable fields and a dispersed wooded character.

## Visual Appraisal

### Public Rights of Way

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

Alpington FP2/Yelverton FP4 runs along the northern boundary of the site.

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

Alpington FP11/Yelverton FP9 runs north-south 100m to the west of 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?**

Public views are limited, the view is principally from the main access point, and views from footpaths to north and west are looking back towards the site with the existing development as a backdrop.

## Landscape Visual Appraisal Summary

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

The site is well contained and does not encroach into the wider landscape therefore the main concern is to ensure that this existing enclosure is sympathetically retained.

#### **What are the likely key effects that have been identified?**

Impact on the veteran tree.

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

- Improve the situation for the veteran tree.
- Retain the boundary hedges and trees.

## Site Details

**Site Reference Number:** SN0412REV (allocation reference: VC BAP1)

**Site Address:** Former concrete works, Bergh Apton

**Site Status:** Preferred

**Proposed housing numbers:** up to 25 dwellings

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** No significant landscape issues associated with this site; the existing hedgerows are new and non-native species; development of this site would provide an opportunity to enhance views to the north from the nearby PROW.

## Landscape Appraisal

### Landscape Character Classification

B5 Chet Tributary Farmland

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

The Chet Tributary Farmland is a peaceful and rural landscape, flat to gently undulating and cut by tributary valleys of the River Chet. The landform slopes gradually upwards from the River Chet and low-lying Broads in the north-east at Loddon and Chedgrave to higher ground around this site. There is a varied sense of enclosure ranging from medium scale and open across areas of flatter ground to intimate and enclosed along winding rural roads lined with trees and hedgerows. A tributary of the Chet, Well Beck, runs to the south and south-west of this site connecting eastwards to the Broads. This part of the area is predominantly arable farmland with a large, geometric field pattern in this flatter, open landscape. Hawthorn/ash/beece hedges divide fields in places with frequent hedgerow trees, especially large mature oaks and there is a diversity of ecological habitat. Settlement occurs sporadically throughout the character area. Outside the settlements are larger modern farm units as well as more traditional red brick barns. The A146 runs nearby to the east, along with a network of winding rural roads and lanes.

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

To conserve the essentially rural, peaceful character and locally distinctive vegetation. New development should protect the character and identity of the villages with their compact form clustered around a historic core and 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. To conserve the local vernacular features that contribute to the rural character including the rural, quiet character of the roads and lanes that cross the landscape and prevent upgrading that could create a more sub-urban character. To protect the views to and setting of churches, St Peter's (S-W) and St Peter and St Paul (S-E) in this case, which form distinctive landmark features within the landscape.

## Trees



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

Yes, two established trees along the eastern 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 impacted by development of the site and therefore require assessment under the Hedgerows Regulations?**

Hedgerows onto the agricultural land appear to a mixture of native and non-native species. Some sporadic native and non-native hedging along the road frontage.

Existing Landscape

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

The site is a former concrete works which is now unused and derelict. To the north-west and east are isolated pockets of residential land, with agricultural fields in all other directions.

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

There are very few on-site features given its previous use and the predominance of the concrete hardstanding. There is an area to the north-west, adjacent to the road which has not been built on and is still green with vegetation. The only other features are those on the boundaries.

This is a brownfield site sitting entirely within the undulating rural landscape. The surrounding landscape is open with large arable fields, but the site is relatively well contained by strong boundaries. There are clusters of dwellings nearby which are characteristic of Bergh Apton.

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?**

Bergh Apton BR15 runs north-south 200m east of 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?**

Limited views available into the site from Church Road because of vegetation. Relatively contained from other directions by planting, although some views possible from Lower Kiln Lane to west. There are views from the bridleway to the east.

## Landscape Visual Appraisal Summary

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

The site is currently an unattractive brownfield site which is inappropriate for its attractive rural setting and detrimental to the local landscape. There are mature trees on the eastern boundary which should be retained as well as the native hedge line to the south and west which should be reinforced as these successfully contain the site within the open landscape.

**What are the likely key effects that have been identified?**

There is scope for public open spaces and landscaping within the site which would greatly enhance the aspect of the development on to Church Road. Sympathetic redevelopment would improve its visual appearance and would give an opportunity to improve the existing views from the PRoW.

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

- The site would be best developed with a less formal layout/highways infrastructure, to be sympathetic to its rural location
- To retain and protect the mature trees on the east boundary.
- To ensure the boundaries to the south and west are retained and reinforced.
- To retain the green area along the road frontage and hedging where possible.

## Aslacton, Great Moulton and Tibenham

### Site Details

**Site Reference Number:** SN0459REVA (allocation reference: VC ASL1)

**Site Address:** Land off Church Road, Aslacton

**Site Status:** Preferred

**Proposed housing numbers:** up to 35 dwellings

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** this is an exposed site in terms of its impact on the landscape, but this is the same for all sites in this local area. If accessed from Church Road this site is acceptable.

### Landscape Appraisal

#### Landscape Character Areas Classification

B1 - Tas Tributary Farmland

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

The Tas Tributary Farmland is open, gently undulating to flat and sloping landscape incised by shallow tributary valleys, the tributary streams of which are not prominent landscape features. It has large open arable fields of cereal, sugarbeet and occasionally sweetcorn with framed open views across the countryside. It has scattered remnant hedgerow trees, particularly oak, and small blocks of deciduous woodland of high ecological and visual quality. These create wooded horizons which add variety to the landscape. The main transportation corridor here is the railway line running to the east. Settlement is characterised by smaller hamlets, scattered farmhouses and agricultural buildings and an extensive network of ancient trackways and recreational footpaths linking them together and a network of rural roads.

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

To respect the existing small-scale and dispersed historic settlement pattern and avoid developments that would affect the vernacular qualities of existing settlements (e.g. urbanising influences on the rural lanes) or would lead to impacts on the character of settlement distribution within the Tas Tributary Farmland. To consider the impact of any development on the skyline and sense of openness of the character area; To consider the impact of new infill development on the existing/historic street pattern and existing vernacular character and pattern.

### Trees

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

Yes, to the eastern boundary there are trees in the hedgeline.

**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 a residential hedge to the west. There is a rural native hedge along the roadside to the east.

Existing Landscape

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

The site is a corner of an agricultural field. Bounded by agricultural land to the north and east, and residential land to the south and west.

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

The site is flat, and there are no features within the site. There is a hedge to the west boundary. There is a grass verge to the east, with a bus stop lay-by near the cross-roads and further north several trees in the hedge line.

The landscape directly to the north is open across this large field and, as the site is at a higher level, there are very long views over the landscape towards the Forncetts. When looking north-east there are long views towards Wacton with woodland and trees along the horizon. To the south the site is contained within the landscape by development and a strong hedge line.

Visual Appraisal

Public Rights of Way

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

PROW Aslacton FP6 runs along the western boundary of the site.

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

Two run away from the site; Aslacton FP6 to the north-west and Aslacton FP7 to the south-east, both with good visibility of 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 key views are at the corner of Church Road where it meets Muir Lane, looking west over the site and also from the PRowS.

## Landscape Visual Appraisal Summary

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

The site is relatively open and visible in some surrounding views.

### **What are the likely key effects that have been identified?**

There will be an impact on the open views, particularly from the south-east corner when approaching the village.

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

- The density of housing should appropriately reflect its location adjacent to the village.
- An open green is recommended to the south-eastern edge to maintain an open approach to the village.
- Access should be from Church Lane only.
- A native hedge line would need to be established to the north to give a level of containment.
- Retain and protect the existing trees and hedge line along Muir Lane

## Site Details

**Site Reference Number:** SN5010 (allocation reference: VC GRE1)

**Site Address:** North of High Green, west of Heather Way, Great Moulton

**Site Status:** Preferred

**Proposed housing numbers:** up to 12

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** PRoW in proximity to the site; would need to consider appropriate northern boundary; open landscape. No issues with using existing access from either Heather Way or High Green.

*Previous comments in response to ENQMEM/2108/1158 - As there is an extant consent that effectively blocks open views across the land from High Green towards the north, I am relatively comfortable with the notion of this infill of land which complements the massing of the nearby existing dwelling and approvals for development. My main concern is the effect on the views from the north, most notably the public right of way from Hallowing Lane to Green Lane.*

## Landscape Appraisal

E2 Great Moulton Plateau Farmland (most of site; south-east of site)

B1 Tas Valley Tributary Farmland (north-west of site)

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

The Great Moulton Plateau is a flat, elevated plateau landform above the 50m contour with little topographic variation. A large-scale landscape of openness and exposure, it is characterised by extensive arable farmland with large-scale fields and notable absence of boundaries. There are isolated and infrequent blocks of mixed woodland, otherwise woodland is confined to tiny farm copses. Expansive skies are a defining feature with distant views and farm buildings visible in the open landscape. Hedgerows are sparse with fuller enclosure along roadsides and hedgerow trees are an important feature. Straight rural roads cut through the area with grass verges along road-sides. It is sparsely settled with scattered farmhouses and some linear settlement, but these often lack a centre. The railway lines cuts north-south to the west of the site through the character area.

The Tas Tributary Farmland is open, gently undulating to flat and sloping landscape incised by shallow tributary valleys, the tributary streams of which are not prominent landscape features and the closest to the site is to the north. It has large open arable fields of cereal, sugarbeet and occasionally sweetcorn with framed open views across the countryside and into adjacent character areas. Small blocks of deciduous woodland of high ecological and visual quality which create wooded horizons that add variety to and create intimacy within the landscape. There are scattered remnant hedgerow trees, particularly oak. It has transportation corridors including main connecting roads and an extensive network of narrow lanes and byroads and a network of recreational footpaths. Settlement is characterised by a small number of large historic villages with smaller hamlets, scattered farmhouses and agricultural buildings and a mixed vernacular.

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

To maintain the essentially open, unsettled character of the Great Moulton Plateau Farmland by limiting linear development along roads to prevent merging of settlements and maintain individual identity. To conserve large scale open views and expansive skies and consider the effects of further tall structures on these characteristics. To ensure main road (A140) through the character area does not provide a catalyst for linear development.

To respect the existing small-scale and dispersed historic settlement pattern of the Tas Tributary Farmland and avoid developments that would affect the vernacular qualities of existing settlements (e.g. urbanising influences upon the rural lanes) or would lead to impacts on the character of settlement distribution. To consider the impact of any development on the skyline and sense of openness of the character area and on the existing/historic street pattern and existing vernacular character and pattern.

### Trees

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

A mature tree in the south-west corner and an established tree on the northern boundary.

#### **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?**

Yes, there is a hedgerow along the western boundary.

### Existing Landscape

#### **Description of existing on-site and adjacent land use**

Both the site and land to the north are agricultural fields, with residential land to the south, west and east.

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

The site is open and flat with few on-site features. The site is contained to the northern boundary with an established hedge-line. This is on the same line as the existing bungalow development on Farrow Close and would not encroach beyond into the open countryside. This means that new development would be well contained; on two sides by residential which is largely within the development boundary and by field boundaries to the north and west.

## 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?**

Yes, FP10, around 320m to the north which links Hallowing Lane to Green Lane across the field.

### 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?**

It currently is visible from the south at High Green however once the approved development is completed the frontage of High Green will become part of the built-up area of the village.

There are views from the north, most notably from the PRow linking Hallowing Lane to Green Lane.

## Landscape Visual Appraisal Summary

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

The site is visible in the open landscape to the north.

**What are the likely key effects that have been identified?**

It will consolidate development in this location.

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

- Landscaping on the northern boundary.



## Barford, Marlingford, Colton and Wrampingham

### Site Details

**Site Reference Number:** SN0552REVB (allocation reference: VC BAR1)

**Site Address:** Land at Cock Street and Watton Road, Barford

**Site Status:** Preferred

**Proposed housing numbers:** 20 dwellings

**Local Plan landscape designations:** River Valley

**Initial landscape site assessment comments:** Retain hedging along Back Lane and Watton Road; would need to review the species and the general form/condition of the trees within the dividing tree belt between the two sections of the site - with careful consideration this could be a feature of the site. Tree belt has screened the existing garage in wider views on the approach into Barford, which as a settlement, is relatively well contained in views from the B1108.

### Landscape Appraisal

#### Landscape Character Areas Classification

East part of site - A2 Yare/Tiffany Rural River Valley

West part of site - B2 Tiffany Tributary Farmland

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

The Yare/Tiffany 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 Tiffany. The valley sides gently undulate creating a sense of defined openness. There are meandering tributaries, increasing in size where the Tiffany 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 valleyside 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.

Continuing outwards from the river valley, the Tiffany 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 Landscape Character Areas 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 the vernacular quality of the villages as a whole and ensure new buildings respect this characteristic. 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?**

Yes. A line of trees divides the site north-south, with a mature tree on the southern boundary. The internal tree line would be broken through if the west side were to be developed along with the east part 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?**

There is a mature hedgerow along the western boundary and hedges to the north and south boundaries in addition to the central band of trees.

#### Existing Landscape

##### **Description of existing on-site and adjacent land use**

The site comprises two distinct areas; developed (east) and undeveloped (west). The western half of the site is pasture; the east of the site is a used car dealer and beyond that are houses. Adjacent to the west is an agricultural field, and sparse residential land with trees to the north and south.

##### **Description of existing on-site landscape features and surrounding landscape**

The area to the west is undeveloped grassland with tree and hedge boundaries that contain it. There is a tree line north-south through the middle of the site which would be broken through if the west side were to be developed.

The site is small in scale and sits on the edge of the identified river valley within the wider tributary farmland. To the west there is a large arable field which slopes down to the village with no delineated boundaries resulting in an open landscape up to Back Lane. In the other directions the site reads as part of the edge of the existing settlement; to the north between the site and Church Lane there is limited development and significant groups of trees as well as a large pond. Across the B1108 to the south and south-east is very sporadic development set within the River Valley.

## 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 key view is from the west when travelling towards the site along Watton Road as it is the first site on the north side of the road looking across a large open field which slopes down to the village. Development would be visible, however it will read against the backdrop of the village as an edge of settlement site. Importantly, the site is currently screened on the two road boundaries, which visually contain it, and which provides a definite green edge approach to the village. If these boundaries are retained in their entirety the site will not encroach into the open landscape. This will aid the assimilation of development into the settlement and the site will appear as a transitional area from open countryside into the village. The internal line of trees can also be seen and currently screens the garage from this view.

When travelling west along the B1108 close to the site there is sense of enclosure given by the vegetation on either side of the road. If the vegetation was removed this would be lost.

## Landscape Visual Appraisal Summary

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

Residential development on the east part would not have a negative impact on the river valley landscape as it's already part of the built-up fabric of the village.

Residential development on the west part would alter the character of this piece of land and would be visible in the landscape. It is the first site on the north side of the road when entering the village along the B1108 from the west. However, it does not read as part of the wider landscape but rather it is seen in the context of the existing settlement to the east. It is currently screened on all boundaries, containing it visually, and if the hedges were retained and reinforced it would maintain a definite edge and green approach to the village on its south and west boundaries. The internal hedge is important within the wider landscape setting.

**What are the likely key effects that have been identified?**

The majority of the key landscape characteristics will not be affected by development of this site. It would not encroach into the countryside and there would still be a sense of separation between the rural and urban landscapes. It would not have a negative effect on the river valley.

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

- To ensure the green boundaries to the south and west are retained and reinforced.
- Access should not be taken from the south or west.
- To assess the internal hedge and retain where possible.

## Barnham Broom, Kimberley, Carleton Forehoe, Runhall and Brandon Parva

### Site Details

**Site Reference Number:** SN4051 (allocation reference: VC BB1)

**Site Address:** Land on the corner of Norwich Road and Bell Road, Barnham Broom

**Site Status:** Preferred

**Proposed housing numbers:** 40 dwellings

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** Poor site in landscape terms as the site has significant landscape character issues. There would also be a loss of significant hedgerows.

### Landscape Appraisal

Landscape Character Area Classification:

B6 Yare Tributary Farmland

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

The Yare Tributary Farmland is a gently undulating landform cut by small tributary valleys, giving a peaceful, intact character. It is 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 settlements. It is predominately arable farmland, contained in medium to large sized fields, with some pasture and discrete, isolated woodland blocks. The 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 Landscape Character Areas relevant to the site:**

To conserve the character and individual identity of the villages in the Yare Tributary Farmland and limit further linear development along roads to prevent coalescence of settlements. To respect and conserve the rural quality of the small and intricate network of roads.

### Trees

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

Yes, there is a cluster of trees in the southern half of the site, and several mature trees on the northern and eastern 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 affected by development of the site and may require assessment under the Hedgerows Regulations?**

The site is bounded by hedgerows on all sides, although there is a gap along the frontage to the south. These are important native hedges which will need to be assessed as they are important to this landscape character area.

## Existing Landscape

### **Description of existing on-site and adjacent land use**

The site is grazing land, with an agricultural field to the south-east. There is residential land to the east, south-west, west and north-west. There is woodland to the north-east across Norwich Road.

### **Description of existing on-site landscape features and surrounding landscape**

The site is level with hedgerows on all sides and mature individual trees within hedge lines. There is a small but prominent copse within the site.

The site is adjacent to development to the west but the wider landscape to the south and east is typical of the tributary farmland with larger fields expanding out towards the horizon. The River Yare runs to the west of the village and loops around to the north through the golf course.

## 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 views into site from both Norwich Road and Bell Road, particularly from Bell Road where the field access is towards the south of the site. There are longer views when approaching the site along Bell Road from the south, glimpsed beyond the tree line of its southern boundary. Closer views from Bell Road are more contained.

## Landscape Visual Appraisal Summary

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

The site will impact on the wider landscape and will encroach into an undeveloped area of the village to the east of Bell Road.

It is likely to result in the loss of important hedgerows, particularly along the frontage.

**What are the likely key effects that have been identified?**

It will bring the separate parts of the village closer together.

Loss of important landscape features.

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

- An assessment of the hedgerows would be required.
- To retain and protect on site trees and mature hedges as much as possible, particularly along the site frontage.

## Bressingham

### Site Details

**Site Reference Number:** SN4036 (allocation reference: VC BRE1)

**Site Address:** Land to the east of School Road, Bressingham

**Site Status:** Preferred

**Proposed housing numbers:** Up to 40 dwellings

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** No issues raised.

### Landscape Appraisal

Landscape Character Areas Classification:

E2 – Great Moulton Plateau

B4 – Waveney Tributary Farmland

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

The Great Moulton Plateau is a flat, elevated plateau landform above the 50m contour with little topographic variation. It is characterised by extensive arable farmland with large-scale fields and notable absence of boundaries. There are isolated and infrequent blocks of mixed woodland, otherwise woodland is confined to tiny farm copses. Expansive skies are a defining feature with distant views and farm buildings visible in the open landscape. Hedgerows are sparse with fuller enclosure along roadsides and hedgerow trees are an important feature. Straight rural roads cut through the area with grass verges along road-sides. It is sparsely settled with scattered farmhouses and some linear settlements, but these often lack a centre.

The site lies in the south of the transitional peaceful and rural landscape of the Waveney Tributary Farmland occupies the mid ground between the upland plateau (Great Moulton Plateau Farmland) and the main river valley (Waveney Valley). Land is higher and flatter towards the north of the character area adjoining the Great Moulton Plateau Farmland. It is a large-scale open landscape on the higher ground with some distant views. It is a predominantly arable farmland with a varied field pattern, with larger fields on the higher plateau areas. Mature hedgerow trees are very distinctive, especially large mature oaks and hawthorn/blackthorn hedges that divide fields. The ecological habitat around the site is grassland and woodland. Settlements occur throughout the character area and Bressingham is a typical linear village along roads. Winding rural roads, and sunken lanes dissect the wider rural area.

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

To maintain the essentially open, unsettled character of the Great Moulton Plateau by limiting linear development along roads to prevent merging of settlements and maintain individual identity. To conserve large scale open views and expansive skies and consider the effects of further tall structures on these characteristics.



To conserve the rural peaceful character of the Waveney Tributary Farmland, with the pattern of small villages and settlements set within, but not dominating, the agricultural landscape. To conserve the character and individual identity of the villages loosely following roads. This site avoids any merging of settlements and loss of individual identity and, because it is not sited along an open, rural road, it will help to conserve the quiet, rural character of the narrow lanes that cross the area. It should also seek to conserve the local vernacular features that contribute to the rural character.

#### Trees

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

Several trees along the north, south and east site boundaries.  
One mature Ash tree on the road frontage opposite the school.

**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?**

Established hedgerows form the southern and eastern boundaries of the site, with less consistent shrubbery to the north.

#### Existing Landscape

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

The site is unused scrubland surrounded by agricultural land to the east, south and south-west. Immediately to the west lies the primary school, which is adjacent to housing, with residential land to the north and west.

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

There are mature individual trees around the boundaries within hedge lines.  
The site is adjacent to development to the north but the landscape close to the south is typical of the tributary farmland with larger fields sweeping down towards the river valley.

#### 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?**

PROW Bressingham FP32 runs northeast-southwest 50m south-east of the site. Bressingham FP30 runs north-south 100m west of the site, across the road.

#### 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?**

No concerns raised in relation to views. The main view would be limited but would open up on the horizon when approaching the village from the south along School Road. The site would be visible from the PROW but would read against the backdrop of the existing development as part of the village. Because of its containment it would not affect wider landscape views.

#### Landscape Visual Appraisal Summary

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

The site sits in a transitional position right at the southern tip of the Great Moulton Plateau in the Tributary Farmland to the north of the River Waveney. It is most closely aligned with the tributary farmland in character although, because of its proximity to the existing village and its containment on all sides, it does not encroach into the wider landscape.

**What are the likely key effects that have been identified?**

None.

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

- Investigate retention and protection of the existing perimeter trees.

## Brooke, Kirstead and Howe

### Site Details

**Site Reference Number:** SN0432REVA (allocation reference: VC BRO1)

**Site Address:** East of Norwich Road, Brooke

**Site Status:** Preferred

**Proposed housing numbers:** Up to 25 dwellings

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** Preference for development to the west (REVB) as there would be more visual screening. Appropriate density and design would avoid significant landscape harm, given the context of the previous development.

### Landscape Appraisal

#### Landscape Character Areas Classification

##### B5 – Chet Tributary Farmland

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

The Chet Tributary Farmland is a peaceful and rural landscape, flat to gently undulating and cut by tributary valleys of the River Chet. A tributary of the Chet, Well Beck, runs around 1km to the north-east of this site connecting eastwards to the Broads. The landform slopes gradually upwards from the River Chet and low-lying Broads to the east at Loddon and Chedgrave to higher ground around this site. 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. This part of the area is predominantly arable farmland with a large, geometric field pattern in this flatter, open landscape around this site. Hawthorn/ash/beechn hedges divide fields in places with frequent hedgerow trees, especially large mature oaks and there is a diversity of ecological habitat. Settlement occurs sporadically throughout the character area and Brooke is one of the larger villages. Outside the main settlements are larger modern farm units plus more traditional red brick barns. The B1332 runs adjacent to this site with a network of winding rural roads and lanes dissecting Brooke.

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

To conserve the essentially rural, peaceful character and locally distinctive vegetation. To 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 which can create the perception of a much larger developed area and result in merging of settlements and loss of individual identity. To conserve the local vernacular features that contribute to the rural character including the distinctive roadsides and lane names.

#### Trees

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

There are a number of established trees along the B1332 Norwich Road.

**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 a hedge to the south boundary associated with the adjacent development. All other boundaries are open.

Existing Landscape

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

The site is a corner of an agricultural field which extends to the north and east. To the west is the B1332 and the SN0432REVB site. To the south is recent residential development.

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

The site is flat and there are no on-site features because it is an arable field. There is a hedge to the south boundary and also a highway verge with trees adjacent to the west.

The wider landscape is open with large fields and few landscape features. There are views across the open countryside to woodlands. The Brooke Conservation Area lies approx. 200m to the south.

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?**

There is a path along the west side.

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 key views are from the B1332 when approaching or leaving Brooke. There is a path alongside the road which gives views across the site to the fields and woodland beyond.

Brooke Conservation Area lies to the south. However, there has been a residential allocation between the conservation area and this site, and the properties have been built in recent years. Because of the distance and the intervening new development, the site is already visually disconnected, and it would not affect views of the conservation area.

## Landscape Visual Appraisal Summary

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

The site is open and very visible in all surrounding views. It extends the settlement along the B1332.

### **What are the likely key effects that have been identified?**

As above, the site will be visible and not integrated into the landscape.

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

- Design to reflect the adjoining development which is frontage only.
- Site boundaries would need significant reinforcement to give a level of containment.

## Site Details

**Site Reference Number:** SN0432REVB (allocation reference: VC BRO1)

**Site Address:** West of Norwich Road, Brooke

**Site Status:** Preferred

**Proposed housing numbers:** Up to 25 dwellings

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** Preference for development to the west (REVB) as there would be more visual screening. Appropriate density and design would avoid significant landscape harm, given the context of the previous development.

## Landscape Appraisal

### Landscape Character Areas Classification:

Site frontage (eastern part) B5 – Chet Tributary Farmland

Rest of the site (western part) B1 - Tas Tributary Farmland

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

The Chet Tributary Farmland is a peaceful and rural landscape, flat to gently undulating and cut by tributary valleys of the River Chet. A tributary of the Chet, Well Beck, runs around 1km to the north-east of this site connecting eastwards to the Broads. The landform slopes gradually upwards from the River Chet and low-lying Broads to the east at Loddon and Chedgrave to higher ground around this site. 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. This part of the area is predominantly arable farmland with a large, geometric field pattern in this flatter, open landscape around this site. Hawthorn/ash/beece hedges divide fields in places with frequent hedgerow trees, especially large mature oaks and there is a diversity of ecological habitat. Settlement occurs sporadically throughout the character area and Brooke is one of the larger villages. Outside the main settlements are larger modern farm units plus more traditional red brick barns. The B1332 runs adjacent to this site with a network of winding rural roads and lanes dissecting Brooke

The Tas Tributary Farmland is open, gently undulating to flat and sloping landscape incised by shallow tributary valleys, the tributary streams of which are not prominent landscape features. It has large open arable fields of cereal, sugarbeet and occasionally sweetcorn with framed open views across the countryside and into adjacent character areas. There are small blocks of deciduous woodland of high ecological and visual quality which create wooded horizons that add variety and intimacy within the landscape. It has scattered remnant hedgerow trees, particularly oak, sometimes lining the roads or marking former, denuded, field boundaries. There are transportation corridors including main connecting roads, such as the B1332 here, and an extensive network of narrow lanes and byroads with a network of recreational footpaths. Settlement is characterised by a small number of large historic villages, such as Brooke, with smaller hamlets, scattered farmhouses and agricultural buildings.

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

To conserve the essentially rural, peaceful character and locally distinctive vegetation of the Chet Tributary Farmland. To 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 which can create the perception of a much larger developed area and result in merging of settlements and loss of individual identity. To conserve the local vernacular features that contribute to the rural character including the distinctive roads sides and lane names.

To respect the existing small-scale and dispersed historic settlement pattern within the Tas Tributary Farmland and avoid developments that would affect the vernacular qualities and pattern of existing settlements or would lead to impacts on the character of settlement distribution. To consider the impact of any development on the skyline and sense of openness of the character area. To consider the impact of new infill development on the existing/historic street pattern.

### Trees

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

Three mature trees along the western boundary, with mature woodland to the north and trees on this boundary.

#### **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?**

The northern border may need consideration where it abuts the woodland.

### Existing Landscape

#### **Description of existing on-site and adjacent land use**

The site is a corner of an agricultural field which extends to the west. To the north are wooded grounds. To the east is the B1332 and the SN0432REVA site. To the south is recent residential development.

#### **Description of existing on-site landscape features and surrounding landscape**

The site is flat, there is a hedge to the south boundary and also to adjacent to the highway verge on the east boundary with trees interspersed. To the rear are individual mature trees.

The landscape directly west is open with large fields, but the site is contained within the landscape by woodland to the north and residential development to the south. There are views across the open countryside to several woodlands and individual trees feature within the medium view.

## Visual Appraisal

### Public Rights of Way

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

PRoW Brooke FP2/Howe FP6 runs along the northern boundary of the site.

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

*PRoW Brooke FP4/Howe FP5 runs north-south 300m to the west of 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 key views are from the B1332 when approaching or leaving Brooke, although these are foreshortened by woodland and development on either side. There is a path on the opposite side of the road which gives views across the site to the fields and woodland beyond. There are glimpses of the site from the PRoWs to the north and west.

Brooke Conservation Area lies to the south. However, there has been recent residential development between the conservation area and this site. Because of the distance and the intervening new development, the site is visually disconnected, and it would not affect views of the conservation area.

## Landscape Visual Appraisal Summary

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

The site is relatively open and visible in some surrounding views. It extends the settlement linearly along the B1332.

#### **What are the likely key effects that have been identified?**

The site would be relatively visible within the landscape.

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

- Design to reflect the adjoining development which is frontage only.
- Site boundaries would need significant reinforcement to give a level of containment.
- Retain and protect the existing trees.



## Bunwell

### Site details

**Site Reference Number:** SN0537 (allocation reference: VC BUN1)

**Site Address:** Land to the north of Bunwell Street, Bunwell

**Site Status:** Preferred

**Proposed housing numbers:** 15 dwellings

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** there is potential for an impact on the landscape and wider views, particularly as there is an open aspect to the rear of the site and good footpath links however overall this site is ok.

### Landscape Appraisal

#### Landscape Character Areas 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. 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 of the area. An overall peaceful rural character created by the absence of main roads and development.

#### **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?**

Open site apart from a handful of trees in a private garden 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?**

No

#### Existing Landscape

##### **Description of existing on-site and adjacent land use**

The site is a corner of an agricultural field. Bounded by agricultural land to the north and east, and residential land to the south and west.

##### **Description of existing on-site landscape features and surrounding landscape**

There are no on-site landscape features and no hedges, apart from a group of trees in the neighbouring garden to the west. The site is open to the wider agricultural landscape to the north.

#### Visual Appraisal

##### Public Rights of Way

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

PROW Bunwell FP2 runs along the eastern boundary of the site.

**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?**

Long views northwards across site currently from Bunwell Street.  
Public right of way on eastern boundary.

#### Landscape Visual Appraisal Summary

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

The site will extend the settlement on the north side of Bunwell Street within an open view.

**What are the likely key effects that have been identified?**

None. Development would be contained within existing settlement pattern.

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

- Landscaping required to north boundary.

## Site details

**Site Reference Number:** SN0538REVA (allocation reference: VC BUN2)

**Site Address:** Land opposite Lilac Farm, Bunwell Street

**Site Status:** Preferred

**Proposed housing numbers:** 20 dwellings

**Local Plan landscape designations:** None

## Landscape Appraisal

### Landscape Character Areas 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. 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 of the area. An overall peaceful rural character created by the absence of main roads and development.

#### **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?**

Open site with two pollarded trees along the site frontage

#### **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?**

Partial hedgerow along the site frontage

## Existing Landscape

### **Description of existing on-site and adjacent land use**

The site is a corner of an agricultural field with agricultural land to the north-east and residential development to the north-west and south-east. The site is currently a gap between existing residential development within the streetscene and provides some visual relief in the built form.

### **Description of existing on-site landscape features and surrounding landscape**

There are no on-site landscape features and the site is open to the wider agricultural landscape to the north-east and east.

## Visual Appraisal

### Public Rights of Way

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

PROW Bunwell FP5 connects to Bunwell Street opposite the site

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

PROWs Bunwell FP1 and FP2 run parallel to the north and east of the site, albeit at a significant distance from the site. However, the topography of the site and the open landscape mean that some views are likely from these footpaths back towards 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?**

Long views northwards across site currently from Bunwell Street.

## Landscape Visual Appraisal Summary

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

The site will result in the closure of an existing gap within the built form along Bunwell Street. This gap currently provides some relief within the streetscene.

#### **What are the likely key effects that have been identified?**

Development would be contained within existing settlement pattern.

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

- Landscaping required to north and east boundary boundary.
- Set back development from the road frontage.
- An area of open space to retain some views through the site to the open countryside beyond its boundaries.

## Earsham

### Site details

**Site Reference Number:** SN0390REVA (allocation reference: VC EAR1)

**Site Address:** Land east of School Road, Earsham

**Site Status:** Preferred

**Proposed housing number:** up to 25 dwellings

**Local Plan landscape designations:** River Valley

#### **Initial landscape site assessment comments:**

Comments received in relation to SN0390 2.6ha for 50 dwellings: Some landscape concerns about this site however these would be reduced if the eastern section of the site was omitted from development. Some concerns about the views across the open landscape as well as the proposed pattern of development – a landscape assessment would be required.

Comments received from Senior Heritage & Design Officer in relation to reduced site 1ha SN0390REVA: Earsham church (which unusually for Norfolk has a steeple) is visible in views from the floodplain/footpath and has a much wider setting.

## Landscape Appraisal

### Landscape Character Area Classification

A5 Waveney Rural 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 with some long views within the intact river valley. More intimate and enclosed areas also occur along the river course. The course of the river is not always distinct, flowing across the character area boundary into Suffolk nearby and braided into numerous small channels with attractive small bridges along the river course. Arable and pastoral farming is characteristic of the valley sides. There is a diversity of land cover along the valley floor including fen and meadow that creates ecological richness. Discrete woodland blocks occur along the valley floor, with larger and more significant woodland areas on the valley sides. There is a strong market town character at Bungay in Suffolk with nucleated settlement occurring along the valley. Mills and Churches form distinctive landmark features throughout the character area. The A143 runs along the upper valley side, cutting into the character area in places but a peaceful and tranquil character is retained away from the main roads which serves the role of dividing and defining the counties of Norfolk and Suffolk.

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

To maintain the character of the rural lane network with their fords and bridge crossings, which characterise the area. To conserve the views to landmark churches and protect 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 from large-scale development and road lighting schemes, which could impinge on the tranquil, peaceful character of the Waveney River Valley.

#### Trees

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

One mature tree on the eastern boundary and a band of pines along the west.

**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?**

Hedgerow to the south boundary. Partial hedge along the east boundary.

#### Existing Landscape

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

Agricultural field, which extends to the east of the site. Playing field to the north, pasture to the south and residential development to the west.

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

The site is level and flat with no landscape features apart from those on the perimeter.

#### 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?**

*Yes, FP9 lies 250m to the east of the site adjacent to the river.*

#### 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 can be intermittently seen in longer views from FP9 to the east. It may be possible to glimpse the site from Earsham Dam to the north-east.

## Landscape Visual Appraisal Summary

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

It is visible in the wider river valley landscape from the east.

### **What are the likely key effects that have been identified?**

Whilst the site is visible from the east it is perceived as part of the existing backdrop of the village. Along with the distance to the PRow and the intervening vegetation and field boundaries this means that the effect of the site on these views is not of major concern.

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

- To create a continuation of the hedge line on the eastern boundary.
- A full Landscape Assessment may be required to support any planning application to ensure that neither the landscape nor the public routes are adversely impacted.

## Gillingham, Geldeston and Stockton

### Site details

**Site Reference Number:** SN0437 (allocation reference: VC GEL1)

**Site Address:** Land off Kells Way, Geldeston

**Site Status:** Preferred

**Proposed housing number:** 20 dwellings

**Local Plan landscape designations:** River Valley

**Initial landscape site assessment comments:** The preferred site in landscape terms within Geldeston however it should only be accessed from the south (the new development). This site has a better relationship with the valley setting.

### Landscape Appraisal

#### Landscape Character Area Classification

A5 - Waveney River Valley

C2 - Thurlton Tributary Farmland with Parkland (to the north boundary of the site)

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

The Waveney River Valley has a flat, wide floodplain with gently sloping valley sides forming a broad valley. It is a relatively large-scale open landscape with some long views within the valley. More intimate and enclosed areas also occur along the river course. The course of the river is not always distinct, flowing across the character area boundary into Suffolk in some instances and in other areas braided into numerous small channels, such as here with Geldeston Dyke and Main Run to the south. Arable and pastoral farming is characteristic of the valley sides and there is a diversity of land cover along the valley floor nearby creating ecological richness. There are discrete woodland blocks occur along the valley floor, with larger and more significant woodland areas on the valley sides. Geldeston is a partially nucleated and partially linear settlement occurring along the valley. The peaceful and tranquil character is retained away from the main roads where it has an intact river valley character. Geldeston has a role in dividing and defining the counties of Norfolk and Suffolk.

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

To maintain the character of the Waveney River Valley rural lane network and particularly the sunken lanes which characterise this area. To protect and enhance the setting of landmark features. To conserve and enhance the compact character of this small-scale vernacular settlements. To protect the intact tranquil rural character of the river valley.

### Trees

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

One mature tree along the northern boundary and another along the west 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 an important native hedgerow along the boundary with the road to the north.

Existing Landscape

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

The site is agricultural. To the south are existing dwelling rear gardens with close boarded fencing. To the east is hedging and a play area, west and north are dense vegetation.

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

The land slopes down to the south with no landscape features within the site, only those on the perimeter. The site is completely contained within the landscape by the existing village on three sides and by the substantial hedge line along the north boundary.

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?**

*PROW Geldeston FP3 runs 50m to the west of 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?**

There is a change in levels travelling up Geldeston Hill to its junction with Old Yarmouth Road where the properties in the Geldeston Conservation Area on Kell's Acres can be glimpsed. There would be some views of the proposed site from Old Yarmouth Road although this would not have a significant impact on the setting of the conservation area because the site is well screened to the north. Views into and from the play area to the west are open but there are no views of the site from the wider landscape or affecting the PROW.

## Landscape Visual Appraisal Summary

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

No

**What are the likely key effects that have been identified?**

None

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

- Northern boundary hedge must be retained.

## Hales and Heckingham, Langley with Hardley, Carleton St Peter, Claxton, Reveningham and Sisland

### Site details

**Site Reference Number:** SN0308 (allocation reference: VC HAL1)

**Site Address:** Land off Briar Lane, Hales

**Site Status:** Preferred

**Proposed housing number:** 35 dwellings

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** Development of a smaller site would be acceptable in landscape terms, especially in the context of the existing allocation. There may be an opportunity to connect footpaths to Briar Lane. A landscape assessment should be undertaken to assess where the boundaries of the site should sit.

### Landscape Appraisal

#### Landscape Character Area Classification

B5 - Chet Tributary Farmland

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

This is a gently undulating landscape cut by tributary valleys of the River Chet to the north of the site. The landform slopes gradually upwards from the River Chet and low-lying Broads in the north-east at Loddon and Chedgrave to higher ground towards the south. The tributary rivers have an obvious influence in the landscape. 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. Here it is predominantly medium to large arable farmland with geometric field pattern on the flatter, open area. There are gappy native hedges dividing the fields and hedgerow trees are frequent especially large mature oaks and there is a diversity of ecological assemblages including grassland, and woodland. Settlement occurs sporadically throughout the character area with the market town of Loddon lying on the River Chet to the north-west and the village of Hales close by. The presence of the A146 to the west is noticeable, otherwise a network of winding rural roads and lanes dissect this peaceful and rural landscape.

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

To conserve the essentially rural, peaceful character with settlements primarily relating to the tributary valleys. To conserve the character and identity of the market towns (Loddon/Chedgrave) and the villages with their compact form clustered around a historic core. 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. To conserve locally distinctive vegetation. To conserve visual links to The Broads and consider the effect of any change on views to and from The Broads and their setting. To conserve the local

vernacular features that contribute to the rural, quiet character of the roads and lanes that cross the landscape and prevent upgrading that could create a more suburban character. To 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?**

Band of mature trees along the eastern boundary, with further mature tree along the northern and western boundaries.

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

Potential TPO covering the old Hales Hospital site to the east.

#### 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?**

Trees and hedge field boundary to east and substantial trees to the north.

#### Existing Landscape

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

Pasture/fallow, previously agricultural. Consent for residential development to the south and west and the redeveloped Hales Hospital to the east. Agricultural fields and pasture to the north.

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

There are hedges on both the east and west boundaries. The land slopes from the B1136 in the south down to Briar Lane in the north with open boundaries to the north and south.

#### 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?**

PRoW Heckingham FP2 begins 50m to the north of the site across Briar Lane. It appears to continue, possibly as an informal path, on the south side of Briar Lane closet 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?**

Yes, the site is visible from the surrounding road network and across the open landscape. Given that the former workhouse can be seen from the start of the PRow adjacent to The Laurels, the site would also be visible from the PRow and possibly further north along Briar Lane.

Landscape Visual Appraisal Summary

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

Because of the topography, the site would be highly visible in this rural landscape.

**What are the likely key effects that have been identified?**

There are views of the site from both the highway networks and across the open landscape. Therefore, the landscape harm may be more difficult to mitigate.

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

- A Landscape Assessment by the promoter/developer to ensure that neither the landscape nor the public routes are adversely impacted.
- Substantial landscaping would be required to the north boundary.

Hempnall, Topcroft Street, Morningthorpe, Fritton, Shelton and Hardwick

#### Site details

**Site Reference Number:** SN0220SL (allocation reference: VC HEM1)

**Site Address:** Land at Millfields, Hempnall

**Site Status:** Preferred

**Proposed housing number:** 15 dwellings

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** No landscape issues.

#### Landscape Appraisal

##### Landscape Character Area Classification

B1: Tas tributary farmland

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

Open, gently undulating to flat and sloping landscape incised by shallow tributary valleys of the Tas which are not prominent landscape features. Significant number of surviving greens, cohesive settlements of timber-framed buildings grouped around them, church/hall complexes and an extensive network of ancient trackways linking them together. There are large open arable fields of cereal, sugarbeet and occasionally sweetcorn with small blocks of deciduous woodland of high ecological and visual quality. These create wooded horizons which add variety to and create intimacy within the landscape along with scattered remnant hedgerow trees, particularly oak marking former, denuded, field boundaries. The B1527 runs through the village to the north of the site with an extensive network of narrow lanes and a network of recreational footpaths. Settlement is characterised by a small number of large historic villages with smaller hamlets, scattered farmhouses and agricultural buildings and a mixed vernacular of timber-frame, stepped and Dutch Gables, thatch and round-towered churches.

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

To respect the existing small-scale and dispersed historic settlement pattern and avoid developments that would affect the vernacular qualities of existing settlements (e.g. urbanising influences on the rural lanes) or would lead to impacts on the character of settlement distribution. To consider the impact of any development on the skyline and sense of openness of the character area and the impact of new infill development on the existing/historic street pattern and existing vernacular character and pattern.

#### Trees

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



One mature tree on the eastern 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?**

No

Existing Landscape

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

Corner of an agricultural field. Residential development to the east, allotments to the north, part of the field and a tributary valley to the west and agricultural land to the south.

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

No features on site. The site is well contained in the landscape being adjacent to the existing village although it sits at the crest of a hill.

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?**

*PRoW Morningthorpe FP6 runs north-south 50m to the west of the site, across the stream valley.*

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?**

No

Landscape Visual Appraisal Summary

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

No

**What are the likely key effects that have been identified?**

None

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

- Landscaping to contain southern boundary.

## Kirby Cane and Ellingham

### Site details

**Site Reference Number:** SN0305REV (allocation reference: VC ELL1)

**Site Address:** Land South of Mill Road, Ellingham

**Site Status:** Preferred

**Proposed housing number:** 25 dwellings

**Local Plan landscape designations:** River Valley

**Initial landscape site assessment comments:** Although there is a hedgerow along the site frontage this is not complete and development in this location would have a less harmful impact on both the landscape character and the setting of the settlement.

### Landscape Appraisal

#### Landscape Character Area Classification

A5 Waveney Rural River Valley

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

A flat, wide floodplain with gently sloping valley sides forming a broad valley with some long views within the river valley. More intimate and enclosed areas also occur along the river course. The course of the river is not always distinct, flowing across the character area boundary into Suffolk in some instances. Arable and pastoral farming is characteristic of the valley sides with a diversity of land cover along the valley floor including fen and meadow creating ecological richness. There is a strong market town character at Bungay in Suffolk with nucleated and linear settlement, such as Ellingham, occurring along the valley. Churches, including St Mary's to the south, form distinctive landmark features throughout the character area. The A143 runs along the upper valley sides, to the north of the site, cutting into the character area in places but a peaceful and tranquil character is retained away from the main roads. It serves a role in dividing and defining the counties of Norfolk and Suffolk.

#### **Key development considerations of the Landscape Character Areas 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, like St Mary's, on the valley crests and to protect and enhance the setting of these landmark features To conserve and enhance the compact character of the market towns and small scale vernacular settlements and ensure the main A143 road along the valley sides does not provide a catalyst for further linear development. To protect the intact rural character of the river valley from development 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?**

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, but there is a partial native hedge along the road frontage.

Existing Landscape

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

Agricultural field. Residential development to the east and along part of the northern boundary. To the west is an easement strip for a high pressure gas main and beyond this is a play park. To the south and across Mill Road to the north are agricultural fields.

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

None, the site is level and flat. The surrounding landscape is open and flat to the north and south and used as a large agricultural field.

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?**

*PRoW Ellingham FP2 runs almost directly east of the site and FP3 continues it south of the site to link with Church Road at the old railway bridge.*

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 main views are from the south; there would be views from the footpaths, particularly FP3. There would also be a view of the site from the old railway bridge as this is elevated and travelling along Church Road as the hedges are low.

## Landscape Visual Appraisal Summary

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

There will be long views to the site from the south.

### **What are the likely key effects that have been identified?**

It will extend the settlement along Mill Road.

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

- Substantial planting would be required to contain the site along the southern boundary.

## Site details

**Site Reference Number:** SN3018 (allocation reference: VC ELL2)

**Site Address:** Florence Way, Ellingham

**Site Status:** Preferred

**Proposed housing number:** 12 dwellings

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** An existing strip of open space could be enhanced and consolidated if this site is allocated. The hedgerow along the boundary is a reasonably new.

## Landscape Appraisal

### Landscape Character Area Classification

A5 Waveney Rural River Valley

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

A flat, wide floodplain with gently sloping valley sides forming a broad valley with a relatively large-scale open valley landscape and some long views within the valley. Arable and pastoral farming is characteristic of the valley sides with a diversity of land cover along the valley floor including fen, heath and meadow creating ecological richness. Discrete woodland blocks occur along the valley floor, with larger and more significant woodland areas on the valley sides. There is a strong market town character at Bungay in Suffolk, with nucleated settlement like Ellingham occurring along the valley. Churches form distinctive landmark features throughout the character area. The A143 runs 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. Role in dividing and defining the counties of Norfolk and Suffolk.

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

To maintain the character of the rural lane network and conserve the views to landmark churches on the valley crests and protect the setting of these landmark features. To conserve and enhance the compact character of the small-scale vernacular settlements. To ensure the A143 main road along the valley side does not provide a catalyst for further linear development. To protect the intact rural character of the river valley from large-scale development 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?**

Lone trees on each 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 newly planted hedge along the road frontage (to the east) with a partial hedge to the open south boundary, the other boundaries are shared with residential. These would not fall under the remit of the Hedgerow Regulations.

#### Existing Landscape

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

Paddock/fallow. Residential development on all sides except the agricultural field on the short southern boundary. A small area of open space along the frontage.

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

The site is level with no landscape features apart from the few trees on the boundaries. The landscape is only open to the wider agricultural fields along the short southern boundary.

#### Visual Appraisal

#### Public Rights of Way

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

PROW Ellingham FP3 runs along the southern boundary of the site linking the centre of the village across the agricultural field to Church Road.

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

PROW Ellingham FP2 runs almost directly south of the site from Mill Road to Mill Lane.

#### 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 views of the site from both footpaths. FP2 runs along the periphery of the built-up area and development of this site would not affect the pedestrian experience. FP3 runs from the village out across the open landscape; walking southwards away from the village or walking from Church Road northwards towards the village, with an elevated view from the old railway bridge. In both cases the site would read as part of the existing village and would not affect your perception of the landscape and it would not encroach into wider views.

## Landscape Visual Appraisal Summary

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

No landscape issues apart from the need to contain the site. Would need to retain the small open space and new hedge along the frontage.

### **What are the likely key effects that have been identified?**

None

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

- Retain and incorporate the existing frontage landscaping.
- Reinforce the southern boundary with planting.



## Little Melton and Great Melton

### Site details

**Site Reference Number:** SN5040 (allocation reference: VC LM1) \*see NOTE below

**Site Address:** South of School Lane

**Site Status:** Preferred

**Proposed housing number:** 25 dwellings

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** Key trees on the site will constrain development; strong treeline to south of site would act as a natural site boundary.

\*NOTE: This site has been assessed for 25 dwellings but is allocated for 35 dwellings in combination with SN5041 as VC LM1 which is subject to a separate LVA

### Landscape Appraisal

#### Landscape Character Area Classification

D1 Wymondham Settled Plateau Farmland (Majority of site)

C1 Yare Tributary Farmland with Parkland (north-east & south-east corners)

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

Wymondham Settled Plateau Farmland is a settled landscape with large edge-of-plateau towns (including market towns and those of more modern origin) and villages plus smaller, nucleated settlements which are dispersed across the plateau. There is a large expanse of flat landform with little variation over long distances with strong open horizons. It has large-scale open arable fields including sugarbeet, cereal and oilseed rape monocultures creating simple, often monotonous, character. There are long views from plateau edge, including to Norwich from the northern plateau edge. Some mature hedgerow trees are found, particularly beside roads, which are a distinctive feature and areas of more intact hedgerow network sometimes occur around settlements. It is sparsely wooded but with occasional woodland blocks, sometimes associated with former parkland areas, creating a more wooded character and wooded horizons in parts of this generally open landscape. There are vernacular buildings particularly brick built, timber-framed, and stepped gables. Several landscaped parks and associated halls to the west of Norwich show that this was a favoured area for the city's wealthy and influential to build convenient country residences.

The Yare Tributary Farmland with Parkland 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 of the Wymondham-Hethersett settled plateau farmland and the principal Yare Valley and forms part of the transition

between the rural and urban landscape. A sparsely settled landscape of small clusters of farmhouses, small villages and rural dwellings interspersed with large manorial buildings and halls. There is a sense of impenetrability and remoteness despite the presence of the major transportation corridors, the Norwich Southern Bypass in this case. The route creates a corridor of movement and noise in this otherwise peaceful landscape with its intricate network of narrow rural roads. The Yare Minor Tributaries Streams, such as to the west of the site, are evident but hidden within the landscape by topography and trees noticeable only at close-range. It has arable farmland of cereals and sugarbeet with more pastoral land uses with in the immediate tributary valley corridor. Fields are surrounded by sparse hedges and hedgerow trees, with occasional mature/veteran oaks forming distinctive features along the lanes. There is a vernacular architectural character, predominantly of rural buildings and estate dwellings with more modern dwellings found in the larger villages. It has intermittent long views towards the City of Norwich with the presence of large institutional buildings including the new hospital and areas of the Research Park at Colney.

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

To respect the distinctive settlement pattern of the Wymondham Settled Plateau Farmland comprising concentrations of development at plateau edge locations, smaller nucleated village settlements and dispersed buildings across the plateau. To maintain the nucleated clustered character of the settlements and limit edge sprawl out into the adjacent landscape; well-planned infill and edge development may be acceptable. To maintain key views from the plateau edge to/from the City of Norwich. To maintain strategic gaps between settlements. To consider the visual impact of new large-scale settlement edge developments in views from adjacent landscapes and Landscape Character Areas.

To respect the sparsely settled character of the Yare Tributary Farmland with Parkland area with small villages, isolated buildings of vernacular character and large institutional buildings in extensive grounds. Seek to ensure the restoration and management of historic landscapes as a condition of permission for development within these areas. To consider the impact of proposals on the intricate rural lane network and avoid widening and kerb lighting which will quickly impart a more urban character. 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 do 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?**

Several mature trees around the central buildings, also several trees along the southern and eastern boundaries. There is an area of conifers on corner between the site and the new development.

##### **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 to frontage along the road and to one to the rear which is bordering agricultural land.

#### Existing Landscape

##### **Description of existing on-site and adjacent land use**

Residential and Grade II listed barn used for storage surrounded by an agricultural meadow and grassland. Agricultural land to the south and residential development to the north-west, north and east. There are residential gardens to east and new development to west.

##### **Description of existing on-site landscape features and surrounding landscape**

Within the site the land is level, there are mature trees at several locations and a pond to the south, the site is contained by a hedge to the south boundary. The land is higher and beyond the south boundary there are long views across the fields towards Colney Lane and to new development at Hethersett.

#### 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?**

View from School Lane into 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?**

No, views into and out of the site are limited. There are not wide views of the site in the landscape as it is within the village and contained by a substantial hedge line to the south. There are local views into the site from School Road which are currently of a good sized green area. Views to/from the south towards open countryside are contained from Braymeadow Lane by a substantial tree and hedge boundary which would need to be retained and enhanced.

#### Landscape Visual Appraisal Summary

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

To ensure the site is contained within the village and to retain and enhance, where necessary, the mature boundary to the south and key trees within the site.

**What are the likely key effects that have been identified?**

If the site is contained, then there would be a limited effect on the wider landscape. There would be a loss of a green space, albeit private, within the central area of the village close to the school.

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

- Retain and enhance, where necessary, the mature boundary to the south.
- To retain and enhance the 'green' elements here; pond, trees, grassland and consider the role of open space within the site.

## Site details

**Site Reference Number:** SN5041 (allocation reference: VC LM1) \*see NOTE below

**Site Address:** Land east of Burnthouse Lane, Little Melton (Jubilee Field)

**Site Status:** Preferred

**Proposed housing number:** 10

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** Concerns about vehicular access into the site from Burnthouse Lane (urbanising effect).

\*NOTE: This site has been assessed for 10 dwellings but is allocated for 35 dwellings in combination with SN5040 as VC LM1 which is subject to a separate LVA

## Landscape Appraisal

### Landscape Character Area Classification

D1 Wymondham Settled Plateau Farmland

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

Wymondham Settled Plateau Farmland is a settled landscape with large edge-of-plateau towns (including market towns and those of more modern origin) and villages plus smaller, nucleated settlements which are dispersed across the plateau. There is a large expanse of flat landform with little variation over long distances with strong open horizons. It has large-scale open arable fields including sugarbeet, cereal and oilseed rape monocultures creating simple, often monotonous, character. There are long views from plateau edge, including to Norwich from the northern plateau edge. Some mature hedgerow trees are found, particularly beside roads, which are a distinctive feature and areas of more intact hedgerow network sometimes occur around settlements. It is sparsely wooded but with occasional woodland blocks, sometimes associated with former parkland areas, creating a more wooded character and wooded horizons in parts of this generally open landscape. There are vernacular buildings particularly brick built, timber-framed, and stepped gables. Several landscaped parks and associated halls to the west of Norwich show that this was a favoured area for the city's wealthy and influential to build convenient country residences.

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

To respect the distinctive settlement pattern of the Wymondham Settled Plateau Farmland comprising concentrations of development at plateau edge locations, smaller nucleated village settlements and dispersed buildings across the plateau. To maintain the nucleated clustered character of the settlements and limit edge sprawl out into the adjacent landscape; well-planned infill and edge development may be acceptable. To maintain key views from the plateau edge to/from the City of Norwich. To maintain strategic gaps between settlements such as here between Little Melton and Hethersett. To consider the visual impact of new large-scale settlement edge developments in views from adjacent landscapes and Landscape Character Areas.

## Trees

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

Band of small trees along southern 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?**

Yes, there is a hedgerow to the field along the southern boundary of the site and along the roadside.

Existing Landscape

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

Agricultural land, with fields to the south and west. To the north there's a field which has permission for residential and is currently being developed, and it is adjacent to the existing village. To the east is an area of grassland with residential and a red brick barn which has also been put forward for development under SN5040.

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

The site is level and flat with a pond within the site and no vegetation apart from those on the perimeter.

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?**

None identified.

Landscape Visual Appraisal Summary

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

If a new access was required onto Burnthouse Lane it would break through the hedge line along the lane.

The site is on the edge of the village and part of the transition into the countryside and development would reduce the landscape gap between the settlements.

**What are the likely key effects that have been identified?**

An access onto Burnthouse Lane would urbanise this rural lane.

The site would physically reduce the gap between the settlements however it is not considered that it would visually reduce the open gap between Little Melton and Hethersett.

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

- Reinforce the southern and western boundaries where necessary

## Mulbarton, Bracon Ash, Swardeston and East Carleton

### Site details

**Site Reference Number:** SN2038 (allocation reference: VC MUL1)

**Site Address:** Land east of Bluebell Road and north of The Rosery

**Site Status:** Preferred

**Proposed housing number:** 35 dwellings

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** Pollarded Oaks on the southern boundary would need further investigation and concerns about the boundary to this site. If this site could be accessed from Bluebell Road that would be preferable.

### Landscape Appraisal

#### Landscape Character Area Classification

D1 Wymondham Settled Plateau Farmland

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

A settled landscape with large edge-of-plateau towns and villages plus smaller, nucleated settlements which are dispersed across the plateau. It has a large expanse of flat landform with little variation over long distances with strong open horizons. There are large-scale open arable fields including sugarbeet, cereal and oilseed rape monocultures creating simple, often monotonous, character. Some mature hedgerow trees are found, particularly beside roads, which are a distinctive feature and areas of more intact hedgerow network occur around settlements. Sparsely wooded but with occasional woodland blocks.

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

To respect the distinctive settlement pattern comprising concentrations of development at plateau edge locations, and smaller nucleated village settlements. To maintain the nucleated clustered character of the settlements and limit edge sprawl out into the adjacent landscape, well-planned infill and edge development may be acceptable. To maintain strategic gaps between settlements, and ensure that any new infill development respects the historic settlement pattern and vernacular built character. To consider the visual impact of new large-scale settlement edge developments in views from adjacent landscapes and Landscape Character Areas.

### Trees

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

Three pollarded oaks on the southern boundary and on the western boundary adjacent to Stile Close.



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

The south-western cluster of oaks have a potential TPO.

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 partial good native hedge along the road frontage with some gaps.

Existing Landscape

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

Agricultural field extending to the north and east, with residential development to the south and west.

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

The site is level and flat and there are no landscape features on site, apart from the vegetation on the perimeters. Similarly, the agricultural fields to the north and east are level with few features.

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?**

PROW Mulbarton FP10 runs west-east 50m north of the site.

PROW Mulbarton FP11 starts across the road from 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 very visible from FP10 because there are no intervening features.*

Landscape Visual Appraisal Summary

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

The site will be visible in the landscape and will encroach into the open landscape on this east side of the village. It will also be visible from FP10.

**What are the likely key effects that have been identified?**

Because of its agricultural use and lack of features development would not remove an important landscape feature, but it would encroach past the edge of existing development into the countryside. The effects would be that the site is visible; although the views from the west approaching along The Rosery and from the footpath would be against the backdrop of the existing estate development.

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

- Access via Bluebell Road is preferable.
- Substantial landscaping to the open north and east boundaries.
- Protection of the mature trees/pollarded oaks on the perimeter.
- Re-instatement of the native hedge in the gaps to the south.

## Site details

**Site Reference Number:** SN0204 (allocation reference; VC SWA1)

**Site Address:** Land off Bobbins Way, Swardeston

**Site Status:** Preferred

**Proposed housing number:** Approximately 20 dwellings

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** There are potential landscape character issues, especially relating to the preservation of views of the Church, which is a characteristic of this landscape type. A PRoW passes through the site from Gowthorpe Lane, with views of the church tower. The church also has connections to Edith Cavell so arguably the site is important at both a local and a national level in heritage terms and would need to be subject to further assessment.

## Landscape Appraisal

### Landscape Character Area Classification

D1: Wymondham settled Plateau Farmland

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

Wymondham Settled Plateau Farmland is a settled landscape with large edge-of-plateau towns (including market towns and those of more modern origin) and villages plus smaller, nucleated settlements which are dispersed across the plateau. There is a large expanse of flat landform with little variation over long distances with strong open horizons. It has large-scale open arable fields including sugarbeet, cereal and oilseed rape monocultures creating simple, often monotonous, character. Some mature hedgerow trees are found, particularly beside roads, which are a distinctive feature and areas of more intact hedgerow network sometimes occur around settlements. It is sparsely wooded but with occasional woodland blocks, sometimes associated with former parkland areas, creating a more wooded character and wooded horizons in parts of this generally open landscape. There are vernacular buildings particularly brick built, timber-framed, and stepped gables, some isolated churches, sometimes hidden by dense screening and churchyard vegetation. Several landscaped parks and associated halls to the west of Norwich, such as the nearby Keswick Hall, show that this was a favoured area for the city's wealthy and influential to build convenient country residences.

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

To respect the distinctive settlement pattern of the Wymondham Settled Plateau Farmland comprising concentrations of development at plateau edge locations with smaller nucleated village settlements and dispersed buildings across the plateau. To maintain the nucleated clustered character of the settlements and limit edge sprawl out into the adjacent landscape; well-planned infill and edge development may be acceptable. To maintain strategic gaps between settlements such as here between Swardeston and Mulbarton. To consider the visual impact of new large-scale settlement edge developments in views from adjacent landscapes and Landscape Character Areas.

## Trees

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

A substantial treeline along northern boundary, cluster in south-west corner and single tree on eastern 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 hedgerow along the northern and eastern boundaries.

Existing Landscape

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

Derelict plant nursery with its associated buildings, with new residential development to the south and west, and agricultural fields to the north and east.

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

The site is level and there are no mature landscape features within the site, apart from along the perimeters.

The adjacent landscape in the north, allocated as SWA1 and the rest of the field, slopes up towards the site and beyond Gowthorpe Lane there are open fields to the north-east. There are also fields to the south-east. To the south is a new development of 38 dwellings in the largest part of the field.

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?**

PROW Swardeston FP6 runs 50m south-east of the site from Gowthorpe Lane to Wood Lane.

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 public footpath leading from Gowthorpe Lane behind the site.

## Landscape Visual Appraisal Summary

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

The church is within the built-up part of the village and is seen in this context rather than being an isolated building in the countryside. There is intervening development and a new site is being developed which is closer to the church.

The site would be visible when looking west from the public footpath. The site has a delineated field boundary to this side, and it would also be seen against the backdrop of the village and the existing development.

### **What are the likely key effects that have been identified?**

It will be visible however, given its surroundings; the existing village and the new sites to the north and south, and that it had a previous use, this site will not appear as encroachment into the wider landscape.

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

- Ensure the level of planting along the rear part of the site, on three boundaries, is adequate to contain the site

## Needham, Brockdish, Starston and Wortwell

### Site details

**Site Reference Number:** SN2065REV (allocation reference: VC NEE1)

**Site Address:** Land north of High Road and Harmans Lane, Needham

**Site Status:** Preferred

**Proposed housing number:** 15 dwellings

**Local Plan landscape designations:** River Valley

#### **Initial landscape site assessment comments:**

The site is open in landscape terms however it could potentially be accessed without the loss of significant roadside hedgerow if the site is accessed via a private driveway behind the hedgerow (and the hedgerow is therefore retained).

### Landscape Appraisal

#### Landscape Character Area Classification

A5 Waveney Rural 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 Harleston has a strong market town character with linear settlement, such as at Needham, 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 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 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?**

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 partial native hedge along the road frontage.

Existing Landscape

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

The site is part of a small field. Beyond this field to the rear is a variety of uses with a small woodland and some storage of vehicles, behind this is the main A143. There is residential development adjacent on both sides along the road frontage to High Road. Across High Road is some sporadic residential with paddocks and a small agricultural field. Industrial development with a large woodyard is located to the east close to a roundabout on the A143.

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

There are no on-site landscape features, just the hedge to the frontage. The landscape surrounding is very contained by the uses described above and the site is not visually connected to the River Waveney which flows to the east of High Road. The site does slope slightly to the rear and the land behind rises so this is its context which also prevents views into and out of the site from the A143 beyond.

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?**

*PROW Needham FP4 begins 50m north of 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?**

There would be some views of the site from FP4. The site is around 130m south of the church and on the road frontage and there are views of the church tower across from the site and when travelling past the site.

## Landscape Visual Appraisal Summary

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

There are some views to be considered.  
The frontage hedge is important.

### **What are the likely key effects that have been identified?**

The effect on views of the church will be very limited given the context and distance. Similarly the effects on the views from the footpath will be limited.

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

- Retain and reinforce the frontage hedge.



## Site details

**Site Reference Number:** SN5029 & SN2121REVA (allocation reference: VC WOR1)

**Site Address:** Land north and south of High Road, Wortwell

**Site Status:** Preferred

**Proposed housing number:** 12

**Local Plan landscape designations:** River Valley

### **Initial landscape site assessment comments:**

SN5029: Some TPO trees along the site frontage of SN5029; southern end of SN5029 would need to be sufficiently landscaped; additional tree planting could be used to create an appropriate gateway to the village and compensate for the loss of any non-TPO trees to make the access for the site - could allow for a more spacious development with a small extension to the proposed site area

## Landscape Appraisal

### Landscape Character Area Classification

A5 - Waveney River Valley

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

A flat, wide floodplain with gently sloping valley sides forming a broad intact river valley. It is a relatively large-scale open valley landscape with some long views within the valley and arable and pastoral farming is characteristic of the valley sides. The course of the River Waveney, which lies to the south of the site, is not always distinct, flowing across the character area boundary into Suffolk here with a role in dividing and defining the counties of Norfolk and Suffolk. There is a strong market town character at nearby Harleston with this linear settlement occurring along the valley. Churches form distinctive landmark features throughout the character area. The A143 runs along the upper valley side the north of the site however, a peaceful and tranquil character is retained away from the main road.

### **Key development considerations**

To maintain the character of the rural lane network which characterise the area. To conserve the views to landmark churches on the valley crests and protect and enhance the setting of these landmark features. To conserve and enhance the compact character of the small-scale vernacular settlements and to ensure the A143 main roads along the valley side does not provide a catalyst for further linear development. To protect the intact rural character of the river valley from large-scale development 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?**

Yes, both to the north and south of High Road there are mature trees along the boundaries.

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

Yes, there are 9 individual trees which have TPOs, 7 to the north and 2 to the south.

#### 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 are incomplete hedgerows along both road frontages and where both share a boundary with the existing houses.

#### Existing Landscape

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

All agricultural fields.

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

As above these sites are part of the wider arable landscape, the landscape features are the mature trees and the hedge line, there are no features within the sites. The sites both slope down towards High Road and the site to the north also slopes to the west. The surrounding landscape is the same.

#### 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?**

Yes, FP6 which runs from High Road to Low Road to the south approximately 80m and 120m at the closest point to each 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?**

Yes. The site will be prominent in views from High Road, travelling in both directions and particularly when entering the village from the west. Both sites will also be highly visible from the footpath because it rises to the south to a crest, and it is open. The site to the south will be most visible as it is closest to the footpath. There are also long views of Redenhall Church tower from both sites as it is located at a higher level with an open landscape between.

#### Landscape Visual Appraisal Summary

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

The site(s) are located in the river valley and the open, undulating landscape here is typical of the character area. There are TPOs within both sites.

**What are the likely key effects that have been identified?**

Both sites will be highly visible in the landscape.

There is potential for loss of TPO trees, non protected trees and the hedge line.

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

- Retention and adequate protection of TPO trees.
- Replacement of any trees removed.
- Substantial sensitive landscaping to mark the entrance of the village.

## Newton Flotman and Swainsthorpe

### Site details

**Site Reference Number:** SN4024 (allocation reference: VC NEW1)

**Site Address:** South of Alan Avenue, Newton Flotman

**Site Status:** Preferred

**Proposed housing number:** 25

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** Retention of the existing boundary within NEW1 and a 'rounding off' of the field boundary to soften both the proposed and the existing allocations.

## Landscape Appraisal

### Landscape Character Area Classification

B1 - Tas Tributary Farmland

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

The area is characterised by an open, gently undulating to flat and sloping landscape incised by shallow tributary valleys. Outside and around the settlements there are large open arable fields of cereal, sugarbeet and occasionally sweetcorn with framed open views across the countryside and into adjacent character areas. The Roman Pye Road (A140) is a significant historic feature, visible within the landscape and located to the east of this site and a transportation corridor connecting an extensive network of narrow lanes and byroads many of which are ancient. Small blocks of deciduous woodland of high ecological and visual quality create wooded horizons which add variety and intimacy within the landscape. It has scattered remnant hedgerow trees, particularly oak sometimes including marking former, denuded, field boundaries. There is a network of recreational footpaths. Settlement is characterised by a small number of large historic villages including and pockets of new residential infill development as well as a mixed vernacular of timber-frame, stepped and Dutch Gables, thatch and round-towered churches.

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

To respect the existing small-scale and dispersed historic settlement pattern and avoid developments that would affect the vernacular qualities of existing settlements (e.g. urbanising influences on the rural lanes) or would lead to impacts on the character of settlement distribution. To consider the impact of any development on the skyline and sense of openness of the character area To consider the impact of new infill development on the existing street pattern and existing vernacular character and pattern. To consider the impacts of any development on the nature of the current and desired physical relationship of Long Stratton to Norwich and on Long Stratton's perceptual role as the geographical and administrative heart of South Norfolk.

## Trees

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

None within the site, apart from those on the perimeter.

**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?**

Field boundary hedge along the north-western boundary which separates the site from the allocation. Partial hedge to south-western boundary to adjacent field.

Existing Landscape

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

Agricultural land adjacent to agricultural and a residential estate. The field to the north is allocated for residential under NEW1.

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

There is a gentle north-south slope. No landscape features within the site, apart from those on the perimeter. The site is on the edge of the village and the surrounding landscape is either built-up or is undulating fields. The A140 runs to the east and it crosses the River Tas which runs through a wooded river valley, to the west is the railway line and Newton Flotman lies between.

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?**

No, there are limited views into the site due to the screening from fencing on Alan Avenue.

## Landscape Visual Appraisal Summary

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

Need to retain existing boundary.

### **What are the likely key effects that have been identified?**

None

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

- Ensure retention of the existing boundary within NEW1 and a 'rounding off' of the field boundary to soften both the proposed and existing allocations.
- Ensure containment of the site within the landscape to the south.

## Pulham Market and Pulham St Mary

### Site details

**Site Reference Number:** SN1052REV (allocation reference: VC PSM1)

**Site Address:** Land northwest of Norwich Road and Poppy's Lane, Pulham St. Mary

**Site Status:** Preferred

**Proposed housing number:** 50

**Local Plan landscape designations:** None

### Initial landscape site assessment comments:

If accessed from the Norwich Road (possibly via a gap in the hedgerow opposite the layby) then this may be acceptable however note potential veteran trees on the site and an adverse impact on the overall landscape character (due to its prominence). The widening of Poppy's Lane would be an issue as it would result in the loss of an important hedgerow.

## Landscape Appraisal

### Landscape Character Area Classification

B4 – Waveney Tributary Farmland

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

The transitional peaceful and rural landscape of the Waveney Tributary Farmland occupies the mid ground between the upland plateau (Great Moulton Plateau Farmland) to the north of the site and the main river valley (Waveney Valley) to the south. With undulating landform to the south of the character area it is dissected by tributaries of the Waveney, one of which lies approx. 400m to the south of the site. The land is higher and flatter towards the north of the character area, such as here, adjoining the Great Moulton Plateau Farmland. It is a large-scale open landscape on the higher ground with some distant views, predominantly arable farmland with a varied field pattern and larger fields on the higher plateau areas. Mature hedgerow trees are very distinctive, especially large mature oaks and hawthorn/blackthorn hedges that divide fields. The ecological habitat around the site is woodland. Settlement occurs throughout the character area and Pulham St Mary is a nucleated village set around a central core. The A140 cuts north-south across the character area past Pulham Market to the west and rural roads dissect the wider countryside.

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

To conserve the rural peaceful character of the Waveney Tributary Farmland, with the pattern of small villages and settlements set within, but not dominating, the agricultural landscape. To conserve the character and individual identity of the villages loosely following roads. To avoid any merging of settlements and loss of individual identity and to conserve the quiet, rural character of the narrow lanes that cross the area. To maintain the soft grass verges and open frontages that characterise the settlements along rural roads and avoid creation of hard boundaries or surfaces which would impart a more urban character. To conserve village cores and commons and the local vernacular features that contribute to the rural character.

## Trees

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

Yes, see below.

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

7 protected trees to north of site and one on the Norwich Road highway boundary. These are part of a wider TPO at Hill Farm/Poppy's Lane.

## 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 are good native hedges along the road frontages with Norwich Road and with Poppy's Lane, these both stop before the corner junction.

## Existing Landscape

### **Description of existing on-site and adjacent land use**

Agricultural land with residential properties on opposite (southern) side of Norwich Road.  
Allotment gardens and residential properties on opposite (eastern) side of Poppy's Lane.  
Woodland to north and agricultural land to north-west.

### **Description of existing on-site landscape features and surrounding landscape**

The site is generally flat with a slope north-south towards Norwich Road. It is at a higher level than Poppy's Lane and part of Norwich Road. There are no landscape features within the site but there are important trees around the perimeter. There is a grass verge along the roadside to Poppy's Lane and a ditch further north which create a rural sunken lane feel here. Norwich Road also has a grass verge and ditch and is at a lower level in part. The site has village housing and allotments on two sides and the third side of the triangle has a substantial woodland and the rest of the field, which is contained by a hedge line to the north-west. The agricultural landscape lies beyond this.

## 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?**



FP17, FP25 and FP26 converge along the Waveney tributary approx. 480m to the south-west of 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 is prominent in views from both Norwich Road and Poppy's Lane, in the wider landscape it is relatively contained by woodland to the north of the site. Poppy's Lane is at a lower level in parts and there are points where the hedgerow stops, and key views opens up – on the corner where the allotments start and at the junction with Norwich Road.

There are footpaths along the river, although these are at a lower level and there is intervening linear housing along the south side of Norwich Road.

### Landscape Visual Appraisal Summary

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

The site is elevated and is prominent at the road junction with visibility along the two adjacent roads and from the north-west.

There is a need to maintain the soft grass verges and open frontages that characterise the settlement (see the verge alongside the church), this applies to both road frontages but particularly Poppy's Lane.

The need to ensure the future protection of the TPO trees and the full amenity value of T16 is taken into account.

**What are the likely key effects that have been identified?**

The site would be visible from Poppy's Lane which is a rural sunken lane and from the main road through the village, Norwich Road.

An access from Poppy's Lane would create hard boundaries and surfaces which would impart a more urban character.

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

- Avoid breaking through the hedge line on Poppy's Lane
- Retain and reinforce the native hedge along Poppy's Lane and Norwich Road
- Landscaping required to the north-west boundary
- Adequate protection of the TPO trees and particularly the amenity value of the Oak (T16)

## Seething and Mundham

### Site details

**Site Reference Number:** SN2148 (allocation reference: VC SEE1)

**Site Address:** Land west of Mill Lane, Seething

**Site Status:** Preferred

**Proposed housing number:** 12

**Local Plan landscape designations:**

**Initial landscape site assessment comments:** This is an open site with no trees or issues identified.

### Landscape Appraisal

#### Landscape Character Area Classification

B5 – Chet Tributary Farmland

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

The Chet Tributary Farmland is a peaceful and rural landscape, flat to gently undulating and cut by tributary valleys of the River Chet. The River Chet runs around 700m to the north of this site connecting eastwards to the Broads, with Little Beck further to the west of the site. The landform slopes gradually upwards from the River Chet and low-lying Broads to the east at Loddon and Chedgrave to higher ground around this site. 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. This part of the area is predominantly arable farmland with a large, geometric field pattern in this flatter, open landscape around this site. Native hedges divide fields in places with frequent hedgerow trees, especially large mature oaks and there is a diversity of ecological habitat. Settlement occurs sporadically throughout the character area and Brooke is one of the larger villages. Outside the main settlements are larger modern farm units plus more traditional red brick barns. The A146 runs to the north-east of Seething with a network of winding rural roads and lanes dissecting the village.

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

To conserve the essentially rural, peaceful character and locally distinctive vegetation. To 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 which can create the perception of a much larger developed area and result in merging of settlements and loss of individual identity. To conserve the local vernacular features that contribute to the rural character including the distinctive roads sides and lane names

### 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?**

No

Existing Landscape

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

The site is part of a small agricultural field with a line of residential to the south a small sewage works to the north. There is a substantial tree belt to the west, rear, and fields beyond.

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

The site is flat with a slight slope down to the north, it has no landscape features and is entirely open in the landscape. It does have a wide grass verge along the frontage. The surrounding landscape is an open and flat agricultural area with long views and tree lines on the 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?**

Seething FP4 and FP5 both run parallel to the west of the site but there are two intervening tree belts and so views are unlikely. Mundham FP2 runs 500m parallel to the east of 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 can be seen from both the surrounding road network and the open landscape. It can be seen from Mill Road and there is a distant view of the existing properties along Mill Road from the south on Brooke Road which the site would continue.

Mundham FP2 runs 500m parallel to the east and because of the flat, open landscape there are views across the field to the site.

## Landscape Visual Appraisal Summary

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

The landscape is open and there are wide views of the site.

### **What are the likely key effects that have been identified?**

Dwellings will be seen in this position.

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

- The best way to mitigate the effect and respect the landscape is to mirror the existing line and form of development adjacent by setting the dwellings back with low hedges rather than trying to screen it.

## Site Details

**Site Reference Number:** SN0567 and SN2082 combined (allocation reference: VC SPO2)

**Site Address:** Land south of Station Road, Spooner Row

**Site Status:** Preferred

**Proposed housing number:** 25

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** A larger allocation would result in a loss of hedgerow frontage and potentially also trees further along the road; possible conflict with local character; landscape caution.

## 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 (here the closest would be The Bays River to the north-east). It is 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. Settlement is sparse comprising villages and isolated dwellings but connected by a dense network of rural lanes. Beyond this, are large scale arable farmlands in large fields with sparse hedgerows and hedgerow trees with some pastoral farmland in the valleys. 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?**

Yes, there are four trees along the frontage with Station Road and some in the hedge along the west 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 an intact hedge along the entire road frontage.

#### Existing Landscape

##### **Description of existing on-site and adjacent land use**

It is part of an agricultural field although it has been left uncultivated. Residential to east and north (including new development) across Station Road with the village school also on the opposite side of the road. To the south and west are agricultural fields with a small number of dwellings along Top Common separated from the main areas of the settlement.

##### **Description of existing on-site landscape features and surrounding landscape**

It is flat with no on-site landscape features apart from the trees and hedge along the perimeter. The landscape is contained by the village and a belt of trees to the east and also to the north. The landscape to the south and west is flat, larger fields with woodland on the 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?**

Wymondham FP32 lies 450m to the west nearer the A11.

#### 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 main views are from the straight road along the frontage. There is a footpath but it is not close and the site would be seen from there against the existing village to the east.

#### Landscape Visual Appraisal Summary

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

The loss of the frontage hedge and potential loss of mature trees. Reduction of the gap between existing dwellings on Top Common and the new and existing development on Station Road.

**What are the likely key effects that have been identified?**

It will open the site up to the road and lose the hedge.

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

- Replacement landscaping.

## Stoke Holy Cross, Shotesham and Caistor St Edmund & Bixley

### Site details

**Site Reference Number:** SN0202 (allocation reference: VC STO1)

**Site Address:** Land north of Long Lane, Stoke Holy Cross

**Site Status:** Preferred

**Proposed housing number:** 25

**Local Plan landscape designations:** River Valley

**Initial landscape site assessment comments:** Significant concerns with this site – it is not considered to be acceptable in landscape terms. The site is prominent in views across the valley and further development in this location would exacerbate an already poor situation.

### Landscape Appraisal

#### Landscape Character Area Classification

A1 – Tas Rural River Valley (north-west)

D2 – Poringland Settled Plateau Farmland (south-east)

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

The Tas Rural River Valley is a distinct, moderately wide simple valley form with medium-scale clearly defined flat valley floor, shallow side slopes and adjoining smaller-scale tributary valleys. Starting in Norwich and moving southwards it is less enclosed than some other valleys with a feeling of exposure and openness and some long views within the valley but restricted external views. The river is alternately visible and hidden marked by sparse waterside vegetation including reed filled ditches and narrow woodland belts. The flat, wide, green valley floor is a distinctive feature with cattle grazing and distinctive willow pollards lining the watercourses. Fragmented woodlands and shelterbelts on the valley sides create a wooded fringe to much of the valley that is interspersed with more open areas of arable land. It has a sparsely settled character with buildings clustered around fording points and at the top of the valley sides and characteristic vernacular buildings including weather boarded mill houses and Dutch gable ends. There is a network of narrow peaceful rural lanes throughout the valley including sunken lanes. There is a more disturbed character in the north of the area due to the influence of pylons, railway and roads. It has a role in dividing and defining the east and west of South Norfolk District.

The Poringland Settled Plateau Farmland is a flat landscape, which rises to a gentle central dome, with strong open horizons. It has a densely settled core area, predominantly of ribbons of post-war bungalows and other development which interconnect the older village cores. The nucleated settlement of Poringland dominates the centre of this character area. It has a network of rural (often single-track) lanes which transect the plateau farmland. There are large scale open arable fields including sugarbeet, cereal and oilseed rape monoculture. Poor hedgerows but wide roadside verges and numerous remnant hedgerow standards, particularly around settled areas. It has a wooded



character in parts when viewed from afar, particularly around the settlements and due to the presence of woodland blocks in the north of the character area. Vernacular buildings are present but somewhat 'diluted' by more recent development. There are recreational routeways including Boudica's Way leading to the Tas Valley.

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

To respect the peaceful rural qualities sparsely settled character of the Tas Rural River Valley, with a clear relation to the landscape context. To maintain the distinctive settlement pattern, either nucleated around bridges or around ford crossing points or as linear settlements along roads on the valley sides. The objective should be to maintain the linear settlements (e.g. Stoke Holy Cross) as discrete areas and prevent gradual and incremental extension along the roads. To consider the impact of developments within the adjacent landscape character areas, particularly the higher land, on the character of the rural valley. The openness of parts of the valley and views that can be obtained make it particularly vulnerable therefore to ensure that the northern part of the Tas Valley is not further degraded. To consider the impact of any proposals on the rural lane network. To maintain the role of the sparsely-settled Tas Valley in dividing the more settled areas to the east and west and avoid developments that may create the impression of developed corridors running across the valley.

To maintain the distinction and separation between the core settled area around Poringland and the smaller outlying settlements of the Poringland Settled Plateau Farmland. To consider the impact of developments on views from and to the sensitive edge of the plateau. To ensure that any new development is well-integrated into the landscape and maintains the quality of the transition between the settled and agricultural landscape. To avoid settlement that accentuates the linear quality of the post-war settlements pattern. To avoid developments that adversely affect recreational routes through the area.

Trees

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

There are mature trees within the hedge line along the eastern 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 east boundary which has trees within it and may require assessing under the Regulations. There is also a hedge along the frontage and at the west adjacent to Harrold Close. There is a new area of planting at the entrance to Harrold Close which may need to be removed for access.

## Existing Landscape

### **Description of existing on-site and adjacent land use**

It is a grassed field, agricultural fields to north and east and residential properties to south and west. There is a small area in the south-west corner of the site which is fenced off and left.

### **Description of existing on-site landscape features and surrounding landscape**

The site is a flat field with no landscape features within the site. It is open and it slopes away northwards away from the road.

## 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?**

Stoke Holy Cross FP4 lies to the north of the site. The long distant heritage path, Boudica's Way, runs to the north and east along Brickle Road and Chandler Road, crossing Long Lane.

### 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 prominent in views across the river valley.

The site will be visible as the first development of Stoke Holy Cross on the north side of Long Lane. There are medium views which open up along Long Lane from the east it undulates and meanders towards the village from the higher Poringland Plateau.

There are no key views from Boudica's Way.

## Landscape Visual Appraisal Summary

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

The site is within an attractive valley landscape (Tas Valley) and is prominent in views across the valley.

#### **What are the likely key effects that have been identified?**

There is some containment around field boundaries however, further development in this location would result in the gradual and incremental extension along the roads. Views into and out of the site

from the north and east will likely have an effect on the rural landscape character and the valley setting.

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

- Mitigation measures to reduce the visual impact of the development in the landscape to be determined at the planning application stage (but to include consideration of the form and scale of development on the site as well as appropriate landscaping along the north and east site boundaries).

## Thurlton and Norton Subcourse

### Site details

**Site Reference Number:** SN5025 (allocation reference: VC THU1)

**Site Address:** Land north of Blacksmiths Gardens

**Site Status:** Preferred

**Proposed housing number:** 25 (see note below)

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** PROW along the boundary - policy wording to refer to keeping an open frontage to the public access (footpath); limited landscape impact of the site; boundary treatments to be considered and secured by policy.

(NOTE: The site was initially assessed for up to 25 dwellings however highways constraints relating to the site have been identified and currently restrict development on this site to approximately 12 dwellings, unless those constraints may be overcome).

### Landscape Appraisal

#### Landscape Character Area Classification

C2 - Thurlton Tributary Farmland with Parkland

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

The site is within the Thurlton Tributary Farmland with Parkland which has a tranquil, rural character across much of the area. There are open views across the marshes of The Broads surrounding the area and a vulnerability to any change within these views and on the setting of The Broads. It is an area of contrast in the land cover mix which is created by the arable character of the higher land and pastoral character of the tributary valley corridors, such as at Thurlton. It has intact field boundaries which are under threat of further degradation and loss particularly on the plateau, creating a more open landscape. There are historic landmark features, such as isolated and round churches, which are particularly sensitive to change. It has a wooded character with a need for woodland management to prevent further decline in its condition. It has a rural network of roads and lanes that cross the area.

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

To conserve the relatively sparsely settled character of the Thurlton Tributary Farmland with Parkland with its occasional larger villages and scattered isolated settlement and farms. To conserve the sensitive open valley crest that forms the backdrop in views from The Broads to the east and to maintain key views into and from The Broads. To improve integration of development within the rural setting and reduce the visual impact of harsh settlement edge, woodland planting is a key opportunity. To conserve the rural character of the road and lane networks which cross the area. To maintain the views to churches and protect and enhance the setting of these landmark features. To avoid linear developments along the road corridors, which would change the

perception of the rural area when travelling along these routes. To contain and integrate development on settlement edges and avoid linear extensions to settlement.

#### Trees

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

The only trees are those to the south-west corner where the buildings are currently located.

**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**

The existing site is part of a field surrounded by residential development.

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

There are no landscape features on the site. It is pleasantly undulating, sloping up from the road to a crest and then falling towards the wooded area to the north-east (rear). Other than the continuation of the field to the north-east it is surrounded by housing.

#### Visual Appraisal

#### Public Rights of Way

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

Yes, Thurlton FP3 runs along the entire south-east boundary, linking Beccles Road with Church Road.

**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 around 500m from the Broads Authority boundary, however Thurlton settlement is intervening so there are no key views into the Broads. The site is contained within the built-up area of the village and the only key views are from the PRoW along the boundary.

#### Landscape Visual Appraisal Summary

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

The amenity of the PRoW needs to be retained and not subsumed into an entirely built-up area or between close boarded fences.

**What are the likely key effects that have been identified?**

The enjoyment of the amenity of the PRoW would be severely affected if it did not retain its openness.

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

- To keep an open frontage to the public access (footpath).
- To retain the trees on the site where possible.
- Boundary treatments to be considered and secured by policy particularly to the rear (north-east).

## Site details

**Site Reference Number:** SN0149 (allocation reference: VC THU2)

**Site Address:** Land adjacent to Holly Cottage, west of Beccles Road, Thurlton

**Site Status:** Preferred

**Proposed housing number:** up to 15 dwellings

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** The site is well contained and screened and would be acceptable, however likely numbers achievable on the site could reduce the site to a SL extension rather than an allocation. Consideration to be given to the retention of existing vegetation.

## Landscape Appraisal

### Landscape Character Area Classification

C2 - Thurlton Tributary Farmland with Parkland

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

The site is within the Thurlton Tributary Farmland with Parkland which has a tranquil, rural character across much of the area. There are open views across the marshes of The Broads and a vulnerability to any change within views and on the setting of The Broads. It is an area of contrast in the land cover mix which is created by the arable character of the higher land and pastoral character of the tributary valley corridors such as those to the west of this site. It has intact field boundaries which are under threat of further degradation and loss particularly on the plateau, creating a more open landscape. There are historic landmark features, such as isolated and round churches, which are particularly sensitive to change. It has a wooded character with a need for woodland management to prevent further decline in its condition. It has a rural network of roads and lanes that cross the area.

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

To conserve the relatively sparsely settled character of the Thurlton Tributary Farmland with Parkland with occasional larger villages and scattered isolated settlement and farms. To conserve the sensitive open valley crest that forms the backdrop in views from The Broads to the east and to maintain key views into and from The Broads. To improve integration of development within the rural setting and reduce the visual impact of harsh settlement edge, woodland planting is a key opportunity. To conserve the rural character of the road and lane networks which cross the area. To maintain the views to churches and protect and enhance the setting of these landmark features. To avoid linear developments along the road corridors, which would change the perception of the rural area when travelling along these routes. To contain and integrate development on settlement edges and avoid linear extensions to settlement.

## Trees

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

Yes, there are trees to the south and west boundaries.

**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 significant hedgerow boundary to the southern tip/southeast corner adjacent to Sandy Lane with natural vegetation to the northwest and west.

Existing Landscape

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

The site is grassland with residential to the north and east.

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

The site level drop north to south and east to west and there is a significant tree/hedgerow boundary to the southern tip/southeast corner adjacent to Sandy Lane with natural vegetation to the northwest and west along the line of the river tributary and across the water meadows to the west. There are open fields beyond.

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?**

There is a PRoW, Ravensingham FP1, to the west of 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 is relatively contained, and the only views are those glimpsed through the boundary with Sandy Lane, which are not key views. It is around 550m from Broads Authority boundary, however



Thurlton settlement is intervening so there are no key views.

## Landscape Visual Appraisal Summary

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

To retain the significant trees and hedges within the site.

### **What are the likely key effects that have been identified?**

The loss of the vegetation would open the site up in the landscape towards the water meadows and would be out of character within this landscape.

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

- Retention of vegetation.

## Tivetshall St Mary and Tivetshall St Margaret

### Site details

**Site Reference Number:** SN0319 (allocation reference: VC TIV1)

**Site Address:** Pear Tree Farm, west of The Street, Tivetshall St Mary

**Site Status:** Preferred

**Proposed housing number:** approximately 20 dwellings

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** no landscape issues but concern about the townscape character.

### Landscape Appraisal

#### Landscape Character Area Classification

E2 Great Moulton Plateau Farmland

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

This is a flat, elevated plateau landform above the 50m contour with little topographic variation, a large-scale landscape of openness and exposure. It is an extensive arable farmland with large-scale fields and a notable absence of boundaries with isolated and infrequent blocks of mixed woodland, or woodland confined to tiny farm copses. There are a number of greens and commons, some with associated pond habitats. Expansive skies are a defining feature with distant views and farm buildings visible in the open landscape. Hedgerows are sparse with fuller enclosure along roadside and hedgerow trees are an important feature, marking the lines of former boundaries. The A140 cuts north-south through the centre of the character area and to the east of this site. Otherwise, straight rural roads cut through the area with grass verges and occasionally ditches along roadsides. It has large scale farm buildings, water towers, telegraph poles exposed in this open landscape and a distinct absence of churches. It is sparsely settled with scattered farmhouses, some linear settlement but with as absence of a core.

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

To maintain the essentially open, unsettled character. To limit linear development along roads to prevent merging of settlements and maintain individual identity and to ensure the main road (A140) through the character area does not provide a catalyst for linear development. To conserve large scale open views and expansive skies.

### Trees

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

There are trees within the southern boundary and scattered across southern section of site although these are not high quality.

**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 rural hedgerow to the south between the fields.

Existing Landscape

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

Vacant, derelict farm buildings and part of an area of overgrown grassland. Adjacent to the north and east are houses, there is a field to the south and more vacant grassland to the west.

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

There are few landscape features on site, it is generally flat, falling slightly to south-west. There is a hedgerow and some trees to the south

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?**

To the south is Tivetshall St Mary FP5 leading into FP3.  
To the east is Tivetshall St Margaret FP17.

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?**

Site not prominent in views along The Street and is visually contained from wider views by boundary hedgerows. There would be limited, if any, views from the PRoWs.

Landscape Visual Appraisal Summary

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

No

**What are the likely key effects that have been identified?**

None

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

- Retain, reinforce and protect the hedgerow to the south boundary.

## Toft Monks, Aldeby, Haddiscoe, Wheatacre and Burgh St Peter

### Site details

**Site Reference Number:** SN0414 Haddiscoe (allocation reference: VC HAD1)

**Site Address:** Haddiscoe Manor Farm, South of A143, Haddiscoe

**Site Status:** Preferred

**Proposed housing number:** approximately 35 dwellings

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** concerns with impacts on the views of the Church on approach; consider that it conflicts with the landscape character assessment and what it is seeking to preserve – an indicative plan would need to demonstrate how an impact on the views could be mitigated; land rises to the south so would appear prominent; sites to the north have tree issues.

**In relation to the setting of the church in the landscape the SNC Heritage officer advised:** on plan the site does not look well related to the setting of the church – however, in reality when driving along the A143 west, the field is very open in views and the church is a very prominent landmark feature when seen in this rural setting. This is also quite an old route to Yarmouth with the crossing at Haddiscoe – so quite an historic view. The church will still be viewed from closer to – but I would say any development here would have a degree of harm on the setting. Potential mitigation could be setting the buildings further back from road etc.

### Landscape Appraisal

#### Landscape Character Area Classification

C2 – Thurlton Tributary Farmland and Parkland

The site is close to the Broads Area – 16 Yare Valley Area (approx.250m to north/north-west), and 7 Waveney Valley Area (approx.1km to east/south-east).

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

Land in the Thurlton Tributary Farmland and Parkland rises gently from the low-lying Waveney valley to the east of the site with areas of flatter plateau cut by narrow distinctive tributaries locally known as Becks (such as Landspring Beck to the west of the site) which flow eastwards to the adjacent Broads, and which create local undulations in the landform. It is a landscape of both openness and enclosure with open views to The Broads and enclosure provided by the varied topography and tree cover. It is predominantly arable farmland with woodland, including ancient woodland occurring frequently. It has medium to large-scale fields with sparse boundary hedges and hedgerow trees. It is relatively sparsely settled with the larger villages, such as Haddiscoe, associated with the Becks. It has isolated and round tower churches (e.g. at Haddiscoe). There is modern development plus traditional vernacular of red brick and Dutch gable ends. It has a sense of remoteness and peacefulness away from the main roads (A143 and A146) which cross the area.

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

To conserve the sparsely settled character of the Thurlton Tributary Farmland and Parkland and the occasional larger villages, scattered isolated settlement and farms. To conserve the sensitive open valley crest that forms the backdrop in views from The Broads to the east and maintain key views into and from The Broads. To conserve and reinforce locally distinctive elements. To improve integration of development within the rural setting and reduce the visual impact of harsh settlement edges, with woodland planting as a key opportunity. To conserve the rural character of the road and lane network which cross the area. To maintain the views to churches and protect and enhance the setting of these landmark features. To conserve and enhance the rural setting of the main roads (A143 and A146) that cross the area and avoid linear developments along the road corridors, which would change the perception of the rural area when travelling along these routes, and to contain development on settlement edges and avoid linear extensions to settlement.

#### 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 an intermittent hedge along the road boundary to the north and a continuous hedge along Rectory Road to the west. To the east there is vegetation and a hedge adjacent to the village hall.

#### Existing Landscape

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

The site is part of an agricultural field to the south. The village hall and a grassed area, with a disused quarry/fishing lakes is to east/south, residential to the west with a dwelling and caravan site across the A143 to the north.

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

The site has few landscape features, it is at its highest level adjacent to the road and then falls slightly away. There is a green verge and hedge line along the roadside which retains a rural feel along the A143. The surrounding landscape is contained within the village with views across the site appearing rural and falling away to the south. However, it is not visible outside of the village and not from the wider Broads landscape. There is a prominent hedge on the north side of the A143 which accentuates the rural feeling along this stretch of the road.

#### 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?**

Haddiscoe FP7 runs to the west of the site behind the church from Church Lane but there are no views of 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 is highly visible from the road frontage when approaching the site in both directions. The listed church is prominent in views across the site and A143 from the east.

Landscape Visual Appraisal Summary

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

The Landscape Character Assessment seeks integration of development within the rural setting and to reduce the visual impact of harsh settlement edges and it states that woodland planting is a key opportunity to enhance the landscape. This could be employed at this site to aid integration with the village.

Development of the northern part of the site would be detrimental to the prominence of the church as a landmark within the local landscape.

In terms of the Broads landscape this site is more closely related to the village rather than the wider marshland and river valley surrounding Haddiscoe, it is contained within the village form and does not encroach into the wider landscape. In terms of protecting the Broads landscape it is preferable to have allocated sites in appropriate locations outside of the Broads Area.

**What are the likely key effects that have been identified?**

The rural character of the village could be severely affected.

The long views of the church would be lost if the whole site was developed up to the A143.

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

- An indicative plan would be needed to demonstrate how the impact on the views would be mitigated; to ensure the setting of the church is taken into account in the layout design and that buildings are set back from the road frontage to preserve long views.
- Ensure harsh edges are avoided and the rural landscape is maintained by sensitively integrating development and through substantial landscaping to include woodland planting.

## Site details

**Site Reference Number:** SN4017 (allocation reference: VC BUR1)

**Site Address:** North of Staithe Road, Burgh St Peter

**Site Status:** Preferred

**Proposed housing number:** 12

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** Significant landscape concern raised. Views out across the valley would be adversely affected. Frontage hedgerow potentially an important hedgerow.

## Landscape Appraisal

### Landscape Character Area Classification

C2 – Thurlton Tributary Farmland and Parkland

The site is surrounded on three sides by the Broads Authority Area –4 Aldeby to Burgh St Peter (approx.970m to south), 7 Waveney Valley (approx.900m to north).

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

The land rises gently from the low-lying Waveney valley surrounding the site with areas of flatter plateau in the central area around Burgh and Aldeby. This part of the area does not have the tributaries locally known as Becks but instead the landscape is dotted with small ponds surrounded by trees. It is a landscape of both openness and enclosure with open views to The Broads and enclosure provided by the varied topography and tree cover. It is predominantly arable farmland with woodland, including frequently occurring ancient woodland. It has medium to large-scale fields with sparse boundary hedges and hedgerow trees. It is sparsely settled with the larger villages, such as Haddiscoe, associated with the Becks. It has isolated and round tower churches (e.g. at Haddiscoe but not here). There is modern development plus traditional vernacular of red brick and Dutch gable ends. It has a sense of remoteness and peacefulness away from the main roads (A143 to the west and A146 to the south) which cross the area.

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

To conserve the relatively sparsely settled character with occasional larger villages and scattered isolated settlement and farms. To conserve the sensitive open valley crest that forms the backdrop in views from The Broads to the east and maintain key views into and from The Broads. To continue to conserve and reinforce locally distinctive elements such as the recent parish boundary marker project. To improve integration of development within the rural setting and reduce the visual impact of harsh settlement edges. Woodland planting is a key opportunity. To conserve the rural character of the road and lane network which cross the area. To maintain the views to churches and protect and enhance the setting of these landmark features. To conserve and enhance the rural setting of the main roads (A143 and A146) that cross the area and avoid linear developments along the road corridors, which would change the perception of the rural area when travelling along these routes and to contain development on settlement edges and avoid linear extensions to settlement.

## 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?**

Yes, there is an attractive native hedge along the entire frontage, not broken for access, and this continues into Pit Road for a short length.

Existing Landscape

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

Part of a small agricultural field which extends to the north with woodland to the north-west and north-east. Residential properties on southern side of Staithe Road and also to east and west of site. A small industrial/storage unit lies adjacent to the north-west corner, with a very small utilities site.

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

The site is level and flat sitting on the relatively higher ground of the landscape and has no on-site landscape features other than those around its perimeter; the woodland and the intact native hedge along the entire road frontage. The surrounding landscape is also level with fields and woodland stretching out to the north, uninterrupted (aside from a farm on Oaks Lane) to the start of the Broads area around Burgh Road, 870m away and on to the River Waveney at 2k distance.

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 relatively well contained in the landscape with no PRoW vantage points, and the main view is along Staithe Road.

Landscape Visual Appraisal Summary

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

The site itself is relatively well contained in the landscape. However, in relation to both the South Norfolk and the Broads Landscape Character Assessments Burgh St Peter is a rural and isolated village. In the Broads LCA 7 to the north it states that 'Even in Broads's terms this is an exceptionally remote area of extensive open marshland'. The South Norfolk aim for the area is to 'improve integration of development within the rural setting' and 'conserve the relatively sparsely settled character'.

**What are the likely key effects that have been identified?**

Development on the site will have a visual impact however the site is reasonably well contained within the landscape. A modest form of linear development would be viewed within the context of the existing built form along Staithe Road.

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

- Retain as much of frontage hedge as possible, replant;
- Linear development only to complement existing form of development in the settlement;
- Appropriate boundary treatment (landscaping) to the north boundary to minimise the visual impact from the Broads Area.

## Wicklewood

### Site details

**Site Reference Number:** SN4045SL (allocation reference: VC WIC2)

**Site Address:** Land off Hackford Road, Wicklewood

**Site Status:** Preferred

**Proposed housing number:** 12

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** There is a 'good' hedgerow along the site frontage which would need to be assessed against Policy DM4.8. Views of the Church across this site would also need to be considered.

**Comments received from Senior Heritage & Design Officer:** Grade I listed church to north and war memorial. This would be within the wider setting. However, there is some existing landscaping affecting intervisibility. The main views of the church tower appear to be across the landscape to the west. There are some views of the tower approaching from the south along Hackford Road and these would need to be taken into account in setting out layout etc.

## Landscape Appraisal

### Landscape Character Area Classification

E3 – Hingham-Mattishall Plateau Farmland

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

It is a flat, plateau landform, narrow and ridge like around High Oak, to the south of the site 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. Around Wicklewood, 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, with Wicklewood church close to the site. 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?**

The only trees are just to the north 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?**

There is a road frontage hedgerow and verge to the east boundary.

Existing Landscape

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

Small animal grazing field/paddock enclosed by a wire fence to school playing field which is to the south and the school is south-east. Residential to west boundary and across the road to the east. To the north a small area has been excluded from the site and there are trees along the road.

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

Site is level with some trees to the northern boundary, and a hedge along the highway boundary. It is surrounded by the village roads and development apart from to the south where it abuts the school playing field which then opens out into the wider landscape of large arable fields and treelines on the distant horizon. This is the same landscape seen to the north of the site at the crossroads in front of the church looking to the west.

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 within the setting of a listed building but due to the existing pattern of development is relatively well contained and with appropriate mitigation measures would not have a significant

impact on the setting of the church.

## Landscape Visual Appraisal Summary

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

Ensure that the views and setting of the church are not affected.

### **What are the likely key effects that have been identified?**

With no mitigation the setting of the listed church will be affected.

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

- Design measures are required, setting development to the west/south-west away from the frontage with appropriate landscaping required to the north of the site and the road frontage, to retain views of the Church from Hackford Road.

## Winfarthing and Shelfanger

### Site details

**Site Reference Number:** SN4050 (allocation reference: VC WIN1)

**Site Address:** Land to the west of Hall Road, Winfarthing

**Site Status:** Preferred

**Proposed housing number:** 20

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** Development here could enhance the gateway into the settlement however care would need to be taken regarding the scale of the site allocated for development.

### Landscape Appraisal

#### Landscape Character Area Classification

##### E2 Great Moulton Plateau Farmland

The site is close to B4 Waveney Tributary Farmland which is a similar landform and covers the preferred site SN4055 to the south of Winfarthing.

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

This is a flat, elevated plateau landform above the 50m contour with little topographic variation. It comprises extensive arable farmland with large-scale fields and a notable absence of boundaries creating a large-scale landscape of openness and exposure. There are isolated and infrequent blocks of mixed woodland, otherwise woodland is confined to tiny farm copses. Expansive skies are a defining feature with distant views and farm buildings visible in the open landscape. Hedgerows are sparse with fuller enclosure along roadsides and so hedgerow trees are an important feature, marking the lines of former boundaries. Straight rural roads cut through the area with grass verges and occasionally ditches along the road sides. There are large scale farm buildings, water towers, telegraph poles exposed in this open landscape and a distinct absence of churches. It is sparsely settled with scattered farmhouses, some linear settlement with an absence of a centre/core.

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

To maintain the essentially open, unsettled character. To limit linear development along roads and prevent merging of settlements to maintain individual identity. To conserve large scale open views and expansive skies and consider the effects of further tall structures on these characteristics.

### 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 low native hedge along the eastern road frontage.

Existing Landscape

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

It is a level and flat agricultural field, part of a larger field to the west, with further fields beyond and to the north and east. To the south is Chapel Close with dwellings fronting southwards.

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

The site is flat and level and has no landscape features within it, apart from a low native hedge with a ditch and verge along the frontage and some spare remnant trees on the northern boundary. The surrounding landscape is similarly open and relatively featureless with some woodland on the 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?**

Winfarthing FP10 lies parallel to the east.

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?**

It will be visible from FP10 and along the entire road frontage.

Landscape Visual Appraisal Summary

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

The site is open and clearly visible with the landscape. The site marks a transition between the village and the countryside.

**What are the likely key effects that have been identified?**

It will be visible in this wide, open landscape.

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

No



## Site details

**Site Reference Number:** SN4055 (allocation reference: VC WIN2)

**Site Address:** Land off Mill Road, Winfarthing

**Site Status:** Preferred

**Proposed housing number:** 20

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** Development of this site would provide an opportunity to enhance the gateway to the settlement.

## Landscape Appraisal

### Landscape Character Area Classification

#### B4 – Waveney Tributary Farmland

The site is close to E2 Great Moulton Plateau Farmland which is a similar landform and covers the preferred site SN4050 to the north of Winfarthing.

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

A transitional landscape occupying the mid ground between the upland plateau (Great Moulton Plateau Farmland) and the main river valley (Waveney Valley). It is an undulating landform to the south of the area, and it is dissected by tributaries and land is higher and flatter towards the north of the character area adjoining the Great Moulton Plateau Farmland where this site lies. It is a large-scale open landscape on the higher ground with some distant views. There are pockets of enclosure and intimacy associated with the tributaries of the Waveney, although the tributary to the east of The Street is not visible from this site. It is predominantly arable farmland with a varied field pattern, fields are small to the south of the character area, larger on the higher plateau areas. Mature hedgerow trees are very distinctive with large mature oaks and hawthorn/blackthorn hedges dividing the field and scattered blocks of woodland. Settlement occurs throughout the character area and villages are frequently linear along roads with winding rural roads, and sunken lanes dissecting the peaceful and rural landscape.

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

To conserve the rural peaceful character, with the pattern of small villages and settlements set within the agricultural landscape, but not dominating it. To conserve the character and individual identity of the villages loosely following roads, as is the case in Winfarthing, infilling or extension of settlements could result in a change to a more compact character a merging of settlements and loss of individual identity. To maintain the soft grass verges and open frontages that characterise the settlements along rural roads and avoid creation of hard boundaries or surfaces which would impart a more urban character.

## 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?**

No

Existing Landscape

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

This is an agricultural field, part of a larger field to the south and west beyond which is agricultural land. There is residential to the north and east.

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

Slight slope from west and south (rear and front) down to north-east corner towards the village.

No on-site landscape features.

Tree belt along southern boundary of the field (beyond the area promoted) which provides some screening of the site on the approach along Mill Road and to the west and north which contains the site in the 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?**

Yes, Winfarthing BR20 runs 90m to the south of the larger field connecting to BR16 180m to the west. The site is close to and visible from both sections.

FP21 runs to the east from the school but this is behind the properties fronting The Street and screens views.

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?**

It is visible from the road frontage and the bridleways.

#### Landscape Visual Appraisal Summary

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

No.

**What are the likely key effects that have been identified?**

None. Although the site would be visible from the bridleways it would be seen against the existing development and contained within the village landscape and would not encroach beyond. The bridle way starts on the village and continues after the field boundaries into open countryside, and this would not detract from its amenity value.

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

None

## Woodton and Bedingham

### Site details

**Site Reference Number:** SN0278

**Site Address:** Land south of Church Road, Woodton

**Site Status:** Preferred

**Proposed housing number:** 40 [see note at end of appraisal]

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** General concerns about site connectivity. The setting of the new recreation facility was carefully negotiated, so would need to take this into account if allocating this site.

## Landscape Appraisal

### Landscape Character Area Classification

#### B1 - Tas Tributary Farmland

The site is within the overall Tributary Farmland character area and specifically B1; it is also on the cusp of B4 (south) and B5 (north-east) with C2 Tributary Farmland across the B1332 to the east.

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

It is an open, gently undulating to flat and sloping landscape incised by shallow tributary valleys, such as Broome Back to the south of Woodton, the tributary streams of which are not prominent landscape features. It has large open arable fields of cereal, sugarbeet and occasionally sweetcorn with framed open views across the countryside and into adjacent character areas. There are small blocks of deciduous woodland of high ecological and visual quality which create wooded horizons, add variety and create intimacy within the landscape. There are scattered remnant hedgerow trees, particularly oak sometimes including intact avenues lining the roads or marking former, denuded, field boundaries. It has transportation corridors with main connecting roads and an extensive network of narrow lanes and byroads - many of which are ancient within this eastern part of the area – and ditches, low banks and wide grass verges. It has a network of recreational footpaths. Settlement is characterised by a small number of large historic villages with smaller hamlets, scattered farmhouses and agricultural buildings. There is a mixed vernacular of timber-frame, stepped and Dutch Gables, thatch and round-towered churches.

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

To respect the existing small-scale and dispersed historic settlement pattern and avoid developments that would affect the vernacular qualities of existing settlements (e.g. urbanising influences on the rural lanes) or would lead to impacts on the character of settlement distribution. To consider the impact of any development on the skyline and sense of openness of the character

area. To consider the impact of new infill development on the existing/historic street pattern and existing vernacular character and pattern.

#### Trees

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

Just one tree in north-east corner on road frontage.

**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 one hedge along the eastern boundary.

#### Existing Landscape

##### **Description of existing on-site and adjacent land use**

It and is part of an agricultural field to the south. There is an isolated row of eight ex-council houses to the north-west across Church Road. To the immediate east is the school playing field with a new play area, the school is to the south of it, adjacent to residential development along The Street.

##### **Description of existing on-site landscape features and surrounding landscape**

The site slopes north-south and has no landscape character features apart from along the eastern boundary. The landscape is open with larger fields and long views, it marks the transition from the countryside to the edge of the village.

#### 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 key views are from the road frontage which is open and from the playing field and school to the east.

#### 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 on higher, open ground on Church Road. It is visually not well connected to the village.

**What are the likely key effects that have been identified?**

The prominence of the site in the landscape.

The impact on the setting and landscaping of the new adjacent recreation ground.

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

- Recreation of the hedge boundary to the west.
- Creation of a hedge boundary to the south.
- To consider the open landscape to the south and west and incorporate a landscaping scheme that responds to this.

[NOTE: Subsequent discussions relating to the allocation of this site have identified that the site should be allocated for up to 50 dwellings. A review of the LVA has determined that this minor increase in the overall number of dwellings on site does not significantly alter the findings of the original Landscape Visual Appraisal]

## Wreningham, Ashwellthorpe and Fundenhall

### Site details

**Site Reference Number:** SN0242 and SN0017SL (allocation reference: VC ASH1)

**Site Address:** Land to the west of New Road, Ashwellthorpe

**Site Status:** Preferred

**Proposed housing number:** up to 15 dwellings

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** If combined and accessed via a private road behind the roadside hedgerow this site could be acceptable in landscape terms.

(NOTE: The roadside hedgerow has subsequently been removed from the site)

### 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 as well as 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.

#### **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 are four individual trees within the site along the east-west field boundary. There are also trees within the site boundaries to the south.

#### **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?**

Yes, to the southern boundary.

#### Existing Landscape

##### **Description of existing on-site and adjacent land use**

The site is agricultural fields one complete and one a small part of a larger field to the west. There is residential dwelling to north and partly opposite site otherwise agriculture surrounding.

##### **Description of existing on-site landscape features and surrounding landscape**

Both fields are level and flat with no on-site landscape features other than the hedges described above and this site is well contained. There is a hedge to the west (rear) which is not within the site. The surrounding landscape is flat with large fields and some visible substantial woodland areas as well as individual trees in the 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?**

No, there are not long views into or out of the site. The main view is from the road and the effect would not be significant.

#### Landscape Visual Appraisal Summary

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



To consider whether the individual trees should be retained.

To keep the perimeter hedges to retain the sense of enclosure. There is a gap to the hedge at the rear (west) not included in the site and it is not clear what this would be used for. If in the same ownership it could be planted with additional tree belt to retain enclosure of the site.

**What are the likely key effects that have been identified?**

None.

The area to the west could become a problem area (waste dumped etc).

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

- Retain the perimeter hedge.
- To consider whether the individual trees should be retained.
- To reconsider the small area to the west.

## Part C – sites not included in the VCHAP

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 Wramlingham

### 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 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 Forehoe, 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 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.

## Rockland St Mary, Hellington and Holverston

### Site details

**Site Reference Number:** SN2064REV (allocation reference: VC ROC2)

**Site Address:** Land south of The Street, rear of The Surgery, Rockland St Mary

**Site Status:** Preferred

**Proposed housing number:** 25

**Local Plan landscape designations:** None

**Initial landscape site assessment comments:** Overall there is a landscape character issue as the site is not respecting the linear character of the settlement and would result in backland development and have an adverse impact on the form and character of the village. There is a network of natural footpaths to the south of the site which would be impacted in visual terms.

### Landscape Appraisal

#### Landscape Character Area Classification

B3 – Rockland Tributary Farmland

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

It has a gently undulating landform shelving towards the north with small scale tributary valleys and streams which do not feature prominently in the landscape and are located to the south of this site. It is a semi-enclosing landform opening out to distant views of the distinct landscape of the Yare Valley (part of The Broads) along the northern edge. It has predominantly large-scale arable farmland with views towards adjoining flat pastoral valley floor farmlands. It has an open landscape with bleak denuded arable 'hillcrests' but with an increasingly wooded and enclosed quality towards the west of the area. There are small villages, particularly linear villages along the edge of the Yare floodplain, such as Rockland St Mary with enclosed sunken lanes and rural roads crossing the landscape. There is a vernacular appeal due to the small-scale of the settlements and presence of Dutch Gables and unique village signs. The presence of numerous isolated 'Saxon' churches are important landmark features. There is an important visual influence of the adjoining Broads landscape with areas of wet woodland, views to a flat grazed plain, presence of boats and tourism destinations. It has a peaceful, rural, and remote quality.

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

To respect the existing characteristic pattern of linear settlements at The Broads fringe and prevent the growth of edge-of-settlement development that would create uncharacteristic large settlements within the area. To maintain the peaceful rural quality including the rural lane network and the characteristic village signage. To respect the integrity of important landmarks and their settings, particularly the strong character of the isolated churches. To protect the sensitive Broads edge setting and maintain key views into and from The Broads.

## 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 hedging and trees on boundaries other than to the south which are undefined as part of the larger field.

## Existing Landscape

### **Description of existing on-site and adjacent land use**

The site is in agricultural use and part of a larger field to the south. Residential and surgery to north along The Street, agricultural to south, with a block of established woodland to the east.

### **Description of existing on-site landscape features and surrounding landscape**

The site is relatively level and flat with no on-site landscape features apart from on the perimeter. The surrounding landscape to the south is open and falls away down to the tributary, ditches and drains which are located within a more intimate 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?**

The south end of Rockland St Mary FP4 which runs 330m to the east of the site from The Street southwards to Low Common.

There is a network of natural footpaths to the south of the site along the tributary valley which link with Rockland St Mary FP4; Hellington FP4 and FP5 and Claxton FP8.

## 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 largely hidden in views from The Street due to its position behind existing development and the key view is from the footpath to the south-east.

#### Landscape Visual Appraisal Summary

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

It intrudes into the open landscape to the south of the village, away from the linear pattern of development.

**What are the likely key effects that have been identified?**

It will change the landscape and does not respect the existing linear development of this Broads village. It will be visible in the landscape to the south of the site.

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

- Landscaping to the southern boundary.

## Part D – Summary of identified mitigation measures and Councils response

Policy	LVA Recommendations	Council response
VC ALP1	<p><b>Regulation 19 Consultation:</b>            Improve the situation for the veteran tree.</p> <p>Retain the boundary hedges and trees.</p>	<p>Retention of boundary vegetation and protection and enhancement of setting of Veteran tree referred to in paragraph 2.11 and in Criteria 3 of policy at Regulation 19.</p>
VC BAP1	<p><b>Regulation 19 Consultation:</b>            The site would be best developed with a less formal layout/highways infrastructure, to be sympathetic to its rural location</p> <p>To retain and protect the mature trees on the east boundary.</p> <p>To ensure the boundaries to the south and west are retained and reinforced.</p> <p>To retain the green area along the road frontage and hedging where possible.</p>	<p>The need for a less formal layout is referred to in paragraph 2.16 and Criteria 1 of the policy at Regulation 19.</p> <p>Landscaping on the east, south and west boundaries is referred to in paragraph 2.18 and Criteria 4 of policy at Regulation 19.</p> <p>The retention of the green area along the road frontage will be dependent on the establishment of a suitable access scheme.</p>

Policy	LVA Recommendations	Council response
VC ASL1	<p><b>Regulation 19 Consultation:</b> The density of housing should appropriately reflect its location adjacent to the village.</p> <p>An open green is recommended to the south-eastern edge to maintain an open approach to the village.</p> <p>Access should be from Church Lane only.</p> <p>A native hedge line would need to be established to the north to give a level of containment.</p> <p>Retain and protect the existing trees and hedge line along Muir Lane.</p>	<p>Density and scale of development, protection of vegetation along Muir Lane and boundaries, establishment of native hedgerow and provision of open green all referred to in paragraph 3.10 and Criteria 2, 3 and 4 of policy at Regulation 19.</p> <p>Access being from Church Road referred to in paragraph 3.11 and Criteria 1 of policy at Regulation 19.</p>
VC GRE1	<p><b>Regulation 19 Consultation:</b> Landscaping on the northern boundary.</p>	<p>Treatment on northern boundary referred to in paragraph 3.14 and Criteria 2 of policy at Regulation 19.</p>
VC GRE2	<p>Carried forward allocation site</p>	<p>Not applicable.</p>
VC BAR1	<p><b>Regulation 19 Consultation:</b> To ensure the green boundaries to the south and west are retained and reinforced.</p> <p>Access should not be taken from the south or west.</p> <p>To assess the internal hedge and retain where possible.</p>	<p>Retention and enhancement of vegetation to the south and west and central tree belt (as well as assessment of this) are referred to in paragraph 4.14 and Criteria 3 and 4 of policy at Regulation 19.</p> <p>Access from Cock Street only referred to in paragraph 4.15 and Criteria 1 of policy at Regulation 19.</p>



Policy	LVA Recommendations	Council response
VC BAR2	<p><b>Regulation 18 Alternative Sites and Focused Changes Consultation:</b> Maintain and enhance the established trees and hedgerows along the site boundaries and within the centre of the site where possible.</p> <p>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.</p> <p>Native planting and landscaping to be designed into the site, specifically on the area to the north, to aid its integration into the landscape.</p> <p><b>Regulation 19 Pre-Submission Addendum Consultation:</b> Maintain and enhance the established trees and hedgerows along the site boundaries and within the centre of the site where possible.</p> <p>Reinforce the vegetation along the northern boundary of the site to screen development.</p> <p>Native planting and landscaping to be designed into the site, specifically on the area to the north, to aid its integration into the landscape.</p>	<p>The supporting text and policy for the Regulation 19 Pre-submission Addendum consultation specifies that development of housing will be limited to the northern half of the site and the existing vegetation on the boundaries and through the centre of the site should be retained and enhanced where possible.</p>
VC BB1	<p><b>Regulation 19 Consultation:</b> An assessment of the hedgerows would be required.</p> <p>To retain and protect on site trees and mature hedges as much as possible, particularly along the site frontage.</p>	<p>A requirement for agricultural surveys is referred to in paragraph 5.9 and Criteria 4 of policy at Regulation 19.</p> <p>Retention and enhancement of existing vegetation is referred to in paragraph 5.9 and Criteria 5 of policy at Regulation 19.</p>

Policy	LVA Recommendations	Council response
VC BAW1 REV	<p><b>Regulation 19 Consultation:</b> A full Landscape Assessment is required to be undertaken by the promoter/developer to assess the impact on the SBLPZ and the river valley.</p> <p>Possible landscaping to the eastern part of the site.</p> <p><b>Regulation 18 Alternative Sites and Focused Changes Consultation:</b> A full Landscape Assessment is required to be undertaken by the promoter/developer to assess the impact on the SBLPZ and the river valley.</p> <p>Possible landscaping to the eastern part of the site.</p> <p>Retention of- and enhancement to the existing hedgerow along the northern boundary of the site.</p>	<p>Requirement for a landscape appraisal referred to in paragraph 6.6 and criteria 1 of policy at Regulation 19. This will be used to inform the design and landscaping of development on the site, including any potential landscaping on the eastern part of the site.</p> <p>Retention of hedgerows along the northern boundary of the site referred to in paragraph 6.7 and criteria 4 of policy at Regulation 19.</p> <p>As part of the Regulation 19 Pre-Submission Addendum consultation, an amendment had been made to criteria 4 of the policy stating that the retention of the road frontage vegetation needs to be balanced with the need to provide adequate visibility splays.</p>
VC BRE1	<p><b>Regulation 19 Consultation:</b> Investigate retention and protection of the existing perimeter trees.</p>	<p>Protection and enhancement where possible of existing boundary vegetation referred to in paragraph 7.5 and criteria 3 of policy at Regulation 19.</p>
VC BRO1	<p><b>Regulation 19 Consultation:</b> Design to reflect the adjoining development which is frontage only.</p> <p>Site boundaries would need significant reinforcement to give a level of containment.</p> <p>Retain and protect the existing trees.</p>	<p>The design and consideration of landscaping on boundaries is referred to in paragraph 8.8 and criteria 6,7 and 8 of the policy at Regulation 19.</p>

Policy	LVA Recommendations	Council response
VC BUN1	<p><b>Regulation 19 Consultation:</b> Landscaping required to north boundary.</p>	<p>Requirement for landscaping on northern boundary referred to in paragraph 9.5 and criteria 1 of policy at Regulation 19.</p>
VC BUN2	<p><b>Regulation 19 Consultation:</b> Landscaping required to north and east boundary.</p> <p>Set back development from the road frontage.</p> <p>An area of open space to retain some views through the site to the open countryside beyond its boundaries.</p>	<p>Open space requirement referred to in paragraph 9.11 and criteria 1 of policy at Regulation 19.</p> <p>Frontage development and the requirement for a pedestrian footpath is referred to in paragraph 9.12 and criteria 3 of policy at Regulation 19.</p> <p>Landscaping on the north of the site referred to in paragraph 9.13 and criteria 2 of policy at Regulation 19.</p>
VC CAR1	<p>Carried forward allocation site</p>	<p>Not applicable.</p>
VC DIT1 REV	<p><b>Regulation 19 Consultation:</b> Northern boundary hedge must be retained.</p> <p>Access via Waveney Road.</p> <p><b>Regulation 18 Alternative Sites and Focused Changes Consultation:</b> Northern boundary hedge/ tree belt and tree belt along the north east boundary must be retained.</p> <p>Access via Waveney Road.</p>	<p>Criteria 4 of policy at Regulation 19 states that trees on site boundaries and outside site should be protected during the construction phase. The hedgerows and trees referred to in the LVA are outside of the allocated site boundaries and therefore should not be impacted by development on this site.</p> <p>NCC Highways have stated that access should be provided through the new development via Hamilton Way to the south of the site.</p>

Policy	LVA Recommendations	Council response
VC BRM1	<p><b>Regulation 18 Alternative Sites and Focused Changes Consultation:</b> Native planting along boundaries, especially the northern boundary, would be required to provide some screening of development.</p> <p>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.</p> <p>Consideration of the gateway location of the site.</p>	<p>The supporting text for the Regulation 19 Pre-Submission Addendum consultation notes the need for careful design to integrate development and the sites role as a gateway to the village. The design of any development on this site will be considered through the planning application process.</p> <p>Criteria 3 of the policy requires landscaping on the boundaries of the site to integrate development into the countryside.</p>
VC EAR1	<p><b>Regulation 19 Consultation:</b> To create a continuation of the hedge line on the eastern boundary.</p> <p>A full Landscape Assessment may be required to support any planning application to ensure that neither the landscape nor the public routes are adversely impacted.</p>	<p>Landscaping along the eastern boundary referred to in criteria 2 of policy at Regulation 19.</p> <p>Requirements to meet the sensitivities identified in LVA referred to in criteria 1 of policy at Regulation 19.</p>
VC EAR2	<p><b>Regulation 18 Alternative Sites and Focused Changes Consultation:</b> 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.</p> <p>Retainment of the northern tree belt and mature oak tree in eastern corner.</p> <p>Establishment of a landscape buffer to the west of the site to protect the rural context and enhance views of the church spire.</p>	<p>For the Regulation 19 Pre-Submission Addendum consultation, consideration of the design of the site in the landscape and as a gateway to the village, as well as retention of the established hedgerow, have been referred to in the supporting text. These considerations have also been referred to in Criteria 4 of the policy.</p>

Policy	LVA Recommendations	Council response
VC GIL1REV	<p><b>Regulation 19 Consultation:</b> A full Landscape Assessment is required to be undertaken by the promoter/developer to ensure that neither the Broads landscape nor the public routes are adversely impacted.</p> <p>GIL1 has a landscape scheme to the south to ensure the impact of views are mitigated, this would need to be carried forward.</p> <p><b>Regulation 18 Alternative Sites and Focused Changes Consultation:</b> No changes to recommendations.</p> <p><b>Regulation 19 Pre-Submission Addendum Consultation:</b> No changes to recommendations.</p>	<p>The requirement for a comprehensive landscaping scheme and to carry forward such as scheme from GIL1 is referred to in paragraph 16.10 and criteria 5 of policy at Regulation 19.</p>
VC GEL1	<p><b>Regulation 19 Consultation:</b> Northern boundary hedge must be retained.</p>	<p>Retention and reinforcement of northern hedgerow referred to in paragraph 16.17 and criteria 3 of policy at Regulation 19.</p>
VC HAL1	<p><b>Regulation 19 Consultation:</b> A Landscape Assessment by the promoter/developer to ensure that neither the landscape nor the public routes are adversely impacted.</p> <p>Substantial landscaping would be required to the north boundary.</p>	<p>Additional landscaping on boundaries especially to the north referred to in paragraph 17.15 and criteria 7 of policy at Regulation 19.</p> <p>Paragraph 17.15 and criteria 2 and 4 of the policy at Regulation 19 include requirements for a substantial landscaping scheme to integrate development on the site into the wider landscape.</p>
VC HAL2	<p>Carried forward allocation site</p>	<p>Not applicable.</p>
VC HEM1	<p><b>Regulation 19 Consultation:</b> Landscaping to contain southern boundary.</p>	<p>Landscaping along southern boundary referred to in paragraph 18.14 and criteria 2 of policy at Regulation 19.</p>

<b>Policy</b>	<b>LVA Recommendations</b>	<b>Council response</b>
VC ELL1	<p><b>Regulation 19 Consultation:</b> Substantial planting would be required to contain the site along the southern boundary.</p>	Planting along the southern boundary referred to in paragraph 22.7 and criteria 4 of policy at Regulation 19. Policy also refers to requirement for Landscape Visual Impact Appraisal in criteria 3.
VC ELL2	<p><b>Regulation 19 Consultation:</b> Retain and incorporate the existing frontage landscaping.  Reinforce the southern boundary with planting.</p>	Integrating the site along the frontage and southern boundary through landscaping is referred to in paragraph 22.1 and criteria 1 and 2 of the policy at Regulation 19.
VC LM1	<p><b>Regulation 19 Consultation:</b> Retain and enhance, where necessary, the mature boundary to the south and west.  To retain and enhance the 'green' elements here; pond, trees, grassland and consider the role of open space within the site.</p>	<p>Reinforcement of planting along the southern and western boundaries of the site referred to in paragraph 23.10 and criteria 8 of policy at Regulation 19.</p> <p>Protection of ecological features referred to in paragraph 23.11 and criteria 8 of policy at Regulation 19.</p>
VC MUL1	<p><b>Regulation 19 Consultation:</b> Access via Bluebell Road is preferable.  Substantial landscaping to the open north and east boundaries.  Protection of the mature trees/pollarded oaks on the perimeter.  Re-instatement of the native hedge in the gaps to the south.</p>	<p>Protection and enhancement of vegetation along boundaries referred to in paragraph 25.13 and criteria 2 of policy at Regulation 19.</p> <p>Access via Bluebell Road referred to in paragraph 25.14 and criteria 1 of policy at Regulation 19.</p>
VC SWA1	<p><b>Regulation 19 Consultation:</b> Ensure the level of planting along the rear part of the site, on three boundaries, is adequate to contain the site.</p>	Planting on boundaries and protecting existing vegetation referred to in paragraph 25.17 and criteria 2 of policy at Regulation 19.

<b>Policy</b>	<b>LVA Recommendations</b>	<b>Council response</b>
VC SWA2REV	<b>Regulation 19 Pre-Submission Addendum Consultation:</b> Reinforcement of existing vegetation along the site boundaries where possible to ensure the site remains relatively well contained within the landscape.	The supporting text for the Regulation 19 Pre-Submission Addendum consultation has been amended to highlight the need to consider the development of a coordinated landscaping scheme for both VC SWA1 and VC SWA2 REV to contain development within the wider landscape. The policy also requires appropriate boundary treatments to contain the site.
VC BRA1	Carried forward allocation site	Not applicable.
VC NEE1	<b>Regulation 19 Consultation:</b> Retain and reinforce the frontage hedge.	Retention of the frontage hedgerow where possible, in relation to access, referred to in paragraph 26.15 at Regulation 19.
VC WOR1	<b>Regulation 19 Consultation:</b> Retention and adequate protection of TPO trees.  Replacement of any trees removed.  Substantial sensitive landscaping to mark the entrance of the village.	Protection of on-site trees and the site acting as an entrance to the village are referred to in paragraph 26.22 and criteria 2, 3 and 4 of the policy at Regulation 19.
VC WOR2	Carried forward allocation site	Not applicable.
VC NEW1	<b>Regulation 19 Consultation:</b> Ensure retention of the existing boundary within NEW1 and a 'rounding off' of the field boundary to soften both the proposed and existing allocations.  Ensure containment of the site within the landscape to the south.	Containing the development within the wider landscape is referred to in paragraph 27.8 and criteria 2 of policy at Regulation 19.
VC NEW2	Carried forward allocation site	Not applicable.

Policy	LVA Recommendations	Council response
VC PSM1	<p><b>Regulation 19 Consultation:</b> Avoid breaking through the hedge line on Poppy's Lane.</p> <p>Retain and reinforce the native hedge along Poppy's Lane and Norwich Road.</p> <p>Landscaping required to the north-west boundary.</p> <p>Adequate protection of the TPO trees and particularly the amenity value of the Oak (T16).</p>	<p>Hedgerow along Norwich Road may require removal as stated in paragraph 28.9 at Regulation 19 due to highways needs. However, the paragraph does state that all protected trees will still be protected and appropriate landscaping will be required to compensate for any losses.</p> <p>Paragraph 28.10 also states that access could be achieved off Poppy's Lane.</p> <p>Protection of trees referred to in criteria 5 of policy at Regulation 19.</p> <p>Lack of boundary treatment referred to in paragraph 28.9 at Regulation 19. Boundary treatment on western boundary referred to in criteria 6 of policy at Regulation 19.</p>
VC ROC1	<p><b>Regulation 19 Consultation:</b> Protection of the mature Oak on the frontage and TPO trees located along eastern boundary.</p> <p>Set development back from the frontage to mirror Eel Catcher Close with a substantial green area and landscaping.</p> <p>A PRow link should be provided from Eel Catcher Close to FP3.</p>	<p>Protection of mature trees referred to in paragraph 29.10 and criteria 2 of policy at Regulation 19. Reference to TPOs included in Regulation 19 Addendum supporting text. The tree that was situated on the northern site boundary and subject to a TPO has subsequently been felled with consent having been sought from the Council's Arboricultural Officer.</p> <p>Paragraph 29.10 and criteria 1 of the policy at Regulation 19 include a requirement for a Landscape and Visual Assessment to be agreed as part of a planning application, which will be used to determine the final design of the site.</p> <p>Connection to FP3 referred to in paragraph 29.11 at Regulation 19. Linkage to local footpath network referred to in criteria 4 of policy at Regulation 19.</p>



Policy	LVA Recommendations	Council response
VC SEE1	<p><b>Regulation 19 Consultation:</b> The best way to mitigate the effect and respect the landscape is to mirror the existing line and form of development adjacent by setting the dwellings back with low hedges rather than trying to screen it.</p>	Development mirroring the existing development adjacent to the site is referred to in paragraph 33.7 and criteria 1 of policy at Regulation 19.
VC SPO1 REV	<p><b>Regulation 19 Consultation:</b> Replacement hedge/frontage planting.</p> <p><b>Regulation 18 Alternative Sites and Focused Changes Consultation:</b> Retention of the frontage hedgerow as far as possible within highways constraints.</p> <p>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.</p> <p>Replacement planting to compensate for any loss of trees and hedgerow.</p>	<p>Boundary treatments referred to in paragraph 34.5 and criteria 2 of policy at Regulation 19.</p> <p>For the Regulation 19 Pre-Submission Addendum consultation, the supporting text recommends that development on this site follows a landscape led approach and specifically refers to the retention of hedgerows and trees on the west and north west boundaries. Criteria 2 has also been amended with the protection of existing vegetation being split into two criteria to reinforce the need to integrate development into the wider landscape.</p>
VC SPO2	<p><b>Regulation 19 Consultation:</b> Replacement landscaping.</p>	Retention of existing landscaping where possible and replacement of anything lost is referred to in paragraph 34.14 and criteria 3 of policy at Regulation 19.
VC SPO3	Carried forward allocation site	Not applicable.
VC SPO4	Carried forward allocation site	Not applicable.

Policy	LVA Recommendations	Council response
VC STO1	<p><b>Regulation 19 Consultation:</b> Mitigation measures to reduce the visual impact of the development in the landscape to be determined at the planning application stage (but to include consideration of the form and scale of development on the site as well as appropriate landscaping along the north and east site boundaries).</p>	<p>Considerations of the form and scale of development, and the protection and enhancement of boundary vegetation is referred to in paragraph 35.13 and criteria 3 and 4 of the policy at Regulation 19.</p>
VC TAC1 REV	<p><b>Regulation 19 Consultation:</b> To set back development.</p> <p>To retain as much of the frontage hedge as possible and replant to mitigate its removal.</p> <p>To adequately protect the TPO trees.</p>	<p>Protection of horse chestnut TPO tree referred to in paragraph 37.10 and criteria 2 of policy at Regulation 19. This has subsequently been removed through the Regulation 19 Pre-Submission Addendum consultation due to an aboricultural survey related to application 2023/2234 identifying this tree as being in poor quality. Permission has subsequently been given for its removal.</p> <p>Paragraph 37.11 sets out a number of requirements to ensure that the access to the site is considered to be acceptable. Therefore the retention of the hedgerow and the final design of the frontage will be dependent on how these requirements are met.</p>
VC TAC2	Carried forward allocation site	Not applicable.
VC TAS1	<p><b>Regulation 19 Consultation:</b> None identified.</p>	Not applicable.
VC THU1	<p><b>Regulation 19 Consultation:</b> To keep an open frontage to the public access (footpath).</p> <p>To retain the trees on the site where possible.</p> <p>Boundary treatments to be considered and secured by policy particularly to the rear (northeast)</p>	<p>Retaining an open boundary to footpath and appropriate boundary treatments referred to in paragraph 40.8 and criteria 2 of policy at Regulation 19.</p>

Policy	LVA Recommendations	Council response
VC THU2	<p><b>Regulation 19 Consultation:</b> Retention of vegetation.</p>	Retention of vegetation referred to in paragraph 40.15 and criteria 2 of policy at Regulation 19.
VC TIV1	<p><b>Regulation 19 Consultation:</b> Retain, reinforce and protect the hedgerow to the south boundary.</p>	Retention and reinforcements of southern hedgerow referred to in paragraph 42.5 and criteria 4 of policy at Regulation 19.
VC HAD1	<p><b>Regulation 19 Consultation:</b> An indicative plan would be needed to demonstrate how the impact on the views would be mitigated; to ensure the setting of the church is taken into account in the layout design and that buildings are set back from the road frontage to preserve long views.</p> <p>Ensure harsh edges are avoided and the rural landscape is maintained by sensitively integrating development and through substantial landscaping to include woodland planting.</p>	<p>The impact on wider views and views specifically of the church are referred to in paragraph 43.21 and criteria 6 of policy at Regulation 19.</p> <p>Appropriate landscaping is referred to in paragraph 43.19 and criteria 7 of policy at Regulation 19.</p>
VC BUR1	<p><b>Regulation 19 Consultation:</b> Retain as much of frontage hedge as possible, replant.</p> <p>Linear development only to complement existing form of development in the settlement.</p> <p>Appropriate boundary treatment (landscaping) to the north boundary to minimise the visual impact from the Broads Area.</p>	<p>The frontage hedgerow, linear development and boundary treatments are referred to in paragraph 43.28 and criteria 1 and 2 of the policy at Regulation 19.</p> <p>Paragraph 43.28 does state that some or all of the hedgerow may need to be removed to provide access, however I should be considered how this can be minimised with replacement planting being maximised.</p>

<b>Policy</b>	<b>LVA Recommendations</b>	<b>Council response</b>
VC WIC1 REV	<p><b>Regulation 19 Consultation:</b> A careful consideration of layout and design to respect the landscape and enhance this village gateway.</p> <p>Reinstate lost hedgerow patterns and include tree planting.</p> <p><b>Regulation 18 Alternative Sites and Focused Changes Consultation:</b> No changes to recommendations.</p>	<p>Consideration of design and landscaping referred to in paragraph 45.6 and criteria 1 and 2 of policy at Regulation 19.</p> <p>The supporting text and criteria in the policy have been updated as part of the Regulation 19 Pre-Submission Addendum consultation to specify that landscaping is required on the western boundary of the site, with reinforcement of hedgerows and trees along the northern and southern boundaries.</p>
VC WIC2	<p><b>Regulation 19 Consultation:</b> Design measures are required, setting development to the west/south-west away from the frontage with appropriate landscaping required to the north of the site and the road frontage, to retain views of the Church from Hackford Road.</p>	<p>Wider views of church and existing landscaping referred to in paragraph 45.12 and criteria 1 and 2 of policy at Regulation 19. The design and layout of the site will be determined at the planning application stage.</p>
VC WIC3	Carried forward allocation site	Not applicable.
VC WIN1	<p><b>Regulation 19 Consultation:</b> None identified.</p>	Not applicable.
VC WIN2	<p><b>Regulation 19 Consultation:</b> None identified.</p>	Not applicable.
VC WOO1	<p><b>Regulation 19 Consultation:</b> Recreation of the hedge boundary to the west.</p> <p>Creation of a hedge boundary to the south.</p> <p>To consider the open landscape to the south and west and incorporate a landscaping scheme that responds to this.</p>	<p>Boundary hedgerows and considering the transitional aspect of the site referred to in paragraph 47.7 and criteria 4, 5 and 6 of policy at Regulation 19.</p>

Policy	LVA Recommendations	Council response
VC ASH1	<p data-bbox="394 236 730 264"><b>Regulation 19 Consultation:</b></p> <p data-bbox="394 272 730 301">Retain the perimeter hedge.</p> <p data-bbox="394 344 1111 373">To consider whether the individual trees should be retained.</p> <p data-bbox="394 416 875 445">To reconsider the small area to the west.</p>	<p data-bbox="1182 236 1989 301">Protection of existing hedgerows and trees referred to in paragraph 48.9 and criteria 4 of policy at Regulation 19.</p> <p data-bbox="1182 344 1944 410">Any issues relating to land to the west of the site will need to be mitigated as part of a planning application.</p>