

South Norfolk Village Clusters Plan: Landscape Visual Appraisals

Site Details

Site Reference Number: SN0400 (allocation reference: VC ALP1REV)

Site Address: Church Meadow, Alington

Site Status: Preferred

Proposed housing numbers on site: Approximately 35 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.

Update note to the Landscape Visual Appraisal: This is an updated LVA required due to the proposed increase in dwelling numbers arising from the Examination process and the Inspector's Modifications to the VCHAP.

Landscape Appraisal

Landscape Character Area:

Landscape Character Area Classification:

D2 – Poringland Settled Plateau Farmland (majority of site)

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

Key features of the identified Landscape Character Area:

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, Alington 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 Alington 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 Alington 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 identified Landscape Character Area:

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 present on site?

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

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?

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 Conclusion

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.

The proposed increase of 5 dwellings is unlikely to significantly change the landscape impact of development on this site. As before, the primary concern is ensuring that the existing enclosure is retained and incorporating this into the overall site layout and design.

What are the likely key effects that have been identified?

Impact on the veteran tree.

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

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

South Norfolk Village Clusters Plan: Landscape Visual Appraisals

Site Details

Site Reference Number: SN0373 (Allocation reference VC DIT1REVA)

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

Site Status: Preferred

Proposed housing numbers on site: Approximately 70 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 required due to the proposed increase in site area and dwelling numbers arising from the Examination process and the Inspector's Modifications to the VCHAP.

Landscape Appraisal

Landscape Character Area:

Landscape Character Area Classification:

A5 - Waveney River Valley

Key features of the identified Landscape Character Area:

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 identified Landscape Character Area:

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?

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

Are there any Tree Preservation Orders present on site?

None on site. Tree Preservation Order and separate TPOS further east along Tunneys Lane.

Are there any proposed / pending Tree Preservation Orders on site?

Proposed TPO for trees along the northern and north-east borders.

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?

Band of trees along the north and north-west 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 fields to the north of the site appear to be in arable use. 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 adjacent to residential development to the south, south-east and south-west. To the north, north-east and north-west, the site is 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-south, west 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 Conclusion

Landscape Visual Appraisal Summary:

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

The northern tree belt is substantial and needs to be retained with any development on the site. Any additional points of access except from Waveney Road would result in the loss of well-established trees and hedgerows. This will need to be carefully considered if the Highways Authority deem it necessary for a second access to be provided.

Extending the allocation across the whole site means that the development would extend further north into the countryside beyond the existing built form of the settlement. However, the established tree belt that bounds the site provides effective and attractive visual screening of the site, containing the site within the landscape and clearly separating any development from the surrounding agricultural land. Due to the presence of the established tree belt, the site can be extended to the full extent of the field without a significant landscape/ visual impact arising however to do so reinforces the need to protect the established tree belt and boundary vegetation. The proposed TPO will secure this protection. However, a TPO does not preclude the loss of trees but it will ensure that any proposed losses are minimised and will require appropriate replacement planting should the removal of any trees be necessary. More generally, opportunities to enhance the existing planting should be considered in any proposal for the site.

What are the likely key effects that have been identified?

Potential effects on established vegetation have been identified from increasing the quantum of development on the site, extending the boundaries and the potential of a second access being required.

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

- Northern boundary hedge/tree belt and tree belt along the north-east boundary must be retained where possible subject to access requirements.
- Opportunities to enhance the existing planting should be explored as part of any proposal for the site, if appropriate.
- Site layout and design should be compatible with the existing trees and vegetation, both during the construction phase and once the site is occupied. For example, consideration will need to be given to the proximity and orientation of dwellings and private amenity space to avoid future pressures from residents to remove or reduce the existing trees caused by shading/ leaf-drop etc.

South Norfolk Village Clusters Plan: Landscape Visual Appraisals

Site Details

Site Reference Number: VC EAR2REV (SN0218)

Site Address: Land north of The Street, Earsham

Site Status: Preferred

Proposed housing numbers on site: Up to 50 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 required due to the proposed increase in site area and dwelling numbers arising through the Examination process and the Inspector's Modifications to the VCHAP.

Landscape Appraisal

Landscape Character Area:

Landscape Character Area Classification: A5 Waveney Rural River Valley

Key features of the identified Landscape Character Area:

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:

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. Belt of trees planted on most of A143 boundary however further south this does eventually thin out and disappear.

Are there any Tree Preservation Orders present on site?

No.

Are there any proposed / pending Tree Preservation Orders on 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?

Hedgerow along boundary with The Street / Harleston Road which tapers off towards the south-western boundary.

Existing Landscape

Description of existing on-site and adjacent land use:

Agricultural field extending to the west, with further fields north and west beyond the local road network. The A143 is to the immediate north-west of the site with The Street to the south-east. Bungalows border the site to the south-east, broken by a small group of trees. There is an open field immediately adjacent to the south-west, somewhat screened by an established hedgerow along the boundary of the adjacent site. There is an operational quarry to the west on the opposite side of the A143.

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

Few on-site features beyond the mature oak tree in the north-eastern corner of the site, with a thin tree belt screening the A143 and most of the quarry to the north-west and a native hedgerow along The Street to the south-east. The site is part of a level field with residential development backing onto the eastern boundary. To the south-west there are no hedgerows or trees along the boundary, and wider views of the countryside are prevalent.

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 no landscape features along the southernmost boundary meaning views from The Street along the southern boundary of the site to the west will be significantly changed by introducing development to this site. This will be most evident at the junction of The Street and the A143 where the open aspect currently affords sweeping views into the site. The existing bungalows fronting Old Harleston Road and at Dukesway to the north are visible along The Street. Due to an area of surface water flooding identified in the Level 2 SFRA for the VCHAP, it is unlikely that development will occur to the east of the site closest to The Street or adjacent to the existing development to the north, potentially resulting in a break in the built form between the existing and proposed dwellings. In the southernmost area of the site some views of the active quarry may arise, particularly from dwellings exceeding one storey in height.

Views towards Earsham church spire would not be directly impacted but their context would become more urban, particularly when glimpsed from the A143. The church spire is already viewed in the context of existing development southeast of The Street however the introduction of development across the whole site, and particularly across the southern section, would restrict these views further.

Currently there are views across the whole site when approaching from the west along the A143. A partial buffer is provided by the existing vegetation along the boundary between the site and the road and this contributes to the transition from open countryside to the village that is experienced from the A143. Whilst this boundary would screen some of the development, the wider open views across the site further from the west will be impacted, particularly with the additional development proposed in the southern part of the site.

Within the wider landscape setting the site would read as an extension to the existing village and would be partially contained by the existing tree belt along the north-west boundary. Use of the whole field will extend beyond the existing built form of Earsham to the south-west however in the wider context of the existing settlement, this extension will not be significant.

Landscape Visual Appraisal Conclusion

Landscape Visual Appraisal Summary:

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

Development across the whole field would result in an extension of the built form of Earsham to the west with a similar style and visual containment to the current built form. Views of Earsham church spire from the Street would be impacted, particularly from the A143. At least a partial removal of the frontage hedgerow to the east of the site 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/quarry. However, wider views across the site from further west along the A143 as well as from the southernmost boundary where there is little existing vegetation will be impacted.

What are the likely key effects that have been identified?

The 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 site-specific mitigation measures been identified as being required 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 and enhancement of the northern tree belt and mature oak tree in north-eastern corner, including during the construction phase of development.
- Establishment of landscape buffers along the southern, eastern and western boundaries (connecting to the existing hedgerow) of the site to protect the rural context, to soften the visual impact of development from The Street and the A143 and provide some screening of the quarry to the west.
- Enhance and reinforce the existing tree belt along the site/A143 boundary to improve screening of the site from the A143. Site layout and design will need to take this boundary into consideration in conjunction with the amenities of future occupiers to avoid pressure to remove the trees in the future.

South Norfolk Village Clusters Plan: Landscape Visual Appraisals

Site Details

Site Reference Number: SN5040 and SN5041 (allocation reference: VC LM1REV)

Site Address: South of School Lane, Little Melton

Site Status: Preferred

Proposed housing numbers on site: Approximately 45 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 (SN5040). Concerns about vehicular access into the site from Burnthouse Lane (urbanising effect) (SN5041).

Update note to the Landscape Visual Appraisal: This is an updated LVA required due to the proposed increase in dwelling numbers arising through the Examination process and the Inspector's Modifications to the VCHAP.

Landscape Appraisal

Landscape Character Area:

Landscape Character Area Classification:

D1 Wymondham Settled Plateau Farmland

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

Key features of the identified Landscape Character Area:

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 identified Landscape Character Area:

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.

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 on the site?

Several mature trees around the central buildings, as well as established trees along the southern and eastern boundaries. Some smaller trees on northern boundary along School Lane.

Are there any Tree Preservation Orders present on site?

No

Are there any proposed / pending Tree Preservation Orders on 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?

There are hedges along the frontage along School Road, one through the centre of the site linking to the central buildings, along the southern boundary of the site and along Burnthouse Road.

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 west. Residential development to the north-west, north and east. The site faces residential gardens to east. The residential development to the west and northwest is recently completed.

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 ponds. The site is contained by established vegetation along the site boundaries and existing development outside of the site. 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?

Views into and out of the site are limited except for views across the fields towards Colney Lane and to new development at Hethersett. The site is mostly contained by existing vegetation and development. There are local views into the site from School Road which are currently of a good sized green area.

Landscape Visual Appraisal Conclusion

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 vegetation and key trees within the site. 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?

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

- Retain and enhance, where necessary, the mature boundaries to the south and west.
- To retain and enhance where possible the 'green' elements; pond, trees, grassland and consider the role of open space within the site.
- Site layout and design should be compatible with the existing trees and vegetation, both during the construction phase and once the site is occupied. For example, consideration will need to be given to the proximity and orientation of dwellings and private amenity space to avoid future pressures from residents to remove or reduce the existing trees caused by shading/ leaf-drop etc.

South Norfolk Village Clusters Plan: Landscape Visual Appraisals

Site Details

Site Reference Number: VC PSM1REV (SN1052REV)

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

Site Status: Preferred

Proposed housing numbers on site: 75

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 and any potential access from Poppy's Lane would be an issue as it would result in the loss of an important hedgerow.

Update note to the Landscape Visual Appraisal: This is an updated LVA required due to the proposed increase in site area and dwelling numbers arising through the Examination process and the Inspector's Modifications to the VCHAP.

Landscape Appraisal

Landscape Character Area:

Landscape Character Area Classification:

B4 – Waveney Tributary Farmland

Key features of the identified Landscape Character Area:

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 identified Landscape Character Area:

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 on the site?

Along northern boundary stretching out to Poppy's Lane. Also some isolated trees along southern and western boundaries.

Are there any Tree Preservation Orders present on site?

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

Are there any proposed / pending Tree Preservation Orders on 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?

There are good native hedges along the road frontages with Norwich Road and with Poppy's Lane, these both stop before the corner junction. The hedgerows also extend along the western boundary, however there is a gap in this enabling field access into the site.

Existing Landscape

Description of existing on-site and adjacent land use:

Agricultural land with residential properties on southern side of Norwich Road. Allotment gardens and residential properties on eastern side of Poppy's Lane. Small area of 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 and a feeling of enclosure. 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 all woodland to the north. The site extends to a hedge line to the north-west with agricultural landscape 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 however, in the wider landscape, it is relatively contained by an area of 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 open up – for example, on the corner where the allotments start and at the junction with Norwich Road. Use of the whole site including the area to the west does not appear to make any significant difference in terms of wider landscape impacts, although it should be noted that the hedgerows on the western boundary are less substantial than the vegetation along Norwich Road, and are 'gappy' in sections.

There are footpaths along the river further to the south of the village, although these are at a lower level and there is intervening linear housing along the south side of Norwich Road restricting views towards the site.

Landscape Visual Appraisal Conclusion

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 both Poppy's Lane and Norwich Road , especially where there are gaps in the existing vegetation.

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.

The western boundary of the site is slightly exposed to the open countryside with gaps in the existing vegetation and views from Norwich Road.

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

- Retain and reinforce the native hedge along Poppy's Lane, and the hedgerow along the western boundary of the site;
- Minimise the loss of hedgerow along Norwich Road as far as possible and where this cannot be avoided encourage replacement planting within the site to a similar or higher ecological standard;
- New planting to be added to the site along the northwest boundary of the site
- Adequate protection of the TPO trees and particularly the amenity value of the Oak (T16)
- Site layout and design should be compatible with the existing trees and vegetation, both during the construction phase and once the site is occupied. For example, consideration will need to be given to the proximity and orientation of dwellings and private amenity space to avoid future pressures from residents to remove or reduce the existing trees caused by shading/ leaf-drop etc.

South Norfolk Village Clusters Plan: Landscape Visual Appraisals

Site Details

Site Reference Number: VC SPO1REVA (SN0444)

Site Address: Land west of Bunwell Road, Spooner Row

Site Status: Preferred

Proposed housing numbers on site: Approximately 45 dwellings

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.

Update note to the Landscape Visual Appraisal: This is an updated LVA required due to the proposed increase in site area and dwelling numbers arising from the Examination process and the Inspector's Modifications to the VCHAP.

Landscape Appraisal

Landscape Character Area:

Landscape Character Area Classification:

B2 - Tiffey Tributary Farmland

Key features of the identified Landscape Character Area:

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 of the identified Landscape Character Area:

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 on the site?

There are trees along the western boundary.

Are there any Tree Preservation Orders present on site?

No

Are there any proposed / pending Tree Preservation Orders on 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?

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 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 Conclusion

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 in a more clustered form. This grouping of development will reduce the continued extension of the settlement into the surrounding countryside. The proposed increase in density should not result in any detrimental effects on the wider landscape due to existing containment of the site and the recent clustered development identified, meaning development will be seen within the same context.

The proposed extension of the site to the north to use the entire field will not result in any significant changes to the conclusions above. The land in question is within flood zones 2 and 3 and will not be developed.

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 site-specific mitigation measures been identified as being required 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.
- Whilst there is to be no built development within the northern area of the site due to the area being within identified flood zone 2 and 3, development in this area of the site should also be avoided to ensure that the open character of the settlement (particularly its historic dispersed, linear pattern) is not eroded.

South Norfolk Village Clusters Plan: Landscape Visual Appraisals

Site Details

Site Reference Number: SN0204 (allocation reference; VC SWA1REV)

Site Address: Land off Bobbins Way, Swardeston

Site Status: Preferred

Proposed housing numbers on site: Approximately 30 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.

Update note to the Landscape Visual Appraisal: This is an updated LVA required due to the proposed increase in site area and dwelling numbers.

Landscape Appraisal

Landscape Character Area:

Landscape Character Area Classification:

D1: Wymondham settled Plateau Farmland

Key features of the identified Landscape Character Area:

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 identified Landscape Character Area:

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 on the site?

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

Are there any Tree Preservation Orders present on site?

No.

Are there any proposed / pending Tree Preservation Orders on 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?

There is a hedgerow along the northern and eastern boundaries.

Existing Landscape

Description of existing on-site and adjacent land 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 Conclusion

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 but it would also be seen against the backdrop of the village and the existing development, as well as the development at VC SWA2REV.

What are the likely key effects that have been identified?

The site 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. Extending the site to the natural field boundary to the east also avoids the creation of an artificial field boundary to contain development.

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

- Ensure the level of planting along the boundaries is adequate to contain the site.

South Norfolk Village Clusters Plan: Landscape Visual Appraisals

Site Details

Site Reference Number: SN700 (allocation reference VC SWA2REVA)

Site Address: Land on Main Road, Swardeston

Site Status: Preferred

Proposed housing numbers on site: approximately 55 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.

Update note to the Landscape Visual Appraisal: This is an updated LVA required due to the proposed increase in site area and dwelling numbers.

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 hedgerows along northern, eastern and southern boundaries, with trees also 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, eastern 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?

PROW Swardeston 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. Extending the site to the natural field boundary to the east is unlikely to result in any further impacts than those already identified and, as with VC SWA1REV, will not result in the creation of an artificial field boundary.

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

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

South Norfolk Village Clusters Plan: Landscape Visual Appraisals

Site Details

Site Reference Number: SN0602 (allocation reference VC TAC2REV)

Site Address: Land adjacent The Fields, Tacolneston

Site Status: Preferred

Proposed housing numbers on site: approximately 31 dwellings

Local Plan landscape designations: None.

Initial landscape site assessment comments: None – carried forward allocation from 2015 Local Plan.

Note to the Landscape Visual Appraisal: This is a new LVA required due to the proposed increase in site area and dwelling numbers following the Examination process and the Inspector's Modifications to the VCHAP.

Landscape Appraisal

Landscape Character Area:

Landscape Character Area Classification:

E1 - Ashwellthorpe Plateau Farmland

Key features of the identified Landscape Character Area:

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 identified Landscape Character Area:

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 on the site?

Established trees on eastern and southern boundaries, and western corner. Potentially some established trees on northern boundary -these may be within the gardens of adjacent development however they will need to be protected in the construction phase and the site layout and design should have regard to them to protect the amenities of future occupiers.

Are there any Tree Preservation Orders present on site?

One TPO on eastern boundary, two on southern boundary.

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?

Established hedgerows on eastern, southern and western boundaries that may require assessment under Hedgerow Regulations.

Existing Landscape

Description of existing on-site and adjacent land use:

Site is flat and appears to be in arable use. No distinctive features except those noted on boundaries. Fields to the south and west are also in arable use and are flat, allowing views into the site. Development borders the site to the north.

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

No distinguishing features on the site or surrounding fields except for boundary hedgerows and trees.

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?

PROW Forncett FP2 located to the southwest with some potential 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 contained by development to the north and east. The site can be viewed from Common Road to the south and Story's Lane to the west. However, development on the site will be seen in the context of existing development and will not substantially alter the existing views.

Landscape Visual Appraisal Conclusion

Landscape Visual Appraisal Summary:

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

The site is typical of its Landscape Character being flat and with views of the countryside to the south and west. However, the site with the proposed extension to the north-west does not encroach any further into the countryside than the existing development. Therefore, any development on the site would not substantially change the views into the site.

The site is also bordered by established vegetation, including protected trees, which could be impacted by development. However, access to the site will come from The Fields, which has an existing access to the site and no substantial vegetation that could prevent this access from being used.

What are the likely key effects that have been identified?

Limited impacts on views due to existing built form adjacent to the site. Some reduction in the open aspect and a potential impact on boundary vegetation.

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

- Sympathetic design of landscaping and the built development to ensure it is appropriate considering the location at the edge of the settlement and integrates into the existing development adjacent to the site.
- Protection and enhancement of boundary hedgerows and trees to integrate development on the site into the countryside.
- Site layout and design should be compatible with the existing trees and vegetation, both during the construction phase and once the site is occupied. For example, consideration will need to be given to the proximity and orientation of dwellings and private amenity space to avoid future pressures from residents to remove or reduce the existing trees caused by shading/ leaf-drop etc.