



Land East of Stocks Hill, Bawburgh, Norfolk

Landscape and Visual Appraisal

July 2021

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1. Introduction

1.1 This Landscape and Visual Impact Appraisal has been prepared on behalf of Gable Developments to determine the potential impact of new residential development on land East of Stocks Hill, Bawburgh.

Purposes of the Document

1.2 The purpose of this document is to assess the landscape, visual and cultural impacts of the potential development on the site.

1.3 The document evaluates the contribution of the site to the landscape character, visual amenity and cultural and heritage features of the local area before assessing the potential impacts of the development on that character and amenity.

Structure of the Document

Landscape Baseline

1.4 This section assesses the character and quality of the local landscape before identifying the extent to which the proposal site contributes to or detracts from that character and therefore its sensitivity to change.

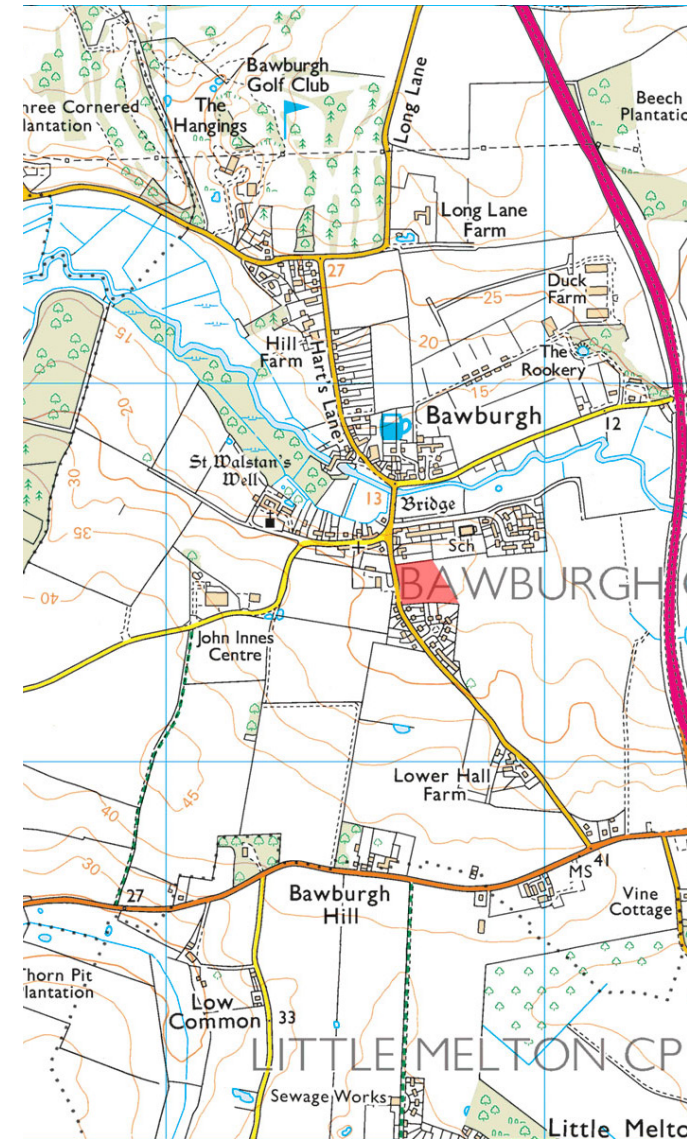
1.5 The assessment of the character and of the proposal site identifies the wider landscape receptors that may be affected by the proposals, as well as their sensitivity to change. These receptors may be features or elements of character that need to be preserved, restored or enhanced.

Development Proposals and Site description

1.6 This section reviews the historic development of the site and its landscape setting, and describes the development proposals.

Landscape and Visual Assessment

1.7 This section assesses the potential landscape and visual impacts of development on the site, based on a thorough field survey and panoramic site photographs. The precise locations of the photographs were plotted using GPS.



Site Location

2. Personal Statement

2.1 This report has been prepared by Luke Broom-Lynne CMLI MRTPI.

2.2 I am an independent Chartered Landscape Architect and Chartered Town Planner with over 30 years in professional practice. I was awarded a BA Degree in Landscape Architecture from Leeds Metropolitan University in 1983, followed by a Post-graduate Diploma (with commendation) in 1985. I have been a Chartered member of the Landscape Institute since 1989 and of the Royal Town Planning Institute since 2004.

2.3 I worked initially in the public sector, including senior posts in the planning teams of the Broads Authority and Norwich City Council. I have worked in the private sector for the past 18 years, including a period as Partner in a major regional planning and property consultancy. I now work as an independent landscape planning consultant, involved in Landscape and Visual Impact Assessment, Urban Design and Masterplanning for a wide range of commercial and residential projects throughout the UK.

2.4 Major recent projects have included

- University of East Anglia – Landscape Strategy
- Bewilderwood, Tatton Park and Hoveton – LVIA and Landscape Strategy
- North Weald AONB, Essex Coast and Pembrokeshire

- LVIA for new solar farms

- Future Biogas – LVIA and landscape strategy for various power plants in Lincolnshire, Staffordshire, Norfolk and Cambridgeshire.
- Coltishall airfield Solar Park – LVIA and landscape strategy.
- Grays, Essex - Masterplanning and urban design for new residential development
- Bridlington, Yorkshire - New holiday development
- Edinburgh - LVIA for new Park and Ride scheme
- Pembroke, S. Wales - LVIA for new solar farm

2.5 I believe that my submission complies with the requirements of the Codes of Professional Conduct of the Royal Town Planning Institute and the Landscape Institute.

3. Planning Context

National Planning Policy

- 3.1 National Planning Policy Framework requires that the policies in a Local Plan follow the approach of “*a presumption in favour of sustainable development*”, with clear local policies that will guide how the presumption will be applied locally. The UK government defines sustainable development as that which leads to improvement in terms of the economic, social and environmental dimension.
- 3.2 To ensure that each dimension of sustainable development is properly assessed in decision-making, the Development Management Policies have been arranged around the three dimensions of sustainable development.
- 3.3 The implications on all three dimensions must be considered in every decision – applying relevant policies other relevant material considerations. In accordance with the National Planning Policy Framework the decision makers must make development management decisions to achieve sustainable development by seeking economic, social and environmental gains from all development, “jointly and simultaneously”.
- 3.4 The impacts will range from Positive, through degrees of adverse impact which could be mitigated, to unacceptable adverse impact.

3.5 If a development proposal would have an unacceptable adverse impact in any one dimension, then the proposal should be refused.

3.6 Crucially, the benefits and adverse impacts will be weighed and no one dimension will routinely have precedence over the others.

South Norfolk Local Plan Development Management Policies Document (DMPD)

3.7 The DMPD was adopted in October 2015. It sets out the Development Management policies and local ground rules that the Council use to judge whether development proposals are acceptable over the next 15 years or so; they are intended to be used by the Council to promote sustainable development and to make decisions on all planning applications in the district.

3.8 Notwithstanding the need to consider the economic and social dimensions of all decisions (Policy DM 1.1), the DMPD states that the Council is committed to ensuring that development proposals do not cause significant harm to irreplaceable environmental assets, and do make positive improvements in the quality of the built, natural and historic environment and people’s quality of life. In accordance with the National Planning Policy Framework.

3.9 The DMPD emphasises that all development proposals

should demonstrate that full regard has been given to local circumstances and the distinctive local characters and qualities of the places found in South Norfolk.

3.10 Key relevant policies include:

3.11 Policy DM 3.8

3.12 *Major development should be masterplanned using an inclusive recognised process demonstrating how the whole scheme will be delivered and related to adjacent areas.*

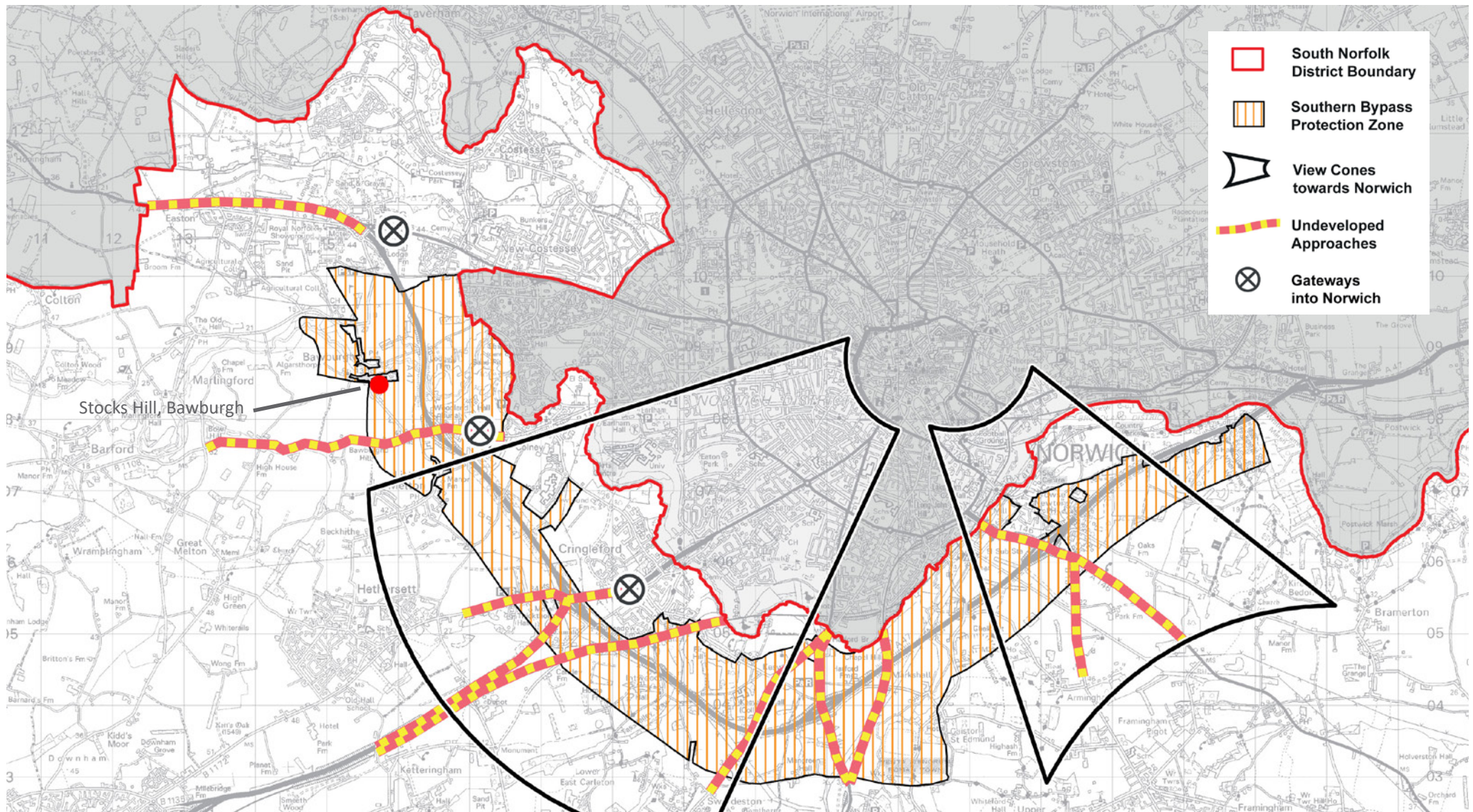
3.13 Policy DM 3.13






3.14 *Planning permission will be refused where proposed development would lead to an excessive or unreasonable impact on existing neighbouring occupants and the amenity of the area or a poor level of amenity for new occupiers.*

3.15 The National Planning Policy Framework and Joint Core Strategy emphasise the importance of identifying and responding to landscape character and distinctiveness through good design. Development proposals will be expected to demonstrate how they have taken into account the key findings from the 2001 South Norfolk Landscape Assessment as updated by the 2012 review. This will be particularly relevant when the development sits in a location with distinctive and sensitive landscape characteristics.

Norwich Southern Bypass Landscape Protection Zone (NSBLPZ)

- 3.16 The NSBLPZ has been identified where there are high levels of visual accessibility to and from the road to a predominantly open rural area that plays an important part in making the landscape setting of Norwich. This Zone does not have a distinct or special landscape character in its own right.
- 3.17 Any development to be permitted within the Landscape Zone (including that within the highway and other transport corridors) should have regard to protecting the openness of the Landscape Zone and, where possible, enhancing the landscape setting of the Southern Bypass, including the practice of wild flower planting and management regimes.
- 3.18 The opportunities for long distance views into the city of Norwich from the south of the city are limited by the topography and screening effect of vegetation. However, fieldwork has identified important opportunities to view the city from the northern edge of the plateau to the south west and south east of the city. In these areas, broad Key Views ‘cones’ have been identified.
- 3.19 Within these ‘cones’ all development proposals should ensure they do not obstruct the long views to and from the city.
- 3.20 Policy DM 4.6 Landscape Setting of Norwich
- 3.21 *All development proposals will not harm and where possible should enhance the landscape setting of Norwich with regard to the following considerations:*
- 3.22 *NSBLPZ*
- 3.23 *All development proposals within the Norwich Southern Bypass Landscape Protection Zone (NSBLPZ), as shown on the Policies Map, should have regard to protecting the openness of the Zone and, where possible, enhancing the landscape setting of the southern bypass, including the practice of wild flower planting and management regimes.*
- 3.24 *Key Views*
- 3.25 *All development proposals located within the Key Views ‘cones’ shown on the Policies Map should ensure they do not obstruct the long distance views to and from the City.*
- 3.26 *Undeveloped Approaches*
- 3.27 *All development proposals within the visual zone of influence viewed from the identified Undeveloped Approaches to Norwich should reinforce and avoid undermining the rural character of the Undeveloped Approaches to Norwich.*
- 3.28 *Gateways*
- 3.29 *All development proposals on the approaches to defined Gateways (shown on the Proposal Map) shall reinforce and avoid undermining the significance of these Gateways as the visual points of the landscape and townscape change marking the ‘arrival’ at and ‘departure’ from the city of Norwich.*
- 3.30 *Development which would significantly harm the NSBLPZ or the landscape setting of the Norwich urban area will not be permitted.*



-  South Norfolk District Boundary
-  Southern Bypass Protection Zone
-  View Cones towards Norwich
-  Undeveloped Approaches
-  Gateways into Norwich

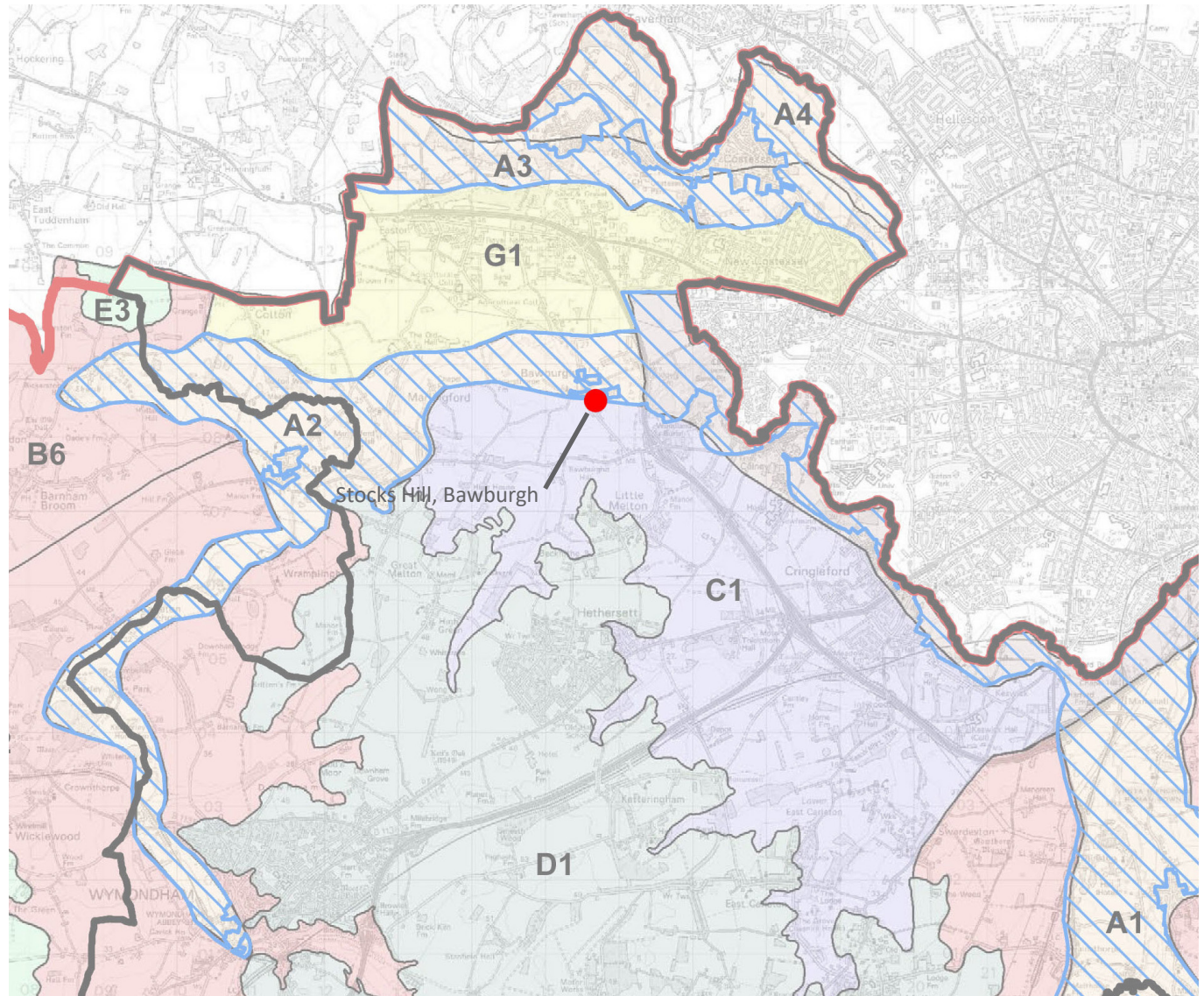
Extract from Map 4.6, South Norfolk Local Plan Development Management Policies
 Document showing the Norwich Southern Bypass Protection Zone

South Norfolk Landscape Character Assessment

3.31 The site is located on the transition of two distinct landscape character zones in the South Norfolk Landscape Character Assessment: A2: *The Yare Rural River Valley* and C1: *Yare Tributary Farmland with Parkland*. It is considered that it exhibits most of the characteristics of the latter. This area occurs to the southwest of Norwich and is defined by the rural and urban reaches of the River Yare to the east and north, and by the settled plateau farmland around Hethersett and Wymondham (above the 40m contour) to the south. The character area is entirely within the Norwich Policy Area.

Key Characteristics

- 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.
- Transitional landscape occupying the mid ground between the upland plateau of the Wymondham-Hethersett settled plateau farmland and the principal Yare Valley and forming part of the transition between the rural and urban landscape.
- Peaceful farmland with small farm woodlands and intermittently wooded tributary valleys creating a quiet rural atmosphere.
- Presence of large parkland estates, particularly



Extract from the South Norfolk Landscape Character Assessment

associated directly with the tributary valleys. Estate railings. Boundary fences, tree-lined avenues and traditional wooded parkland contribute to landscape character.

- Sparsely settled landscape of small clusters of farmhouses, small villages and rural dwellings interspersed with large manorial buildings and halls.
- A sense of impenetrability and remoteness despite the presence of major transportation corridors. The Norwich Southern Bypass and A11 Wymondham Road trisect the landscape and the area is also traversed by the main Norwich-London railway line. These routes create corridors of movement and noise in this otherwise peaceful landscape. Elsewhere, there is an intricate network of narrow rural roads and lanes.
- Yare Minor Tributaries Streams elusive - evident but usually hidden within the landscape by topography or trees noticeable only at fording points or at close-range.
- Arable and pastoral farmland of cereals and sugarbeet with more pastoral land uses within 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.
- Vernacular architectural character, predominantly of rural buildings and estate dwellings. More modern dwellings are found in the larger villages.
- High number of large dwellings set in extensive grounds including characteristic large detached

halls and manor houses, usually constructed of brick, of high architectural quality, associated with the parkland estates of Keswick, Intwood, Thickthorn and Colney. These are frequently screened by woodland, and therefore visible only at close range.

- Intermittent long views towards the City of Norwich.
- Presence of large institutional buildings including new hospital and areas of the Research Park at Colney.

Sensitivities and Vulnerabilities

3.32 The principal sensitivities and vulnerabilities of this landscape character have been identified. They include:

- proximity to Norwich and loss of rural farmland character through expansion of the urban edge of the City beyond the Yare Valley or development associated with the Southern Bypass/A11
- particular vulnerability to loss of clarity of the rural/urban divide created by the Yare Valley;
- incremental change including upgrading of the rural lane network (e.g. kerbing and lighting) plus isolated developments (e.g. institutions) resulting in a more urban character:
- a gently shelving topography from the plateau and long views making this area especially sensitive to the location of any new development/infrastructure - and potential impact on views to

the City;

- loss and degradation in the character of the historic parkland and designed landscapes, particularly with changing uses and demands;
- loss of mature tree boundaries (without replacement) resulting in further 'opening up' of views plus loss of woodland;
- suburbanisation of field and parkland boundaries.

Development Considerations

3.33 Any development must respect the character of the Yare Tributary Farmland and Parkland Character Area and conserve and enhance the key landscape assets as described in the landscape character assessment. In particular it must seek to maintain the peaceful farmland landscape and a clear rural/urban transition. This will include reference to the following key criteria:

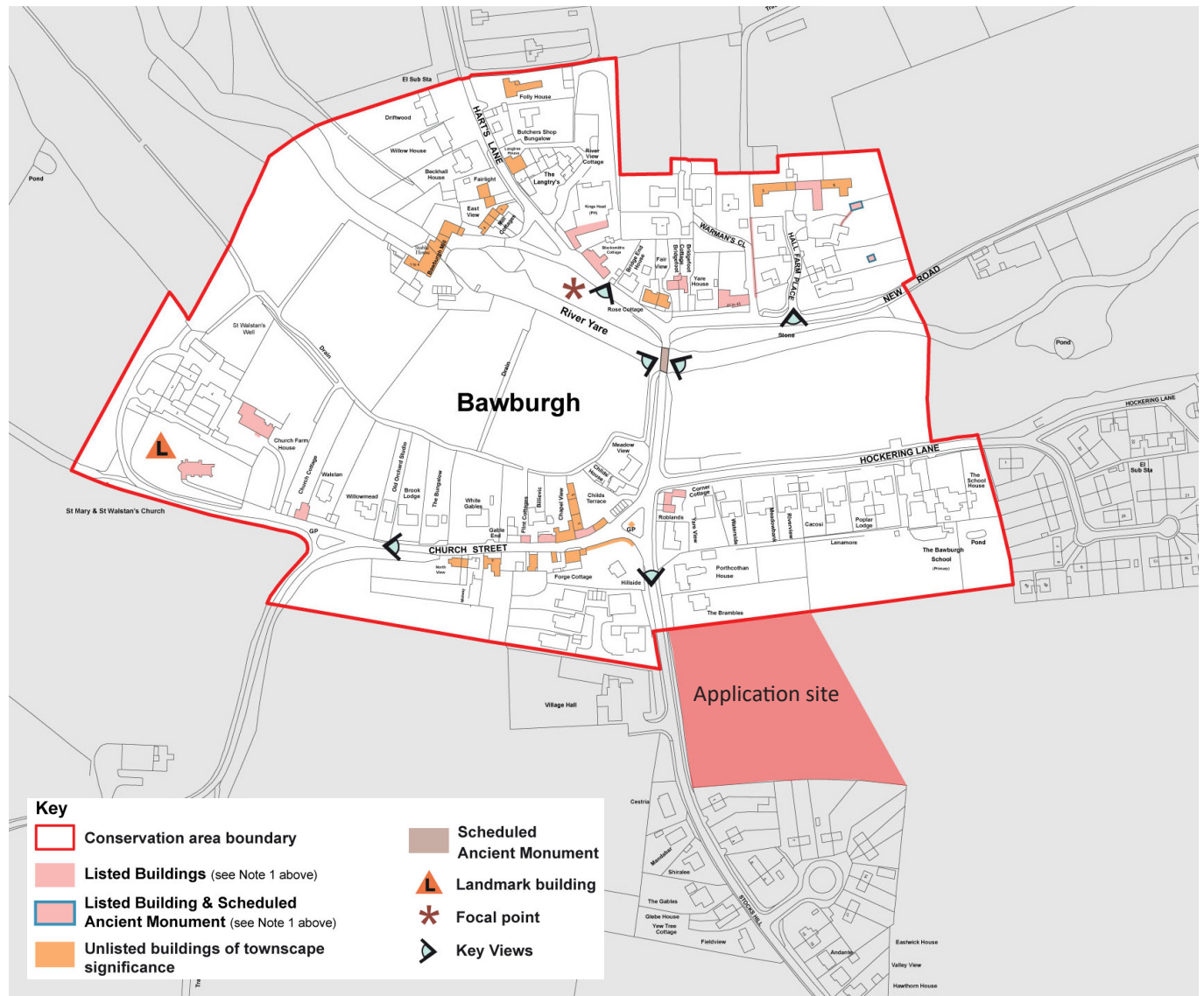
- respect the sparsely settled character of the area with small villages, isolated buildings of vernacular character and large institutional buildings in extensive grounds;
- protect the quality, character and setting of the key landscape assets, notably the tributary corridors and the historic parklands which characterise the Yare Tributary Farmland and Parkland;
- seek to ensure the restoration and management of historic landscapes as a condition of permission for new uses/development within these areas;
- consider impact of proposals on the intricate rural

lane network — avoid widening, kerbing, lighting which will quickly impart a more urban character;

- consider impact on key views from the higher plateau landscape, the adjoining character areas (particularly the Yare Valley Urban Fringe) and views towards the City;
- 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.

Bawburgh Conservation Area

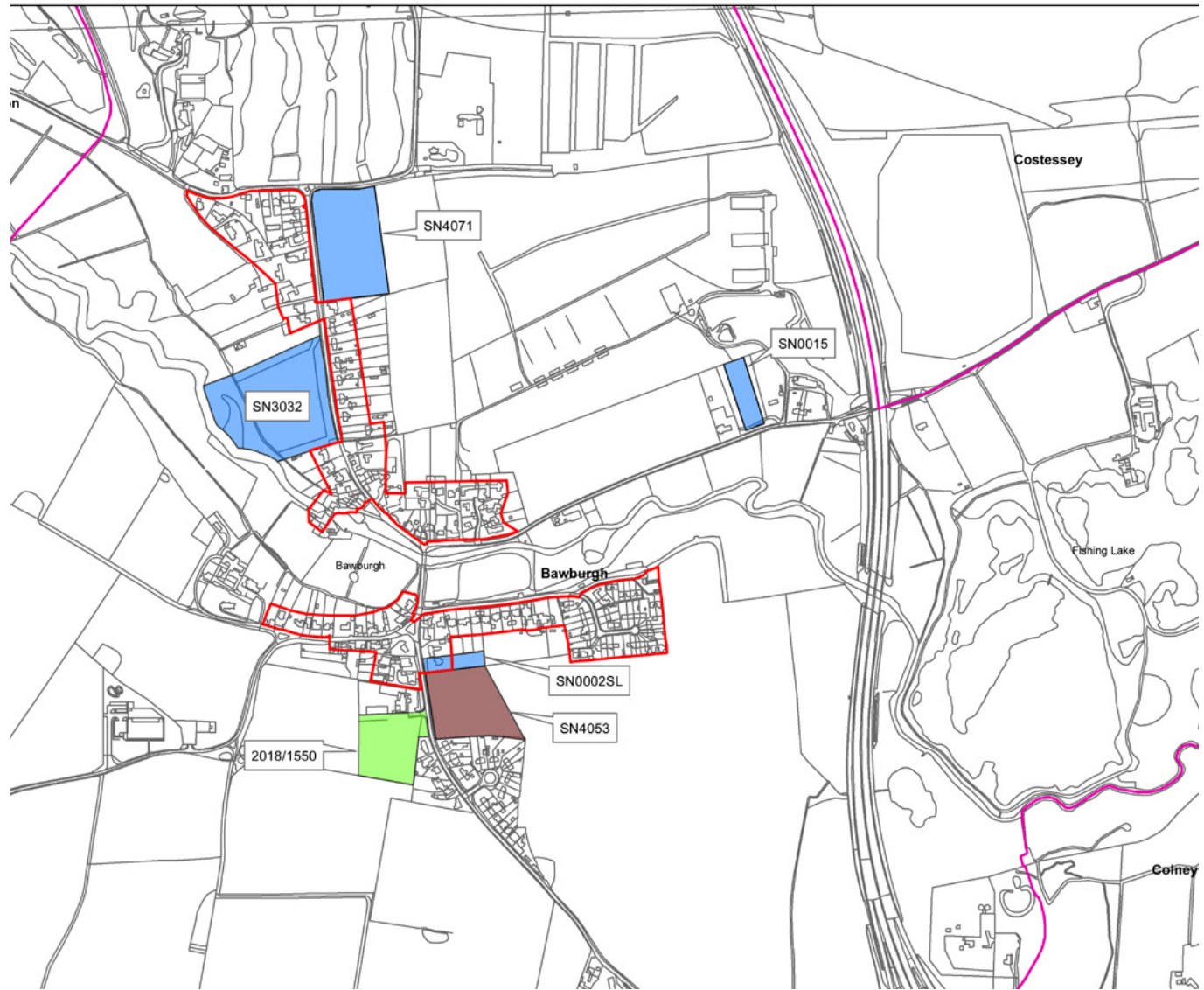
3.34 The application site is located on the boundary of Bawburgh Conservation Area. The 2017 Conservation Area Appraisal notes that *'the landscape as one approaches the village either from the north or south, cradles the village which clusters on both sides of the river bridge. Trees and hedges frame the roads of these approaches so that the conservation area is visible from above as one starts the descent on each side. As one continues downhill the view closes so that the enclosure of the settlement predominates. Only at the core of the village, where the houses are set back from the flood plain of the water meadows, is the landscape visible once more, with the bridge as the link between the two distinct halves of the conservation area. ... the impact of any new development should be assessed from the wider viewpoint to the north and south of the village.'*



Extract from the Bawburgh Conservation Area Appraisal

Bawburgh Village Cluster Site Assessment

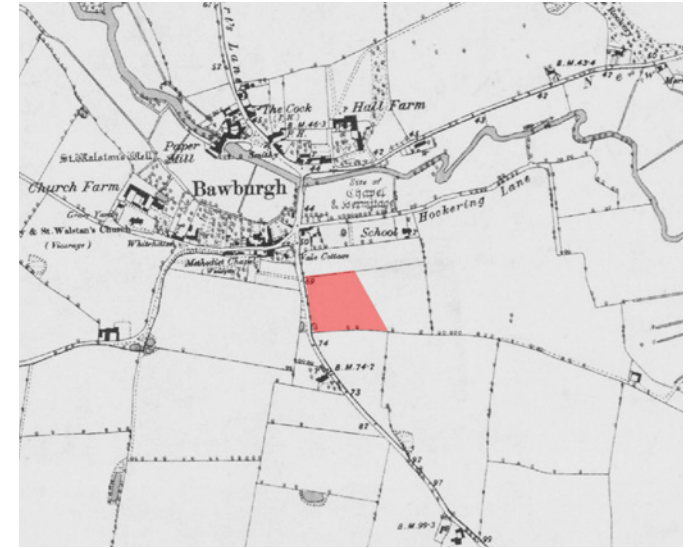
3.35 In terms of the South Norfolk's Bawburgh Village Cluster Assessment of Housing Allocations, the site is considered to be a 'reasonable option for development'. The site has a strong relationship with the existing built form of the settlement and would benefit from good connectivity. A landscape assessment would be required to determine the landscape impact of development in this location. There would not be a significant impact on existing vegetation on the site.' It also notes that 'Development of the site would impact on the existing verdant characteristics of this part of Stocks Hill. This impact may be mitigated through an appropriate design solution.'



Extract from the South Norfolk Village Clusters Housing Allocations Plan (Site no. SN4053)

4. Landscape Character

- 4.1 As noted in the Conservation Area appraisal, the village is set in the valley of the river Yare at the foot of gently sloping ground on both northern and southern sides. The river here lies at around the twelve metres contour above sea level and meanders between water meadows as it approaches Norwich four miles to the east of the village. The ground to north and south rises to the forty metre contour within sight of the bridge so this is, for Norfolk, a landscape of dramatic contours.
- 4.2 The landscape is open but not without trees and woodland which punctuate rather than shape it around the village. The most prominent landscape feature beyond the conservation area is the Norwich southern bypass opened in the early 1990s. It runs to the south and west of the village and although on higher ground, is fortunately not visible from within it, despite being audible on still days.
- 4.3 Analysis of historical mapping shows how the vegetation, development and land patterns have evolved in this area.
- 4.4 The Tithe map (c. 1840) shows the core of the village with a few houses around the mill and river, with the application site outside the village in an area of small to medium-sized fields. The First Series Ordnance Survey mapping shows more detail, with the field boundaries largely unchanged and with boundary trees marking the edges of the fields.



Historic mapping. Top left: Tithe Map (c.1840). Top right Ordnance Survey 1890.
Bottom left: Aerial view 1946. Bottom right: Aerial view 1988

4.5 By 1946, the triangular field immediately to the south of the sites becoming developed with a new cul-de-sac, with further housing on land opposite. By the time of the 1988 aerial view, the development in this area had consolidated and forms a residential area somewhat separated from the main village by farmland. Major residential development had also developed north-east of the site, on Hockering Lane.



4.6 Fields to the east of Stocks Hill had also become amalgamated by this time, and extensive hedgerow and boundary trees had been cleared, resulting in the open landscape seen today.



4.7 Since the Norwich Southern Bypass opened in 1992, new planting associated with the bypass has become established and mature. The result is that, although it lies only 700 metres from Stocks Hill, it is so well screened by vegetation that it is barely noticeable visually, although with the distant sound of traffic.



4.8 Recent development near the site has extended the built form of the village southwards, in the form of the Village Hall opposite the site and a small residential development of 10 dwellings under construction south of the Village Hall.

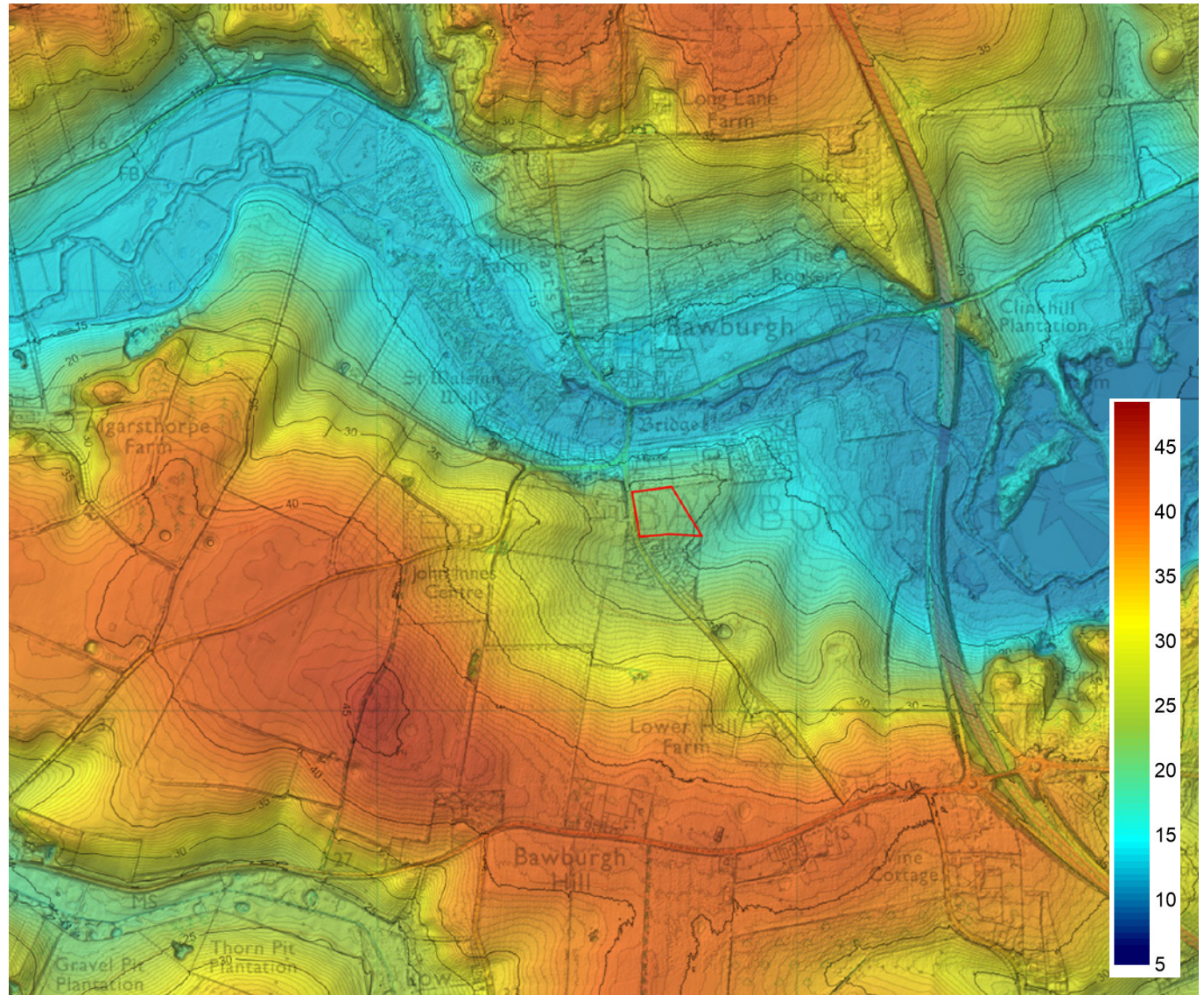


4.9 The site itself forms just around 1 hectare at the north-western corner of a large arable field of around 30 hectares. It occupies a prominent spot on high land on leaving the main part of the village, with the early part of Stocks Hill largely enclosed by trees and buildings,

Top left: Aerial view 2020. Top right: View of current residential development under construction opposite the site
Bottom left: View northwards along Stocks Hill on the approaches to the village. Bottom right: Village Hall opposite the site

opening at the top with wide views over the open arable landscape and valley of the River Yare towards Colney and Norwich.

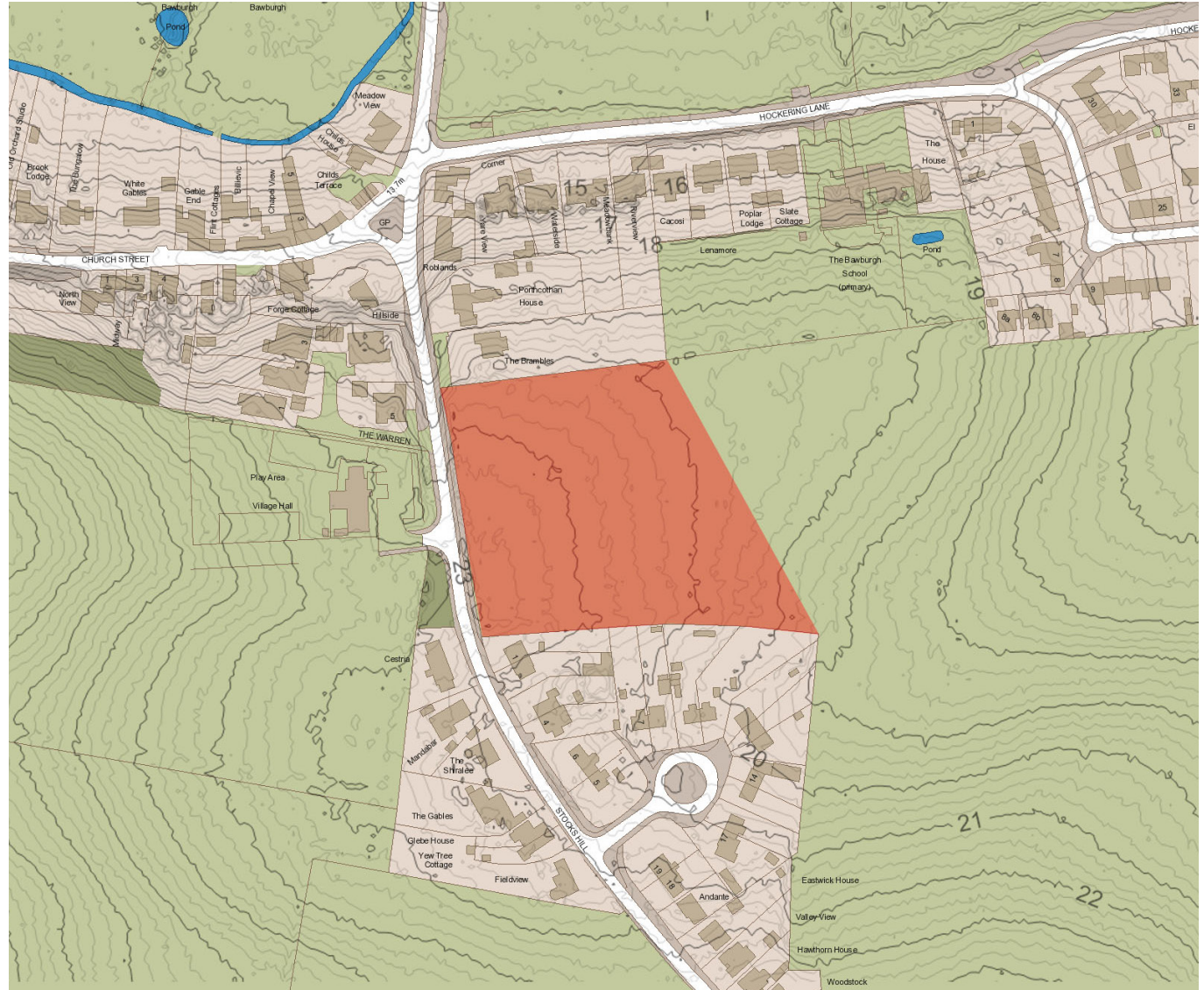
- 4.10 The bypass planting and wooded backdrop beyond the River form a distinct feature in the landscape and completely screens the city from view. These wide vistas from an elevated location over a river valley toward a well-wooded landscape are a striking feature of this area, giving the area a remarkably pastoral character considering the proximity of road infrastructure and development.



Local topography

5. Site Proposals

- 5.1 The proposal is for an allocation of approximately 35 dwellings, plus a potential additional area of land to the east for public open space, on a site of approximately 1.4 hectare.
- 5.2 The site slopes gently toward the east, with a steeper slope to the north towards the valley floor and the river at Bawburgh Mill.



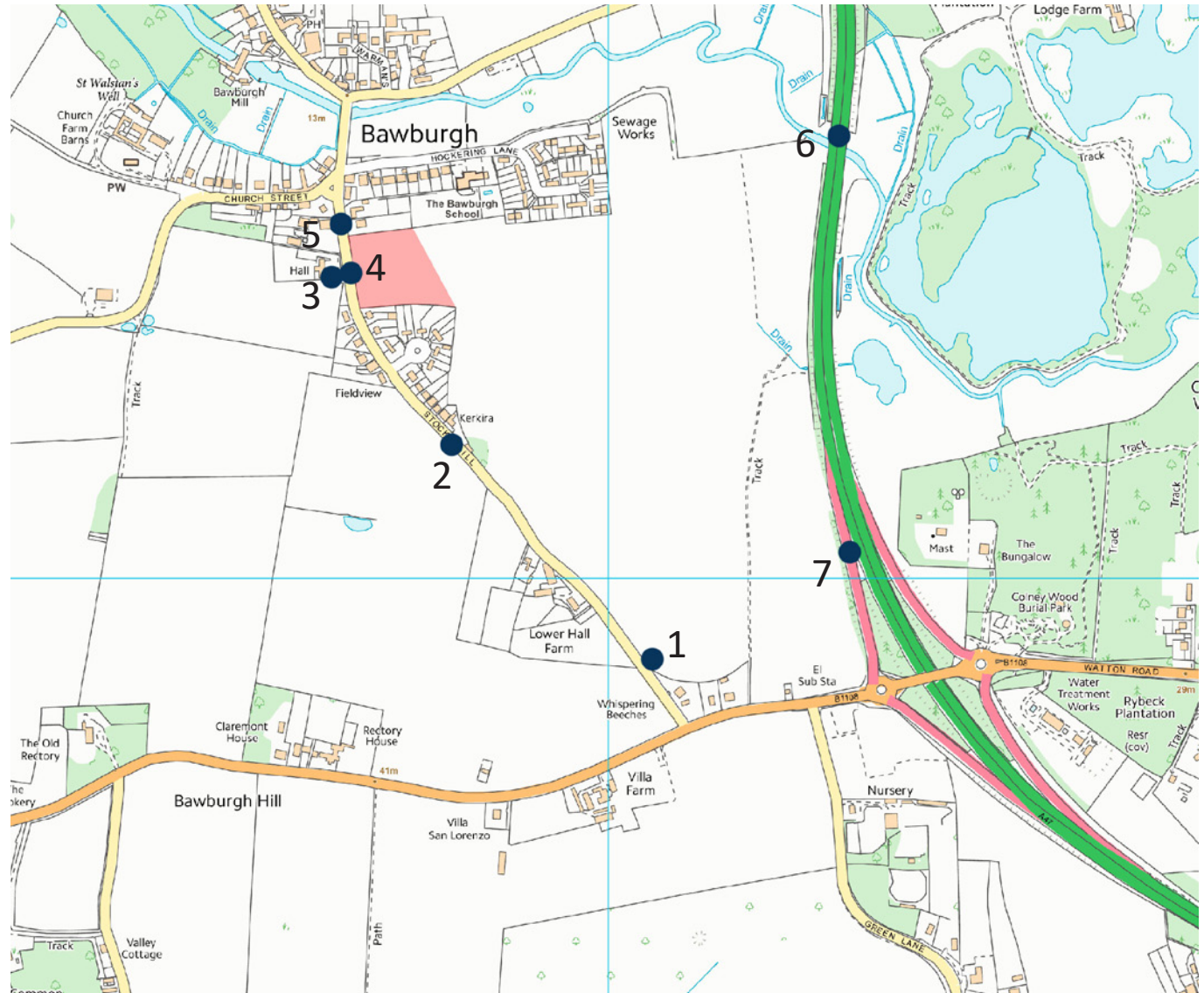
Site Area



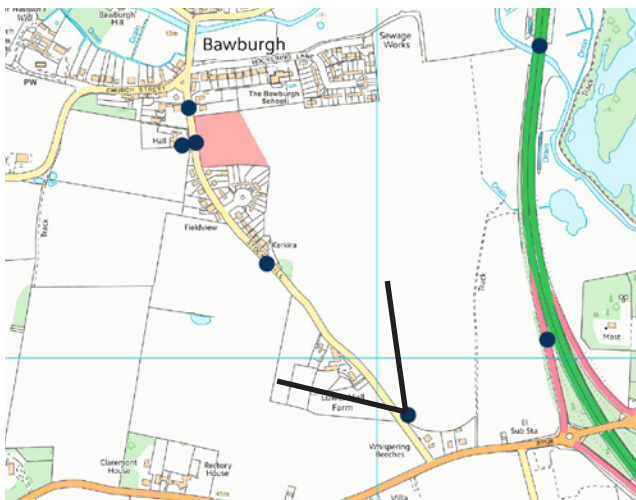
Site in context

6. Visual Assessment

- 6.1 In order to undertake the assessment, the application site and its environs were walked over one day to determine potential views, and identify representative locations (receptors) to demonstrate the visual impact.
- 6.2 Photographs have been used to demonstrate the key views and vistas, and to indicate potential visibility to and from the proposed development site. The location of the viewpoints was logged using GPS and this data was used to prepare the panoramic visualisations which were used in the preparation of the proposals. The following section summarises the potential visual impacts.



Viewpoints used in the visual assessment



Viewpoint 1

Camera: Canon 6D Full Frame DSLR

Lens focal length: 50mm

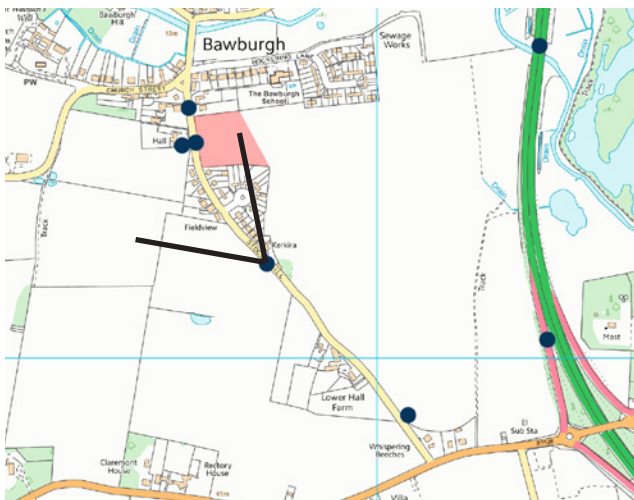
Location:

52.625778°N, 1.190348°N, 59m

TG1602607892

616026, 307892

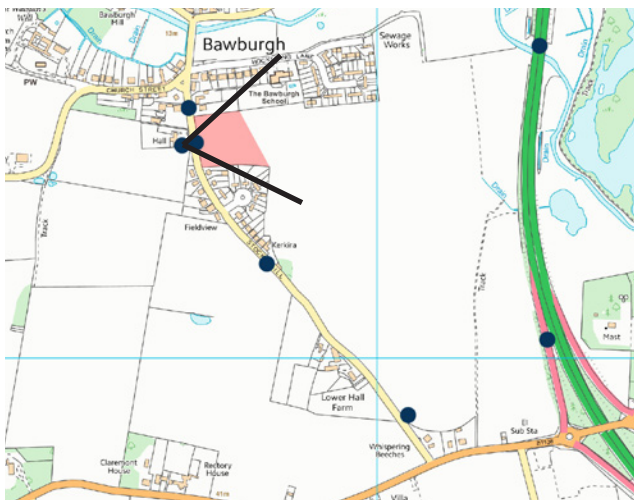
View northwards from Stocks Hill, approximately 660 metres from the application site. This is a typical view from this area, with the elevated position and open farmland allowing expansive views toward the opposite valley side. The application site is located beyond the belt of trees and hedgerow in the middle distance left of centre, and likely to be well screened. Despite the proximity of existing development and road infrastructure, the visual exposure suggests that this area has a high visual sensitivity.



Viewpoint 2
Camera: Canon 6D Full Frame DSLR
Lens focal length: 50mm

Location:
52.628262°N, 1.18674°N, 33m
TG1577008157
615770, 308157

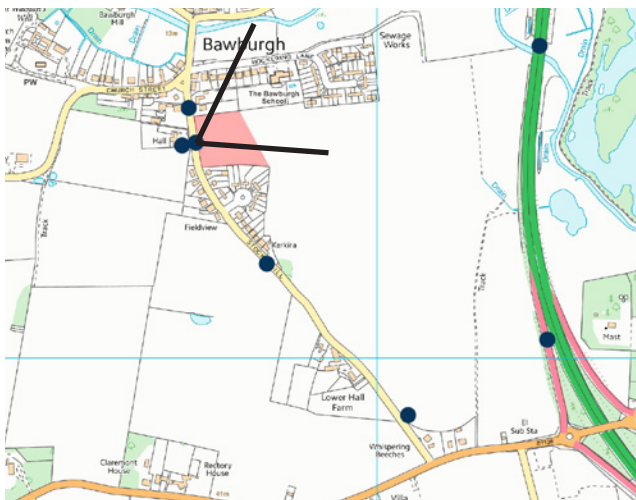
This is the view North-westwards along Stocks Hill toward the entrance to the outer part of the village. This is an area with a more 'suburban' character to the older part of the village, but an established and well-tended area. The application site is located beyond the buildings and unlikely to be noticeable from this location.



Viewpoint 3
Camera: Canon 6D Full Frame DSLR
Lens focal length: 50mm

Location:
52.630947°N, 1.184182°N, 22m
TG1558408448
615584, 308448

This is the view Eastwards from the entrance to the Village Hall and the new residential development adjacent, looking over the application site on the opposite side of the road. There are currently views from here over the arable field toward the wooded backdrop of Colney on the opposite side of the bypass. Development here would noticeably impact upon the sense of openness. Landscape mitigation and sensitive design would help new development to fit into the townscape and landscape character, although the loss of expansive views would result in a noticeable change in the character of the area



Viewpoint 4

Camera: Canon 6D Full Frame DSLR

Lens focal length: 135mm

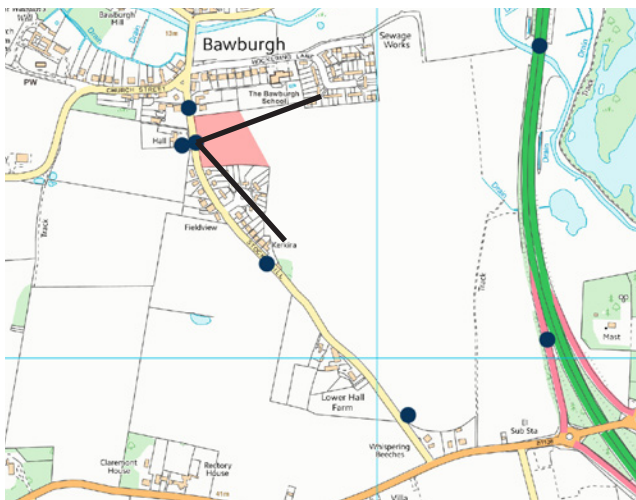
Location:

52.631031°N, 1.184605°N, 18m

TG1561208459

615612, 308459

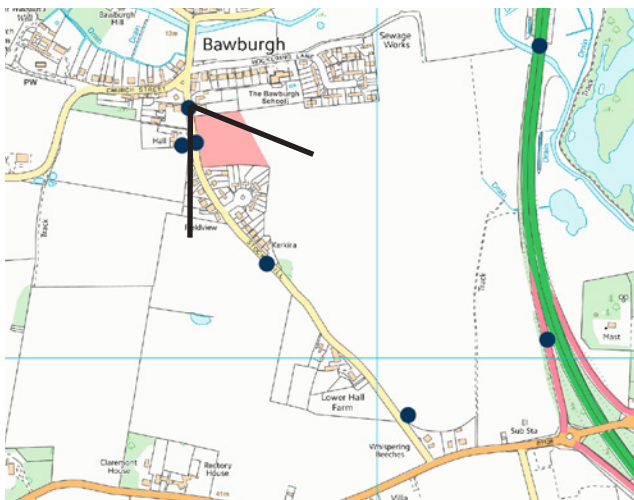
View eastwards over the site from the edge of Stock Hill showing the broad expansive views toward the generally wooded landscape beyond the bypass. The proposed development site is located in the foreground and would impact upon the sense of rural openness here.



Viewpoint 4a
Camera: Canon 6D Full Frame DSLR
Lens focal length: 135mm

Location:
52.631031°N, 1.184605°N, 18m
TG1561208459
615612, 308459

View South-eastwards over the site from the edge of Stock Hill showing the broad expansive views toward the generally wooded landscape beyond the bypass and toward Colney Woods. The proposed development site is located in the foreground and would impact upon the sense of rural openness here.



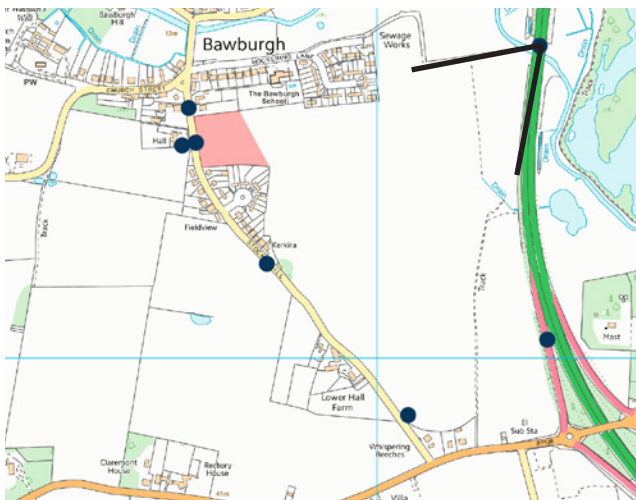
Viewpoint 5
Camera: Canon 6D Full Frame DSLR
Lens focal length: 50mm

Location:
52.631439°N, 1.184205°N, 22m
TG1558308503
615583, 308503

View southwards along Stocks Hill, the view when leaving the main historic core of the village. The relatively steep hill is somewhat enclosed by trees, creating a tunnel effect, and the views open at the brow of the hill allowing broad views eastwards.



Approximate
location of
Application site



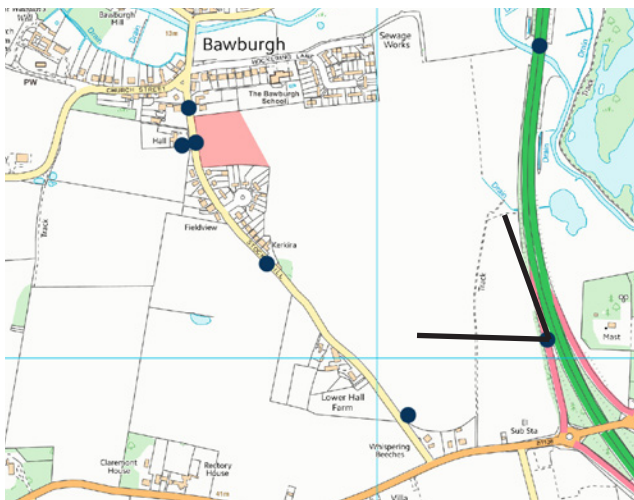
Viewpoint 6

Location:
52.632830°N, 1.1950561°E
TG1631008690
616310,308690

View south-westwards toward the site from the Norwich Southern Bypass, approximately 670 metres from the site. At this location, the roadside planting clears as the road passes over a bridge over the River Yare. Although not within one of the 'Key View Cones' as defined in Policy DM 4.6, the passing views over the wider landscape are significant. The application site is visible, although relatively distant and passing motorists are unlikely to notice a change in the rural character of the view.



Approximate
location of
Application site



Viewpoint 7

Location:
52.627114°N, 1.1948907°E
TG1632708054
616327, 308054

View north-eastwards from the Colney slip road leading to the Norwich Southern Bypass, approximately 730 metres from the application site. Motorists have passing views across the largely open arable landscape. It is unlikely that development on the site would be visible, due to the effects of local screening by vegetation and topography.

7. Conclusion

7.1 A Landscape and Visual Appraisal was undertaken to determine the potential impact of residential development on 1.4 hectares of land off Stocks Hill, Bawburgh.

7.2 The site forms just around 1.4 hectares at the north-western corner a of a much larger arable field of around 30 hectares. It occupies a prominent spot on high land on leaving the main part of the village, with the early part of Stocks Hill largely enclosed by trees and buildings, opening at the top with wide views over the open arable landscape and valley of the River Yare towards Colney and Norwich.

7.3 The bypass planting and wooded backdrop beyond the River Yare and bypass form a distinct feature in the landscape to the east and completely screens the city from view. These wide vistas from an elevated location over a river valley toward a well-wooded landscape are a striking feature of this area, giving the area a remarkably pastoral character considering the proximity of road infrastructure and development.

7.4 The application site is located in a distinct gap between two areas of 20th Century development on Stocks Hill and Hockering Lane, and the older part of the village along Hart's Lane. It thus relates well with the rest of the village, Indeed, South Norfolk's Bawburgh Village Cluster Assessment of Housing Allocations notes that *'The site has a strong relationship with the existing*

built form of the settlement and would benefit from good connectivity.'

7.5 The site is located within the Southern Bypass Landscape Protection Zone which aims to ensure that all development proposals within Zone have regard to protecting the openness of the Zone and, where possible, enhancing the landscape setting of the southern bypass.

7.6 In this respect, development on the site would inevitably have an impact on the sense of openness. Its location in an gap between existing development at an elevated location allows wide views over the valley landscape which would be changed by the introduction of development here.

7.7 However, given the topography and location, potential mitigation could comprise retaining a view cone from the summit on Stocks Hill with a roughly central road with wide verges, setting buildings back from the entrance, and judicious use of building heights, gardens and layout to ensure that distant views and the rural character are retained.

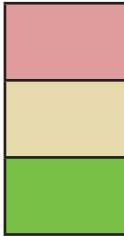
7.8 In terms of the impact on townscape character, the most noticeable potential impact will be the simple introduction of new development onto a currently arable field.. However, it has been noted that the site is located between blocks of existing development and close to the new village hall, and could fit in with the local townscape character.

7.9 Landscape measures, which will soften the impact of the new buildings as well as enhance the local landscape structure, should comprise boundary hedgerow using native species, primarily Hawthorn, Field Maple and Blackthorn, with additional tree planting of English Oak to provide long-term stature trees.

7.10 In terms of addressing the Development Considerations set out in the South Norfolk Landscape Character Assessment Supplementary Planning Document, as well as other key factors these are summarised in the following page. The impact has been coded in three levels:

- Red: Potential impacts for which it might not be possible to completely mitigate
- Amber: Potential impacts which could be mitigated by sensitive design
- Green: Positive or no noticeable impacts

SPD Development Considerations	Impact of proposed development
All development proposals within the Norwich Southern Bypass Landscape Protection Zone (NSBLPZ) should have regard to protecting the openness of the Zone and, where possible, enhancing the landscape setting of the southern bypass, including the practice of wild flower planting and management regimes.	The site is an open arable area in an elevated position with expansive views eastwards to the wooded landscape beyond the bypass. It is likely that development would impact on the sense of openness here.
All development proposals located within the Key Views 'cones' shown on the Policies Map should ensure they do not obstruct the long distance views to and from the City.	Not located within a 'Key View'
Respect the sparsely settled character of the area with small villages, isolated buildings of vernacular character and large institutional buildings in extensive grounds	This is dependent on detailed design which should ensure that the scale of development is in keeping with the local character
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;	No impact on any particular landscape asset
Seek to ensure the restoration and management of historic landscapes as a condition of permission for new uses/development within these areas.	Not relevant in this case
Consider impact of proposals on the intricate rural lane network — avoid widening, kerbing, lighting which will quickly impart a more urban character.	This is dependent on detailed design to avoid 'suburban' detailing and ensure that the rural character is protected
Consider impact on key views from the higher plateau landscape, the adjoining character areas (particularly the Yare Valley Urban Fringe) and views towards the City.	The site is an open arable area in an elevated position with expansive views eastwards to the wooded landscape beyond the bypass. It is likely that development would impact on the sense of openness here.
Impact on designated heritage elements: listed buildings, ancient monuments, Conservation Areas, etc.	The site is adjacent to the boundary of Bawburgh Conservation Area, separated by mature trees and hedgerow
Impact on public rights of way	No impact on such assets
Impact on neighbouring residential amenity	Potential impact on neighbouring residences which can be mitigated through sensitive design



Potential impacts for which it might not be possible to completely mitigate

Potential impacts which could be mitigated by sensitive design

Positive or no noticeable impacts

8. Summary

8.1 To summarise, this appraisal has determined the following:

- The site is located between blocks of existing development and close to the new village hall, and thus has a strong relationship with the existing built form of the settlement and would benefit from good connectivity.
 - The application site is located where there is already a distinct perception of residential development as one enters the village northwards along Stocks Hill, with established development either side and new development at the Village Hall and adjacent to it.
 - The site currently allows expansive views from an elevated location over an arable landscape toward the valley and wooded landscape beyond. Despite its proximity, the bypass itself is well screened, and this is considered a landscape of good quality which could potentially be adversely impacted by development on the site.
 - Development here would thus noticeably change the character of the site. Nevertheless careful design and mitigation landscaping, such as creating a view cone with the buildings set back to allow views toward the distant wooded skyline, will retain a sense of openness and rural character.
- New planting, comprising native hedgerow and trees along the boundaries, would provide additional landscape structure and positively enhance the setting of new development.

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