

Flood map for planning

Your reference
Barford

Location (easting/northing)
611287/307869

Created
23 Feb 2023 15:22

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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Flood map for planning

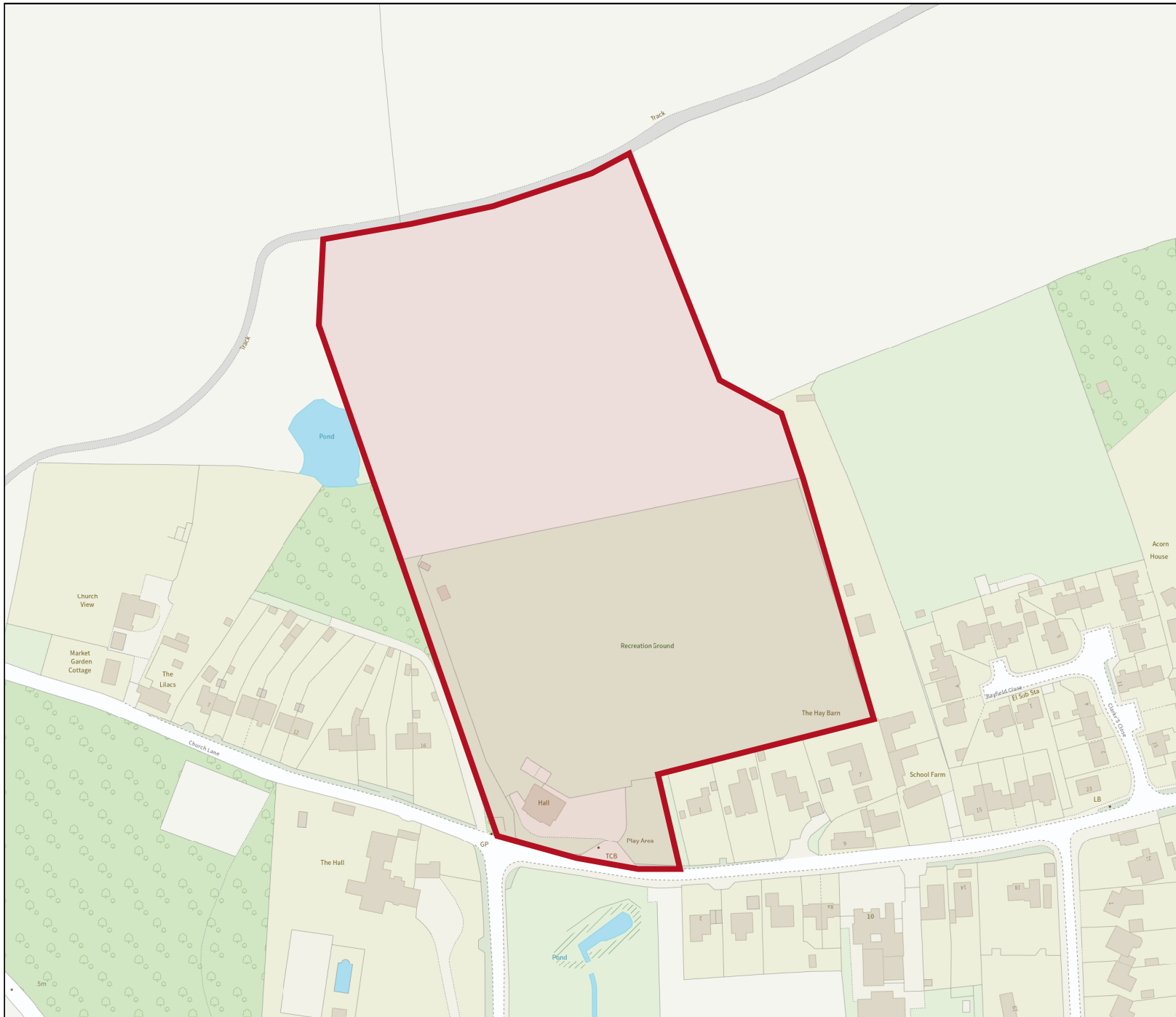
Your reference
Barford

Location (easting/northing)
611287/307869

Scale
1:2500

Created
23 Feb 2023 15:22

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



Landscape Visual Impact Assessment

Site Address:

Land at Chapel Street, Barford, Norwich, NR9 4AB

Proposed Housing Numbers:

26

Local Plan landscape designations:

River Valley

Initial landscape site assessment comments:

Retain hedging along the boundaries of the site.

Landscape Appraisal

Landscape character Areas Classification

Site – A2 Yare/Tiffany Rural River Valley

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

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

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

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

Trees

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

Yes, trees to the entrance of the site along Chapel Street as well as trees and hedges to the boundaries along the Western, Northern and Eastern sides. Open field to the centre of the site with no vegetation other than grass. Established hedgerow runs between the open grass field and the arable land to the North.

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

No

Important Hedgerows

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

No hedgerow needs to be affected by the development as they are exclusively along the boundaries. There are mature hedgerows to the Western, Northern and Eastern boundaries. As well as the natural boundary between the open grass field and the arable field to the North.

Existing Landscape

Description of existing on-site and adjacent land use

The site comprises of four main areas, a village hall to the South-West, children's play equipment to the South-East, an open grass field to the middle and an arable field to the North. To the East, West and South of the site is residential land and to the North is an arable field.

Description of existing on-site landscape features and surrounding landscape

The site is located on the current Village Hall land and mainly consists of open grassland with a natural hedge and tree boarder to the boundaries, and a hedgerow separating the open grass field and the arable field to the North. There are some trees to the South around the existing Village Hall asphalt access between two trees. An estate access road should make reasonable efforts to retain and enhance the current tree frontage.

The site sits in the middle of Barford north of Chapel Street. To the south of Chapel Street, there is an undulating grass field with newly planted trees and residential dwellings to the East and South of it. The land is relatively flat in nature and north of the site are arable fields all the way to the River Yare. East and West along Chapel Street and Church Lane consist of residential dwellings.

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?

As noted in the supporting Heritage Impact Assessment, the proposed site would not be considered to have a dominant or intrusive impact on the Grade II listed Church Farmhouse on Chapel Street. Due to the dense tree and hedgerow belt which screens Church Farmhouse.

The existing Village Hall is a dated red brick single-storey building, with minimal architectural heritage, and a new village hall within a development would have a positive effect on the street scene along Chapel Street.

Landscape Visual Appraisal Summary

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

Residential development on the site would not have a negative impact on the river valley landscape as it's already part of the built-up fabric of the village and well-screened by dense tree belts and hedgerows to the boundaries.

What are the likely key effects that have been identified?

The majority of the key landscape characteristics will not be affected by development of this site. The existing hedgerow running between the open grassland and the arable field provides a natural separation. There will still be a sense of separation between the rural and urban landscapes, and it would not have a negative effect on the river valley.

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

- To ensure that the green boundaries to the South and West and Hedgerows are to be retained and/or enhanced where reasonably possible.

- Access to be taken from Chapel Street and to retain where possible the existing trees to the front, along Chapel Street.

Date: 14th February 2023

Donovan Brock
FW Properties
1st Floor
3 The Close
Norwich
NR1 4DL

Our ref: 1167/01
By Email only

Dear Donovan,

Re: Land at Chapel Street, Barford, Norfolk Heritage Impact Assessment

Please find below GHC Archaeology & Heritage's summary of the potential built heritage impacts associated with proposed development of land at Barford.

There are no designated heritage assets within the proposal site. Within the surrounding 1km there are six designated heritage assets (Grade II* listed Church of St Botolph and Grade II listed Swallow Cottage, Sayers Farmhouse, War Memorial at St Botolphs, Dalstrand and Church Farmhouse)(see figure below). The majority of these designated heritage assets are not considered to be sensitive to any future development within the site due to screening provided by intervening topography, vegetation and buildings, and a lack of any historic or functional associations between the site and these assets. Only one designated heritage asset, Church Farm, is considered to warrant any consideration due to its proximity to the site. No non-designated heritage assets have been identified as being potentially sensitive to development within the proposal site.

School Farmhouse – Grade II listed building (NHLE 1050736)

Description

This asset was first listed on the 15th August 1983 and is located c.45m to the south-east of the south-eastern corner of the site. The list entry describes this asset as follows:

Lobby-entrance type farmhouse. Undecipherable date at base of chimney recorded in 1947 list as 1694. Brick with pantiled roof. 2 storeys and attic. 3 bays with segmental arched windows with C19 3-light casements transomed on ground floor. Original window openings blocked. C19 door opposite off-centre axial stack. One gable-end stack. Original steep-pitched roof with parapetted gables. Continuous outshut to rear and a later low side extension. Original winding stair on entrance side of stack.

Setting

Church Farmhouse is located on the northern side of Chapel Street and is set back approximately 20m from the street frontage. A small garden, surrounded by a low brick wall, sits between the farmhouse and the street. To the rear of the property are a number of former agricultural outbuildings with yards, formerly part of the farmstead. Relatively dense modern development is located along Chapel Street to the east of the farmhouse and the developments of Clarkes Close and Bayfield Close extend the

modern housing along the eastern side of the former farmyard. To the west of Church Farmhouse is further modern housing, which lies between the site and Chapel Street. To the south of Chapel Street, opposite the farmhouse is the late 19th century school from which the building takes its name.

Significance

The significance of the Grade II listed Church Farmhouse is largely derived from its architectural, historic, aesthetic and evidential values as a good example of a 17th century yeoman style vernacular farmhouse. The contribution of setting to the significance of Church Farmhouse is very limited. Modern development has subsumed the building to both east and west and largely divorced the building from its original agricultural setting, although the farmhouse itself does add a sense of time depth to the modern village. The aspects of setting that are considered to make any contribution to the significance of the farmhouse are largely confined to its own garden plot and its relationship with the former agricultural buildings to the rear, which attest to its original function. The relationship between the house and the 19th century school, and to a lesser degree the early 19th century cottage at No.9 Chapel Street, provide some historic context to the farmhouse.

Contribution of the Proposal Site to Significance

The proposal site is well screened from the listed building by extant modern development, strong boundary treatment and a dense tree belt so that there is no meaningful visual connectivity between the two. Whilst the proposal site does form an area of open space within the wider setting of the farmhouse it is not in agricultural use, nor has it been for many years. An assessment of the title records for the parish shows that the proposal site and Church Farmhouse were in separate ownership in the mid-19th century and there is no known historic or functional relationship that could be considered to add to the significance of the building.

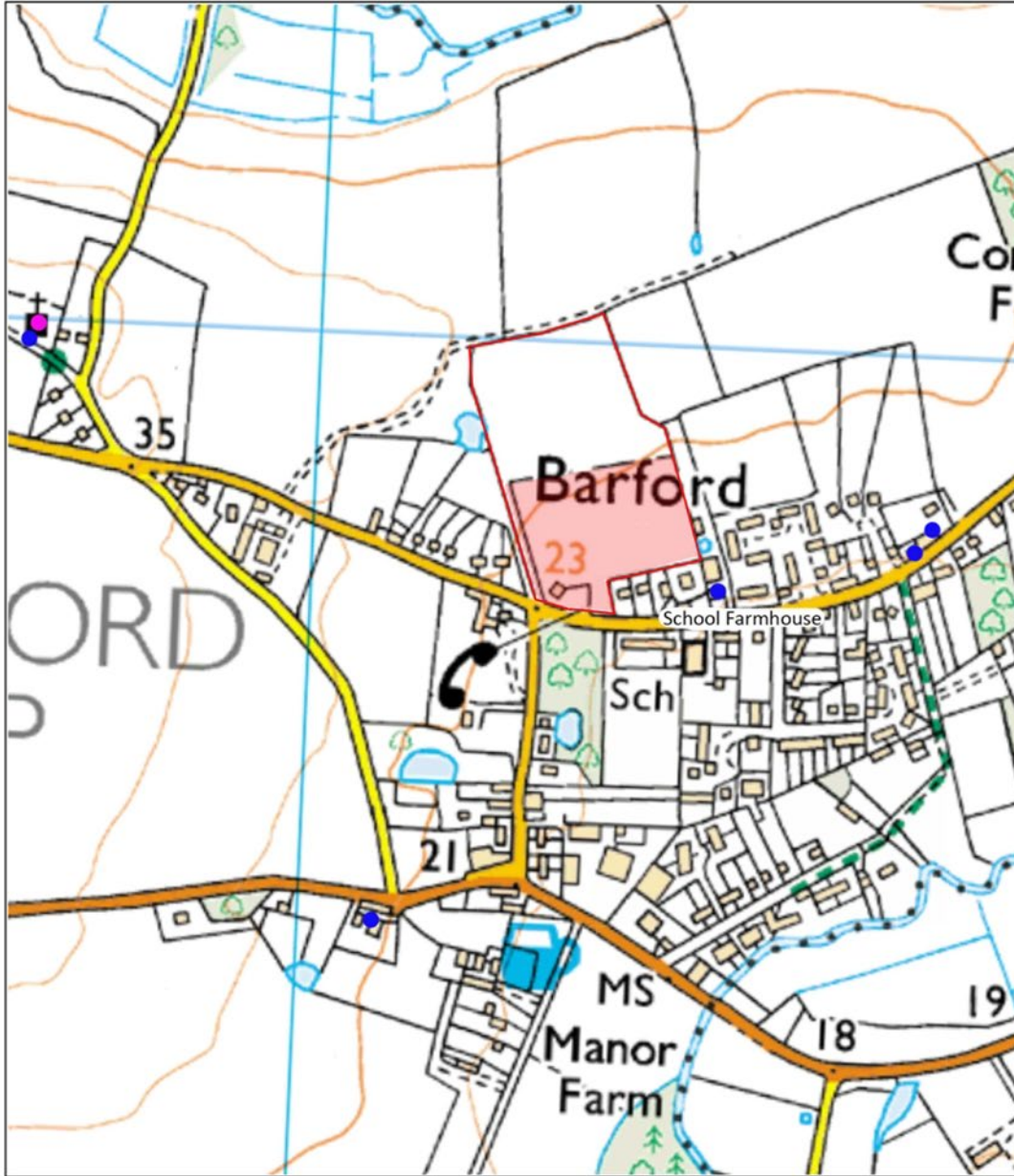
Potential Impacts of Development

In its current form the proposal site is not considered to make any contribution to the significance of the Grade II listed Church Farmhouse. Development within the proposal site will not dominate or intrude into the setting of Church Farmhouse and it is, therefore, considered that development would result in no harm to the significance of the building.

Yours sincerely



Paul Gajos BA(Hons) MA MCIFA
Director – GHC Archaeology & Heritage



Designated Heritage Assets

	<p>Key</p> <ul style="list-style-type: none"> Study Site Area of proposed development ● Grade II* Listed Building ● Grade II Listed Building 		
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