

South Norfolk Village Clusters Plan: Landscape Visual Appraisal

Site Reference Number: N/A, [Opposite site SN2065REV / allocation reference: VC NEE1]

Site Address: 11 High Road, Needham, IP20 9LB

Site Status: TBC

Proposed housing number: 12 dwellings

Local Plan landscape designations: River Valley

Initial landscape site assessment comments:

The proposed site is predominantly a residential garden (with domestic dwelling and out-houses), and an agricultural paddock to the rear (south-east). The garden contains many established trees and hedgerows, particularly along the boundaries, which currently screen the site from most directions. The rear paddock is more open in landscape terms. The A143 road lies to the north of the site, and the River Waveney Valley lies to the south/south-east. The site is accessed via a private driveway off High Road.

Landscape Appraisal

Landscape Character Area Classification

A5 Waveney Rural River Valley

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

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

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

To maintain the character of the rural lane network. To conserve the views to landmark churches on the valley crests and enhance the setting of these landmark features. To conserve and enhance the compact character of the market towns and small-scale vernacular settlements. To ensure the A143 does not provide a catalyst for further linear development. To

protect the intact rural character of the river valley which could impinge on the tranquil, peaceful character.

Trees

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

Yes. The site contains around a large number of trees of mixed value. A tree report has been commissioned to assess the impact of these trees on any development of the site. Please refer to the accompanying report. The residential garden has not been well maintained for many years and a number of trees that would otherwise have been felled/pruned have become more established.

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. As the hedgerows form part of a residential curtilage they are not subject to the Hedgerows Regulations.

Existing Landscape

Description of existing on-site and adjacent land use

The site is a residential garden with adjoining paddock to the rear.

Immediately opposite the site to the north is an open field which has a proposed allocation for 15 houses as part of the draft plan for the South Norfolk Village Clusters Housing Allocations. Beyond this field to the rear is a variety of uses with a small woodland and some storage of vehicles, behind this is the main A143.

To the south-west of the site is a paddock which in turn is next to a small residential dwelling on High Road. The west corner of the site adjoins the outer edge of the village limits of built development, with a residential dwelling opposite next to Harman's Lane.

A residential dwelling is immediately to east, heavily screened by trees.

A collection of farm buildings is to the south-east and visible from the rear of the site. These farm structures are rather unsightly and are to the detriment to the river valley views behind the site.

The land to the south-west and stretching round to the south-east is predominantly agricultural land, which leads back to the River Waveney, and forms part of the valley landscape.

Further along High Road towards Harleston there is residential development on both sides along the road frontage. Industrial development with a large woodyard is located to the east close to a roundabout on the A143.

Description of existing on-site landscape features and surrounding landscape

Aside from the existing buildings on the site, the main on-site landscape feature are the various trees within the site and on the boundary. Please refer to the accompanying tree report for further detail.

The site to the rear (south) is partly visually connected to the River Waveney valley, with the boundary trees screening much of the dwelling from the landscape. From one specific angle the dwelling can be viewed from across the other side of the river landscape looking north, although from this viewpoint the neighbouring farm buildings will be more visible.

Visual Appraisal

Public Rights of Way

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

No

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

PROW Needham FP4 begins 100m north of the site. PROW Needham FP3 begins 150m 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?

There would be some views of the site from FP4, although currently only the boundary trees/hedge are visible.

The village church is around 130m south of the site, and from the corner boundary there are potential views of the church tower.

Landscape Visual Appraisal Summary

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

There are some views to be considered, most notably the river valley to the rear. The frontage hedge is also important.

What are the likely key effects that have been identified?

The effect on views of the church will be very limited given the context and distance. Similarly, the effects on the views from the footpath will be limited. The views from the river valley will need to be considered and the associated retention of certain trees.

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

- Retain boundary trees to the south of the site and the trees within the rear paddock.