

Landscape Assessment

15th March 2018

Introduction

This statement is in support of an application to South Norfolk District Council for the Greater Norwich Development Plan, for a plot of land off High Road, Roydon.

This statement assesses the potential impact of development on the Landscape, with particular focus on the following:

1. The River Waveney Valley and Roydon Fen Local Nature Reserve
2. Avoiding coalescing Diss and Roydon

Existing site

The existing site is an agricultural field, sloping gently down from north to south, slightly concave from east to west.

Along the north boundary are the fencing, hedges and trees of the rear gardens of the bungalows along High Road. The boundary to the east is a hedge with an individual tree. To the south is a belt of continuous trees, but towards the western end the boundary is more scrubland with no significant trees. At the western end, and running along most of the western boundary is a larger belt of trees.

Along the western boundary is a public footpath, which connects to the Angles Way on the edge of Roydon Fen.

Beyond the southern boundary, the ground drops away quickly, and along the mid-section, the ground slopes down steeply to an area of what is thought to have been a gravel pit or quarry.

Views of the site

From the south, along Roydon Fen, and the Angles Way, the scrub/ trees along the south boundary are occasionally visible through gaps in the hedges and between the houses, so houses could potentially be visible along the southern edge of the site.

From Roydon Fen itself, the trees block any views of the site.

From Waveney Valley, the site is not visible from the south side of the Valley, due to the existing contours and trees, even at this time of year. However, from the public footpath leading up past Bridge Farm the fields to the east of the site are visible, as are the houses at the western edge of Diss, so these adjoining fields are important in visually separating Diss from Roydon.

From the edge of Diss, along the A1066, the hedge along the eastern boundary of the site is just visible, with the backdrop of trees along the western boundary beyond. However, the two adjoining fields in front are clearly visible, so again these are significant in maintaining separation between the two settlements.

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From the A1066, at the edge of Roydon, the water tower is visible, along with the existing bungalow on the corner, with its ancillary buildings. The site is partially screened by the existing fence and trees alongside the road; the eastern boundary hedge and tree screen it further. However, attention here is perhaps more focused on the distant views that open up south, across the Valley. Again, the trees to the western boundary of the site act as a screening backdrop.

Views from the north are blocked by the existing bungalows along High Road.

Views from the west are blocked by the belt of trees along this boundary.

Conclusion and Proposed Development Strategies

1. The field to the east of the site should remain un-developed, to protect the separation between Roydon and Diss.
2. The existing Water tower is a visible landmark, so buildings near to this should be kept clear or low in height, to avoid blocking views from the east.
3. The eastern boundary of the site should remain 'open', but possibly with additional individual trees to visually 'enclose' the site and 'contain' any development. Similarly, development to the eastern part of the site should be set back from the boundary and be low in height.
4. Houses on the site should ideally be kept below the height of the trees to the western boundary, so that they do not break the skyline when viewed from the east.
5. Along the south boundary, trees and low-level plants should be considered to screen development, and any houses should be set back from this boundary edge