

Appendix D - Landscape, Townscape and Heritage Issues

The visual impact resulting from development on 3 GNLP sites is considered in this document. These sites lie on the edge of the Town to the North (0503), East (0520) and West (0298/0335). Impact on Hingham Conservation area and any nearby Listed Assets is particularly relevant to this visual appraisal. Although none of the sites directly adjoin the Conservation Area there are Listed assets in close proximity to some of the sites whose setting must be considered.

All 3 sites are located in the Hingham-Mattishall Plateau Farmland which has “open elevated landscape with extensive views to and from the plateau”. “churches are a significant feature with the area as well as views from the higher ground to churches outside the character area creating a strong sense of place.”

A Key Design Principle within the South Norfolk Place Making Guide which should be considered in relation to these sites should “ensure new development does not adversely impact on views to churches and their settings as landmark features”.



Figure 1. Hingham Town

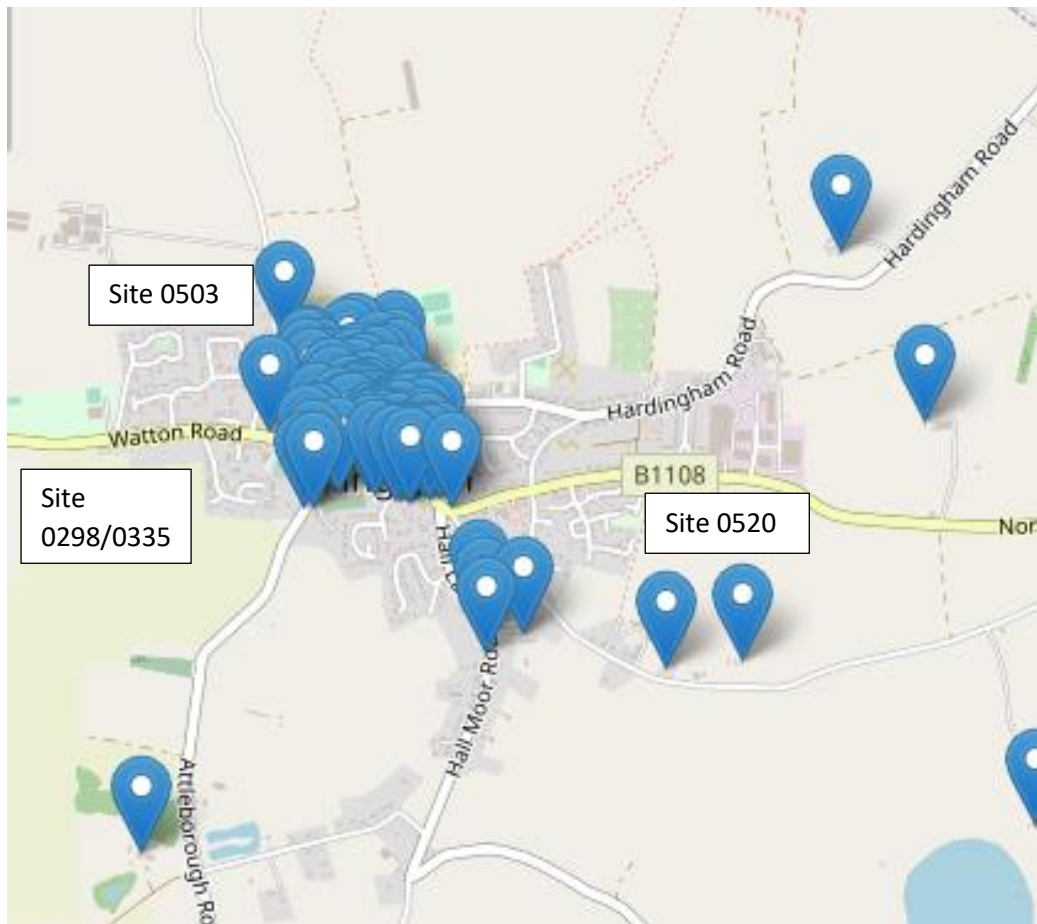


Figure 2. Listed assets in Hingham

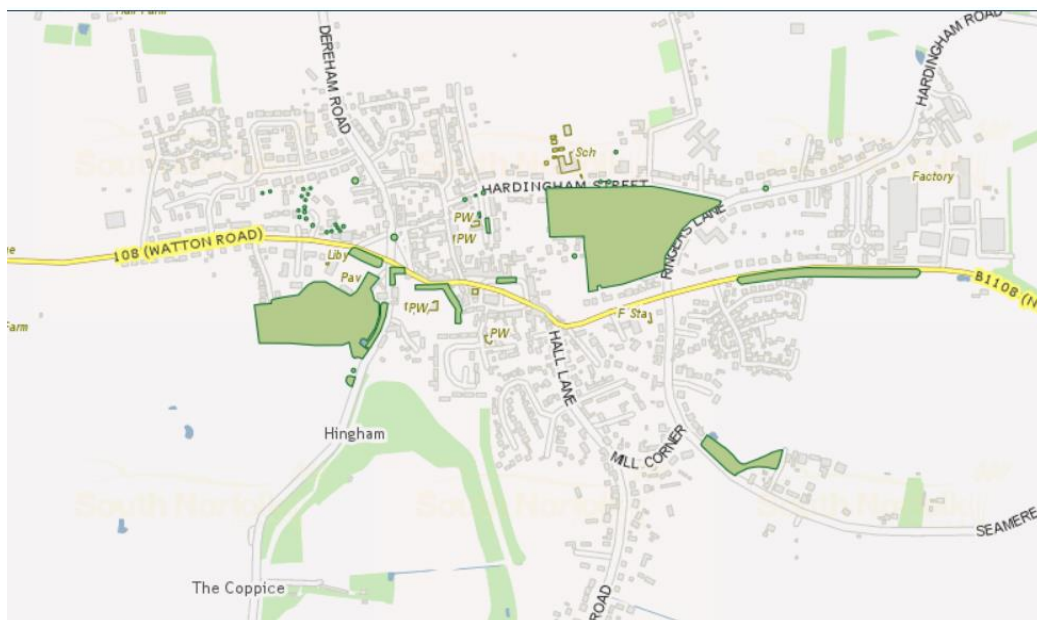
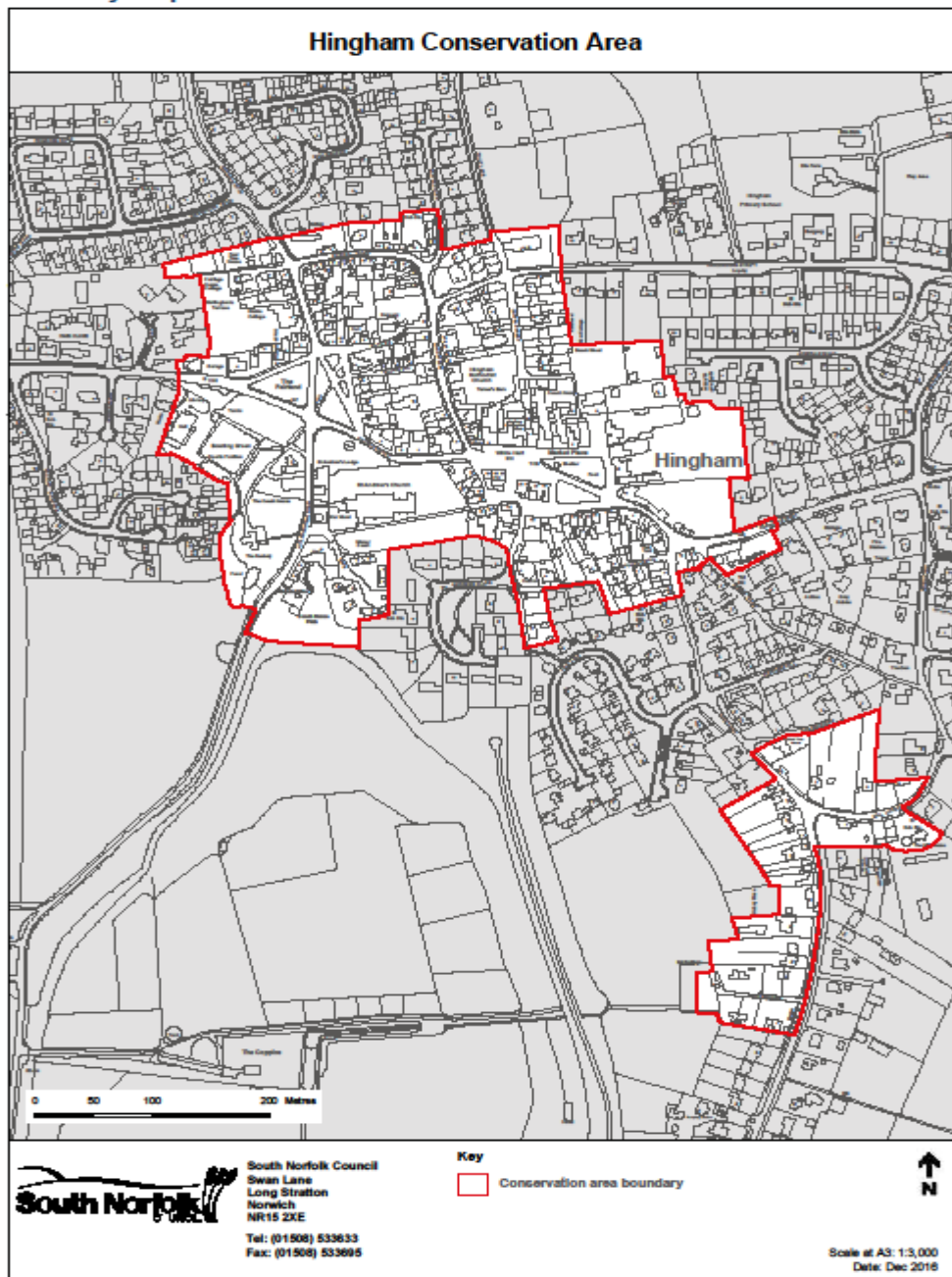


Figure 3. TPOs Hingham (shown dark green, My South Norfolk)

Appendix 4

Boundary Map



25. Hingham Conservation Area Character Appraisal

GNLP 0298/0335 Watton Road



Figure 4. Site 0298/0335. Key views.

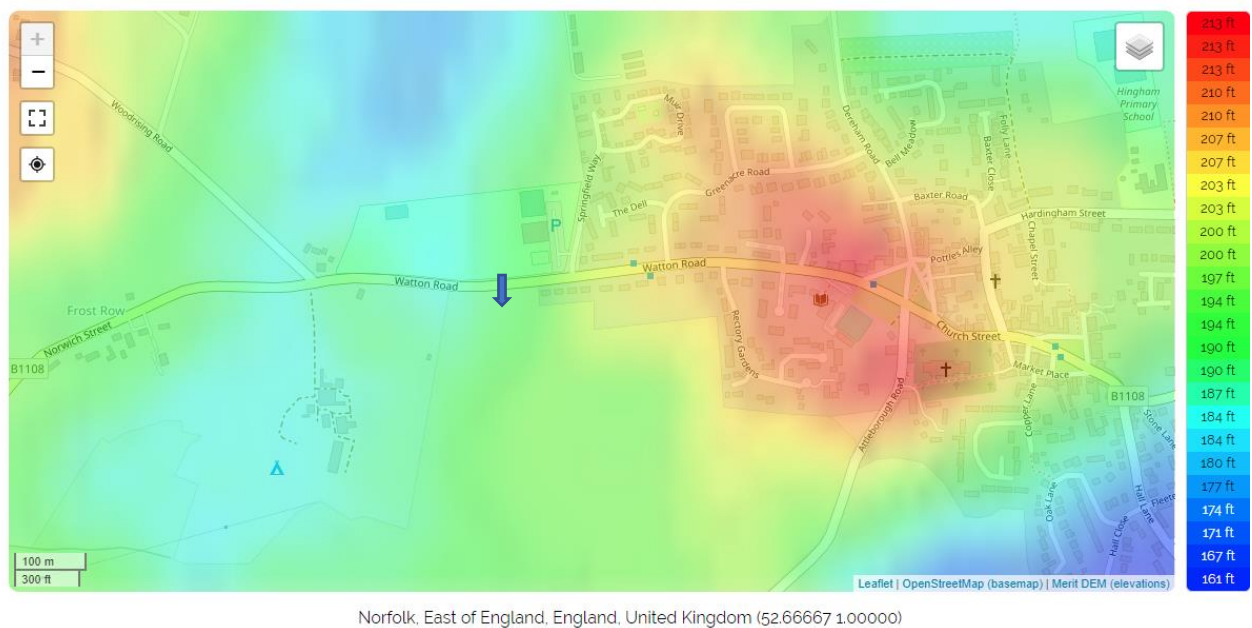


Figure 5. topography map Hingham west side

SITE 0298/0335. Site and town hidden behind line of trees which shrouds Landscape and Townscape. Note Church not visible.

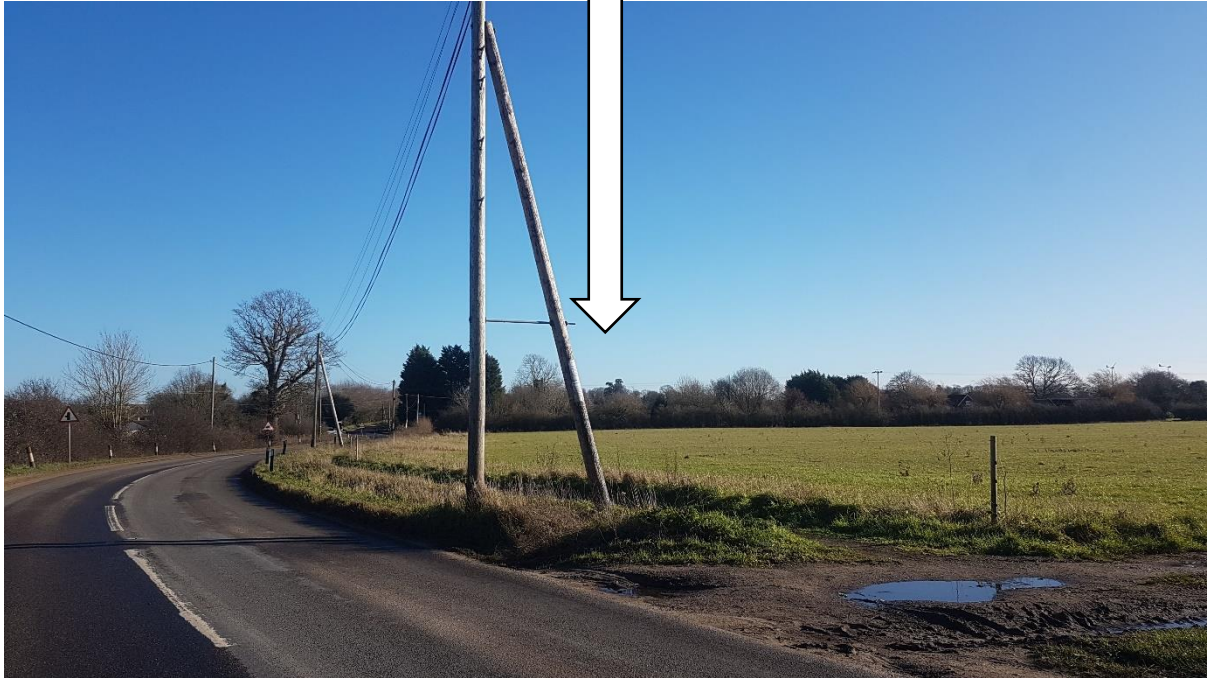


Figure 6. W1. view from Watton Road looking East towards Hingham

SITE 0298/0335. Note adjoining properties rooflines just visible.



Figure 7. W2 first glimpse of site frontage as enter Hingham



Figure 8. W3. site frontage approaching Hingham



Figure 9. perspective illustration of 0298 frontage incorporating existing tree screen and hedge

Conclusion

Hingham is visually well screened by mature verdant features on its approach from Watton on the B1108. Indeed existing properties which extend out further west of sites 0298/0335 are not visibly apparent (figure 6). It can therefore be concluded that a development of 2 storey properties at this site would also be largely screened by verdant features, and cause minimal visual impact. Any glimpses of St Andrews Church above the tree scape will not be impacted by development. The topography on the West side of Hingham means this site does not obscure distant views of the Church or Town Centre which rise above.

GNLP 0520 Norwich Road

GNLP0520 is located at the top of the Tiffey River tributary valley with views south across the valley towards Seamere Road. The topography land map confirms the raised nature of the site and the substantial slope down to the adjoining Hops development and land to the south. The site is exposed and has little verdant screening from distant views, being prominent on the approach to the Town via the East and South.

The Hops development and other adjoining development on the south side of Norwich Road sit in an area of land much lower than site 0520. This was recognised in the Planning Submission for the Hops which stated *“the new development, set on falling ground west of the ridge, will have little or no effect on the long views towards the church tower set on the higher Plateau beyond. The only distant view of the site with the church tower beyond is available from the road-side verge just east of Edgefield Lodge. Farther away the site is hidden by the ridge, and closer-in any views are largely interrupted by Edgefield Lodge and then the tall hedge on the south side of Norwich Road”*.

In addition to this the Hops policy allocation included a 10m landscape belt to the eastern and southern boundaries which will be undermined by further development on higher ground at site 0520.



Figure 10. Site 0520. Key views

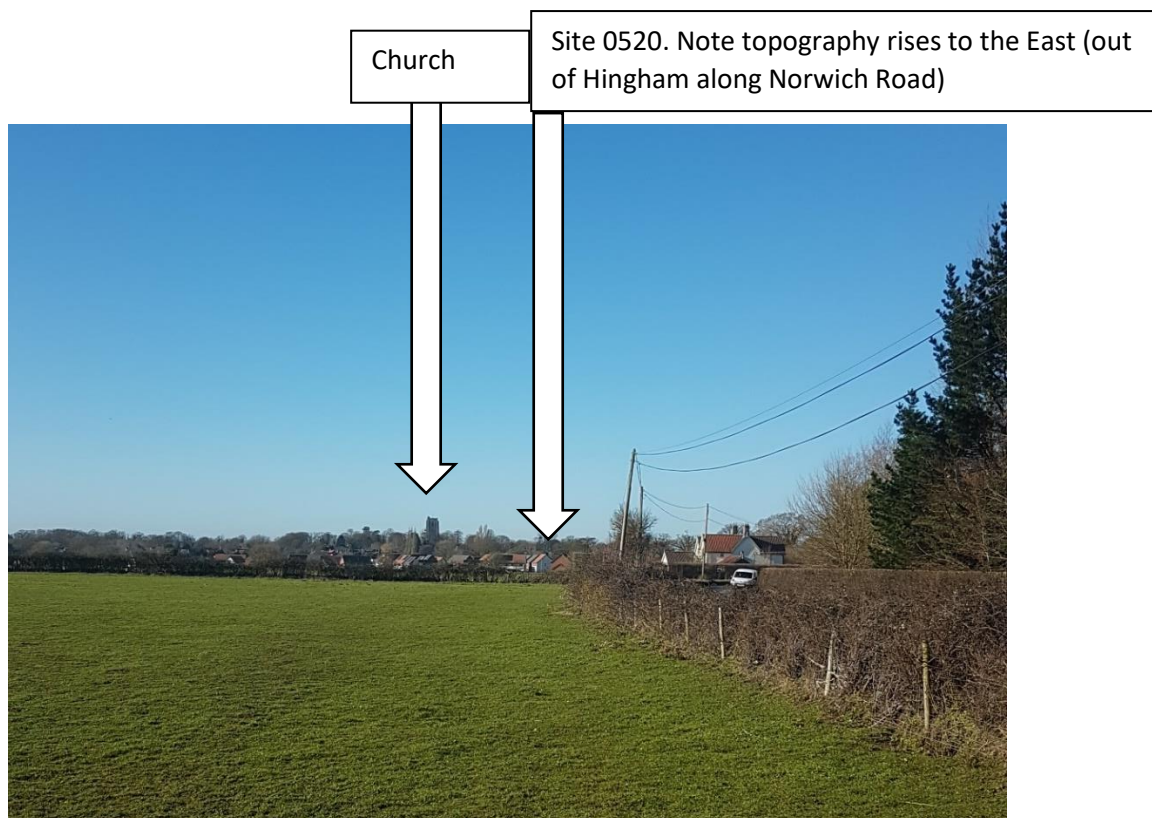


Figure 11. N1 view from Norwich Road (layby) approaching Hingham from West looking towards Church. The Hops development visible in lower area of site



Figure 12. N1 illustrative visualisation of development at 0520 impacting long views of Church and Townscape

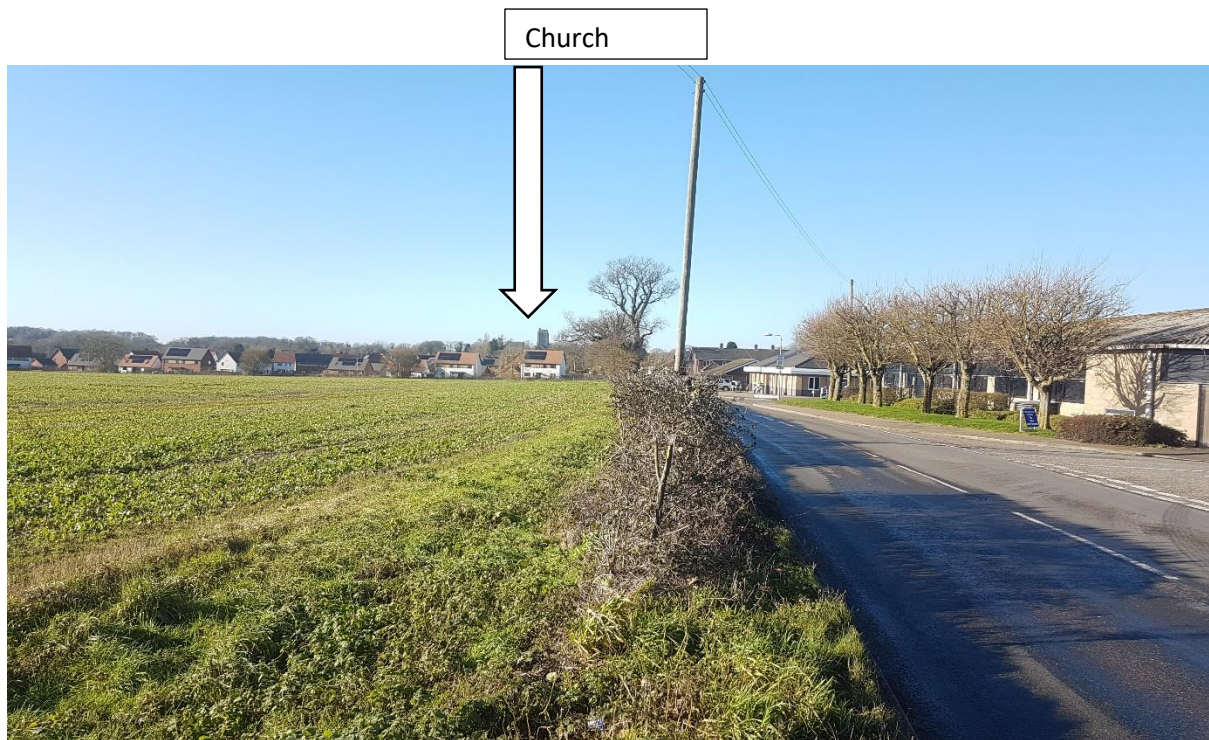


Figure 13. N2 view opposite Ironside way Access toward site 0520. The Hops visible at lower topography



Figure 14. N2 views of Church obscured. sketch visualisation of 0520 impact on skyline

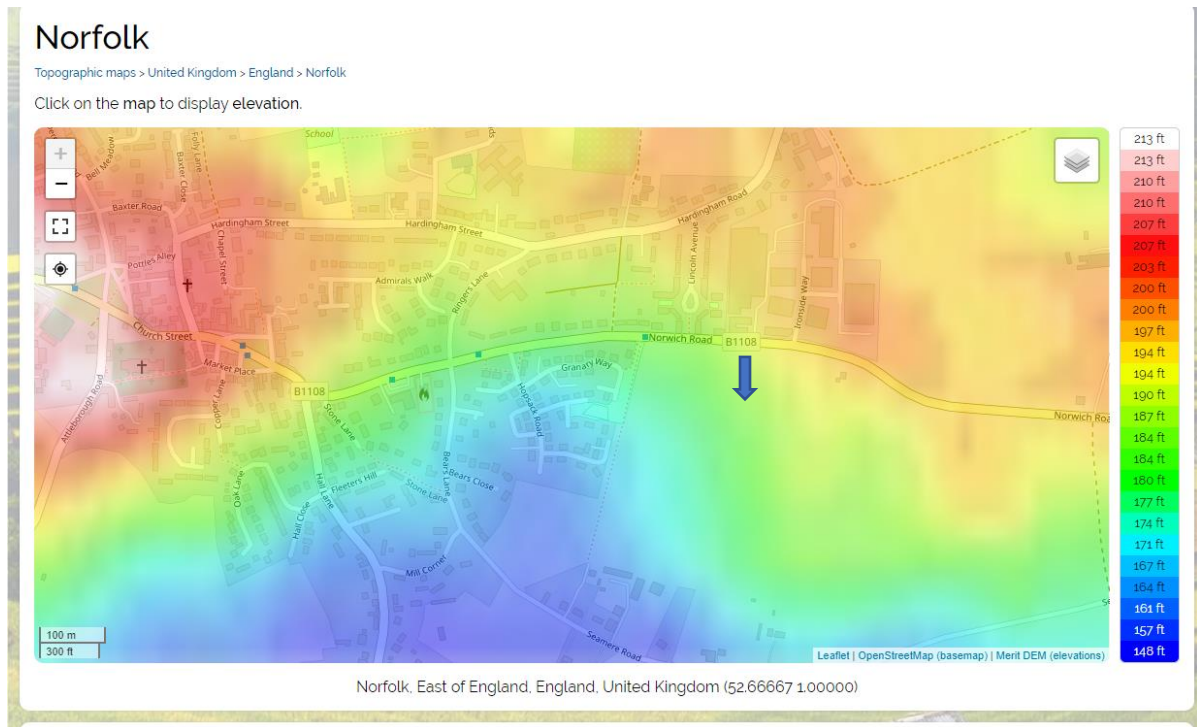


Figure 15. topographic map east side of Hingham showing site 0520

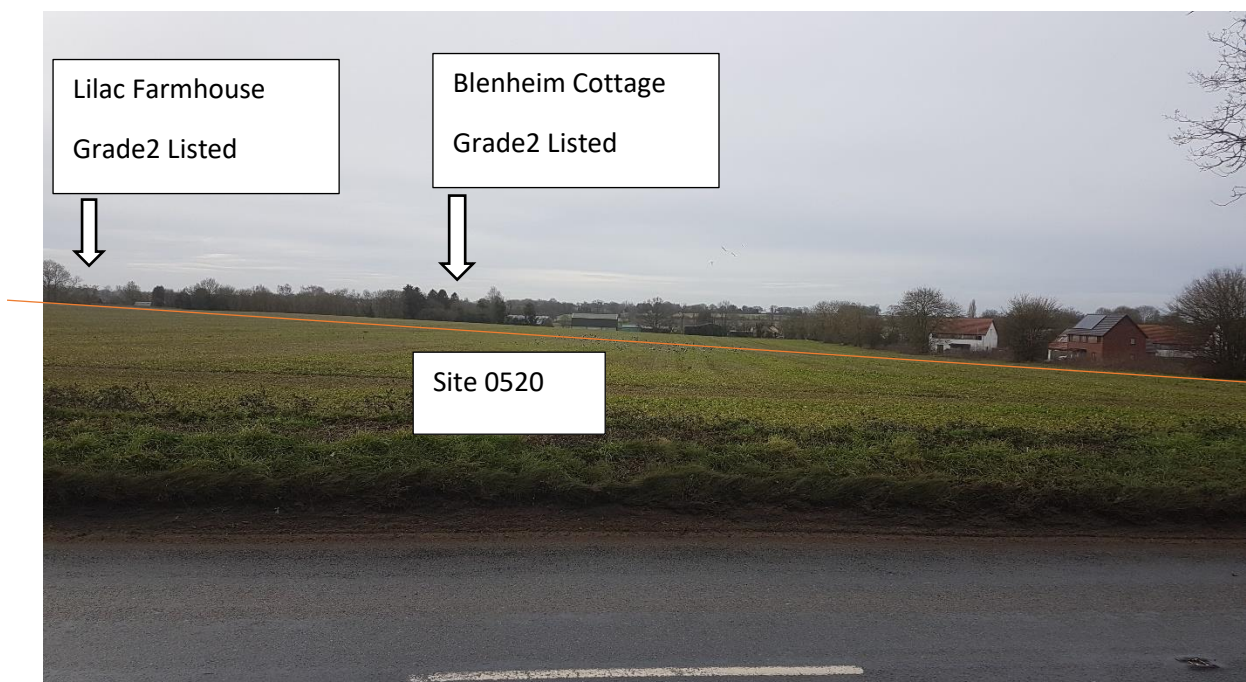


Figure 16. N3 view from Norwich road showing significant slope of ground level toward east of 0520 making development of this location more prominent. Note Listed assets adjoin rear boundary



Figure 17. Blenheim Cottage. Grade 2 Listed adjoins southern boundary of site 0520



Figure 18. Lilac Farmhouse. Grade 2 Listed adjoins southern boundary of site 0520

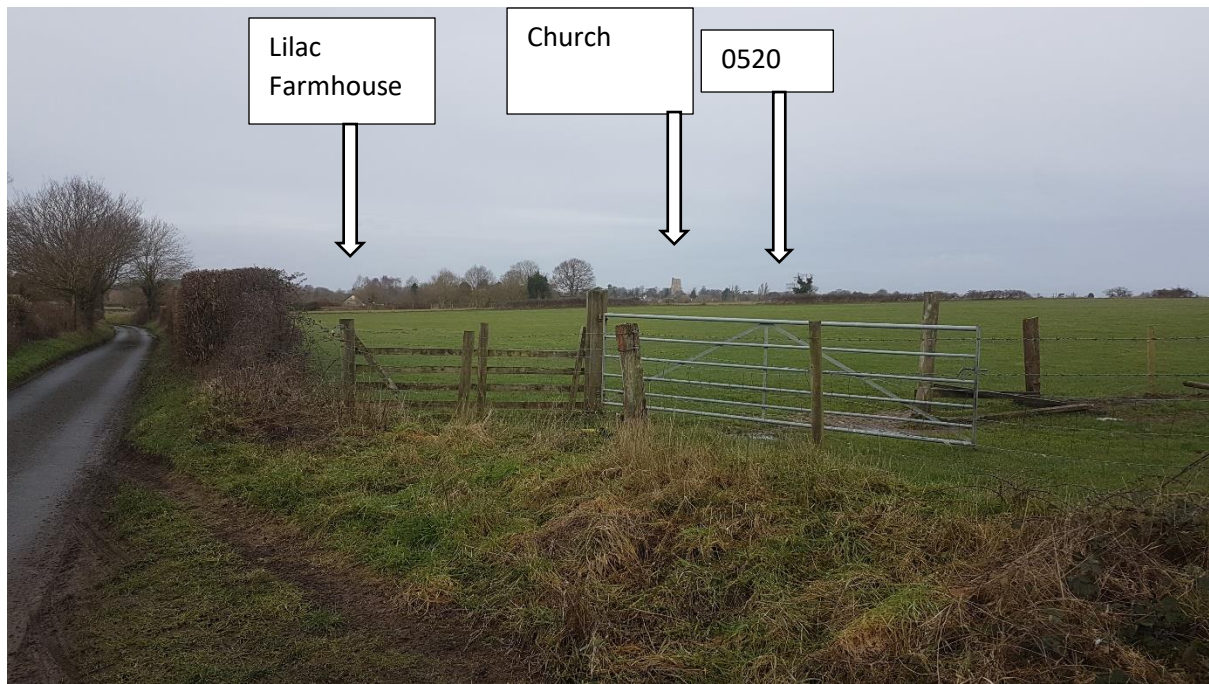


Figure 19. N4 view looking west toward Lilac Farm house and 0520. Note St Andrews Church currently visible



Figure 20. N4 illustrative visualisation of impact from raised site 0520 upon Listed Buildings

Conclusion

Views across site 0520 towards the Town and St Andrews Church (Grade 1 listed) are recognised landmarks when approaching Hingham from the east and south. The small areas of hedge cover do little to screen the site, and development of 0520 would remain highly visible on the townscape due to rising topography. Houses currently visible in long views of the Town from the east and south including 'The Hops' sit considerably lower in the landscape. Further development to the East of Hingham will raise this roofline silhouette potentially obscuring views of the church and impacting the character of the area.

Tree planting and buffer zones may soften the visual impact however the topography of the site in relation to its surroundings means development in this location will impact Listed assets detrimentally.

It would appear the allocation of policy 0520 cannot be fulfilled:

"Any development must conserve and enhance the significance of Lilac Farmhouse and Blenheim Cottage to the south of the site, including any contribution made to that significance by setting. This includes but is not limited to landscaping along the southern edge of the site".

GMLP0503 Dereham Road

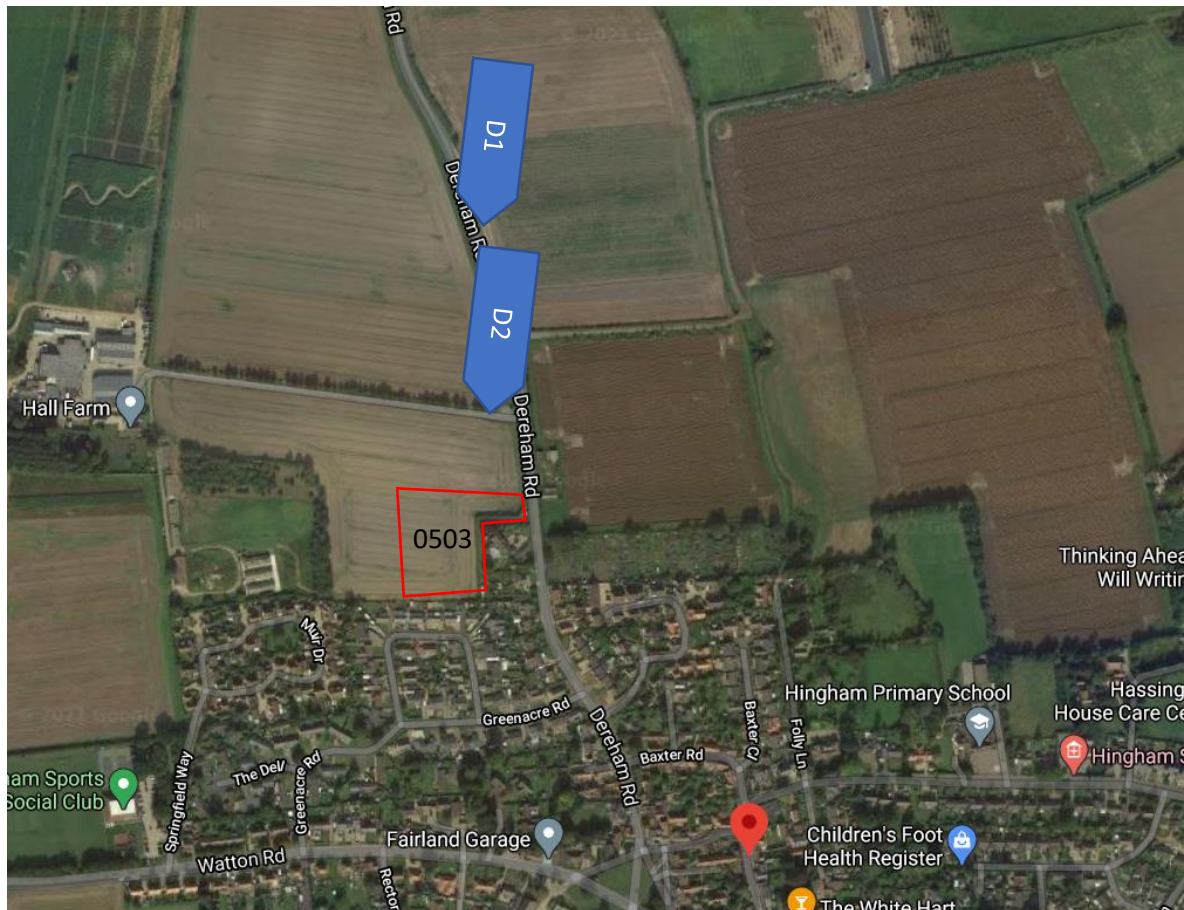


Figure 21. Site 0503 Key views

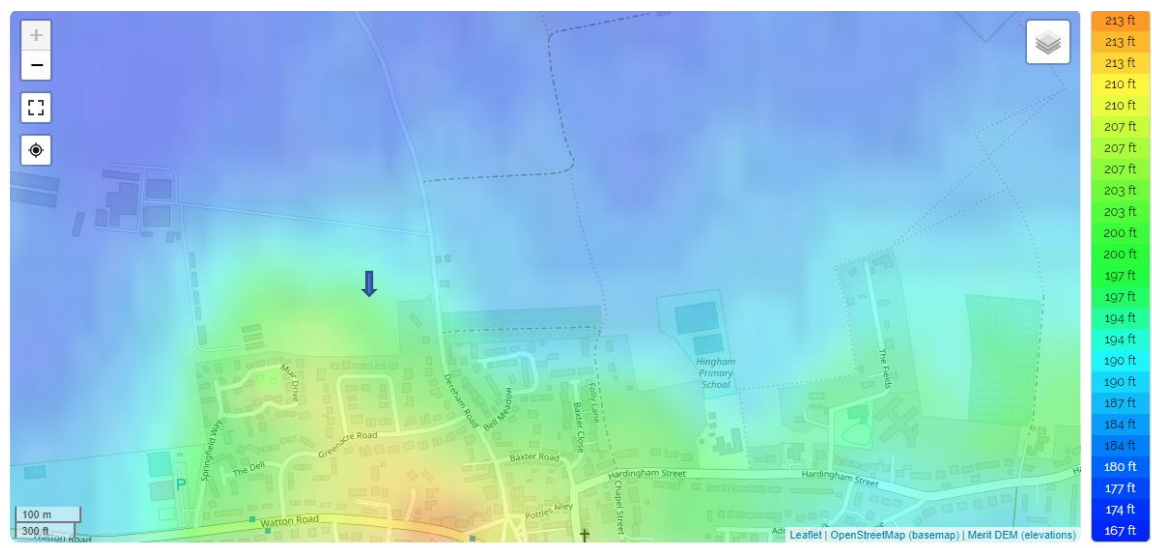


Figure 22. topography of north side of Hingham



Figure 23.D1 View looking South approaching Hingham.



Figure 24. D2 Views of single storey development forming back drop to site 0503

Conclusion

The potential visual impact of the new development here could be minimal due to flat topography of the area and the site's backdrop which is largely single story residential. Note no Listed assets present and some screening due to hedge.

Policy References

- Policy 2. 5. *“Respect, protect and enhance local character and aesthetic quality (including landscape, townscape, and the historic environment),”*
- Policy 2. table 8. 2 *“The NPPF requires local plans to recognise the intrinsic character and beauty of the countryside, and respect local character and the historic environment Accordingly, the policy requires development to respect local character, based on existing and any future landscape, townscape or historic character assessments, and avoids harm to locally valued landscapes and the historic environment from inappropriate development.”*
- GNLP Policy 3. *“Development proposals will be required to conserve and enhance the built and historic environment through: • being designed to create a distinct sense of place and enhance local character taking account of local design and other guidance, undertaking a heritage impact assessment if significant impacts might arise, and providing measures such as heritage interpretation to further the understanding of local heritage issues; • avoiding harm to designated and non-designated heritage assets and historic character, unless there are overriding benefits from the development that outweigh that harm or loss and the harm has been minimised;”*
- GNLP 3. 204. *“As such, it is important to recognise that the historic character of the area is made up of a multitude of heritage assets. Individually, some may be more important than others, but even the lesser ones are important in contributing to overall character and quality. All the different elements of the historic environment need to be taken into consideration and conserved and enhanced where possible as part of the development of the area.”*
- NPPF 189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
- NPPF 193. *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*