

Aylsham Road, Buxton, Norfolk

Landscape and Visual Impact Assessment

Baseline appraisal

On behalf of

Executors of JM Crane Will Trust and
Trustees of the JM Crane Children's 2001 Settlement

Planning | 22nd March 2021

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1 Introduction

1.1 Background to the project

1.1.1 The Landscape Partnership has been commissioned by Savills, on behalf of the Executors of JM Crane Will Trust and Trustees of the JM Crane Children's 2001 Settlement to undertake a Baseline Landscape Appraisal of land to the east of Aylsham Road, Buxton, Norfolk, referred to here as the site.

1.1.2 The site was identified as a draft allocation in the Regulation 18 Greater Norwich Local Plan as Land East of Aylsham Road, Buxton (site GNLP0297). The draft policy states:

1.1.3 The draft Policy states:

POLICY GNLP0297 – Land east of Aylsham Road, Buxton with Lamas (1.68ha) is allocated for residential development. The site is likely to accommodate 30- 40 homes, 33% of which will be affordable. More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

- *Access (vehicular and pedestrian) will be from Aylsham Road.*
- *Lower speed limit will need to be extended.*
- *Footway will be required at north east side of Aylsham Road to connect with existing facility and provide continuous pedestrian route to the school.*
- *Some hedgerow and tree removal likely for visibility and access but aim to minimise loss of contribution to the landscape."*

1.1.4 The Baseline Landscape Appraisal will be used to demonstrate the site's suitability to accommodate residential development as part of representations to the Council for the continued inclusion of the site in the Regulation 19 Greater Norwich Local Plan.

1.1.5 The proposed site extends to 1.68ha and forms part of an existing arable field. The site adjoins the northern edge of the village of Buxton.

1.2 Objectives of this report

1.2.1 The objectives of the Baseline Landscape Appraisal are to consider the landscape context of the site, identify any potentially sensitive landscape and visual receptors that might be affected by residential development at the site, and to make recommendations regarding any landscape-related mitigation measures that might be required.

1.2.2 To do this, the baseline appraisal makes use of Landscape and Visual Impact Assessment (LVIA) techniques. An LVIA assesses the likely landscape and visual effects of a proposed development. This process includes consideration of the effects of the proposals upon the landscape of the site itself, and the local and wider landscape character, and any changes to views. The LVIA provides a description of the existing landscape and built features within the site and its immediate vicinity. It considers the relationship of these features to the local and wider landscape characteristics; the

contribution that these features have in views; and the presence of statutory or local landscape-related designations. In defining 'landscape', reference is made to the adopted definition agreed by the European Landscape Convention (Florence: Council of Europe 2000), which states that the landscape is 'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'.

1.2.3 An LVIA also assess:

- any loss or damage to landscape and built features, and the perceived change to the character of the landscape, likely to result from the proposed development;
- the capacity of the landscape to accommodate the proposed development;
- the extent to which the development would be visible; and
- how views would change from a variety of visual receptors.

1.2.4 This Baseline Landscape Appraisal can be considered to be the first phase of any future LVIA process. It assembles the baseline conditions and identifies sensitive landscape and visual receptors and provides initial commentary on likely landscape and visual effects, broad opportunities for landscape enhancement and, where appropriate, a strategy to mitigate any adverse effects.

1.2.5 Its purpose is to demonstrate the suitability of the site to accommodate residential development from a landscape and visual perspective. Subsequently, it will help inform emerging design proposals at the site and could form the basis of any LVIA prepared to accompany future planning applications.

2 Methodology and assumptions

2.1 Methodology

2.1.1 In order to understand how landscape features and landscape character would be affected, the assessment uses an objective approach based on the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3)¹. The detailed application of these guidelines, the criteria and categories used, and the assumptions and limitations applied are set out at Appendix 01: Methodology. The assessment approach determines the significance of any changes to the landscape and views, should the proposed development proceed. This is achieved by first understanding the relative sensitivity of the character of the landscape and the view and then combining this with the magnitude or extent of change that would result from the proposed development. Changes can be experienced as an adverse, beneficial or neutral influence. Other considerations are also taken into account such as seasonal variation, direct or indirect effects, and the duration of the effect, recognising that some of the effects would be of a temporary nature. GLVIA3 advises that the level of detail provided should be to a reasonable level and sufficient to determine the likely significant effects. This should be: *"appropriate and proportional to the scale*

¹ Guidelines for Landscape and Visual Impact Assessment, Landscape Institute and Institute of Environmental Management and Assessment, 3rd Edition, April 2013

and type of development and the type and significance of the landscape and visual effects likely to occur”.

2.2 Assumptions and limitations

2.2.1 The following assumptions have been made in respect of the initial commentary on the assessment of effects:

- The assessment Baseline Year is 2021.
- Existing vegetation will continue to grow at rates typical of the location, species and maturity of the vegetation.
- All proposed mitigation planting would be implemented and that it would be planted in parallel with the proposed works.
- Proposed tree and shrub planting would grow at a rate of approximately 200mm to 300mm/year and hedge planting at approximately 200mm/year, based on the average expected growth rates for the selected species growing on freely draining slightly acid loamy soils with a low fertility². Predicted growth is also based on the assumption that no growth would take place in the first year, as the plants adjust to their new growing environments.
- The receptor for a view from a public right of way, public open space and within a residential property is represented as an adult standing with an eye height of 1.6m.
- Visual effects are assessed on the basis of good visibility. Visual effects can be expected to vary, e.g. poor visibility at times of low cloud, rainfall and dusk. At these times a reduction in visual clarity, colour and contrast would be experienced. Reduced visibility would limit the extent of view possible particularly in mid to long distance views. Consequently, the assessment of effects is based on the worst-case scenario, where the proposed development would be most visible.
- Extent of use of public rights of way is based on: known information (e.g. if the right of way forms part of a promoted route at a local or national level), signage, and circumstantial evidence at the time of the survey such as recent disturbance of grass and crops, a clearly defined path, extent of wear, and the number of people/horses using the right of way at the time of the survey.

2.2.2 In undertaking the assessment, other than the site, private property has not been accessed, as it is generally considered impracticable to seek approval to gain access to residential properties or other buildings to assess the effect on views from each window in a property or adjoining land. Assessment is therefore based on the nearest publicly accessible location, which will usually be a road or public right of way, or on views from within the site looking outwards. Professional judgement is used to extrapolate what the likely effect on views would be from windows, making allowances for changes in height, e.g. from a first-floor window.

² <http://www.landis.org.uk/soilscapes/> accessed 19.03.2021

3 Landscape context and site features

3.1 Site context

- 3.1.1 The parish of Buxton with Lammas is situated in mid north-east Norfolk on the edge of the Broadland district. Although two separate parishes until the C20, Buxton and Lammas have been closely associated since at least the Norman Conquest, Lammas (or Lamas) being included in the valuation of Buxton when recorded in the Domesday Book of 1086. The original meaning of Buxton is from Old English for 'buck deer enclosure'; the meaning of Lammas is less clear, but is probably Old English for 'loam (or lamb) marsh'.
- 3.1.2 Individual finds from the period of the Roman occupation are quite numerous, and coins in particular have been found on more than ten sites in the parish. Much less material has survived from the Saxon Period, but some evidence of occupation has been found.
- 3.1.3 The medieval period following the Norman Conquest has left the parish with its oldest surviving buildings, the churches of Buxton and Lammas, both dedicated to St Andrew. Of the two, St Andrew's in Buxton is the older, its chancel dating to the C13.
- 3.1.4 Lammas Old Hall survives from the late medieval period, although altered and extended since then. Other medieval houses have since disappeared, like Old Manor, a moated manor house. The church and hospital of St Mary, founded in the 13th century, has also disappeared.
- 3.1.5 Surviving buildings from the post-medieval period include Lammas Hall, Bridge Farm, The Crown Inn and a Friends Meeting House. Buxton Mill is an imposing four storey water mill of brick and weatherboard, dating originally from 1754 but expanded in the 19th century. The mill burnt down in 1971 but was subsequently rebuilt.
- 3.1.6 Much of the existing development within the village dates from the C20 (predominantly from the post-war era). The village includes examples of social housing developments and private housing developments.
- 3.1.7 The village of Buxton is situated to the west of the River Bure. The River Bure sits within a very shallow valley while the surrounding landscape consists of gently undulating lowland (not rising above 20m AOD).
- 3.1.8 The Mill is situated on the river, while St Andrews Church is located at the junction of Mill Street and Aylsham Road and Coltishall Road. Lion Road and Crown Road are also historic routes, while there has been some development of cul-de-sacs and minor roads to serve the C20 housing developments. The original settlement pattern was somewhat dispersed across the village, with buildings situated on historic routes. C20 development however has had the effect of consolidating development through a process of gradual infill and expansion.

3.2 The site

- 3.2.1 The site consists of a broadly rectangular parcel of land at the northern edge of Buxton. Although Buxton is an old village much of the existing settlement consists of modern development. This is particularly true of the northern portion of the village, which consists of small C20 housing developments.

- 3.2.2 The site itself forms part of a large arable field which adjoins the settlement edge.
- 3.2.3 The eastern site boundary is marked by a low, neatly maintained native hedge which separates the field from the adjoining plot of land. This adjoining, wedge-shaped piece of land contains a small car park serving the Bure Valley Railway, and a small pocket of greenspace. The piece of land is bound by the site and the Bure Valley Railway.
- 3.2.4 The southern site boundary adjoins the rear gardens of housing on Stracey Road and Aylsham Road. The eastern portion of this boundary is marked by a variety of low fences while the western portion of the southern boundary is marked by a tall coniferous hedge.
- 3.2.5 The western edge of the site is defined by Aylsham Road. This boundary is marked a thin native hedgerow with native trees. An unobtrusive field access from Aylsham Road is located in the south-west corner of the site, adjacent to the existing settlement edge.
- 3.2.6 The northern site boundary is a notional line through the arable field and is not marked by any physical feature on the ground. It does, however, align with an existing field boundary on the opposite side of Aylsham Road.

3.3 Site features

Geology

- 3.3.1 The bedrock geology consists of a sheet of interbedded gravels, sands, silts and clays which is known as the Wroxham Crag Formation. The Wroxham Cray Formation comprises Sedimentary Bedrock which formed approximately 0 to 2 million years ago in the Quaternary Period.³
- 3.3.2 No superficial deposits are recorded at the location of the site.

Soils

- 3.3.3 The soils consist of slightly acid, loamy soils with low fertility, freely draining to groundwater and rivers.⁴

Landform

- 3.3.4 The site is found within a gently undulating, lowland landscape which adjoins the Bure Valley (to the east).
- 3.3.5 The site itself is relatively level. The site sits at an elevation of approximately 11-15m AOD. The site slopes gently down from west to east and the lowest point of the site is its north-eastern corner, exhibiting a smooth, natural landform. This natural landform also continues beyond the site boundaries, though the creation of a railway line has introduced artificial topographical features.

Land use

- 3.3.6 The site forms part of an arable field and is in active agricultural use. The site does, however, lie at the edge of the settlement meaning that it has some connection with existing residential development.

³ <https://mapapps.bgs.ac.uk/geologyofbritain/home.html> accessed 16.03.2021

⁴ <http://www.landis.org.uk/soilscapes/> accessed 16.03.2021

Vegetation

3.3.7 The main body of the site features arable crops. The only permanent vegetation is located around the perimeters of the site. This consists of a thin native hedgerow with native trees on the Aylsham Road boundary and a low, neatly clipped native hedge on the eastern boundary. The garden hedges on the southern boundary are assumed to be located within the neighbouring plots.

Landscape-related historic features

3.3.8 The site does not contain any notable landscape-related historic features.

Public access

3.3.9 The site is in private ownership and there is no formal public access to, or across, the site.

3.4 Summary of landscape features and their sensitivity

3.4.1 Details of site landscape features and their sensitivity to change are set out in Table 3.1 below.

Table 3.1: Site landscape features

Site feature	Description	Landscape sensitivity: value	Landscape sensitivity: susceptibility to change	Overall landscape sensitivity
Geology	See above.	Medium	Low	Low
Soils	See above.	Medium	High	High
Landform	See above.	Medium	Low	Medium
Land use	See above.	Medium	High	High
Vegetation	See above.	Low	Medium	Low
Landscape-related historic features	See above.	Low	Low	Very Low
Public access	See above.	Low	Low	Very Low

4 Landscape character

4.1 Published landscape character assessments

4.1.1 The importance of understanding the landscape character of all landscapes in England is recognised in the National Planning Policy Framework (NPPF para 170), which states that planning policies and decisions should contribute to the natural environment by: *“recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services”*. Landscape character assessment is the process which can identify these intrinsic values and unique characteristics of the diverse landscapes in the UK.

- 4.1.2 Landscape character assessments enable landscapes to be described and understood by mapping natural, physical and cultural features in order to define different landscapes and demonstrate what makes them special. Landscape character types share similar characteristics, such as underlying geology, soil type, topography and landform, the pattern and type of land/field enclosure, historic land use, the pattern of settlements and types of building that these comprise, tree and woodland cover and the general visual experience of the area. Landscape character areas are specific geographic areas that exhibit a particular landscape character type.
- 4.1.3 It is important to note that landscape character assessments can be undertaken at a range of scales. It should also be noted that boundaries are only indicative of the change between areas and therefore when working at a site scale, especially close to boundaries between character types or character areas, users should carefully identify which landscape the land parcel belongs to, based on its characteristics. In addition, it is important to note that while drawn with a line on a map, areas close to boundaries often may be better thought of as an area of transition and may display some of the characteristics and sensitivities of both character areas.
- 4.1.4 Effects on landscape character can be both direct, i.e. on the character area/landscape type that the site is located within, and indirect, i.e. changes to characteristics or perceptions of character that occur beyond the boundary of a character area/landscape type. In addition, effects on landscape character may be positive or negative, i.e. strengthening and enhancing the characteristic patterns and features, or eroding and losing the patterns and features that contribute to landscape character.
- 4.1.5 There are two relevant landscape character assessments that encompass the site. These are the national level (National Character Areas) and the district level (Broadland Landscape Character Assessment).
- 4.1.6 The extent of the various landscape character areas is illustrated on Figure 02.

4.2 National level

- 4.2.1 In the mid-1990s, English Nature and the Countryside Commission jointly produced The Character Map of England – a single map that identified and described 159 Joint Character Areas (JCA) covering the whole of England. (The Landscape Partnership undertook the mapping and character assessment work on behalf of Natural England for the east of England). Each distinct area was defined following consideration of its landscape, biodiversity, geodiversity, and cultural and economic activity. The boundaries of the areas followed natural rather than administrative boundaries. The various volumes of the map were published between 1998 and 2000.
- 4.2.2 More recently, Natural England has undertaken a review of the JCAs in order to fulfil, in part, responsibilities set out in the Natural Environment White Paper 2011, Biodiversity 2020, and the European Landscape Convention 2007, creating National Character Area (NCA) profiles that are based on the original JCA profiles.
- 4.2.3 According to this assessment the site is located within NCA 80: The Broads. The slightly higher land to the south-west is located within NCA 78: Central North Norfolk. The land to the north-east of the Bure Valley falls within NCA 79: North East Norfolk and Flegg.

4.2.4 The boundary of The Broads follows the edge of the level, open marshland and valleys drained by the three principal rivers - the Yare, Bure and Waveney - and their tributaries. In the west the arable upper valleys of the rivers Wensum and Bure interlink with the more varied, wooded terrain of Central North Norfolk NCA, which, on its eastern flanks, shares a similar geology of crag and clay deposits. Buxton is located in the upper part of the Bure valley, and for this reason it has been included within The Broads NCA. The site lies close to the boundary of the Broads NCA and the landscape in the vicinity of the site forms a somewhat transitional area between the Bure Valley (NCA 80) and the slightly higher ground surrounding the valley (which is part of the Central North Norfolk NCA).

4.2.5 The following key characteristics of The Broads NCA are potentially relevant to the landscape in the vicinity of the site:

- The landscape is low-lying with some areas below sea level and has characteristic open, extensive views over slow meandering rivers, drained marshland and coastal plain in the lower valley flood plain. Views inland are framed by the tree-lined valley ridge lines.
- The middle, upper and narrow incised side valley tributaries are small scale, low and enclosed, often supporting woodland.
- Woodland cover is generally sparse, especially in the marshland area. Small areas of mainly deciduous woodland occur around the broads. Carr woodland and willow pollards are typical of the wetter areas, while broadleaved woodland is present as copses and plantations on higher land.
- Glacial deposits of outwash gravels and till are in many places overlain by peaty, loamy and clayey flood plain alluvial soils. Where drainage has been carried out, the fertile soils support arable production while in the wetter areas grazing marsh is common.
- Field patterns are principally defined by drainage over most of the Broads. Regular 18th- and 19th-century enclosure fields (generally marshland) are clearly defined by straight, reed-fringed drainage ditches that form a strongly geometric layout across the lower flood plain. Some earlier curvilinear enclosure of marshland also survives.
- Much of the Broads is remote and isolated with settlements clustering on higher ground inland, linked by the few roads that run along the valley sides. Isolated farmhouses are the most significant buildings in the marshes.
- Vertical features are very distinctive in this generally flat landscape and include some very fine medieval churches on the higher ground and several traditional drainage mills located on embankments flanking some of the drainage channels on the marshes and coastal plain.

4.2.6 The following key characteristics of the Central North Norfolk NCA are potentially relevant to the landscape in the vicinity of the site:

- A gently undulating, sometimes flat, landscape dissected by river valleys.
- Gravels, sands, chalk erratics and glacial till left behind by the retreating ice of Pleistocene glaciations, and the resulting complexity of soils, determine natural vegetation patterns.

- Tranquil agricultural landscape with extensive areas of arable land, dominated by cereals with break-cropping of sugar beet and oilseed rape, and some pastures along valley floors.
- Ancient countryside, much of it enclosed by the 16th century, with a sporadically rationalised patchwork field system, sinuous lanes and mixed hedges with hedgerow oaks.
- Relatively well-wooded landscape, with ancient oak and beech woodland and areas of conifer plantation.
- Large number of 18th-century estates with their associated parkland, and a great density and stylistic variety of churches, which are often prominent features of the skyline.
- Coherent vernacular architecture – marked by distinctive red brick and flint buildings with pantiled roofs, much dating from the 17th and 18th centuries with some earlier timber frame – is an inherent component of the area’s character.
- A mix of villages and many farmhouses within a complex minor road network.
- Dense network of public rights of way

4.3 Broadland Landscape Character Assessment

4.3.1 The Broadland Landscape Character Assessment was originally published by Broadland District Council in May 2008, and an updated version of the document was published in September 2013. The Broadland Landscape Character Assessment forms a supplementary planning document. This document is supplementary to Policy 1 Addressing Climate Change and Protecting Environmental Assets in the Joint Core Strategy – which forms part of the Broadland Local Plan.

4.3.2 The site is located at the eastern edge of LCA E2: Marsham and Hainford Wooded Estatelands where it adjoins LCA A2: Bure River Valley. The boundary between the two character areas is defined by the Bure Valley Railway. In reality, the boundaries between character areas are not hard lines, but are better thought of as indicating a kind of transition between two contiguous landscapes. Land within this transitional zone may display some of the characteristics of either area.

4.3.3 Further to the east – on the far side of the Bure River Valley - is LCA D3: Coltishall Tributary Farmland. There is, however, no intervisibility between the site and this area. This means that there is no potential for development at the site to influence the character of this area, and effects on the Coltishall Tributary Farmland character area are not considered further within this appraisal.

Wooded Estatelands

4.3.4 The Wooded Estatelands (Landscape Type E) occupy a board belt of land to the south-west of the Bure Valley.

4.3.5 The key characteristics of the Wooded Estatelands are described as follows:

- A pattern of small manor houses, isolated halls and larger estates, with associated parkland extending across much of the area
- These buildings impart a strongly ordered and human influence over the surrounding landscape;

- Numerous copses, woodlands and small plantations associated with these estates, punctuating a landscape of underlying predominantly arable farmland;
- Settlements have many historic buildings associated with them and a strong local vernacular;
- Strong historic dimension throughout the landscape;
- Woodland provides a sense of enclosure;
- Underlain by a mixed geology of Till, with loams and pebbly soils.

4.3.6 The report identified a number of key forces for change:

- Loss of field boundaries as a result of agricultural intensification.
- Small-scale incremental development within villages, which may be inconsistent with local built character and materials;
- Changes in woodland cover as a result of changes in management;
- Changes in management of historic halls and their associated parkland settings;
- Increased use of rural roads associated with tourism and visitors to historic attractions;
- Loss of field trees and mature landscape structure as a result of agricultural intensification.

4.3.7 The overall strategy for the Wooded Estatelands is *“to conserve the relatively intricate pattern of woodland clumps and copses and historic halls, alongside the generally strong character and recognisable sense of place. Plantings to enhance hedges should be appropriate to the specific local character of the Landscape Character Areas.”*

4.3.8 Specific management objectives which may be relevant to the proposed site include the following:

- Seek to conserve and restore declining hedgerows and field trees;
- Seek opportunities for the management and creation of urban and urban fringe greenspace, as well as the maintenance and enhancement of green corridors through the built areas;

4.3.9 Assessing the landscape in the vicinity of the site it is considered to be fairly typical of the Wooded Estatelands Landscape Character Type described above. The historic depth of the landscape is evident within the parish of Buxton with Lammas as can be seen from the archaeological record and some of the surviving buildings. Estates and Halls are evident in the wider landscape, though not within the immediate site surroundings. The network of native hedges, small woodlands and copses is also evident and reasonably intact. Considering the character of the village, C20 housing is predominant and much of this has been built to generic designs. Many of the C20 buildings do, however, use the orange-brown pantiles which are so characteristic of Norfolk. The site itself consists of a part of a larger arable field and has few remarkable or distinctive features.

4.3.10 The assessment has also identified specific Landscape Character Areas (local instances of a generic landscape character type). According to this assessment, the site lies within the Marsham and Hainford Landscape Character Area (LCA E2).

E2: Marsham and Hainford

- 4.3.11 This character area comprises the gently rising slopes that extend from the Bure valley to the belt of woodland that sharply defines the area to the west. At the edge of the Bure floodplain convex slopes sharply define the valley floor. From this point the land rises gently, becoming increasingly undulating where incised by tributaries of the River Bure. The area is made up of a varied drift geology of sands and gravels. This is overlain with loam in some areas.
- 4.3.12 The majority of this landscape is in arable cultivation. Fields sizes vary from medium to large scale. Most are rectilinear with remnant intermittent hedgerows and numerous hedgerow trees.
- 4.3.13 The inherent landscape sensitivities for this area include the followings:
- Generally unified, rural character and recognisable landscape structure with fields defined by hedgerows in many areas.
 - Landscape setting of historic halls, manors and churches.
 - Landscape setting of villages.
 - Characteristic westerly views across the farmland to distinct wooded horizons.
- 4.3.14 The following Landscape Planning Guidelines are potentially relevant to the project:
- Seek to conserve and enhance the landscape structure within the area, including woodland, copses of woodland, mature trees associated with small halls and manors and intact hedgerows;
 - Seek to ensure that potential new small-scale development within villages is consistent with the existing settlement pattern, density and traditional built form;
 - Seek to conserve the landscape setting of historic halls, manors and churches;
 - Seek to promote use of local vernacular buildings materials;
 - Seek to ensure new development does not reduce the vertical significance of important historical and architectural features within the landscape, such as church towers.

River Valleys

- 4.3.15 The key characteristics of the River Valley landscape type are described as follows:
- Distinct valley landform of flat valley flood plain and adjacent gently sloping valley sides;
 - Strong presence of a river towards the centre of the floodplain;
 - Willow pollards and lines of poplar flanking ditches and watercourses on valley floor, plus areas of reeds, marshes, meadowland and leys;
 - Grazing on the valley floor;
 - Patchwork of small scale fields, often lined with strong hedgerow boundaries and hedgerow trees; and blocks of woodland dotted along the valley sides;
 - River crossings, fords and bridges, which provide landscape features within the valley corridor;

- Remnants and reminders of historic settlement;
- Generally little development on the floodplain;

4.3.16 The following Key Forces for Change have been identified for the River Valley Landscape Character Type:

- Erosion of river banks, due to motorised craft on the Rivers, and potential riverside development;
- Decline in hedgerow field boundaries and potential loss of hedgerow trees as a result of intensification of arable farming practices;
- Intensification in farming leading to improvement of pastures and potential loss of riparian vegetation;
- Potential rebuilding of bridges along the river corridor, in a style which does not reflect existing local character and local building materials;
- New hard flood defence schemes, which may alter the character of the river corridors and potentially damage the ecological quality of the rivers;
- Nutrient pollution from riverside farmland, adjacent roads and urban areas, affecting the water quality of the rivers;
- Potential urban expansion to the west of Norwich and Hoveton, which may be out of character with the surrounding landscape and settlement character;

4.3.17 The overall strategy for the River valleys is *“to conserve the predominantly rural character, strong pattern of riverside trees and patchwork of habitats within this Landscape Character Type. There are also opportunities for enhancement, through protection and management of woodland, wetland and grassland habitats.”*

4.3.18 In this assessment the boundary of the River Valley has been defined by the Bure Valley Railway. The River Bure sits in a very shallow valley meaning that the distinction between the valley and the adjoining types is not particularly sharp. The Bure Valley in the vicinity of Buxton is typical of the River Valley Landscape Type as described above. It is also reasonably intact as a landscape. The site is close to the gently sloping valley-side landscape which forms part of the River Valley type. The valley floor and river are not, however, visible from the site. The main views from within the River Valley Type towards the site are those from public footpath Buxton with Lamas FP5 and from the Bure Valley Path. There are no views from the valley floor or the riverside.

4.3.19 More specifically the site adjoins the Bure River Valley (LCA A2).

A2: River Bure

4.3.20 Located in the northern part of the District, the Bure river valley comprises a distinctive topography of narrow, flat floodplain contained by gentle convex slopes. Flowing in a south-easterly direction towards Coltishall, the river cuts through both solid and drift geology, shaping the underlying chalk into shallow convex slopes. This is overlain by sands and gravels forming the gently ascending land surrounding the valley.

4.3.21 A long tradition of grazing on the valley floor is still evident in this area. Historically much of this land, due to its susceptibility to flooding, was not enclosed to arable land. Many place names, such as Lamas, highlight its historical use as a low common. Permanent grassland is generally confined to the valley floor. The small-scale pattern of fields is often defined by robust hedge boundaries and hedgerow trees. Due to flood risk, settlements and farmsteads are sited on the slightly elevated land at the edge of the floodplain. With such a location, and strong visual features such as churches, these settlements assume a greater significance.

4.3.22 Central and southern parts of the area comprise a small-scale and intimate landscape, with a strong sense of enclosure. The Bure river valley is often hidden within the surrounding gently rising arable land, and there are only occasional glimpsed views into the area from outside.

4.3.23 The inherent landscape sensitivities for this area include the followings:

- Distinctive character of small villages, comprising buildings that reflect use of locally sourced materials;
- Landscape setting of village churches, mills and historic manors;
- Strong sense of peace and tranquillity along the river valley floor;
- Its strength of character and diversity.

4.3.24 The following Landscape Planning Guidelines are potentially relevant to the project:

- Seek to conserve the strong, predominantly rural character of the area and related strongly recognisable sense of place.
- Seek to conserve the landscape setting of existing villages;
- Seek to conserve the landscape setting of village churches, mills and historic manor houses;
- Seek to conserve the strong sense of openness in northern parts where long views can be seen along the valley floor;
- Seek to ensure that potential new developments comprise a fully integrated landscape and urban design strategy, which is consistent with the local landscape character and screen potential harsh settlement edges;

4.4 Summary of sensitivity of landscape character to change

4.4.1 The landscape units described in the district level landscape character assessments have been used to provide the baseline data for assessing the sensitivity of the landscape as they provide the most detailed assessment of landscape character available.

4.4.2 Table 4.1 summarises the local landscape character areas and their sensitivity to change of the type proposed.

Table 4.1: Landscape character – sensitivity

Landscape character area	Description	Landscape sensitivity: value	Landscape sensitivity: susceptibility to change	Overall landscape sensitivity
Broadland Landscape Character Assessment				
LCA E2: Marsham and Hainford Wooded Estatelands As a whole	See above.	Medium-High	Medium	Medium
LCA E2: Marsham and Hainford Wooded Estatelands In vicinity of site	See above.	Medium	Medium	Medium
LCA A2: Bure River Valley	See above.	Medium-High	Medium	Medium
LCA D3: Coltishall Tributary Farmland	See above.	Medium-High	Very Low	Very Low

5 Visual context

5.1 Overview

5.1.1 The site is located to the rear of existing development at Warham Road, and occupies a piece of gently rising ground. The landscape in the vicinity of the site has a gently undulating topography which influences the visibility of the site. The site is located at the northern edge of the settlement and existing buildings limit the visibility from the south. Views are available from a number of points in the surrounding landscape. The visual envelop for the site extends across the open arable farmland for some distance to the north and east. It extends a shorter distance to the west. From the south, the main views are from private properties directly adjoining the site boundary.

5.2 Representative viewpoints

5.2.1 Figures 03 illustrates the locations of a set of representative viewpoints that have been used to describe the range of views which are available. They are all publicly accessible or residential in nature and encompass a range of geographical locations and receptor types at varying distances from the site. It is important to note that many of the viewpoints are points on movement routes, and that the view described is frequently representative of that experienced from many other points on the route.

5.2.2 Table 5.1 includes details of the representative viewpoints, along with a judgement as to their visual value and their susceptibility to change, which together provide an assessment of each receptor’s overall visual sensitivity. See Appendix 1 for viewpoint locations and the annotated photographs illustrating the composition of the view from the publicly accessible points.

Table 5.1: Summary of visual receptors - sensitivity

View	Description	Visual sensitivity: value	Visual sensitivity: susceptibility to change	Overall visual sensitivity
View A View from Oxnead Lane. 550m to the north of the site c.18m AOD	<ul style="list-style-type: none"> Oxnead Lane crosses open countryside to the north of the site. A thin native hedge borders the lane. Open views are available across the intervening arable land towards the site. There are no other intervening hedges between the lane and the site except for the roadside hedge. The foreground of the view features rural roads, arable farmland, and an isolated dwelling. The site is visible in the middle distance. It is seen against the backdrop of the existing urban edge which includes two storey housing at Stracey Road. The settlement has a harsh urban edge which does not enhance the view. 	Medium	Medium	Medium
View B View from Bure Valley Path. 560m to the north of the site c.16m AOD	<ul style="list-style-type: none"> The section of the railway to the north of the site is situated within a shallow cutting which limits views out to the surrounding landscape. The main feature in the foreground of the view is the railway and the adjoining cutting. Views towards the existing village are partially obscured by the intervening landform, but the roofs of the existing houses are just visible above the top of the bank. 	Medium	High	High
View C View from Bure Valley Path. 100m to the north of the site	<ul style="list-style-type: none"> As the path approaches the village it leaves the cutting, allowing open views towards the site. The foreground is formed by the railway. Beyond this is the arable field which includes the proposed 	Medium	High	High

View	Description	Visual sensitivity: value	Visual sensitivity: susceptibility to change	Overall visual sensitivity
c.11m AOD	<p>site. The site is seen against a backdrop of the existing urban edge which includes housing at Stracey Road.</p> <ul style="list-style-type: none"> The settlement has a harsh urban edge which does not enhance the view. 			
<p>View D</p> <p>View from public footpath Buxton with Lamas FP5. 160m to the north of the site</p> <p>c.14m AOD</p>	<ul style="list-style-type: none"> Open views are available towards the site as it approaches the village. The foreground consists of gently undulating arable farmland. The Bure Valley Railway crosses the view from left to right and the site is located on the far side of the railway. The site occupies the middle-ground within the view. Modern housing at Stracey Road is visible at the edge of the settlement. This housing forms the backdrop to the site. The church tower at St Andrews' Church is visible at the left-hand side of the view. 	Medium	High	High
<p>View E</p> <p>View from private properties to the south of the site.</p> <p>On site boundary</p> <p>c.14m AOD</p>	<ul style="list-style-type: none"> The site is adjoined by the rear gardens of residential properties at Stracey Road and Alysham Road. Open views are available from the rear elevations and the rear gardens of properties on Stracey Road. The view looks out into the countryside to the north of the settlement. The foreground is occupied by a large arable field. The view extends to the edges of the field, and also across the railway line to arable farmland on the far side of the railway. 	Medium	High	High
<p>View F</p> <p>View from Alysham Road</p> <p>Adjacent to the site</p>	<ul style="list-style-type: none"> The view is taken from the south-western corner of the site, where the road leaves the village. A thin native hedgerow with native trees adjoins the road. Views are available across the arable field 	Medium	Medium	Medium

View	Description	Visual sensitivity: value	Visual sensitivity: susceptibility to change	Overall visual sensitivity
c.16m AOD	<p>which contains the site towards the Bure Valley Railway and more distant farmland in the background of the view.</p> <ul style="list-style-type: none"> The proposed site sits in the foreground of the view adjacent to the road. 			
View G View from Aylsham Road 250m to the west of the site c.17m AOD	<ul style="list-style-type: none"> The photo gives an indication of the type of views which are available from Aylsham Road as road users approach Buxton. The road is adjoined by a thin native hedge with hedgerow trees. This allows relatively open views to be obtained during winter months. The site forms a portion of an existing arable field. It is seen against a backdrop of modern housing at Stracey Road. The settlement currently has a harsh urban edge which does not enhance the view. 	Medium	Medium	Medium
View H View from Lion Road 300m to the west of the site c.17m AOD	<ul style="list-style-type: none"> Views from Lion Road are contained by the dense hedgerow which lines the road and by other intervening features. The rooftops of existing houses at Aylsham Road can be glimpsed above the intervening hedgerows. Views towards the site are heavily constrained by intervening hedges. 	Low	Medium	Low
View I View from Cawston Road 410m to the west of the site c.18m AOD	<ul style="list-style-type: none"> From Cawston Road there are open views across the arable field which adjoins the road. Views towards the site, however, are heavily filtered by intervening hedgerows and other features. The roofs of properties on Alysham Road can be glimpsed above the intervening hedges. 	Low	Medium	Low

6 Landscape-related designations

6.1 Overview

6.1.1 Landscape-related designations covering the site or within its environs, which may be affected or influenced by development at the site, are described below. See also Figure 04: Landscape-related designations.

6.2 The Broads

6.2.1 The Norfolk and Suffolk Broads is Britain's largest protected wetland and third largest inland waterway, and home to some of the rarest plants and animals in the UK.

6.2.2 The Norfolk and Suffolk Broads Act 1988 created the Broads Authority. It is the duty of the Authority to manage the Broads for the following three purposes:

- conserving and enhancing the natural beauty, wildlife and cultural heritage of the Broads;
- promoting opportunities for the understanding and enjoyment of the special qualities of the Broads by the public; and
- protecting the interests of navigation.

6.2.3 The boundary of the Broads Executive Area is tightly drawn around the floodplains and lower reaches of the main rivers (the Bure, Yare and Waveney) and their tributaries (the Thurne, Ant, Wensum and Chet).

6.2.4 The Broads Executive Area ends at the limit of navigation, which is located at Coltishall. The Broads are situated approximately 4.7km from the site. There is no potential for development at the site to influence the landscape setting of The Broads.

6.3 Ancient Woodland

6.3.1 Ancient Woodland is formally defined by Natural England and comprises woodland that has existed continuously since 1600. Such woodland is likely to have developed naturally, since before that date the planting of woodlands was not commonplace.

6.3.2 There is no Ancient Woodland within the vicinity of the site.

6.4 Scheduled Monuments

6.4.1 Scheduled Monuments are nationally important monuments and sites. The aim of scheduling is to preserve sites and monuments as far as possible in the form in which they have come down to us today. They are legally protected through the Ancient Monuments and Archaeological Areas Act of 1979.

6.4.2 There is a single Scheduled Monument in the vicinity of the site. This comprises the site of a Roman Settlement at Brampton which is located approximately 600m to the north of the site. The Scheduled Monument site extends across several fields. There are no above ground remains, and nothing to indicate to the public that this is a Scheduled Monument. The Scheduled Monument is intervisible with the site, but there is nothing to indicate its historic significance to the public.

6.5 Listed Buildings

- 6.5.1 Buildings or structures may be listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 and included on the Statutory List of Buildings of Special Architectural or Historic Interest, as maintained in England by Historic England.
- 6.5.2 There are no listed buildings in the immediate vicinity of the site. The Church of St Andrew (Grade II*), is located on Mill Street. St. Andrew's Church is separated from the site by intervening residential development at Stracey Road. Buildings and vegetation prevent any inter-visibility with the site. The tower of St Andrew's church is visible together with the site in views from public footpath Buxton with Lamas FP5. The site could therefore be considered to form part of the landscape setting of the church when viewed from this angle.
- 6.5.3 Buxton War Memorial (Grade II) is situated within the churchyard. Rose Cottage (Grade II) is situated adjacent to the churchyard, on Mill Street. The White House (Grade II) is also situated on Mill Street, but to the eastern side of the railway. There are further grade II listed buildings at The Mill House and Buxton Mill. These buildings are separated from the site by intervening houses and vegetation and there is no inter-visibility.
- 6.5.4 There is another cluster of Grade II Listed Buildings at Buxton Lodge (which is a farm). These buildings are situated approximately 560m to the east of the site. A row of trees, together with a group of silos, restrict the inter-visibility with the site. Given the restricted inter-visibility, any effect on the landscape setting of these listed buildings would be minimal.

6.6 Conservation Areas

- 6.6.1 The concept of Conservation Areas was first introduced in the Civic Amenities Act 1967 in which local authorities were encouraged to determine which parts of their area could be defined as "*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*". This was the first time that recognition was given to the architectural or historic interest not only of individual buildings, but also to groups of buildings, the relationship of one building to another, and the quality and character of the spaces between them.
- 6.6.2 There are no Conservation Areas in the surrounding landscape.

6.7 Registered Parks and Gardens

- 6.7.1 A Registered Park and Garden is a site which is included on Historic England's Register of Parks and Gardens of Special Historic Interest. The NPPF defines them as designated heritage assets, and their conservation should therefore be an objective of all sustainable development.
- 6.7.2 There are no Registered Parks and Gardens in the surrounding area.

6.8 Registered Common Land

- 6.8.1 Conclusive Registered Common Land is land mapped under the Countryside Rights of Way (CROW) Act 2000 – Section 4. This is land which the public enjoy certain rights over, including the right of access.
- 6.8.2 There are two areas of Registered Common Land to the north of the site at Brampton. These comprise The Common, 3.9ha of marshland within the floodplain, and Land near the Old Maids

Public House, which extends to 0.73ha. Land near Old Maids Public House is situated 1.1km to the north of the site, while The Common is situated 1.4km to the north. The Commons are located in the river valley and are not visible from the site due to the intervening topography and vegetation.

6.8.3 Given the distances between the site and assets noted above, and the lack of intervisibility, Registered Common Land is not considered further within this appraisal.

6.9 Village Greens

6.9.1 Buxton Church Hill is classified as a village green extending to 0.01ha. It is located near to the church.

6.9.2 Given the absence of intervisibility between the Village Green and the site it is not considered further in this appraisal.

6.10 Public Rights of Way

6.10.1 Public Rights of Way (PRoW) are designated routes accessible year-round to the public. These include public footpaths, bridleways, restricted byways, and byways open to all traffic (BOATs).

6.10.2 There are no Public Rights of Way crossing the site. Public Rights of Way in the surrounding landscape include Public Footpath Buxton with Lamas FP5, which commences at Stracey Road within the urban area of Buxton, to the south of the site, and continues northwards and then eastwards out of the settlement before crossing the Bures Light Railway. From here it continues northward into the Bure valley at Oxnead.

6.10.3 Other public rights of way to the west and south of the village, and within the Bure valley in the vicinity of Lamas afford no intervisibility with the site.

6.10.4 The sensitivity of visual receptors using the public footpaths is considered in Section 5.

6.11 Promoted footpaths

6.11.1 The Bure Valley Path is a 14.2km promoted footpath and cycleway that follows the line of the Bure Valley narrow gauge railway along the route of a former railway. It commences in Wroxham and continues broadly north-westward passing Coltishall, Buxton and Brampton before terminating at Aylsham.

6.11.2 In the vicinity of Buxton, it passes immediately to the east of the site in a slight cutting. The sensitivity of visual receptors using this route is considered in Section 5.

6.12 Summary of sensitivity of landscape-related designations to change

6.12.1 Table 6.1 summarises the landscape-related designations which are present and their sensitivity to change.

Table 6.1: Landscape-related designations

Designation	Description	Landscape sensitivity: value	Landscape sensitivity: susceptibility to change	Overall landscape sensitivity
Scheduled Monuments <i>Roman Settlement at Brampton</i>	See above.	Medium	Low	Low
Listed Buildings <i>Church of St Andrew</i>	See above.	High	Low	Medium

7 Summary of landscape opportunities and constraints

7.1 Key sensitive landscape and visual receptors

7.1.1 Key sensitive receptors in the vicinity of the site are listed in Table 7.1 below, together with a brief outline of initial observations as to the likely effect of the proposed development and notes as to potential mitigation measures that might be appropriate to negate or offset such effects to within acceptable thresholds. It should be noted that such receptors and mitigation measures have been identified as part of the baseline assessment and without recourse to an appropriate impact assessment or scheme proposals, thus they may not be exhaustive.

Table 7.1 Landscape opportunities and constraints

Sensitive landscape or visual receptor	Possible effects	Possible mitigation
Site features		
Geology and Soils	<ul style="list-style-type: none"> Development would increase the urban area which would have an adverse effect on soils at the site. Some parts of the site are likely to remain undeveloped. Soils in these parts of the site would not be disturbed. 	<ul style="list-style-type: none"> Where possible, save, retain and protect natural soils and re-use in the emerging scheme.

Sensitive landscape or visual receptor	Possible effects	Possible mitigation
Landform	<ul style="list-style-type: none"> It is anticipated that the basic shape of the landform would be retained with some localised regrading to accommodate roads, buildings and driveways. 	<ul style="list-style-type: none"> Retain general character of the landform. Careful levels design to negate the need for extreme, abrupt changes in level or gradient, or the need for bunds or retaining structures. Any variations in levels to follow the general gradient, e.g. to follow the contours.
Land-use	<ul style="list-style-type: none"> The site currently consists of arable farmland. The main body of the site would change to residential use. The site is situated adjacent to existing residential development so there is some precedent for this use within the surrounding landscape. Similar effects would be experienced with any comparable development, where additional housing has to be accommodated outside the settlement boundary. 	
Vegetation	<ul style="list-style-type: none"> Vegetation limited to site boundaries. Possible to retain most boundary vegetation in the scheme design and protect during the construction works. Some of the trees on the site frontage would be removed in order to accommodate the site access. Potential for locally appropriate planting which would likely result in a net beneficial effect on vegetation. Proposed scheme likely to lead to an increase in the overall number of trees. 	<ul style="list-style-type: none"> Existing trees and hedges to be retained within the design. Suitable offsets should be allowed for retained vegetation. No development within root protection areas (RPAs) of existing trees. Retained vegetation to be suitably protected during the construction period. Try to minimise the loss of existing trees and hedges on the Aylsham Road frontage. Where vegetation is removed, e.g. to accommodate access and sight lines, compensatory planting should take place on new alignment to maintain the integrity of the boundary features and the overall vegetation cover. A belt of compensatory planting to be established on the northern site boundary.

Sensitive landscape or visual receptor	Possible effects	Possible mitigation
		<ul style="list-style-type: none"> • Use locally appropriate native species. • Explore opportunities for improved linkage of habitats and green spaces.
Landscape-related historic features	<ul style="list-style-type: none"> • Assumed that layout could make use of existing boundaries and drains in terms of compartmentalisation. • Nonetheless, likely to be some adverse effect on the landscape setting of these features and physically through need for crossing points, etc. 	<ul style="list-style-type: none"> • Retention of historic features in the layout, suitable buffers, and minimising disturbance to them.
Public access	<ul style="list-style-type: none"> • Currently no public access 	<ul style="list-style-type: none"> • Potential to increase public access to and across the site. • Provide link to Bure Valley Path and to Aylsham Road.
Effect on Landscape Character		
Broadland Landscape Character Assessment E2: Marsham and Hainford Wooded Estatelands	<ul style="list-style-type: none"> • The character of the site itself would inevitably change as a result of development. • The character of the site is somewhat influenced by its proximity to the existing urban edge which reduces its sensitivity compared to other parts of the character area. • Looking at the sensitive features of this landscape character type the proposed development would have a very limited effect on <i>the generally unified, rural character and recognisable landscape structure</i> as it would be relatively small and situated adjacent to the existing urban edge. • The development would encroach on a portion of the landscape setting of the village, but there would be potential to improve the settlement edge with locally appropriate native species buffer planting. • The effect of development on the landscape setting of historic buildings would be minor. 	<ul style="list-style-type: none"> • Housing should be appropriate in terms of its design, height and scale, colours and materials. • Ensure that the development has a fully integrated landscape and urban design strategy, which is consistent with the local landscape character • Seek, explore and deliver design and planting solutions that help remediate the existing harsh urban edges on the northern settlement boundaries of Buxton. • Increase ecological connectivity across the site. • Improve landscape structure with landscape buffer planting on the northern site boundary. • Ensure that new woodland planting is designed to enhance landscape character and that species composition reflects local character. • New homes should be limited to two and two and a half storeys.

Sensitive landscape or visual receptor	Possible effects	Possible mitigation
	<ul style="list-style-type: none"> The proposed development would cause an adverse change in character within the site itself. Appropriate mitigation planting would have a beneficial effect on landscape character. 	<ul style="list-style-type: none"> Use locally appropriate building forms and materials. Create a positive frontage to Aylsham Road. Development should front roads, as opposed to being inward facing, so echoing surrounding patterns. Layout should provide a positive relationship with countryside beyond, i.e. not turn its back to it.
<p>Broadland Landscape Character Assessment A2: Bure River Valley</p>	<ul style="list-style-type: none"> Views towards the site from this area are limited, but new development would be visible from certain points e.g. public footpath Buxton with Lamas FP5. The proposed development would have some influence on the setting of this area as a result of the introduction of additional development. The new development would, however, be seen within the context of the existing settlement edge, so the change to the view would be relatively small. The development would encroach on a portion of the landscape setting of the village, but there would be potential to improve the settlement edge with locally appropriate native species buffer planting. As it matures, the proposed mitigation planting on the northern site boundary would help to integrate development and create an appropriate edge to the village. 	<ul style="list-style-type: none"> Housing should be appropriate in terms of its design, height and scale, colours and materials. Ensure that the development has a fully integrated landscape and urban design strategy, which is consistent with the local landscape character Seek, explore and deliver design and planting solutions that help remediate the existing harsh urban edges on the northern settlement boundaries of Buxton. Increase ecological connectivity across the site. Improve landscape structure with landscape buffer planting on the northern site boundary. Ensure that new woodland planting is designed to enhance landscape character and that species composition reflects local character. New homes should be limited to two and two and a half storeys. Use locally appropriate building forms and materials. Development should front roads, as opposed to being inward facing, so echoing surrounding patterns. Layout should provide a positive relationship with countryside beyond, i.e. not turn its back to it.

Sensitive landscape or visual receptor	Possible effects	Possible mitigation
Effects on landscape-related designations		
<p>Scheduled Monuments</p> <p><i>Roman Settlement at Brampton</i></p>	<ul style="list-style-type: none"> The proposed development would cause some change to the landscape setting of the Scheduled Monument but the change to views would be relatively small. Buffer planting on the northern site boundary would help to integrate the site within the wider landscape structure. 	
<p>Listed Buildings</p> <p><i>Church of St Andrew</i></p>	<ul style="list-style-type: none"> The site can be seen together with the church tower of St Andrew’s church in some views. The proposed development would be seen within the context of existing residential development so the change to the view would be relatively small. The proposed development would not obscure views to the church tower. The landscape setting of the church would continue to be formed by a combination of development and countryside. Buffer planting on the northern site boundary would soften the settlement edge. 	<p>A belt of native planting on the northern site boundary would soften the settlement edge and help to integrate the existing development.</p>
<p>Public Rights of Way</p>	<ul style="list-style-type: none"> The proposed development would potentially influence views from public rights of way in the surrounding landscape. Such effects are considered as part of the visual assessment. 	
<p>Promoted routes</p>	<ul style="list-style-type: none"> The proposed development would potentially influence views from the Bure Valley Path. Such effects are considered as part of the visual assessment. 	

Sensitive landscape or visual receptor	Possible effects	Possible mitigation
Effect on views		
Viewpoint A View from Oxnead Lane	<ul style="list-style-type: none"> The proposed development would introduce new houses in the middle-distance. These dwellings would effectively replace existing houses within the view. Despite the introduction of new features, there would be little change to the character or composition of the view. 	<ul style="list-style-type: none"> Housing should be appropriate in terms of its design, height and scale, colours and materials. As it matures, buffer planting on the northern site boundary would soften the settlement edge. Buffer planting should utilise appropriate native species, which will integrate within the view.
Viewpoint B View from the Bure Valley Path	<ul style="list-style-type: none"> The main features within the view would continue to be the railway and the bank in the foreground. It is probable that the roofs of new buildings would be visible above the top of the bank. The proposed roofs would be seen in front of the existing rooftops which are visible. Despite the introduction of new features, there would be little change to the character or composition of the view. 	<ul style="list-style-type: none">
Viewpoint C View from the Bure Valley Path	<ul style="list-style-type: none"> Open views of the new houses would be available from this point. The new houses would sit in front of existing residential development at Stracey Road and Aylsham Road. The new houses would extend the area of built development towards the viewer. However, the existing buildings within the village are already visible, so development would not be introducing new elements to the view. 	<ul style="list-style-type: none"> Housing should be appropriate in terms of its design, height and scale, colours and materials. As it matures, buffer planting on the northern site boundary would soften the settlement edge. Buffer planting should utilise appropriate native species, which will integrate within the view.
Viewpoint D View from Public Footpath Buxton with Lammas FP5	<ul style="list-style-type: none"> Open views of the new houses would be available from this point. The new houses would be visible to the right of existing residential development at Stracey Road and Aylsham Road. The new houses would extend the area of built development to the right. However, existing buildings within the village are already visible, so 	<ul style="list-style-type: none"> Planting on the northern boundary would soften views to the new and existing housing and help integrate both into the surrounding landscape framework.

Sensitive landscape or visual receptor	Possible effects	Possible mitigation
	<p>development would not be introducing new elements to the view.</p>	
<p>Viewpoint E View from properties to the south</p>	<ul style="list-style-type: none"> The proposed development would introduce the features associated with a housing development into the foreground of the view. The existing view over arable farmland would be replaced by new features such as buildings, planting and garden fences. 	<ul style="list-style-type: none"> Careful consideration should be given to the amenity of the existing properties. Specific measures which can be taken to reduce the effect on views from the private garden would be to establish a buffer zone of planting, to allow for extra-deep rear gardens, or to place single-storey dwellings along this edge. This would minimise overlooking issues and loss of amenity.
<p>Viewpoint F View from Aylsham Road</p>	<ul style="list-style-type: none"> The proposed development would introduce the features associated with a housing development into the foreground of the view. These would include a new site access from Aylsham Road. It is assumed that new dwellings would also be visible. Some of the existing vegetation on the site frontage would be lost. Most of the existing view would be replaced by new features such as roads, planting and houses. 	<ul style="list-style-type: none"> Houses should be arranged to front onto Aylsham Road to establish a positive frontage. Existing vegetation on the site frontage should be retained if possible. A new native species hedgerow set back from the road should be established to replace lost vegetation. Opportunities should be explored to create a green entrance to the development.
<p>Viewpoint G View from Aylsham Road</p>	<ul style="list-style-type: none"> The proposed development would introduce new houses which would sit in front of existing development at Stracey Road and Aylsham Road. The proposed development would also extend the area of built development within the view. Conversely, existing buildings within the village are already visible, so development would not be introducing new elements to the view. 	<ul style="list-style-type: none"> Housing should be appropriate in terms of its design, height and scale, colours and materials. Planting on the northern boundary, as it matures, would soften views to the new and existing housing and help integrate both into the surrounding landscape framework. Buffer planting should utilise appropriate native species, which will integrate within the view.
<p>Viewpoint H View from Lion Road</p>	<ul style="list-style-type: none"> Views from Lion Road would be very constrained. It is possible that the roofs of the proposed houses would be visible, but only as glimpsed views above an existing hedge. 	

Sensitive landscape or visual receptor	Possible effects	Possible mitigation
Viewpoint I View from Cawston Road	<ul style="list-style-type: none"> Views from Caswston Road would be very constrained. It is possible that the roofs of the proposed houses would be visible, but only as glimpsed views above an existing hedge. 	<ul style="list-style-type: none">