

## Landscape Summary

The land parcel at Bungay Road is to the northern edge of the B1332 Bungay Road. The site's boundaries follow historical field boundaries apart from a now non-existent access track from Bungay Road that once entered the site from the south of dwellings on the B1332 (British History Online, accessed 19 Nov 2018). The B1332 is the main approach road to Poringland from the south and heads north through the large village to Norwich 8km to the north.

A design team meeting was carried out on the 15 November 2018 to discuss the landscape issues and how best to approach the site as additional housing provision for the village of Poringland. Discussion took place regarding the look of the proposals from the approach along the B1332; taking advantage of views to the northeast; screening the proposals from existing properties along the B1332 and Rectory Lane; and maintaining open space along the water channels on the eastern edge of the site and the dry pond to the centre of the site.

The western edge of the site is enclosed by a poorly structured mature hedgerow of mainly hawthorn, blackthorn and ivy along Bungay Road and to the rear of dwellings mainly close board fencing with an open aspect. The carriageway heading southeast is lined by maturing trees including cherry and maple. The existing site entrance is at the junction with Wash Lane, a bridleway along the southern boundary. The slightly sunken lane is lined by well-structured banked hedgerows. To the north the site rises to the rear garden boundaries of dwellings along Rectory Lane. Mature trees within the gardens including conifer reduce views to the north and the rear elevations of the houses. The village of Poringland extends to the north and north west of the site beyond Rectory Lane. The eastern boundary of the site is marked by mature trees including oak and ash set along an open field boundary in parts. Beyond the tree line are parkland trees within pasture. The site is currently pasture and Well Beck passes through the eastern portion of the site on lower ground. The watercourse was barely flowing at the time of survey and the two channels are clogged leading to marshy land. To the centre of the site is a dry pond surrounded by two lines of unmanaged hawthorn that may be remnant hedgerows. A low voltage powerline crosses the site from the north to south crossing the B1332. The site falls approximately 7m from the north western boundary to the southeast corner, with a fall to the northeast as well to Well Beck.

The wider, rural landscape is characterised by a gently undulating ground on a plateau between the courses of the River Yare and the River Tas. The site is in the Poringland Settled Plateau Farmlands landscape character area of the South Norfolk Landscape Assessment (2001). Characteristics include a flat landform; open horizons; predominantly arable land; long views of woodland with relatively poor hedgerows; and, a densely settled centre. Described as *'a fairly even balance between residential areas and farmland. The farmed plateau provides a rural setting for built up areas. The farmland is almost exclusively arable*

*cropland particularly cereals that occupy large fields. Hedgerow removal is evident'.*

Sensitivities relevant to the site are: further ribbon development; development on the plateau edge; and, development impacting on recreational routes.

Visual receptors include dwellings on the north and south western boundaries and to a lesser extent properties to the south on Bungay Road (B1332). These dwellings consist mainly of late 20<sup>th</sup> century detached homes infill development between older properties including the grade II\* listed Porch House, 45m to the northwest of the site boundary. The most open views are from the rear elevation of properties along the south western edge, with some views from upper storey windows to the north west. Porch House is surrounded by mature trees within the garden reducing any visual relationship with the site. Further views from the interior of the Poringland are limited by structures and trees. There are glimpsed and partial views approaching the site along the tree lined Bungay Road. The only Public Rights of Way (PRoWs) affected is the bridleway along the southern edge. The closest national trail is Boudicca Way, which is 1.8km to the west.

Proposed mitigation recommended at this initial stage of design include: maintaining a public open space to the southern edge of the field which will soften the approach to the town along the B1332; attenuation of surface water runoff in the form of swales and a dry pond at the centre of the site; managing the channels of Well Beck as open space and natural marshland; continue the screening to Porch House along the rear gardens of properties on the B1332; orientate proposed dwellings to the northeast to exploit parkland views; enhance and maintain strong vegetation on the western edge introducing trees to continue tree line into town. The design and layout of housing will seek to accommodate these recommendations.



Figure 1. View to the northeast and parkland, Well Beck lies in the foreground



Figure 2. View to the west and the rear elevation of dwellings on the B1332, Porch House is surrounded by mature trees



Figure 3. View to the north over the site from properties on the B1332, the road is tree lined as it approaches the village of Poringland



Figure 4. View to the northwest approaching the site along the B1332, the site is glimpsed and views are partial

British History Online: <https://www.british-history.ac.uk/os-1-to-10560/norfolk/076/sw>

Magic map: <https://magic.defra.gov.uk/MagicMap.aspx>

Poringland Parish Council: <https://www.poringlandparishcouncil.gov.uk/>

South Norfolk Landscape Assessment 2001: [https://www.south-norfolk.gov.uk/sites/default/files/LUC\\_2001\\_RPA\\_B5\\_Chet\\_Tributary.pdf](https://www.south-norfolk.gov.uk/sites/default/files/LUC_2001_RPA_B5_Chet_Tributary.pdf)

South Norfolk Council: <https://my.south-norfolk.gov.uk/mysouthnorfolk.aspx>