

Landscape Summary

The larger land parcel at Langley Road is the western, arable field that follows historical field boundaries (British History Online, accessed 05 Nov 2018). The smaller, triangular land parcel to the east is the southern part of a larger field boundary. Both field sites are on ground elevated above the route of Snow's Lane to the south and southeast, the larger field enclosure falls to the west towards Langley Road.

A design team meeting was carried out on the 01 November 2018 to discuss the landscape issues and how best to approach the site as additional housing provision for the village of Chedgrave. It was decided that the smaller field to the east was inappropriate for housing due to its elevation and openness.

The western edge of the site is enclosed by a mature hedgerow of wild plum with occasional sycamore and ash. Beyond the hedgerow on the edge of Langley Road is an informal footpath heading north, set above the carriageway with a line of maturing trees including cherry, beech, oak and ash. The site is well enclosed along the western edge. To the north the site rises to a line of fully mature oak that mark the boundary. Beyond this is another arable field. Ground rises to the north at Forge Road before falling again within arable field enclosures. The eastern boundary of the larger field is marked in part by a mixed species hedgerow to the south, becoming more gappy to the north with some trees including oak and ash. There are views to the east over arable fields from the high ground on the eastern edge of the site. To the south a high bank marks the boundary with Snow's Lane with some unmanaged hedgerow plants emerging as small trees in places. The interior of the field rises to the north and to a high point to the southeast where there are open views to the southeast and housing areas of Chedgrave.

The wider, rural landscape is characterised by undulating ground with a general fall towards the waterways of the National Park 'The Broads' which lies to the east. The boundary of the park is 555m to the southeast at its closest point on the River Chet. The Broads is also a Special Area of Conservation (SAC). Immediately to the west is the grade II listed, registered Park and Gardens at Langley Park. The park is surrounded by dense, mature tree belts and there is no visual relationship with the site. A Site of Special Scientific Interest (SSSI), Hardley Flood lies 1.2km to the east.

The site is in the Chet Tributary Farmlands landscape character area of the South Norfolk Landscape Assessment (2001). Characteristics include undulating landform; varied enclosure; predominantly arable land; pasture associated with water courses; sporadic settlement; and, the market town of Loddon. Described as *'a flat to gently undulating, low-lying landscape the River Chet tributary streams that have cut into the higher, flatter land resulting in subtle undulations. It forms a transitional landscape as it rises gently from the neighbouring Broads in the north east towards higher ground in the south and south west'*. Sensitivities relevant to the site are visual and landscape relationship with The Broads; hedgerow loss; and, views and the setting of prominent churches.

Visual receptors include dwellings to the south and southwest. These mainly consist of late 20th century semi-detached bungalows and 2 storey homes and detached houses. High points of the site are likely to be visible from upper storey windows. Further views from the interior of the settlement are limited by structures and trees along Langley Road and mature vegetation on the

site boundaries. There are views from isolated properties to the north of the high ground within the site.

There are limited Public Rights of Way (PRoWs) within the surrounding landscape from which there are no views of the site, however there are partial views from the informal footpath on the western boundary and from some pavements within the settlement to the south. The nationally strategic trail 'Wherryman's Way' comes within 400m to the south, however it is unlikely that there are views of the site from within the built up centre of the village where it is located.

Proposed mitigation recommended at this initial stage of design include: maintaining a public open space to the highest point to the southern edge of the field which will accommodate open views to the south and an informal area of play; attenuation of surface water runoff in the form of swales and a dry pond at the southwest corner following the existing contours and landform; maintaining strong vegetation screen on the western edge; creating filtered views to the east and into the site by planting groups of trees and a low hedgerow; and, creating a circulating footpath within the site's boundary to provide new routes for pedestrians and link to informal paths. The design and layout of housing will seek to accommodate these recommendations.

British History Online: <https://www.british-history.ac.uk/os-1-to-10560/norfolk/088/ne>

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

South Norfolk Landscape Assessment 2001: https://www.south-norfolk.gov.uk/sites/default/files/LUC_2001_RPA_B5_Chet_Tributary.pdf