

Breckland Local Development Framework
Landscape Character Assessment

Proposed Landscape Policies

Core Policy 9

Protection and Enhancement of the Landscape of the District

The existing landscape of the District will be protected for the sake of its own intrinsic beauty and its benefit to the rural character of the District and in addition in the interests of bio-diversity and geo-diversity. Development within the district should have particular regard to maintaining the aesthetic and bio-diversity qualities of the landscape, including a consideration of individual or groups of natural features such as trees, hedges and woodland or rivers, streams or other topographical features.

The enhancement of the District's landscape with particular reference to areas with public access, such as Thefford Forest Park, will be promoted. Appropriate management measure will be secured through development or other mechanisms where appropriate and benefits are achievable.

Development Control Policy 1

Protection of Amenity

For all new developments consideration will need to be given to the impact upon amenity. Development will not be permitted where there are unacceptable effects on the amenities of the area or the residential amenity of neighbouring occupants, or future occupants of the development site. When considering the impact of the development in terms of the amenities of the area and residential amenity, regard will be had to the following issues;

- a. Overlooking and/or privacy loss
- b. Dominance or overshadowing
- c. Odour, noise or vibration
- d. Other forms of pollution (including contaminated land, light pollution or the emission of particulates).
- e. Important features or characteristics of the area; or,
- f. Aesthetic qualities of the landscape or townscape.

Trees and Landscape

The landscape of the district will be protected for the sake of its intrinsic character and beauty, the diversity of its landscape, heritage and wildlife. For all development proposals regard will need to be had to the impact of the development upon the district's landscape with particular reference made to the Landscape Character Assessment and Landscape Character Assessment Fringe Study. Development which fails to protect or enhance the character of the landscape of the district will not be permitted.

Trees, hedgerows and other natural features across the district will be protected from development. Where the loss of a tree(s), hedgerow(s) or other natural feature(s) is unavoidable and would be detrimental to the character and appearance of the area the council will expect a replacement to be provided. Conditions and/or planning obligations will be used to secure the replacement of trees, hedgerows or other natural features or their protection during the course of development.