

# Postwick with Witton Views Assessment 2025



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## INTRODUCTION

1. As set out in more detail in the Evidence Base Paper, Postwick with Witton parish falls into three-character areas within the Broadland Landscape Character Assessment, including:
  - Tributary Farmland (D4- Blofield Tributary Farmland)
  - Wooded Estatelands (E3- Spixworth Wooded Estatelands) and
  - Marshes Fringe (F3- Reedham to Thorpe Marshes Fringe).
2. **Figure 1** marks with three X's where the parish is within the context of the Broadland Landscape Character areas<sup>1</sup>. As well as the character areas listed above part of the NPA also falls within the Broads Authority Executive Area which is south of the red line boundary below F3 up to the River Yare.

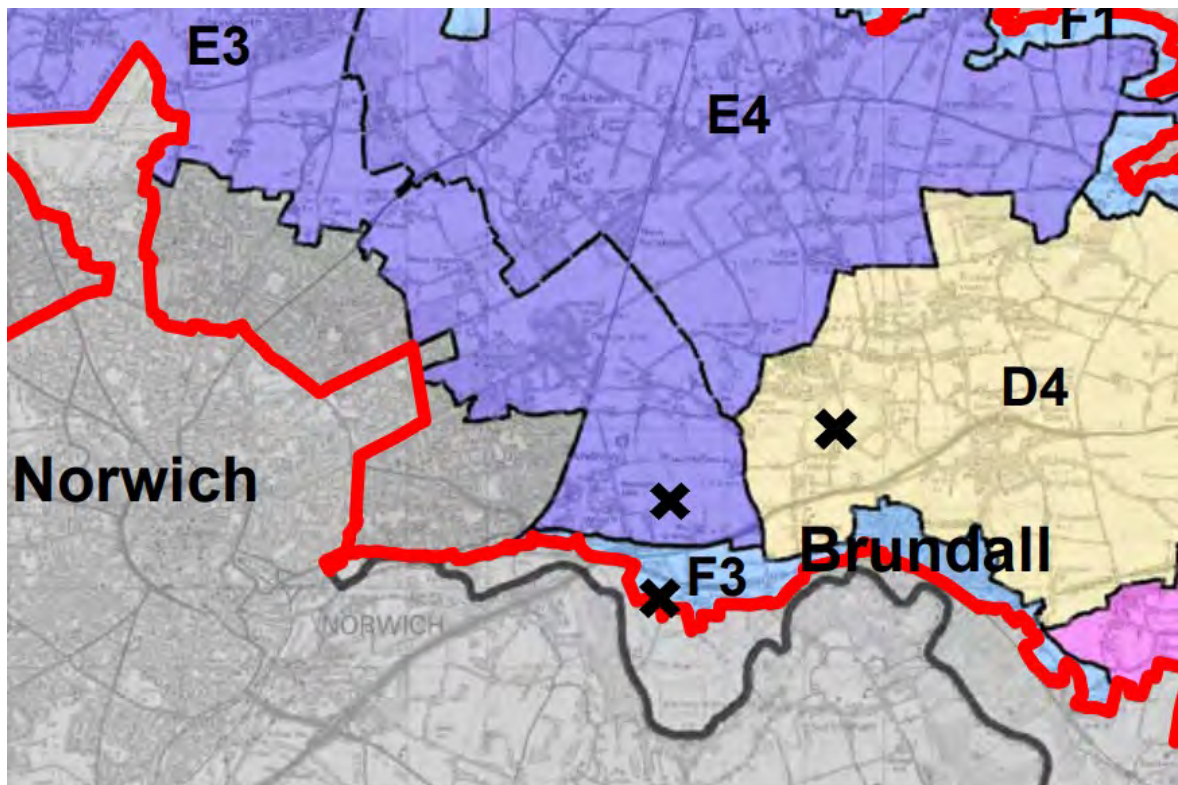


Figure 1-Postwick and Witton location within the character areas of Broadlands Landscape Character Assessment (Source: Broadland District Council, Landscape Character Assessment SPD 2013)

3. The **Tributary Farmland (D4- Blofield Tributary Farmland)** area extends between the Yare and Bure River Valleys and is dominated by arable farmland with varying field sizes. There has been limited removal of hedgerows. Isolated churches,

<sup>1</sup> Broadland District Council, Landscape Character Assessment SPD 2013. Source: <https://www.southnorfolkandbroadland.gov.uk/downloads/file/286/landscape-character-assessment-supplementary-planning-document-part-1-> and [Broadland District Council Landscape Character Assessment SPD \(southnorfolkandbroadland.gov.uk\)](https://www.southnorfolkandbroadland.gov.uk/downloads/file/286/broadland-district-council-landscape-character-assessment-spd)

historic halls and farmsteads located along rural lanes, often amid woodland, are a distinct and repeated feature. Church towers and woodland create memorable features in views. Most settlements have been engulfed by the rapid expansion in modern suburban housing. These developments have for the most part remained contained as individual linear or nucleated developments, such as Blofield. There is often an abrupt transition between the housing development and surrounding agricultural land. The A47 is a major transport route, which effectively sub-divides the area.

4. A small part of the parish falls within the **Wooded Estatelands (E3- Spixworth Wooded Estatelands)** character area which forms a narrow belt of land abutting the settlement edge of Norwich. The land within this area forms part of an extensive area of sands and gravels that rises gently northwards towards the centre of the district. Its simple geology is broken up by areas of loam, which coincides with higher quality agricultural land. Although land use within the area is influenced by its close proximity to Norwich, a large proportion of the area is still in arable cultivation, especially in western parts. Other more urban fringe uses have developed on converted farmland in central and western parts, such sporting fields.
5. The **Marshes Fringe (F3- Reedham to Thorpe Marshes Fringe)** follows the partly wooded slopes of the lower reaches of the River Yare, this character area encompasses a linear strip of land, defined by the 10m contour, forming a fringe to the lower-lying flat landscapes of the Broads. Land becomes increasingly undulating where minor tributaries incise the area, forming shallow valleys. The land use is strongly influenced by adjacent agricultural land to the north and the Broads with interspersed pockets of pasture in places, forming a continuation of plateau and tributary farmland for the west.
6. The hedgerow structure within the area has been substantially fragmented. Remnant hedge boundaries and mature isolated hedgerow trees assume greater significant in views across arable fields. Large blocks of carr woodland that often define the Broads landscape enclose northerly and easterly views, often evoking a sense of intimacy by the strong wooded horizon. Copses and belts of woodland (coniferous and deciduous) and mature trees further enclose the area, adding interest and contribute to a gradual transition between farmland and woodland. Pockets of carr woodland are also interesting landscape features.
7. The settlement pattern reflects a long history of development, scattered with historic halls, villages, and isolated farmsteads. Settlements within this area have generally evolved from a linear settlement core, forming a series of small and large nucleated villages at the edge of the Broads. The linear historic core still holds a fairly rural setting and some areas including Postwick comprises a fairly complex road network including where the railway passes, A roads including the A47, A1042 and A1270, numerous roundabouts, and B roads.
8. Many of the inherent sensitivities and landscape guidelines which should be followed in the Broadland character areas cross over and this includes but not



limited to the importance of conserving the rural character of Postwick and Witton, including the settlement of historic churches and buildings and sensitive location of development. Further detail is set out in the Evidence Base Paper and the Broadland Landscape Character Area Assessment.

9. In the Broads Authority Landscape Character Assessment Postwick falls within **Character Area 12 Yare Valley- Kirby/Postwick to Rockland/Strumpshaw River Yare<sup>2</sup> (Figure 2)**. It includes both sides of the narrowing valley of the river Yare and is completely different in character to the open grazed marshes to the east and the areas lying further upstream to the west, whose character is influenced to a far greater extent by development around Norwich. It is a remarkably diverse area in the patterns in the landscape and the various habitats which is in part a result of the mix of soils and geology. Aside from areas of open fen vegetation, this area includes a series of small broads, considerable carr woodland and grazing marsh. The area has an enclosed and inaccessible feel because of this untamed carr woodland which is a significant feature of the area.

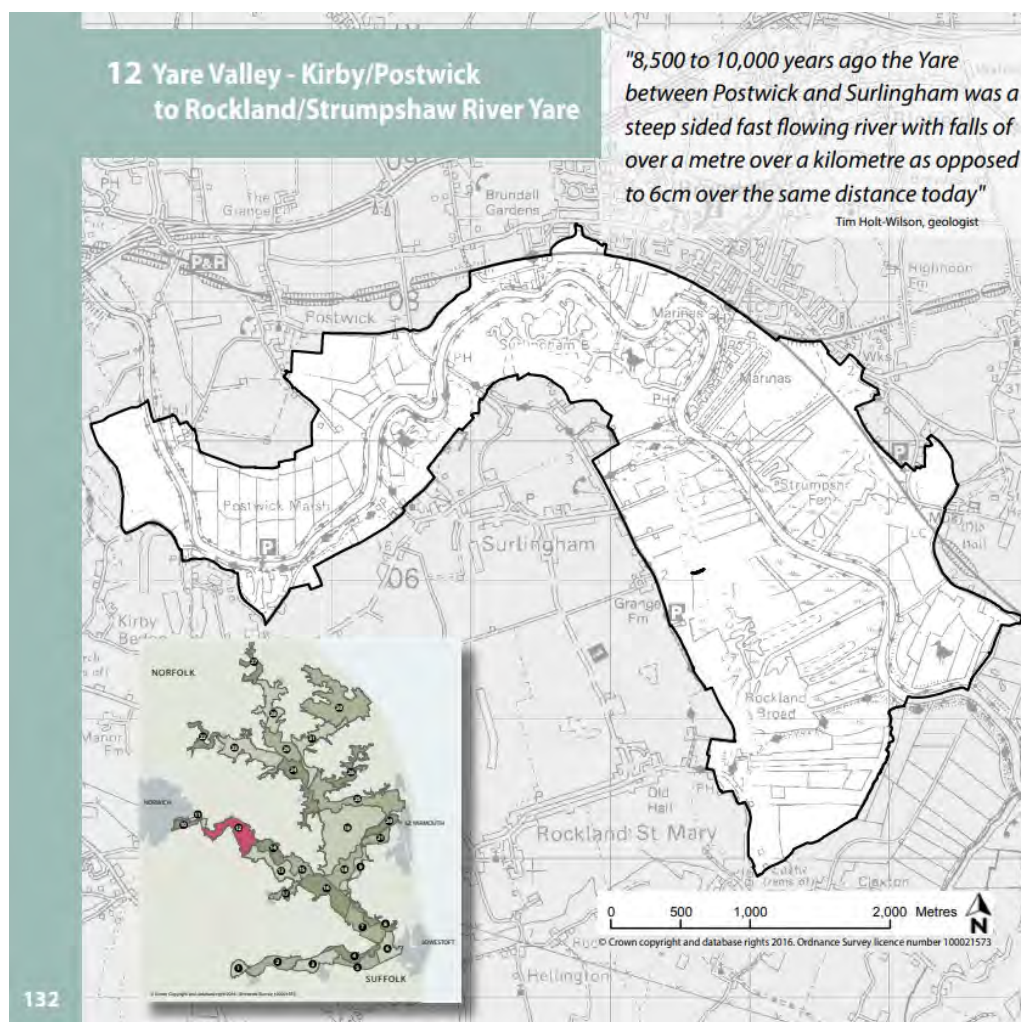
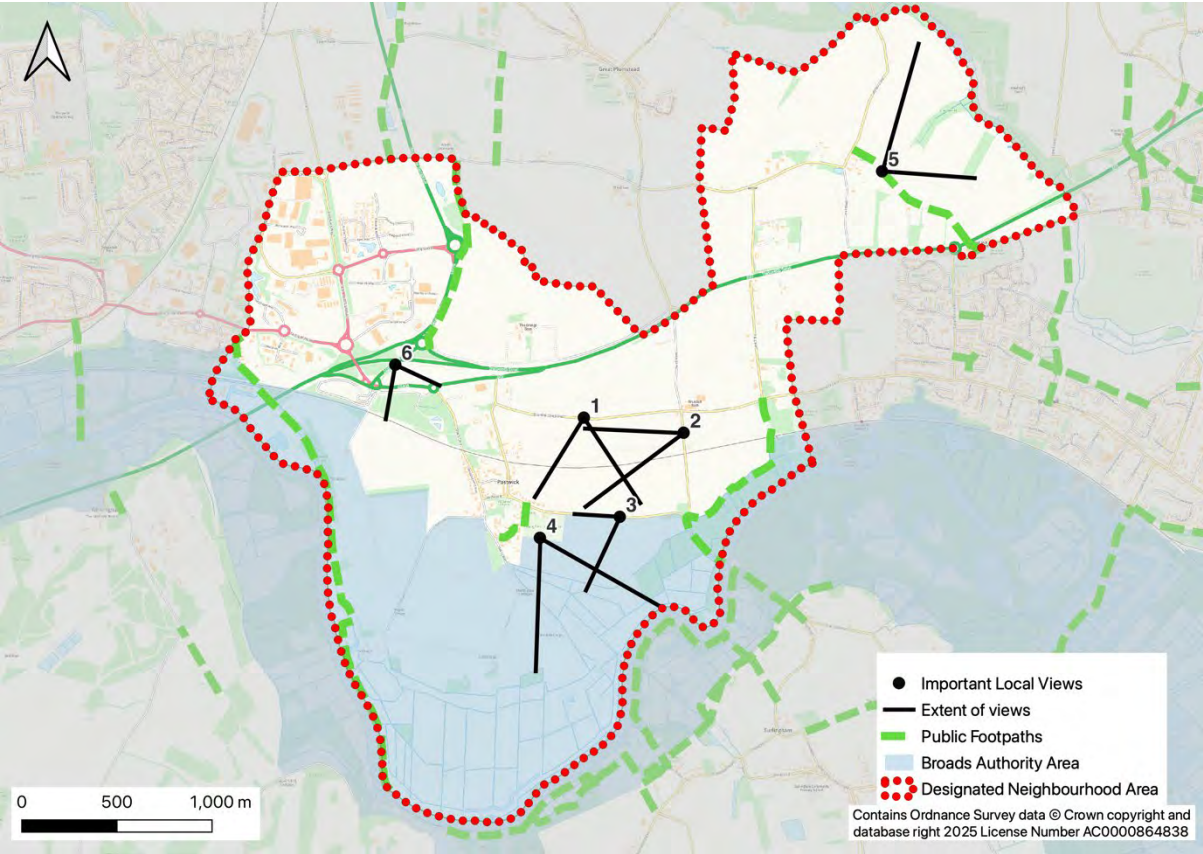


Figure 2-Broads Local Character Area- 12 Yare Valley (Source: Broads Authority, 2016)

<sup>2</sup> [Landscape Character Assessment \(broads-authority.gov.uk\)](https://broads-authority.gov.uk/landscape-character-assessment)

10. The central part of the area has a generally enclosed feel to the landscape, with steep valley sides in part and a narrowing valley floor allied to dense blocks of woodland. In contrast the landscape opens up at the most easterly (Rockland Marsh) and westerly (Postwick Marsh) ends of the area. There is a rich landscape mosaic of landscape patterns formed by long parallel dykes and small rectilinear grazed blocks interspersed with large blocks of carr woodland, fens, water bodies, open grazing, and settlement, creating a complex pattern which is not necessarily evident in views at ground level. Whilst the Yare, following a meandering course through the area, has a reflective quality which is a distinct contrast to often wooded areas of the landscape.
11. Postwick Marsh lying on the western end of the area appears something of an anomaly in this location. Its appearance is of typical grazing marsh with some areas of carr woodland. It is in fact peat like its neighbouring areas but appears to have been drained over a long period. The drainage pattern is one of long parallel strips possibly doles although rationalised in recent years. Within this marsh is a series of fossilised fen doles. The grazing marshland is excluded from the various designations applying to this wider area.
12. To keep the area special, opportunities should be taken to conserve and capture cultural history and the built heritage and future and existing development need to ensure that the impacts on the landscape character and visual amenity are minimised.
13. The Postwick with Witton Neighbourhood Plan proposes to afford protection to 6 special views. During 2024 the community were asked which views they felt were particularly special within the parish. Further views were considered after the response from Regulation 14.
14. This document provides the evidence to support these views being included within the neighbourhood plan. A set of criteria was used to identify such views:
  - a) Accessible from a public space;
  - b) A good reason for its inclusion within the Neighbourhood Plan which may relate to its recreational value, conservation interest, scenic quality, rarity or planning history; and
  - c) Have a specific reason for being important to the community.
15. A map of the 6 views is below, followed by details in relation to each of them. The views have been separated into short and medium/long views for readers to understand the extent of the view. Whilst the arrows of the views should not be taken as an indicative length it gives the understanding that from each standpoint the view can be seen from either a short to long distance.
16. In the next section is the views assessments and detail given for each view identified in **Figure 3**.

Figure 3- Important Local Views in Postwick with Witton





## VIEWS ASSESSMENT

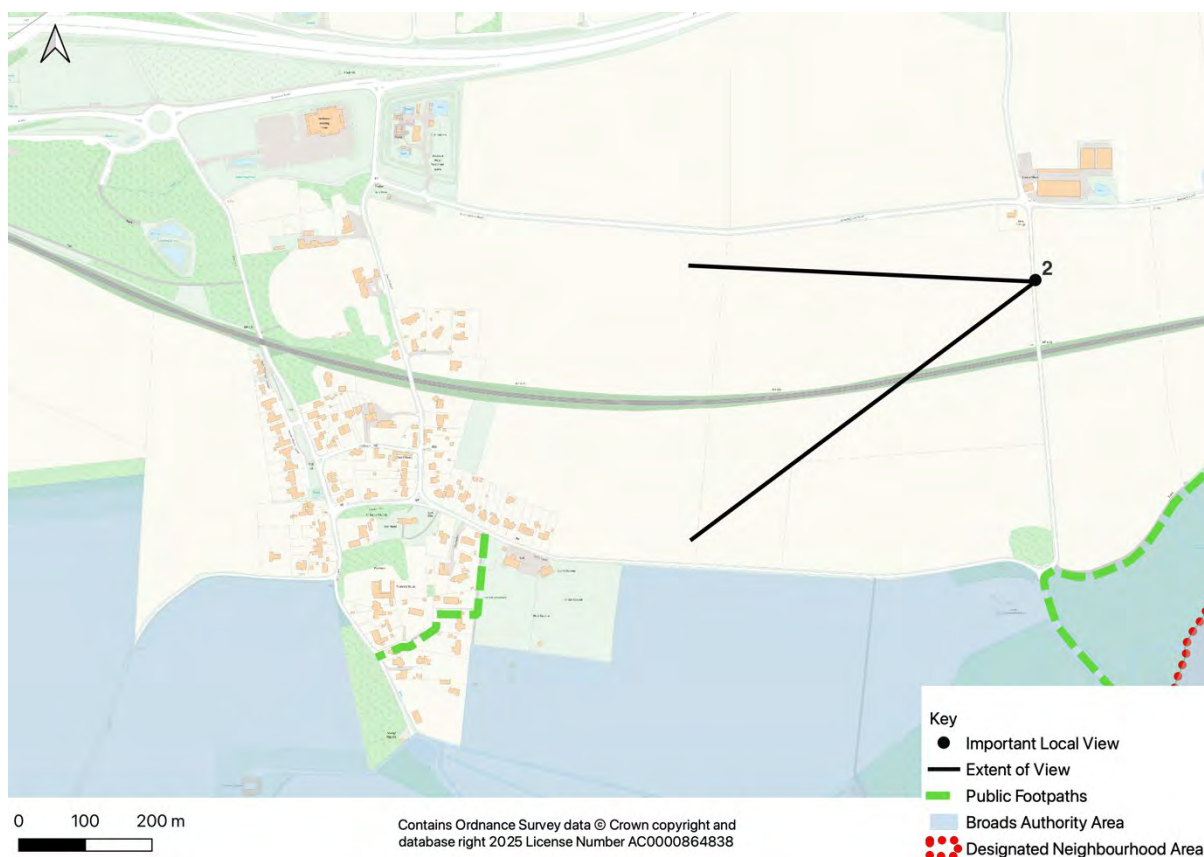
### VIEW 1: BRUNDALL LOW ROAD LOOKING SOUTH TOWARDS SURLINGHAM





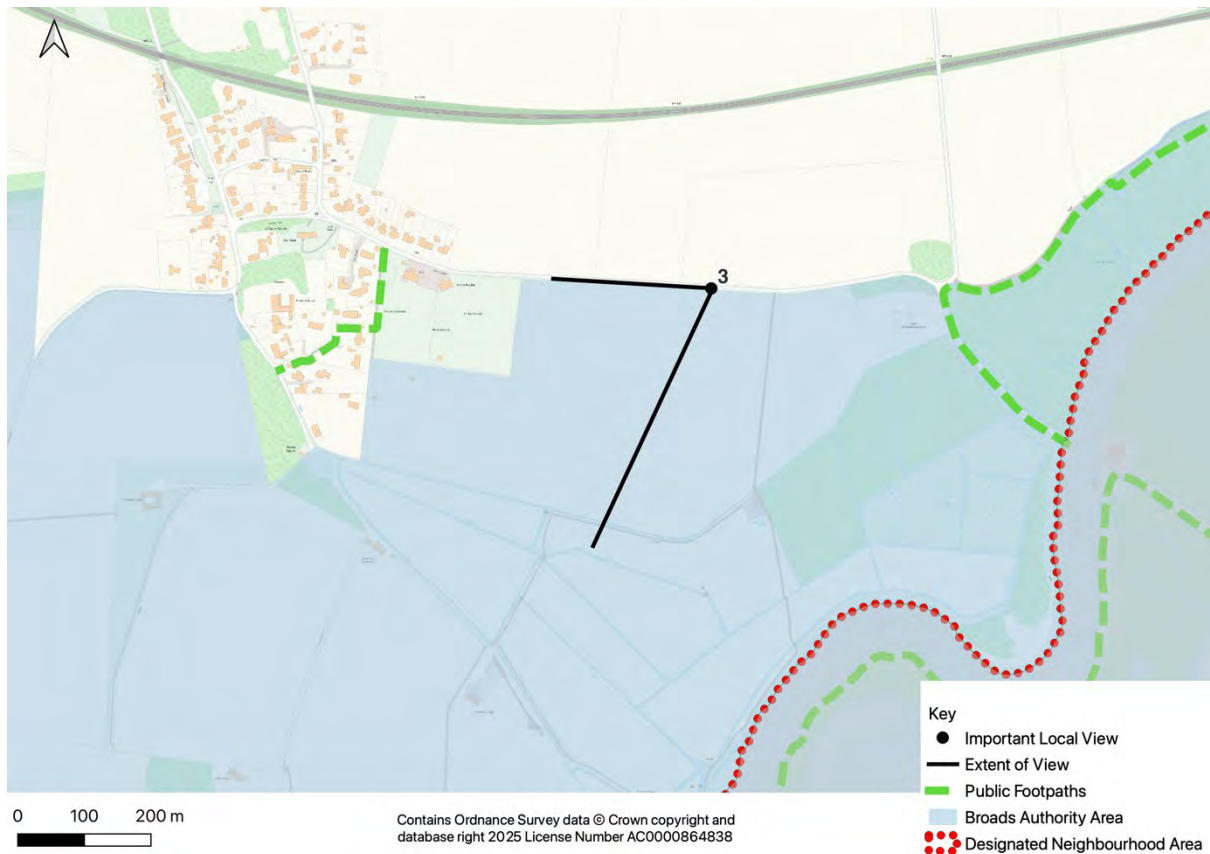
<b>Criteria</b>	<b>Description</b>
<b>Specific location of the viewpoint</b>	What Three Words location: bravest.terminal.munch
<b>Description of the view</b>	A view across the rural farming landscape and marshes towards the River Yare and the hills of Bramerton and Surlingham beyond. The viewpoint is from Brundall Low Road which, despite its name, is quite elevated. There are a number of similar views across the valley, to be seen as one travels between Postwick and Brundall
<b>It the view publicly accessible?</b>	Yes
<b>Value of the view locally (scenic quality, recreational value, historic value, rarity, conservation interest)</b>	This is quite a dramatic view, by Norfolk standards. It exemplifies the Broads with farmland, marsh and river valley. Yacht sails and other boat traffic clearly visible on occasions in the distance. Walkers, cyclists and vehicle passengers enjoy this fine view which constantly changes with the time of day and the seasons.
<b>Relevant planning history</b>	None

## VIEW 2: CHURCH ROAD, SOUTH WITTON, LOOKING TOWARDS POSTWICK VILLAGE



<b>Criteria</b>	<b>Description</b>
<b>Specific location of the viewpoint</b>	What Three Words location: innovator.clues.manicured
<b>Description of the view</b>	From Church Road looking west towards the village of Postwick. The view crosses arable farmland looking towards the unspoilt village, with the Norman church tower in the centre, and the main Norwich to Lowestoft/Gt Yarmouth rail line in the foreground. The Bramerton/Surlingham Hills also visible
<b>Is the view publicly accessible?</b>	Yes
<b>Value of the view locally (scenic quality, recreational value, historic value, rarity, conservation interest)</b>	This elevated stretch of Church Road is a popular point to pause and look across towards the village. A typical Broadland scene, farmland, village with dominant Norman church
<b>Planning history</b>	None

## VIEW 3: FERRY LANE LOOKING SOUTH-WEST TOWARDS POSTWICK VILLAGE

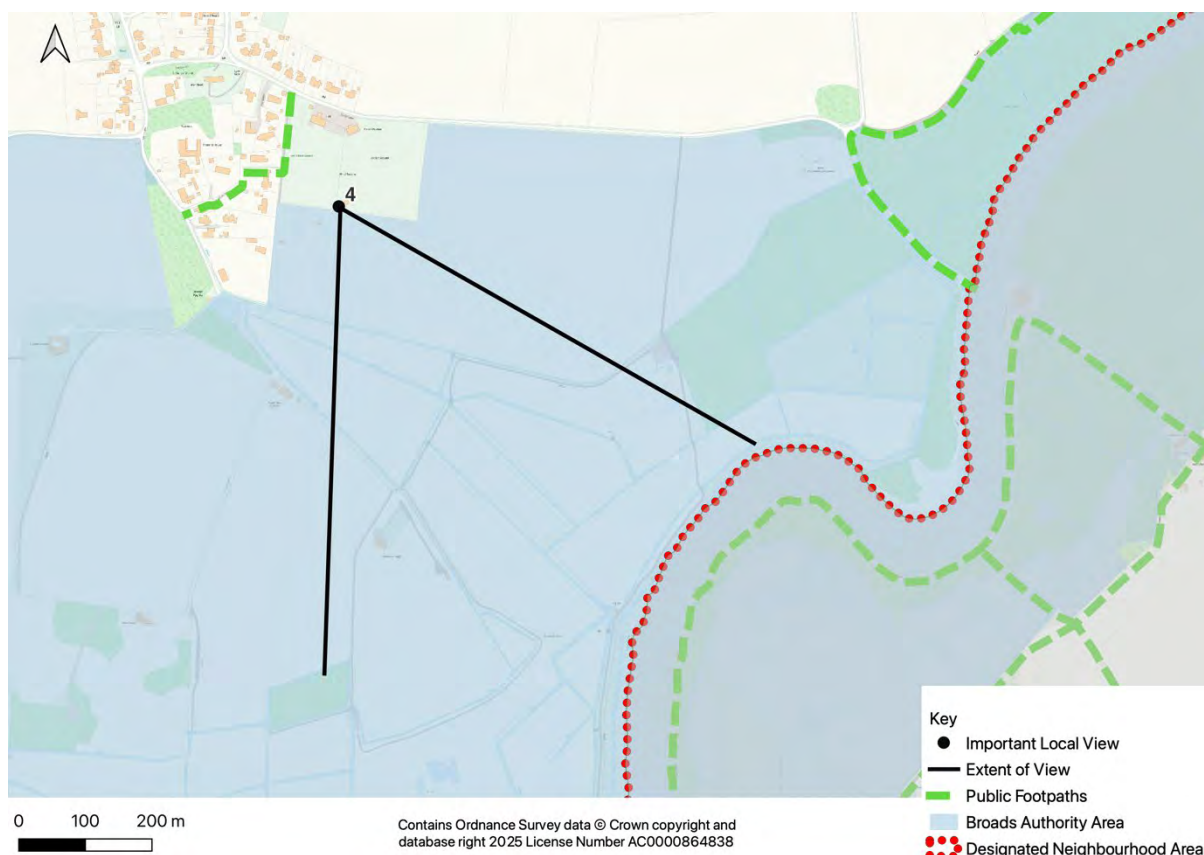


Criteria	Description
Specific location of the viewpoint	What Three Words location: huts.spot.heads



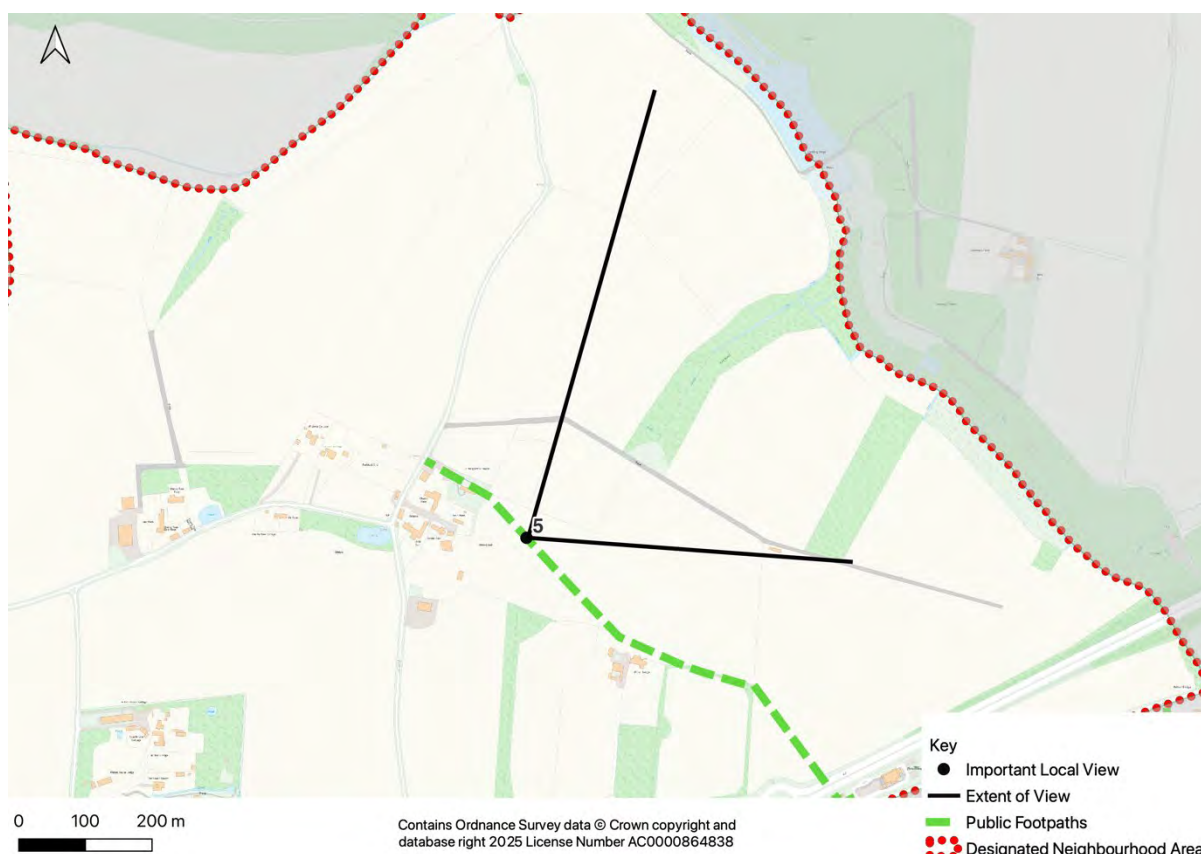
<b>Criteria</b>	<b>Description</b>
<b>Description of the view</b>	A typical broads landscape, embracing farmland, marsh, a windbreak plantation, the Yare Valley and the hills of south Norfolk beyond. This is from Ferry Lane, a very popular walking route
<b>It the view publicly accessible?</b>	Yes
<b>Value of the view locally (scenic quality, recreational value, historic value, rarity, conservation interest)</b>	The view provides a feeling of remoteness, with no significant development in sight, despite being less the half a mile from the A47 and major development to the north. This is a very popular walking route
<b>Relevant planning history</b>	None

## VIEW 4: FROM POSTWICK PLAYING FIELD LOOKING SOUTH-EAST



<b>Criteria</b>	<b>Description</b>
<b>Specific location of the viewpoint</b>	What Three Words location: coins.ooze.perfumed
<b>Description of the view</b>	An unspoilt broads landscape, embracing farmland, marsh, the Yare Valley and Surlingham/Bramerton hills beyond
<b>Is the view publicly accessible?</b>	Yes
<b>Value of the view locally (scenic quality, recreational value, historic value, rarity, conservation interest)</b>	The view, from the playing field, provides a feeling of remoteness, with no significant development in sight, despite being less than half a mile from the A47 and major development to the north.
<b>Planning history</b>	None

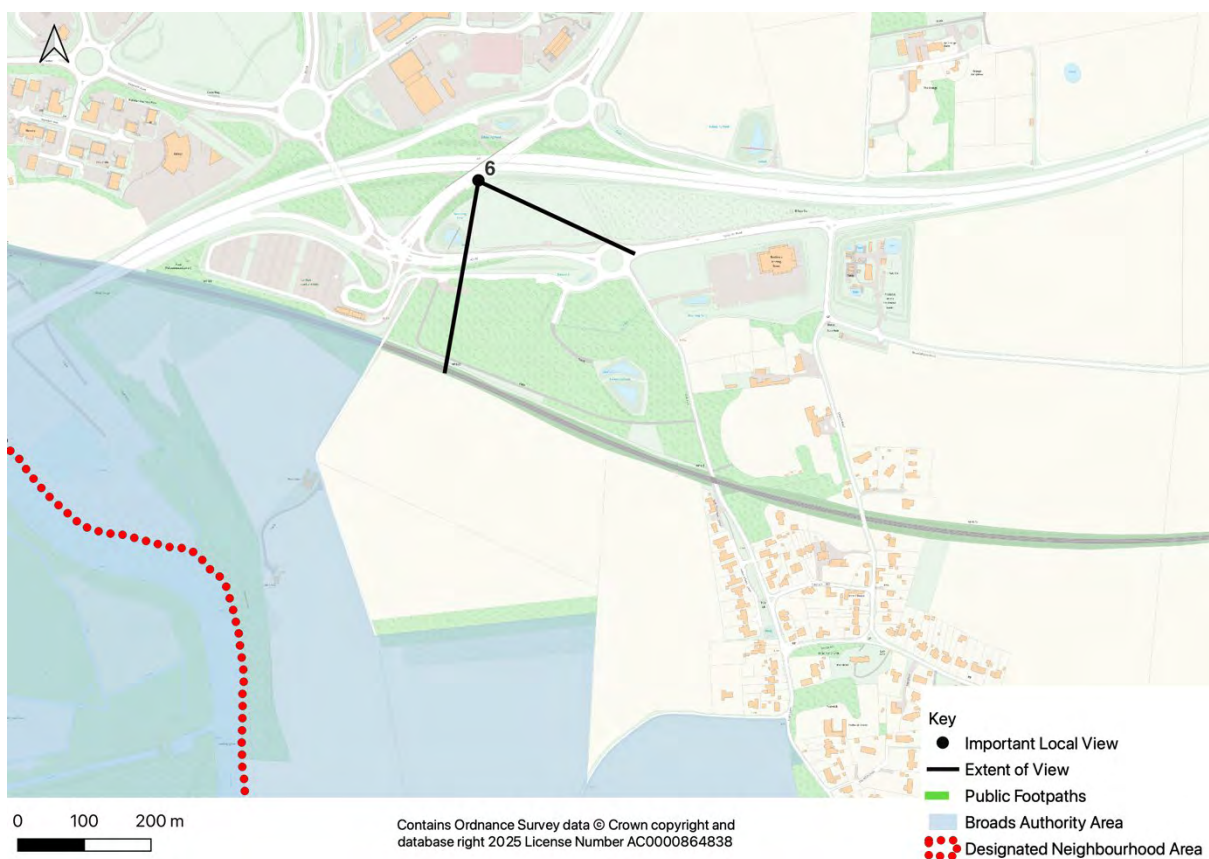
## VIEW 5: EAST OF WITTON LANE FROM POSTWICK FOOTPATH 1





<b>Criteria</b>	<b>Description</b>
<b>Specific location of the viewpoint</b>	What Three Words location: undertook.impulses.reinstate
<b>Description of the view</b>	A view from the church to Blofield footpath across the unspoilt, gentle rolling countryside in Witton, showing mature trees, hedgerows and arable farmland
<b>Is the view publicly accessible?</b>	Yes
<b>Value of the view locally (scenic quality, recreational value, historic value, rarity, conservation interest)</b>	A representation of the unspoilt rural setting of Witton, which is only 1 mile or so from the spreading urban growth of Greater Norwich.
<b>Planning history</b>	None

## VIEW 6: SOUTH TOWARDS POSTWICK VILLAGE FROM POSTWICK HUB



Criteria	Description
<b>Specific location of the viewpoint</b>	What Three Words location: gladiators.object.pies
<b>Description of the view</b>	An important panoramic view from the Postwick Hub bridge, ranging from the SE to the SW taking in the rural approach to Postwick from the north (via the Broadland Northway)

<b>Criteria</b>	<b>Description</b>
<b>It the view publicly accessible?</b>	Yes
<b>Value of the view locally (scenic quality, recreational value, historic value, rarity, conservation interest)</b>	This is an important view. It is from the Postwick Hub bridge footpath and cycleway, over the A47 with substantial development behind. It clearly highlights the remaining rural character of the parish immediately to the south and beyond. It shows undeveloped and unspoilt farmland and the rolling hills that drive the River Yare to deviate southwards, into Postwick Grove.
<b>Planning history</b>	None