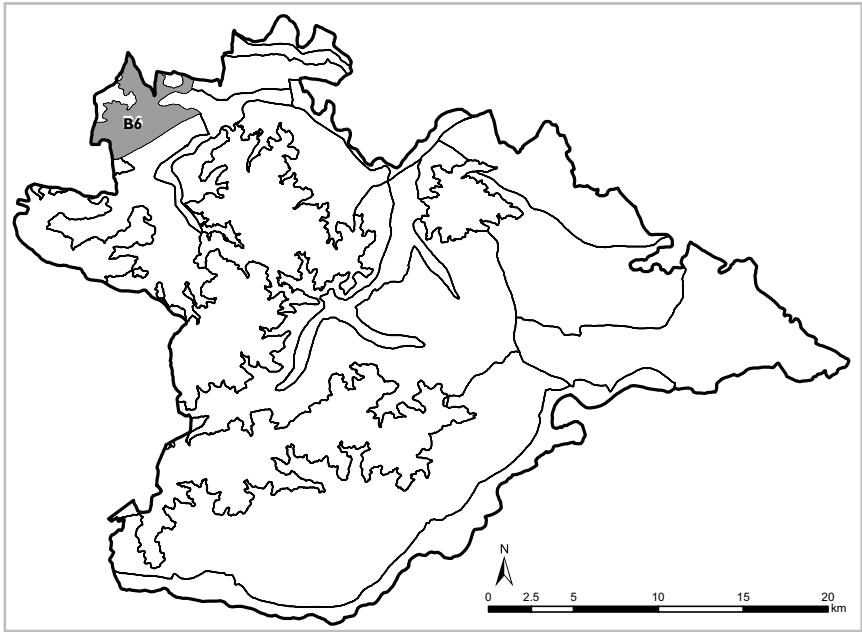
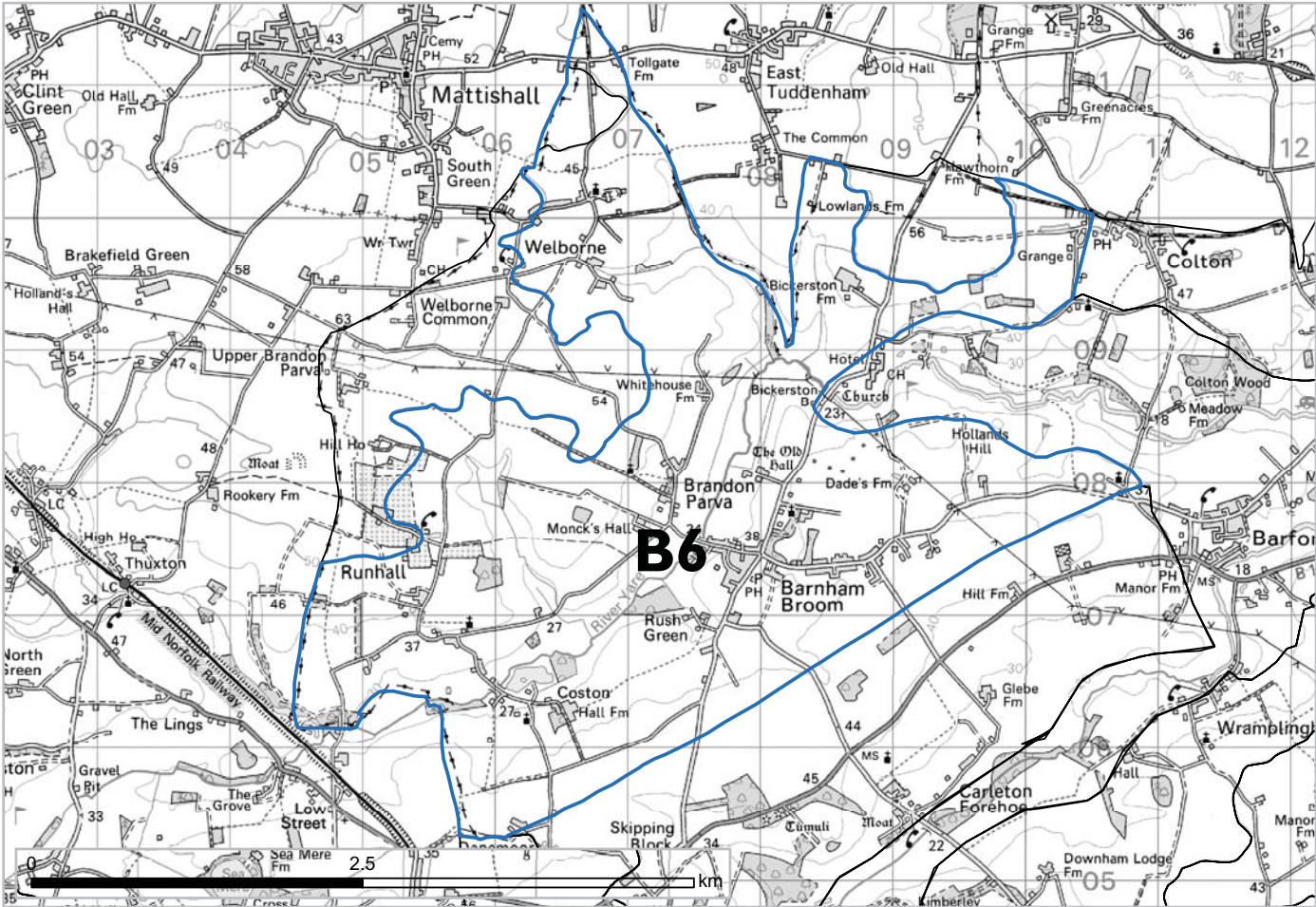


Character Area: B6
Yare Tributary Farmland



Location within South Norfolk District



Extent of the Yare Tributary Farmland Character Area



Arable fields and hedgerow trees



Round tower church at Wellborne



Parkland approach to Hall Farm near Coston



View to isolated church at Coston



Pylons are prominent on the higher ground



View across the Yare/ Tiffany Rural River Valley to Brandon Parva church

13. B6: YARE TRIBUTARY FARMLAND

DESCRIPTION

- 13.1. **Location and Boundaries:** The Yare Tributary Farmland is a small character area occurs in the north west of the district. It is bounded to the north and east by the district boundary with the edge of the adjacent higher plateau landscape. Tributary Farmland (B2) associated with the Tiffey lies to the south east.
- 13.2. The character of the **Yare Tributary Farmland** is illustrated in **Figure B6**.

KEY CHARACTERISTICS

- **Gently undulating landform** cut by small tributary valleys.
- **Forms the transition** between the Yare/ Tiffey Rural River Valley and higher ground of the Hingham-Mattishall Plateau Farmland.
- **A landscape of both openness** across arable fields **and enclosure** provided by tree cover particularly in association with settlement.
- **Predominately arable farmland**, contained in medium to large sized fields, with some pasture and discrete, isolated woodland blocks.
- **Intact 'parkland' character** around Welborne and Coston.
- **Tributary streams** and associated habitats are an important feature.
- **Churches are an impressive feature** with a round tower church at Welborne and an isolated church at Brandon Parva.
- **Settlement is dispersed and generally linear** in form.
- **Rural lane network**
- **Peaceful, intact** character.

Geology and Soils

- 13.3. Underlain by the Glacial Till known as Lowestoft Till with alluvium correlating with the occurrence of tributaries.

Landform, Topography, Scale and Enclosure

- 13.4. The landform slopes gently from the plateau farmland in the north and west down to the River Yare. In addition to this gentle incline, the tributary valleys create localised undulations. Enclosure varies within this landscape with stretches of open arable fields and pockets of intimacy created by woodland cover and around the villages.

Land Cover and Biodiversity

- 13.5. Medium to large-sized arable fields are the dominant land cover. Fields are smaller in size around the settlements with some fields of pasture. Fields are divided by

hedgerows which are sometimes well maintained, for example around Welborne, and sometimes gappy (away from settlements). In places (e.g. north of Barnham Broom), tall hedges raised on grass banks form a sort of sunken lane, providing enclosure along roads. Hedgerow trees occur occasionally.

- 13.6. Wet habitats associated with the River Yare are ecologically important. Coston Fen SSSI, south east of Runhall is an area of fen, marsh and swamp. A number of County Wildlife sites occur, associated with the tributaries and the River Yare. The Carrs (on the boundary of the character area), White House Meadows (north of Brandon Parva), Coston Meadow (adjacent to the River Yare) and Barnham Broom Fen supports a diversity of tall herb, fen, marshy grassland, grassland and woodland.
- 13.7. Deciduous woodland forms discrete blocks, particularly near the settlements. Little Wood is a block of ancient woodland located to the south east of Runhall.
- 13.8. The landscape around Welborne and Coston is intact with trimmed hedgerows and wide grass verges. This in places gives an impression of parkland particularly on the approach to Hall Farm where there is an avenue of horsechestnuts and around the church at Welborne where coniferous trees occur.

Historic Character

- 13.9. The churches in this landscape are an impressive feature. Welborne has a round tower church dating from the 12th Century. Coston has an imposing late 13th Century church and Brandon Parva has an isolated church. Views to these churches are important, providing focal points in the landscape.

Settlement and Built Character

- 13.10. The linear settlements of Barnham Broom, Welborne, Brandon Parva and Coston are dispersed through the character area. Welborne is situated on the higher ground to the north of the character area whereas the other settlements are located on lower ground adjacent to the River Yare. Peaceful rural lanes cut through the character area connecting the settlements.
- 13.11. Pylons cut across the south east of the area and east to west through the centre of the area. They form a prominent line on the slope up to the higher ground of Hingham-Mattishall Plateau Farmland character area (E3).

EVALUATION

Significant Landscape Assets

National/ International

- Coston Fen – area of fen, marsh and swamp (SSSI).
- Presence of round tower church (Welborne) and isolated church (Brandon Parva).
- Little Wood – area of ancient woodland.

District/ County

- Tributary waterways within the landscape.
- County wildlife sites supporting a diversity of habitats.

Local

- Intact character around Coston and Welborne.

Sensitivities and Vulnerabilities

13.12. The principal sensitivities and vulnerabilities of the Yare Tributary Farmland Character Area include:

- the presence of important buildings, such as round tower churches and their setting requiring protection from visual intrusion;
- the gently sloping topography which makes this character area sensitive to intrusion by tall and large elements;
- wet habitats associated with the River Yare and lack of management is causing some areas to dry out. For example Coston Fen has suffered from overgrazing and water abstraction;
- hedgerows and hedgerow trees and the need for continued maintenance and replanting to sustain this landscape feature.

Landscape Strategy

13.13. **The overall strategy is to conserve the peaceful, intact rural character of the Yare Tributary Farmland including the arable farmland, important wet habitats, well-maintained villages, rural road network and impressive churches.**

- conserve and restore hedgerows and hedgerow trees;
- manage the tributary corridors to maintain and encourage biodiversity;
- manage woodlands to conserve character and enhance biodiversity and consider opportunities to extend and link woodland, including woodland creation.

Development Considerations

13.14. Any development in the area must respect the character of the Yare Tributary Farmland.

- conserve the character and individual identity of the villages and limit further linear development along roads and prevent coalescence of settlements;
- respect and conserve the rural quality of the small and intricate network of roads;
- protect the setting of and views to churches.