

3.4 A: RIVER VALLEY



Location and Boundaries

- 3.4.1 There are two separate locations of this Landscape Character Type within the District. The first is located in the western part of the District, north west of Norwich, and follows the Wensum River Valley²¹. Its valley slopes form a strong division between the Woodland Heath Mosaic (Landscape Character Type B) and Tributary Farmland (Landscape Character Type D) to the north and south. The second Landscape Character Area is located in the central northern part of the District²² and follows the Bure River Valley in a south-easterly direction. The area adjoins the Broads Authority Area at Coltishall, where the valley widens out and changes character. .

Key Characteristics

- 3.4.2 The following Key Characteristics are typical of the River Valley Landscape Character Type:
- Distinct valley landform of flat valley flood plain and adjacent gently sloping valley sides;
 - Strong presence of a river towards the centre of the floodplain;
 - Willow pollards and lines of poplar flanking ditches and watercourses on valley floor, plus areas of reeds, marshes, meadowland and leys;
 - Grazing on the valley floor;
 - Patchwork of small scale fields, often lined with strong hedgerow boundaries and hedgerow trees; and blocks of woodland dotted along the valley sides;
 - River crossings, fords and bridges, which provide landscape features within the valley corridor;
 - Remnants and reminders of historic settlement;
 - Generally little development on the floodplain;

²¹ This landscape continues outside the District boundary to the west, within Breckland District. For further information see *Landscape Character Assessment of Breckland District, May 2007 (Breckland District Council and LUC)*.

²² This landscape continues outside the District boundary to the north, within North Norfolk District. For further information see *Landscape Character Assessment for North Norfolk District Council Local Development Framework: Draft Version*.

- Settlements predominantly small and linear of strong vernacular character with scattered farmsteads;
- Presence of characteristic ecological assemblages- including wetland vegetation, wet meadows and pastures.

Summary of Visual Character

- 3.4.3 This Landscape Character Type encompasses the easterly flowing valley corridors of the River Wensum and Bure. The upper valleys of these rivers have relatively confined and narrow floodplains, which become wider and flatter in the lower reaches of the corridors. The valleys are predominantly underlain by chalk, with drift deposits of sand and gravel, deposited on top of the chalk by glacial meltwater. These deposits are often characteristic of the valley sides. This geology gives rise to a combination of sandy, silty, loamy soils and clay. Variations in topography are very subtle, with the generally flat floodplains lying adjacent to gently sloping valley sides.
- 3.4.4 There is a relatively strong sense of enclosure along the immediate river corridors, with lines of poplars, willows or alder lining the watercourses. Small, medium and large blocks of mixed woodland are also present on the valley slopes, providing a more varied sense of enclosure. Views are generally channelled along the river corridors, as a result of this enclosing vegetation. From the valley slopes, however, intermittent open views towards adjacent Landscape Character Types can be gained from several places.
- 3.4.5 A small-scale, intimate patchwork of grazed fields follow the valley floors, often delineated with a strong landscape pattern of hedge boundaries and hedgerow trees. Permanent grassland is usually confined to the valley floor, with patches of arable farmland on some of the valley slopes. Pockets of wet woodland are also landscape features in some locations. In places, ponds and lakes formed in abandoned gravel extraction pits are a feature of this Landscape Character Type.
- 3.4.6 There is generally very little development on the floodplain, with small-scale linear settlements often located on slightly higher land, next to crossing points. Scattered farmsteads are also a feature of the valley slopes. Churches, mills and manors along the length of the river corridor form strong features in views. In places, main road corridors (including the A1067 and A140) cross the valleys, introducing a source of noise and movement. A network of minor roads also cross the river corridors.

Historic Land Use Character

- 3.4.7 This Landscape Character Type has yielded a range of artefacts that illustrate the entire sequence of human occupation from Palaeolithic hand axes through Neolithic flint extraction, to Viking jewellery. Generally this evidence of past land use is not visible in today's landscape, although some features survive in the landscape including barrows and ring ditch dating to the Late Neolithic/Early Bronze Age. Generally these features would not be visible to the untrained eye, due to erosion over the centuries.

- 3.4.8 Open agricultural landscapes were widespread in this Character Type, by the Iron Age and continued to be, so that by early 14th century arable cultivation dominated. Between 1500-1750 it is recorded that intensive arable agriculture was taking place in parts of the Type whilst other parts were dominated by a mixture of open fields and enclosures, woods and heaths, cattle, and cereal growing (especially wheat). Today, the field pattern is a mixture of 18th -19th century enclosure, small 20th century agricultural fields, patches of woodland and inland managed wetland following river corridors. The latter remains heeding reference to earlier land uses.
- 3.4.9 Remnants and reminders of historic settlement pepper the River Valleys. Brampton was originally a Roman town. The town grew up around the junctions of two Roman roads: one thought to lead east to the Norfolk coast, while the other ran south linking the village to the capital of the Iceni tribe in Norwich. Archaeological excavations have revealed the remains of a Roman bathhouse, alter stones, potters kilns and evidence of iron working in the village. The only signs of this element of the village's history visible today are Roman tiles within the church.
- 3.4.10 Historically, due to flood risk within the valley, there has been little development on the floodplain. Settlements are often located on slightly higher land, next to crossing points. Settlements are predominantly dispersed small-medium villages of strong vernacular character and scattered farmsteads. Local traditional materials play a large part in the construction of historic buildings. These materials include red brick, colour-washed brick and brick and flint.
- 3.4.11 An example of such a village is Horstead, which lies in an area characterised by Norfolk red-brick cottages on the south side of the River Bure. Echoes of Horstead's past have been evidenced by Roman cremation urns and the outline of a Roman marching camp believed to have been constructed during the Boadicean Rebellion. Today however, the oldest houses date to the 15th century.

Ecological Character

- 3.4.12 The ecological character of this landscape character type is dominated by the following habitats²³:
- Wet grassland
 - Lowland meadows
 - Wet woodland
 - Reedbed
 - Fen
 - Eutrophic waters e.g. gravel pits
- 3.4.13 The Nature conservation value of these habitats is recognised by the following designations²⁴:

²³ Broadland District Ecological Network Mapping (Norfolk Wildlife Trust, 2007)

²⁴ River Wensum and Whitwell Common SSSI (English Nature)

- River Wensum Special **Areas of Conservation (SAC) Protection Area (SPA)** and Site of Special Scientific Interest (SSSI)
- Whitwell Common Site of Special Scientific Interest (SSSI)
- Booton Common Site is **a component of unit of the Norfolk Valley Fens Special Area of Conservation (SAC) as well as being a Special Scientific Interest (SSSI) (i.e. it has a European designation as well as national designation and therefore is recognised as being of international value for biodiversity.)**
- Environmentally Sensitive Areas (ESA)

Key Forces for Change

3.4.14 The following Key Forces for Change have been identified for the River Valley Landscape Character Type:

- Erosion of river banks, due to motorised craft on the Rivers, and potential riverside development;
- Decline in hedgerow field boundaries and potential loss of hedgerow trees as a result of intensification of arable farming practices;
- Intensification in farming leading to improvement of pastures and potential loss of riparian vegetation;
- Potential rebuilding of bridges along the river corridor, in a style which does not reflect existing local character and local building materials;
- New hard flood defence schemes, which may alter the character of the river corridors and potentially damage the ecological quality of the rivers;
- Nutrient pollution from riverside farmland, adjacent roads and urban areas, affecting the water quality of the rivers;
- Potential urban expansion to the west of Norwich and Hoveton, which may be out of character with the surrounding landscape and settlement character;

Evaluation

Landscape Condition and Strength of Character

3.4.15 This Landscape Character Type has a generally strong and distinctly recognisable sense of place throughout, resulting from the pattern of tree-lined river courses, gently sloping valley landform overall pastoral character. The lines of willow and poplar provide points of visual focus. Strength of character is weaker in proximity to the edges of settlements and old mineral workings, however overall this landscape has strong pattern and overall strength of character. Overall, condition of elements, such as hedgerows, trees and bridges within this landscape is considered to be good, although there is evidence of hedgerow decline and loss in places.

Management Strategies and Objectives

3.4.16 The overall strategy for this landscape character type should be to conserve the predominantly rural character, strong pattern of riverside trees and patchwork of habitats within this Landscape Character Type. There are also opportunities for enhancement, through protection and management of woodland, wetland and grassland habitats.

3.4.17 Specific management objectives are to²⁵:

- Seek to enhance the corridor of the River Wensum through creation of wetland habitats, such as wet meadows and wet woodland;
- Seek to enhance the River Wensum valley sides through the creation and expansion of all types of grassland and woodland; especially mixed habitats of grassland, heath and scrub/woodland;
- Seek strategies to minimise the risk of eutrophication of rivers and waterways as a result of run-off from adjacent agricultural farmland e.g. catchment sensitive farming techniques;
- Seek strategies to create and manage urban fringe greenspace in areas that border the Norwich settlement fringe, as well as the maintenance and enhancement of green corridors through built up areas;
- Seek opportunities for the enhancement of the Bure and associated tributary wetland habitats.

3.4.18 Within this Landscape Character Type, the following Landscape Character Areas have been defined:

A1: River Wensum

A2: River Bure

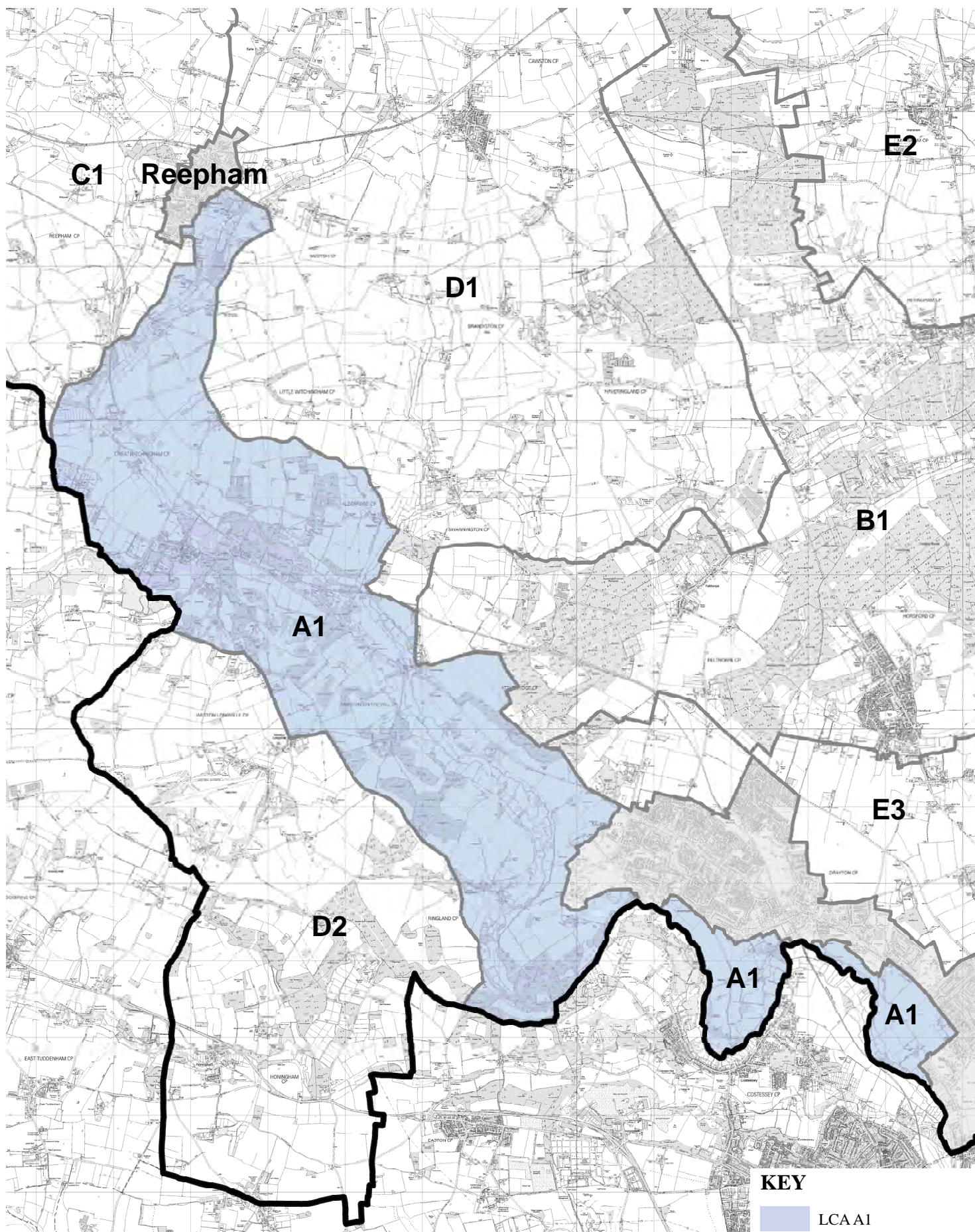
3.4.19 A summary of each area's visual character, inherent landscape sensitivities and landscape planning guidelines are set out below.

²⁵ Broadland District Ecological Network Mapping (Norfolk Wildlife Trust, 2007).

A1: RIVER WENSUM

Summary of visual character

- 3.4.20 Flowing in a southeasterly direction towards the centre of Norwich, the River Wensum and its valley slopes form a strong division between Wooded Heath Mosaic and Tributary Farmland. Further east, through Norwich the Wensum joins the Yare. The valley becomes much wider and the landscape becomes typical of the Broads. In this character area the Wensum meanders through a confined valley floodplain. It is enclosed to the south by wooded rolling slopes, and to the north by less dramatic, gentler arable slopes. The Valley has a shallow V-shape, and the valley sides contain an intimate landscape. The valley sides are chalk with deposits of Till, and extensive deposits of sand and gravel are found on the valley floor. In places, mineral extraction sites associated with these deposits are visible landscape features. The valley floor comprises a lush tranquil pastoral landscape character including lowland grazing meadows and marsh, which provide a strong sense of visual continuity along the river corridor. The meadows are typically divided by dykes, which create an open landscape where long views can be seen along the valley floor. The river valley sides ascend gently from the valley floor and comprise a patchwork of small scale arable fields with pockets of pasture, often lined with hedgerow boundaries and hedgerow trees. Eyn Brook flows through northern parts of the area, east of Reepham. The shallow valley through which the brook flows comprises a pastoral character, with meadows, marshes and woodland.
- 3.4.21 Woodland is a particular feature of the area; most commonly associated with large mixed blocks that blanket the river valley sides. These areas of woodland are commonly associated with large seventeenth century houses and historic Halls, such as Morton Hall and Weston Hall. Lakes and ponds with surrounding scrub and woodland developed on redundant gravel extraction sites is a key characteristic in central parts of the area, near Lenwade. These areas generally coincide with local environmental designations that highlight their ecological and wildlife importance. Eastern parts of the area comprise a mixture of land uses, mainly associated with the settlement fringe of Norwich including golf courses and hospitals.
- 3.4.22 The area comprises a scattered settlement pattern. Small villages punctuate the landscape; often located on elevated land, next to crossing points. Some of these places have retained their traditional character, however many have expanded due to their proximity to Norwich. Narrow lanes run along the tops of the valley sides, and in places cut through the slopes. Churches, mills and manors nestled on higher ground at the edge of the floodplain form striking visual features. In eastern parts of the area, rolling wooded slopes, plantation woodland, scattered scrub and groves of willows, enclose the valley floodplain and periodically curtail views. Extensive blocks of woodland that blanket the river valley sides throughout the area create distinct wooded skyline views. There is a generally strong sense of tranquillity throughout much of the area.



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BROADLAND DISTRICT LANDSCAPE CHARACTER ASSESSMENT

**Landscape Character Area A1:
River Wensum River Valley**

MARCH 2008

Evaluation

Inherent Landscape Sensitivities

3.4.23 The following inherent landscape sensitivities have been identified:

- Natural meandering course of the River Wensum (SSSI/SAC) and associated floodplain habitats provide a valuable biodiversity resource. [Within 1km of the River Wensum there are eight county wildlife sites \(no. 1334, 1336, 1339, 1340, 2070, 2112, and 2113\) containing a variety of habitats.](#)
- Mature landscape structure including substantial blocks of woodland, mature trees, intact hedgerows and riparian vegetation on the valley floor forming a distinct mosaic of meadow and marsh habitats, including extensive reedbeds.
- Areas of open lowland grazing meadows and marsh combined with large mixed blocks of woodland, scattered scrub and groves of willow, form strong patterns and contrasting textures, which contribute to a distinctive corridor of open space that leads to the northwestern part of Norwich.
- Distinctive character of small villages, comprising buildings that reflect use of locally sourced materials.
- Landscape setting of historic churches, mills and manors.
- Idyllic pastoral landscape character of the valley floor with meadows, marshes and woodland, contributes to a strongly recognisable sense of place.
- Strong sense of intimacy and tranquillity along the river valley floor, which is sensitive to incremental small-scale change.
- Its strength of character and unity.

Landscape Planning Guidelines

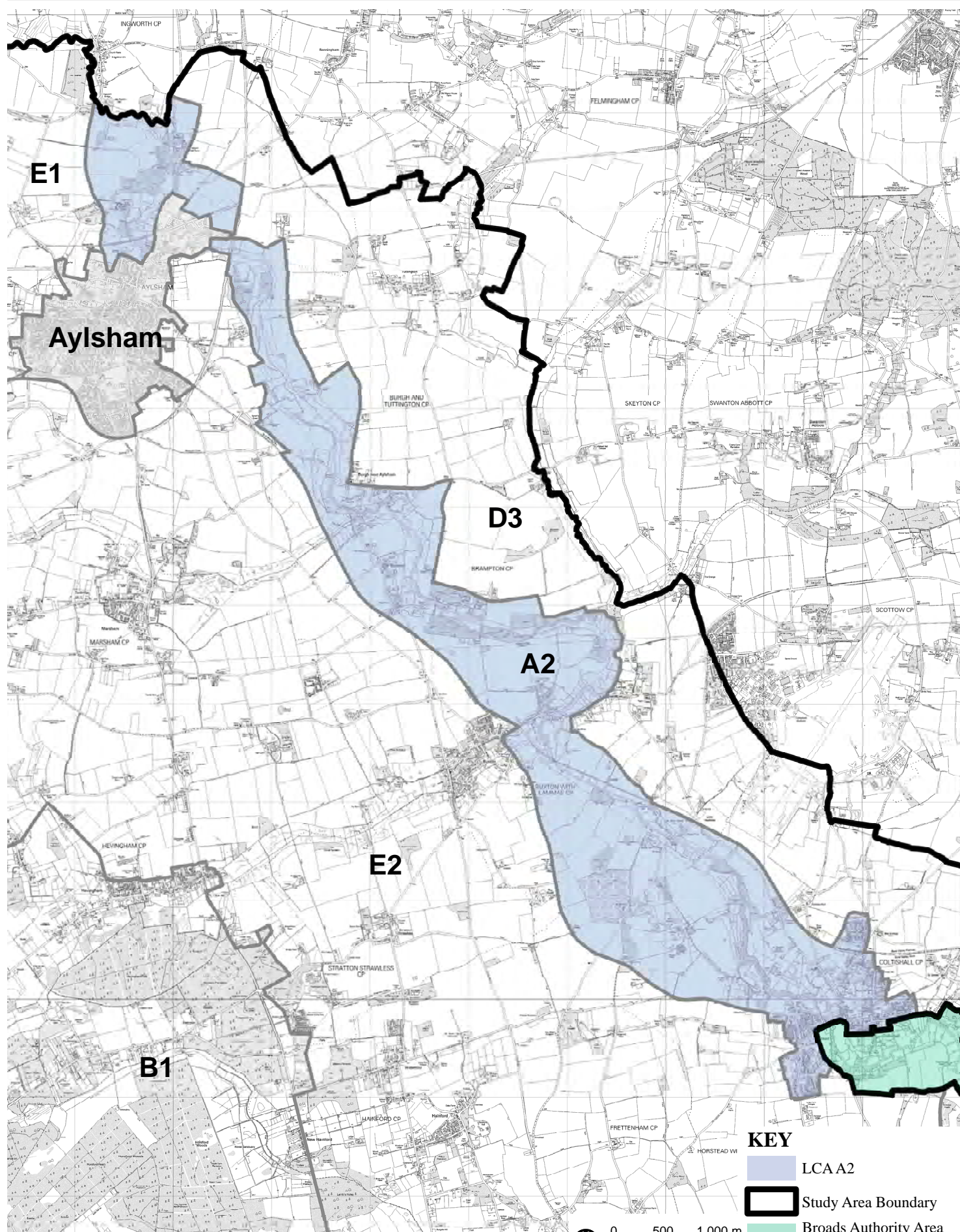
3.4.24 The following Landscape Planning Guidelines apply to the River Wensum Landscape Character Area:

- Seek to conserve the generally undeveloped, rural character of the area [county wildlife sites](#), and related strong sense of intimacy and tranquillity.
- Seek to ensure the sensitive location of development involving tall structures (such as telecommunication masts and wind turbines for example) in relation to prominent skyline locations both within the area and within adjacent character areas.
- Seek to conserve the landscape setting of existing villages, such as Lenwade, Morton and Ringland;
- Seek to maintain greenspace between villages and the edge of Norwich urban area;
- Seek to conserve the landscape setting of historic churches, mills and halls, such as Merton and Weston;
- Seek to conserve sense of openness, in places where long views can be seen along the valley floor;
- Seek to ensure that potential new small-scale development within the villages is consistent with existing settlement pattern, density and traditional built form;
- Seek to ensure that potential new developments comprise a fully integrated landscape and urban design strategy, which is consistent with the local landscape character and screen potential harsh settlement edges.
- Seek to promote use of local materials in new buildings;
- Seek to maintain and enhance green corridors, which separate built up areas, such the corridor of the River Wensum where it flows into Norwich.
- [Seek to create a semi-natural habitats to buffer the River Wensum \(SAC\)](#)

A2: River Bure

Summary of visual character

- 3.4.25 Located in the northern part of the District, the Bure river valley comprises a distinctive topography of narrow, flat floodplain contained by gentle convex slopes. Flowing in a southeasterly direction towards Coltishall, the river cuts through both solid and drift geology, shaping the underlying chalk into shallow convex slopes. This is overlain by sands and gravels forming the gently ascending land surrounding the valley.
- 3.4.26 A long tradition of grazing on the valley floor is still eminent in this area. Historically much of this land, due to its susceptibility to flooding, was not enclosed to arable land. Many place names, such as Lamas, highlight its historical use as a low common. Permanent grassland is generally confined to the valley floor. In some areas, this is interspersed with arable cropping; however, arable farmland is generally confined to drier land on the valley slopes. The small-scale pattern of fields is often defined by robust hedge boundaries and hedgerow trees. In areas not used for grazing, blocks of wet woodland punctuate valley floor. Willow or alder often line the river corridor. In some areas, poplars have been planted along the riverbank.
- 3.4.27 The area comprises a scattered settlement pattern. Due to flood risk, settlements and farmsteads are sited on the slightly elevated land at the edge of the floodplain. They appear to nestle together, fighting for a place on higher ground. With such a location, and strong visual features such as churches, these settlements assume a greater significance. Small manor homes, many with moats, add a sense of time-depth to the area and suggest a medieval origin.
- 3.4.28 Central and southern parts of the area comprise a small-scale and intimate landscape, with a strong sense of enclosure. This is provided by woodland on the valley slopes, and a strong mosaic of woodland and hedgerows on the valley floor. Extensive low-lying grassland with gentle valley side slopes and little mature landscape structure contribute to an open character in northern parts, where long views can be seen along the valley floor. Here, the strong distinction between grazing land on the valley floor and arable land on the valley sides adds texture. There is strong recognisable sense of place and tranquillity throughout much of the area.
- 3.4.29 The Bure river valley is often hidden within the surrounding gently rising arable land, and there are only occasional glimpsed views into the area from outside. Within the river valley, views are contained by copses, woodland and areas of scrub where old hedge lines have overgrown. The river meanders gently through the countryside, conveying a sense of peace and tranquillity. Although the pastoral landscape is becoming fragmented by changes in agricultural practice in some areas, the area is essentially a rich, peaceful landscape with considerable landscape and historic value. Routeways often reside in areas of slightly higher ground; dropping into the valley floor only at crossing points. The Bure Valley Path (National Trail) runs alongside the river valley railway between Aylsham and Wroxham.



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**BROADLAND DISTRICT LANDSCAPE
CHARACTER ASSESSMENT**

**Landscape Character Area A2:
River Bure River Valley**

MARCH 2008

Evaluation

Inherent Landscape Sensitivities

3.4.30 The following inherent landscape sensitivities have been identified:

- Natural meandering course of the River Bure (~~SSSI/SAC~~) and associated floodplain habitats provide a valuable biodiversity resource; [Downstream of Wroxham, the River catchment is part of the Bure Broads and Marshes SSSI/ SAC.](#)
- Diverse, mature landscape structure including blocks of wet woodland, mature trees and intact hedgerows;
- Mosaic of grassland and grazing marsh with blocks of wet woodland that punctuate valley floor, contribute to a generally unified corridor of open space that leads to the north western part of Broads Authority Area;
- Sense of intimacy and enclosure in central and southern parts;
- Sense of openness in northern parts;
- Distinctive character of small villages, comprising buildings that reflect use of locally sourced materials;
- Landscape setting of village churches, mills and historic manors;
- Traditionally managed grassland on the valley floor and related strong pastoral and historic character, contributes to an overwhelming sense of place;
- Strong sense of peace and tranquillity along the river valley floor;
- Its strength of character and diversity.

Landscape Planning Guidelines

3.4.31 The following Landscape Planning Guidelines apply to the River Bure Landscape Character Area:

- Seek to conserve the strong, predominantly rural character of the area and related strongly recognisable sense of place.
- Seek to ensure the sensitive location of development involving tall structures (such as telecommunication masts and wind turbines for example) in relation to prominent skyline locations both within the area and within adjacent character areas.
- Seek to conserve the landscape setting of existing villages;
- Seek to conserve the landscape setting of village churches, mills and historic manor houses;
- Seek to conserve the strong sense of openness in northern parts where long views can be seen along the valley floor;
- Seek to ensure that potential new small-scale development within the villages is consistent with existing settlement pattern, density and traditional built form;
- Seek to ensure that potential new developments comprise a fully integrated landscape and urban design strategy, which is consistent with the local landscape character and screen potential harsh settlement edges;
- Seek to promote use of local materials in new buildings;
- Seek to conserve the relatively strong sense of tranquillity and peace along the valley floor;
- Seek to conserve and enhance the setting of churches within historic villages and maintain their position as key landscape features.

3.5 B: WOODLAND HEATH MOSAIC



Location and Boundaries

- 3.5.1 This Landscape Type extends north through the centre of the District, the north of Norwich. Its entire southern and eastern boundary adjoins Wooded Estatelands (Landscape Character Type E). To the west, this landscape borders Tributary Farmland (Landscape Character Type D).

Key Characteristics

- 3.5.2 The following Key Characteristics are typical of the Woodland Heath Mosaic Landscape Character Type:
- Generally flat, plateau landscape, covered with a pattern of large-scale woodland and plantations;
 - Mixture of old deciduous woodland and more recent coniferous plantations, interspersed with small areas of remnant heathland contained within the woodland;
 - Woodland is interspersed with relatively large arable fields;
 - Presence of boundary oaks within hedgerows;
 - Underlying geology of sands and gravels, overlain by infertile sandy soils;
 - General absence of settlements, other than sporadic 20th century settlements that line straight roads, which cut across the landscape;
 - Views are generally strongly contained by dense blocks of woodland;
 - Woodland provides a strong sense of enclosure.
 - [Small pockets of Acid grassland \(National Vegetation Classification category U4\) within heathland mosaic.](#)

Summary of Visual Character

- 3.5.3 This Landscape Character Type has a flat to gently sloping topography; forming a simple, plateau landscape. There are generally few variations in topography, other than where small streams or becks cross the landscape, causing minor indentations in the surrounding plateau. The underlying geology is dominated by a series of sands and gravels, which are overlain by

infertile, sandy soils. These soils have strongly influenced the resulting land cover of this Landscape Character Type.

- 3.5.4 As a result of the generally infertile soils, traditionally, this landscape was not sought for conversion to agriculture, and was therefore heath covered. During the 17th and 18th centuries, a series of large estates began to dominate the landscape, introducing a series of large-scale woodlands and plantations. This landscape changed again, at the time of the Enclosure Acts, when was divided into large rectangular blocks and converted to arable farmland.
- 3.5.5 Current land cover is dominated by a mixture of large-scale old deciduous woodlands and more recent coniferous plantations, which provide an intermittently strong sense of enclosure within the landscape. These geometric, woodland blocks often limit views across the landscape. Pockets of arable fields and small areas of remnant heathland are also a feature, culminating in a patchwork landscape pattern.
- 3.5.6 There is a general absence of settlements within the Woodland Heath Landscape Character Type other than a scattering of 20th century settlements that line roads, which slice through the landscape. Small-scale industrial units and isolated twentieth century residential developments are also a feature. The strong, pattern of straight roads, which interlock and cross this landscape tend to dominate landscape pattern. In combination with the regular and angular nature of many of the plantation edges, the resulting landscape has a strong geometric nature and feel.

Historic Environment Character

- 3.5.7 Although there is little evidence of early settlement within the Woodland Heath Mosaic Type, remains of several prehistoric barrows exist; two being found on Horsford Common. Neolithic, Bronze and Iron Age occupation is also represented by recorded findspots of items such as Neolithic flint axes and flint extractions or later Bronze Age metalwork.
- 3.5.8 Evidence of Roman occupation is again limited to findspots however Early Medieval presence is reflected in upstanding earthworks such as the Norman motte and bailey of Horsford Castle.
- 3.5.9 By the Iron Age, open agricultural landscapes were widespread in this Character Type and by 1750 a mixture of open fields and enclosures, with some woods and heath occurred. Parliamentary enclosure was to change the pattern of fields when it was introduced; the earliest example of which was around Felthorpe prior to 1793. Today's landscape pattern is influenced by its agricultural history with a mixture of 18th – 19th century enclosures, 20th century agriculture, heath and large patches of woodland. Ancient replanted woodlands, which by definition have to have pre 1650s origins, are scattered across this Character Type.
- 3.5.10 More recently the landscape has been influenced by World War I and World War II activity with some new build, such as pillboxes and some temporary conversions such as Felthorpe Hall, which was converted into a Red Cross Hospital during World War I.

- 3.5.11 The settlement pattern generally scattered and consists of linear villages that line straight roads, which cut across the landscape. Farms are dotted about the villages that have retained some of their character with a mix of old and new houses. Vernacular dwellings are mostly constructed of red or colour-washed brick, or a mixture of brick and flint or brick and timber frame. Small manor houses, many with moats suggest a medieval origin, highlighting the settled nature of the landscape.

Ecological Character

- 3.5.12 The ecological character of this landscape character type is dominated by the following habitats²⁶:

- Dry acidic heathland
- Wet heathland with acidic flushes – several are characterised by the (highly unusual) presence of alkaline flushes or fens (e.g. Buxton Heath) and hence are referred to as 'valley fens' (and which are recognised in the European designation of the Valley Fens (SAC). Because they have a European designation, it could be argued that the alkaline flushes should be considered the most significant sites.
- Fen
- Birch and alder woodland (including ancient woodland habitat)
- Scrub
- Bracken
- Rough grassland
- Ponds

- 3.5.13 The Nature conservation value of these habitats is recognised by the following designations:

- Swannington Upgate Common Site of Scientific Interest (SSSI)
- Buxton Heath Site of Scientific Interest (SSSI) also a component unit of Norfolk Valley Fens (SAC)
- Cawston Heath and Marsham Heath Sites of Scientific Interest (SSSI)
- County Wildlife Sites for their importance in terms of biodiversity (NWT Count Wildlife handbook ,2011)

Key Forces for Change

- 3.5.14 The following Key Forces for Change have been identified for the Woodland Heath Mosaic Landscape Character Type:

- Agricultural intensification, which may lead to a loss of mature field boundaries;
- Decline in traditional woodland management leading to weakening in condition of ancient woodlands;
- Pressure for linear expansion of settlement along the rural roads, and new development changing the traditional relationship of settlements with adjacent landscapes;

²⁶ Swannington Upgate Common Site of Scientific Interest (English Nature)

- Pressure to upgrade roads through additional kerbing and signage to accommodate an increase in traffic volume;
- Changes in woodland cover as a result of changes in land management.

Evaluation

Landscape Condition and Strength of Character

- 3.5.15 Strength of character varies throughout this Landscape Character Type. In places, there is a strongly recognisable sense of place as a result of views to adjacent Landscape Character Types. In others, however, due to the intermittent sense of enclosure provided by woodland, views are limited and sense of place is weaker. Overall, there is a strong landscape pattern as a result of the geometric arrangement plantation woodlands and the generally straight road network. Blocks of mature woodland are generally in good condition, however, there is evidence of decline at edges and also in the hedgerow network, which is gappy in places.

Management Strategies and Objectives

- 3.5.16 The overall strategy for the Woodland Heath Mosaic should be to conserve and enhance the mature blocks of woodland and patches of remnant heathland, which have strong biodiversity value and are recognisable landscape features. There are also opportunities for restoration of hedgerow field boundaries and replacement mature hedgerow trees where these have been lost. [Plantings to enhance hedges should be appropriate to the specific local character of the Landscape Character Areas. For more information refer to 'Planting hedges in Norfolk – maintaining regional character; A guide to restoring and planting hedges' \[www.norfolkbiodiversity.org/reports/\]\(http://www.norfolkbiodiversity.org/reports/\)](#)
- 3.5.17 Specific management objectives are to:
- Seek to conserve and enhance woodland, wood pasture and heathland and associated wetland habitats, which represent areas of high biodiversity importance with a wide range of habitats;
 - Conserve remnant areas of heathland and take opportunities to extend these;
 - Seek opportunities for the creation of larger areas of heathland;
 - Encourage sustainable woodland management of the varied woodlands using traditional techniques such as coppicing where appropriate to maintain historic and ecological interest;
 - Encourage new woodland edge planting of native deciduous broadleaved to reduce the visual and ecological impact of the coniferous plantations;
 - Encourage the use of native tree species in new planting, which reflects the underlying soil conditions [and maintaining regional character](#) ;
 - Seek to conserve and enhance existing mature landscape structure and related high landscape and ecological value;
 - Seek to conserve remnant patches of heathland and fen within interior parts of the woodland, which are of high ecological value and contribute to a sense on time-depth within the landscape
 - [Seek to Buffer the SAC Valley Fen component units, Booton Common SSSI and Buxton Heath SSSI is also desirable.](#)

- 3.5.18 Within this Landscape Character Type, only one Landscape Character Area has been defined within the District:

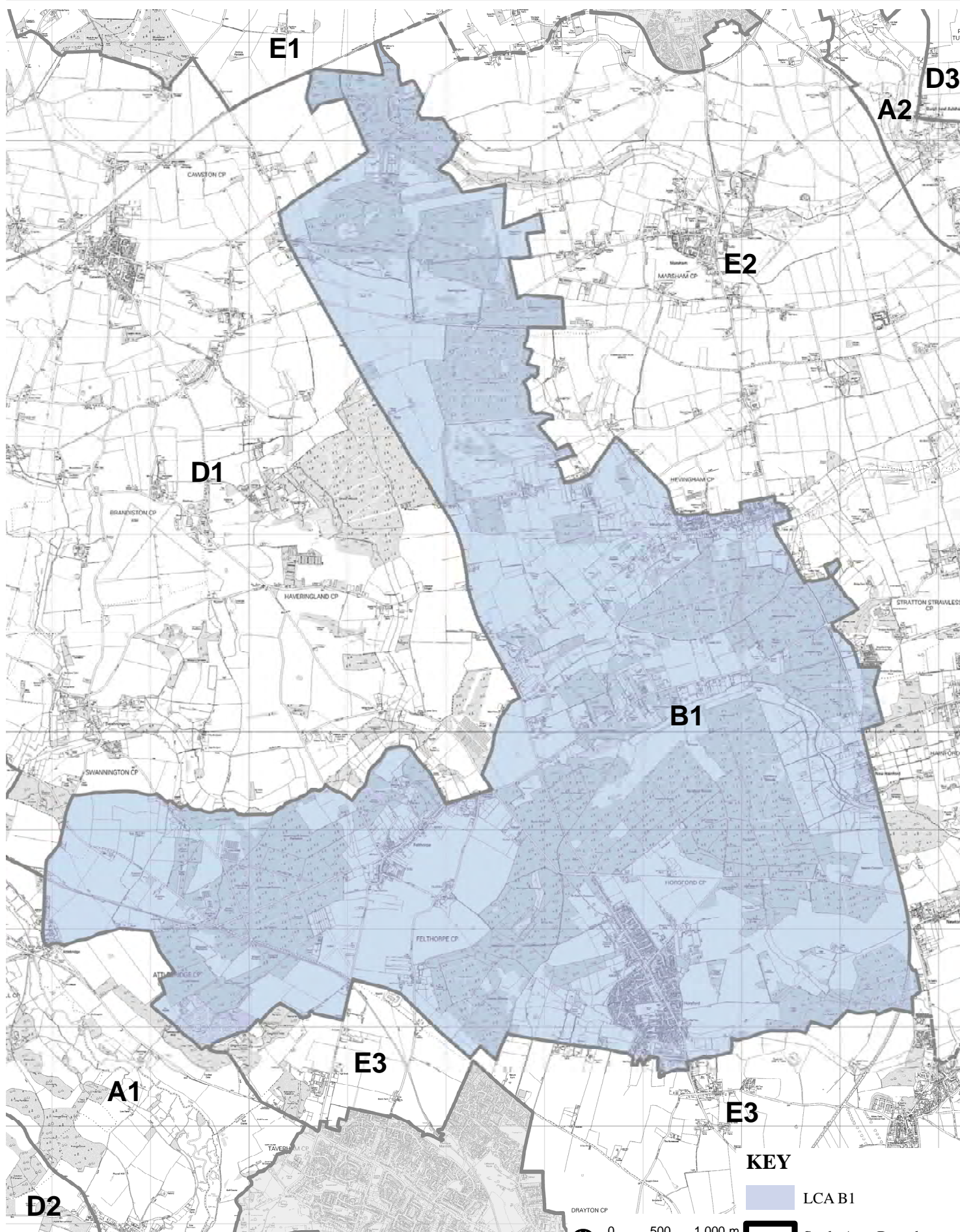
B1: Horsford

- 3.5.19 A summary of the area's visual character, inherent landscape sensitivities and landscape planning guidelines are set out below.

B1: HORSFORD

Summary of visual character

- 3.5.20 Extending northwards through the centre of the District, this character area comprises a simple plateau landscape, encompassing the gentle upper side slopes of the River Bure. Apart from the minor undulations where tributaries of the River Bure and Wensum cut into the slope, there are few variations in topography. The area was once entirely covered by heathland, never sought for conversion to farmland, due to the infertile nature of the soils. North western parts have been encroached by large 17th and 18th century estates; using the land for large scale woodlands and plantations. Further encroachment occurred as a result of the Enclosure Acts, during this time land was divided into large rectangular blocks and converted to arable farmland. Today, the area is a mixture of arable farmland, old deciduous woodland and recent coniferous plantations. Only small remnant patches of heathland and fen are found within interior parts of the woodland, often protected by European designations for their high ecological value. Large rectangular arable fields abut the woodland in northern and southern parts of the area. Woodland cover is more intermittent in central parts, and small arable fields are interspersed with small-scale industrial units and isolated 20th century residential developments.
- 3.5.21 Due to limited agricultural activity, few settlements have developed here in the past and settlements are mostly located on the edge of the area. Development is mostly restricted to a scattering of twentieth century residences along straight roads that traverse through the area. Many of these dwellings reside on individual plots of rough grassland amid blocks of woodland. Views are strongly contained by woodland, often forming close horizons. From outside the area, woodland is prominent within views, forming distinctive wooded horizons. There are wide and expansive easterly views out from the edge of this area, across the gently sloping land that falls away to the Bure valley. A network of footpaths, cycle routes and bridleways traverse the area, including a national trail west of Horsford (Marriott's Way). The plantations provide an important recreational resource for the public in the District.



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 **CHRIS BLANDFORD ASSOCIATES**
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MARCH 2008



**BROADLAND DISTRICT LANDSCAPE
CHARACTER ASSESSMENT**

**Landscape Character Area B1:
Horsford Woodland Heath Mosaic**

Evaluation

Inherent Landscape Sensitivities

3.5.22 The following inherent landscape sensitivities have been identified:

- Mature landscape structure, including extensive blocks of deciduous and plantation woodland, providing close horizons and a strong sense of enclosure in places.
- Remnant patches of heathland and fen within interior parts of the woodland.
- SSSI protected habitats.
- Coherent, small-scale settlement density and pattern.
- Landscape setting of seventeenth and eighteenth century estates.
- Extensive blocks of woodland within the area contribute to distinctive wooded horizons viewed from the wider landscape.
- Wide and expansive views out from the edge of this area to the Bure valley.

Landscape Planning Guidelines

3.5.23 The following Landscape Planning Guidelines apply to Horsford Woodland Heath Mosaic Landscape Character Area:

- Seek to ensure the sensitive location of development involving tall structures (such as telecommunication masts and wind turbine for example) in relation to prominent wooded skyline locations both within the area and within adjacent character areas;
- Seek to conserve the landscape setting of seventeenth and eighteenth century estates;
- Seek to ensure any new development considers the effect on wide and expansive views from the edge of this area to the Bure valley;
- Seek to conserve the sparse settlement pattern characteristic of the area;
- Seek to ensure that potential new developments comprise a fully integrated landscape and urban design strategy, which is consistent with the local landscape character and screen existing and potential harsh settlement edges.

3.6. C: PLATEAU FARMLAND



Location and Boundaries

- 3.6.1 There are two separate locations of this Landscape Character Type within the District. The first is located in the far west²⁷ and its eastern boundary borders Wooded Estatelands (Landscape Character Type E), Tributary Farmland (Landscape Character Type D), the River Wensum Valley (within Landscape Character Type A), and the settlement edge of Reepham. The second occurrence is located in the far eastern part of District – bound to the north, east and south by Marshes Fringe (Landscape Character Type G); which forms a transition zone between the elevated plateau edge and the Broads river valley marshes. Its western boundary meets the Tributary Farmland Landscape Character Type D.

Key Characteristics

- 3.6.2 The following Key Characteristics are typical of the Plateau Farmland Landscape Character Type:
- Distinct flat and elevated landform in comparison to surrounding landscapes;
 - Underlying geology of Till deposits;
 - Large fields of predominantly arable monoculture farmland;
 - Sense of openness and exposure due to elevation and scarcity of enclosing elements such as woodland;
 - Small ponds are often a feature of fields;
 - Presence of boundary oaks within hedgerows;
 - Long and expansive views of adjacent landscapes;
 - Predominantly rural character and associated strong sense of tranquillity throughout;
 - Sparsely settled landscape;
 - Presence of isolated historic features within the landscape;

²⁷ This landscape continues outside the District boundary to the west, within Breckland District. For further information see *Landscape Character Assessment of Breckland District, May 2007 (Breckland District Council and LUC)*.

- Small ponds and marl pits are often features of fields lying on clayey and chalky Till;

Summary of Visual Character

- 3.6.3 Occurring at the eastern and western edges of the District, this Landscape Character Type forms an elevated plateau of landscape, which is predominantly underlain by Till deposits, with associated loamy, clay soils at the surface. Both occurrences of the Plateau Farmlands Landscape Character type overlook surrounding lower landscapes, however there is some variation in the overall elevation of the eastern and western plateaus. In the west, the Plateau Farmlands form the highest area of land within the District, rising to a height of approximately 60M AOD. The eastern plateau is much lower in comparison (approximately 20M AOD), yet it forms an elevated plateau above the Broads to the east.
- 3.6.4 Land cover is dominated by predominantly arable farmland. Field sizes vary from medium to large and in places field are delineated by a network of hedgerows. There is, however, evidence of loss of field boundaries as a result of extensive agricultural intensification. Woodland cover is generally absent, other than occasional small clumps of mixed or deciduous trees. The resulting landscape has a simple pattern, which results from the lack of visual clutter and few enclosing vertical elements. Sense of openness is generally strong, and in places, open, long-distance views can be gained across adjacent Landscape Character Types.
- 3.6.5 Settlement pattern is sparse, consisting of occasional small linear settlements, which have developed along the network of minor roads, and scattered farmsteads. Traditional brick and tile farmhouses are often a feature of the local vernacular character. There is a relatively strong sense of tranquillity throughout much of this Landscape Character Type, particularly towards the west of the District, where often, traffic comprises local village traffic and agricultural machinery working the fields. As such, the landscape often feels peaceful.

Historic Environment Character

- 3.6.6 Prehistoric evidence within this Character Type is restricted to archaeological findspots, Late Neolithic and Early Bronze barrows and an Iron Age excavated settlement site. Evidence of Roman occupation is limited again to excavated evidence and it is not until the Early Medieval period that major monuments which can still be seen in the landscape today, were constructed, such as churches. Other landscape evidence of previous occupation is that of placenames, for example, Tyby echoes the possibility of a viking settlement having once been present.
- 3.6.7 By the Iron Age, open agricultural landscapes were widespread in the Plateau Farmlands and in the early 14th century, arable cultivation dominated. Parliamentary enclosure was generally introduced between 1793-1815 and the field boundaries and pattern it created are still visible in parts of the Plateau farmlands. Today's field pattern is predominantly 20th century agriculture, although fragmented 18th - 19th century enclosures are present along with some inland managed wetland, following river corridors.

Ancient and semi-natural woodlands and ancient replanted wood are dotted around Strumpshaw.

- 3.6.8 The Plateau Farmland Type has a sparsely settled landscape of predominantly medium linear villages and dispersed farmsteads. Lingwood though is a large nucleated village that has retained historic character with some 17th and 18th century houses and a 14th-century Church. Vernacular dwellings within this Character Type are generally made of red brick, colour-washed brickwork and on occasion are timber framed. Prevalence for thatched roofs is apparent. Most farms are small, simple dwellings. A few that have been extended during prosperous periods in the past are more characteristic of the manors and halls further west. The absence of any major roads in the area further accentuates the isolated, rural character of the Plateau Farmland Type.
- 3.6.9 An example of a village which occurs within this Type is Freethorpe, which has remained much unaltered in appearance and style for over 800 years. The village dates back to at least the 11th century and is home to a number of 16th and 17th century buildings. Following the "Great Fire of Foulsham" in 1770, many new houses were built which were superior in size and appearance to the houses they replaced and now contribute greatly to the character of the village.

Ecological Character

- 3.6.10 The ecological character of this landscape character type is dominated by the following habitats:
- Scattered small copses of woodland
 - Hedgerow network
- 3.6.11 The Nature conservation value of these habitats is recognised by the following designations:
- South-western boundary abuts Folxley Wood SSSI
 - County Wildlife Sites

Key Forces for Change

- 3.6.12 The following Key Forces for Change have been identified for the Plateau Farmland Landscape Character Type:
- Potential farm diversification, resulting in conversion of agricultural buildings to houses and recreational facilities;
 - Potential loss of mature hedgerow field boundaries as a result of agricultural intensification;
 - Small-scale, incremental development within villages, which may be inconsistent with local built character and materials (such as brick and tile);
 - Potential wind turbine developments;
 - Infilling of small pits, ponds and extraction sites.

Evaluation

Landscape Condition and Strength of Character

- 3.6.13 The condition of hedgerows varies throughout this Landscape Character Type, with evidence of decline in several places. Recognisable sense of place is not particularly strong, resulting from the generally simple landscape pattern with vertical visual focal points within the landscape. Open views to adjacent Landscape Character Types can, however, be gained from the edges of this Landscape Character Type, providing orientation.

Management Strategies and Objectives

- 3.6.14 The overall strategy for Plateau Farmland should be to conserve existing hedgerows, field and hedgerow tree and enhance and restore where lost. The generally simple landscape pattern, with open views to adjacent Landscape Character Types should also be conserved. [Plantings to enhance hedges should be appropriate to the specific local character of the Landscape Character Areas. For more information refer to 'Planting hedges in Norfolk – maintaining regional character; A guide to restoring and planting hedges' \[www.norfolkbiodiversity.org/reports/\]\(http://www.norfolkbiodiversity.org/reports/\)](#) . Specific Management Objectives are to:

- Seek opportunities for the creation of mixed habitats of grassland and scrub/ woodland in the woodland core area;
- Consider opportunities for providing buffering the River Wensum (SAC) from diffuse pollution inputs through catchment sensitive farming;
- Seek to conserve the hedgerow network as a recognisable landscape feature and wildlife corridor and restore and enhance where gappy;
- Seek to establish arable field margins as potential nest sites from ground nesting birds and habitats for small mammals.

- 3.6.15 Within this Landscape Character Type, the following Landscape Character Areas have been defined:

C1: Foulsham and Reepham

C2: Freethorpe

- 3.6.16 A Summary of each area's visual character, inherent landscape sensitivities and landscape planning guidelines are set out below.

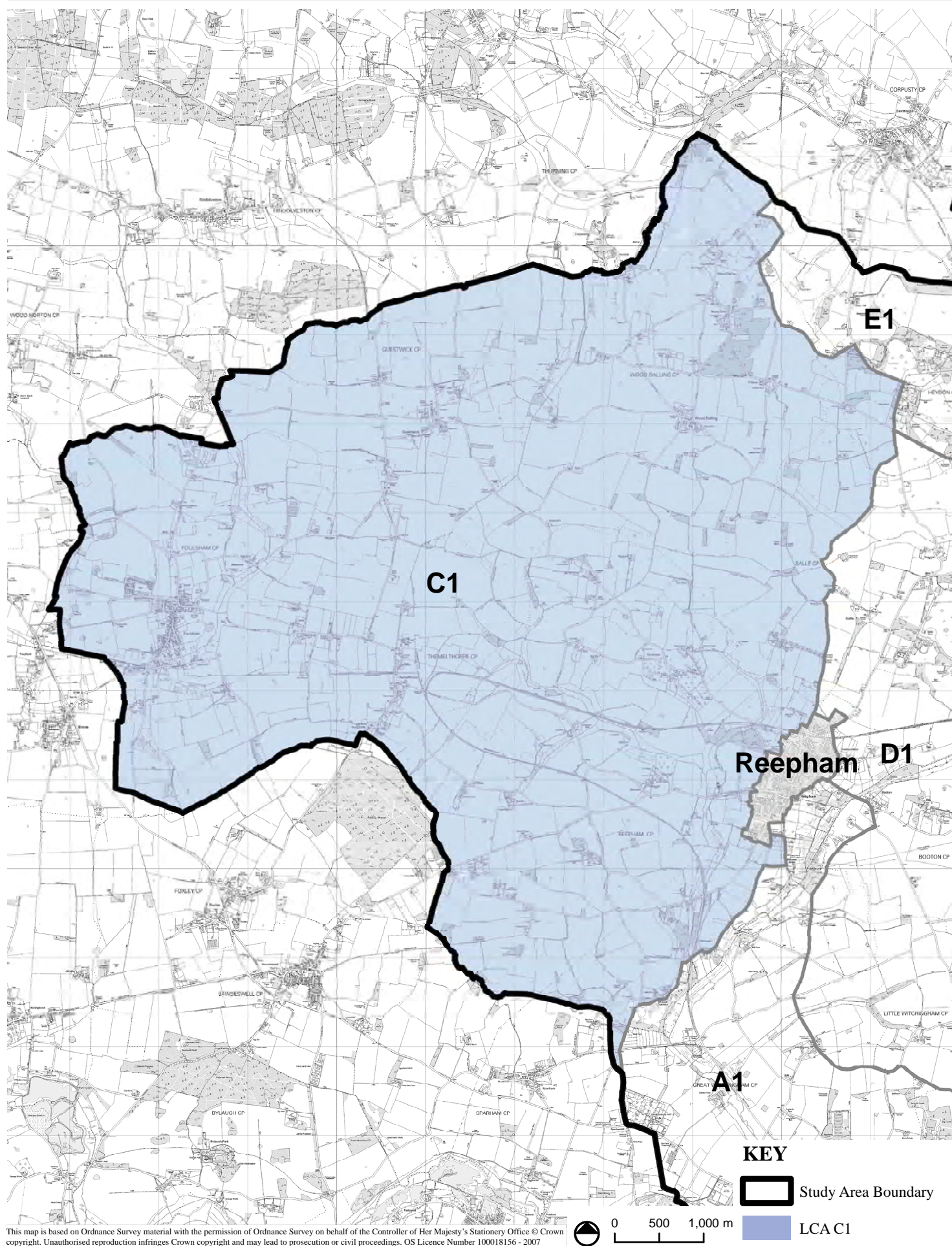
C1: FOULSHAM AND REEPHAM

Summary of visual character

- 3.6.17 This character area is situated on an elevated plateau of Till in the far west of the district. The plateau forms the highest area of land in the District, rising to a height of approximately 60M AOD around Guestwick. The Till deposits above a chalk bed are distinct within the surrounding sand and gravel geology. This creates a gently domed plateau, slightly more undulating along its eastern edge. Above this clay bed, loamy / clay soils

provide good quality agricultural land. Farming has a long established tradition in this area; indicated by irregular shaped fields and a complex network of lanes and ancient tracks. Field sizes vary from medium to large, the largest located on the highest land. An exception is a distinct area to the south west, near Foulsham, where small strip fields are strongly enclosed by tall hedgerows. This field system may represent early enclosure of common land adjacent to Foxley Wood.

- 3.6.18 There is little woodland cover in the area. Small copses located in field corners are scattered across the landscape particularly in eastern parts. Some hedgerows have been lost, with remnant hedgerow trees suggesting they may have been removed relatively recently due to the intensification of farming techniques. Numerous fields have small ponds in the corner, characteristic of heavier soils. These ponds may suggest past use of the fields for grazing. In south eastern parts, the meadows, marshes and woodland associated with Eyn Brook valley (A1) provide a distinct contrast to the area, south of Reepham. North of Reepham, the area meets Cawston Tributary Farmland (D1) and Blickling and Oulton Wooded Estate lands (E1).
- 3.6.19 Few settlements have developed on the plateau, except the medieval market town of Foulsham and some dispersed settlements such as Guestwick, Wood Dalling and Themelthorpe. These are ancient settlements that have suffered from falls in population in the past. Individual isolated farmsteads are scattered throughout the area; most with small, simple dwellings. Manors and halls are a feature within western parts of the area. These are commonly associated with farmsteads that have been extended during prosperous periods in the past. Moats adjacent to these dwellings may suggest a medieval origin. Minor roads and tracks create an irregular and interesting pattern on the landscape. In the north-west, localised rationalisation of the field system and the development of an airfield have somewhat diluted its character.
- 3.6.20 Higher relief in this area creates an elevated, open character. This is further accentuated by the simplicity of land use and limited woodland cover. Expansive views and a general absence of any major roads heighten the general feeling of rural isolation. Larger farmsteads, halls and church towers create essential and striking vertical features in wide expansive views. Movement on the plateau is limited to traffic along secondary roads and rural lanes as well as agricultural machinery working the fields. Such a traditional working landscape often feels peaceful and there is a strong associated sense of tranquillity throughout.



Evaluation

Inherent Landscape Sensitivities

3.6.21 The following inherent landscape sensitivities have been identified:

- Open character with wide expansive views across the farmland towards landmark churches.
- Simple landscape structure with little woodland cover and small copses located in field corners and recognisable hedgerow structure.
- Distinctive field pattern and related sense of time-depth in the landscape near Foulsham.
- Strong historic structure indicated by irregular shaped fields and a complex network of lanes and ancient tracks.
- Landscape setting of manors, halls and churches.
- Dispersed small-scale settlement pattern with individual isolated farmsteads scattered throughout the landscape.
- Strong sense of peace and isolation throughout the area.
- Strong rural character and sense of continuity.

Landscape Planning Guidelines

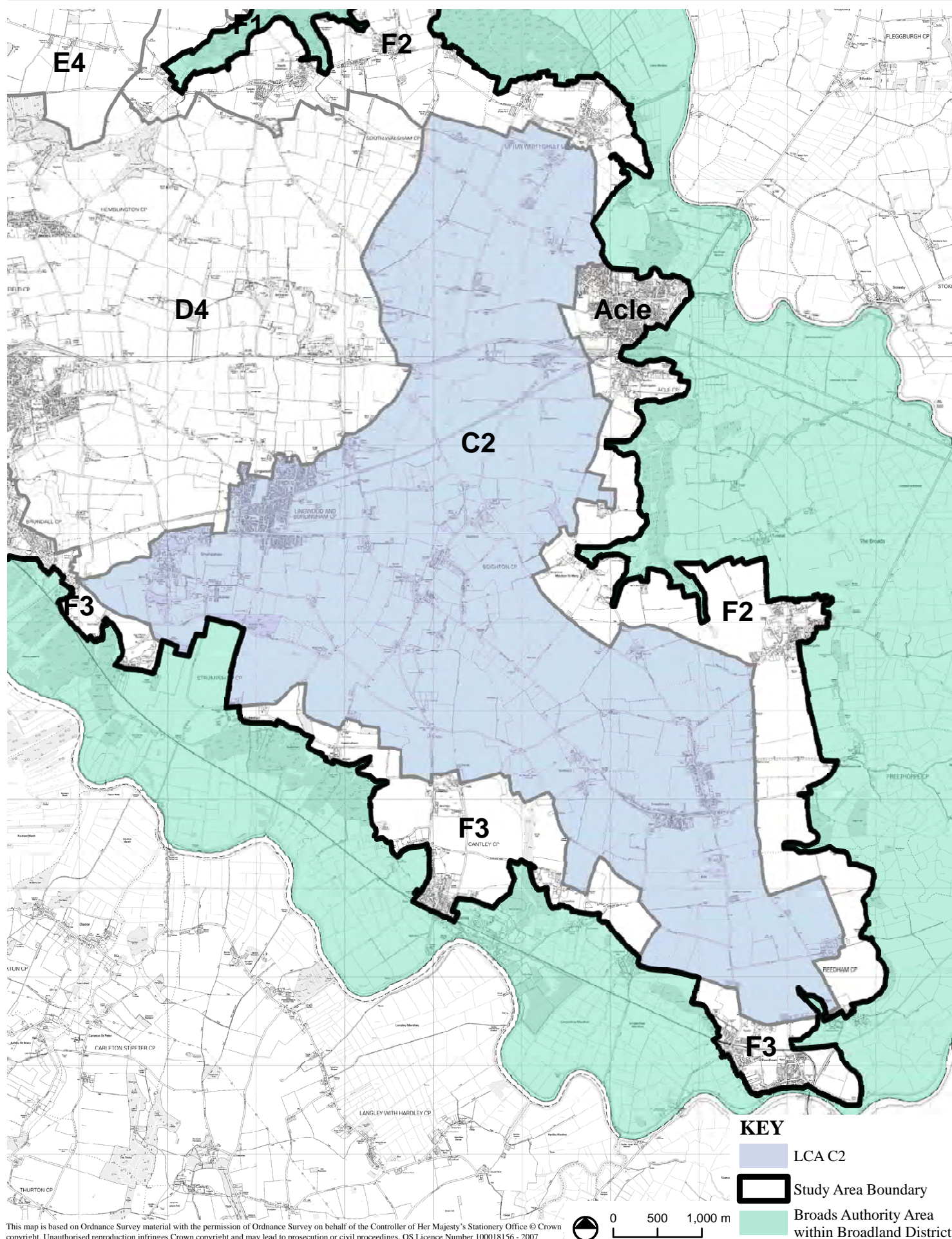
3.6.22 The following Landscape Planning Guidelines apply to Foulsham and Reepham Plateau Farmland Mosaic Landscape Character Type:

- Conserve subtle features of the historic landscape, such as ancient tracks, lanes and irregular shaped fields bound by intact hedgerows, which if not protected and vulnerable to change and loss;
- Resist new development that would result in any diminution of the sparsely settled nature of the area or in any reduction in the sense of peace and isolation within the area, which is devoid of large settlements;
- Seek to conserve the strong, rural character of the area and related sense of unity.
- Seek to conserve the distinct pattern of fields and related mature landscape structure, especially near Foulsham, which strongly contributes to a sense of time-depth within the landscape.
- Seek to ensure new development does not reduce the vertical significance of architectural features within the landscape, such as church towers;
- Seek to conserve open views across the farmland;
- Seek to conserve the landscape setting of manors, halls and churches;
- Seek to conserve the landscape setting of existing villages, such as Foulsham, Reepham, Guestwick, Wood Dalling and Themelthorpe;
- Seek to ensure that potential new developments comprise a fully integrated landscape and urban design strategy, which is consistent with the local landscape character and screen potential harsh settlement edges;
- Seek to conserve small pits, ponds and extraction sites;
- Seek opportunities for the restoration of hedgerows;
- Seek to conserve the historic and visual connection between manors, farmsteads and associated moats.

C2: FREETHORPE

Summary of visual character

- 3.6.23 Situated in the far east of the District, this character area is bound to the north, east and south by the Marshes Fringe (G2) at the edge of the Broads. Landform within this character area is low lying, rising to a height of no more than 20m AOD. However, surrounded by land that falls below sea level, it sits as an elevated plateau above the Broads. Where the land falls away towards the broads, sands and gravels are exposed on the slopes. The plateau falls away steeply to the east and the south at the Marshes Fringe, which forms a distinct boundary with the Broads Authority Area.
- 3.6.24 The area's historical mapping shows numerous irregular lanes, individual farmsteads, small copses and groves; indicating a strong agricultural past. However, massive intensification of farming in the area, has changed the landscape dramatically. Today it is still used entirely for agricultural production of crops and root vegetables. The hedgerow structure within the area has been substantially fragmented, leaving vast fields that sweep across the landscape. Further north, field sizes become smaller and minor valleys provide interest and variation. Woodland is situated along the slopes that define the Broads (G2), and along the valleys farmed by the minor tributaries that cut into the area.
- 3.6.25 Other than Lingwood, there are few settlements within this landscape that have been engulfed by the rapid expansion in modern suburban housing. Lingwood has evolved from several crossroads and the Norwich to Great Yarmouth railway. Although linear development along Norwich Road has nearly joined Lingwood and Strumpshaw, Lingwood has remained contained as an individual nucleated settlement. Ancient dispersed hamlets, grouped around a manor house and pond, are still evident. Ribbon development settlements are located at the top of wooded slopes overlooking the broads. Isolated farmsteads have a traditional character with brick and tile farmhouses, high-pitched roofs and huge brick barns.
- 3.6.26 The large arable fields that sweep across the plateau, together with limited hedgerows and woodland cover creates a simple, and often barren landscape. The land appears to fall away at the edge of the Broads, accentuating the feeling of exposure and elevation. There are expansive views across this landscape. Local churches form distinct features within the rural landscape, and assume significance within an otherwise featureless landscape. Views of the Broads are obscured for the most part by the woodland along the slopes, creating a strong but low horizon with huge skies.



Evaluation

Inherent Landscape Sensitivities

3.6.27 The following inherent landscape sensitivities have been identified:

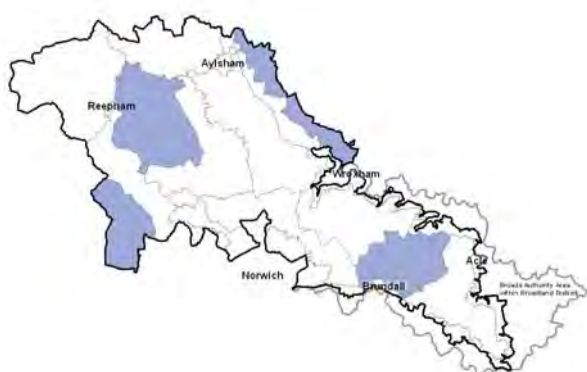
- Predominantly open, rural character.
- Sparse settlement in the form of ancient dispersed hamlets and isolated farmsteads. Their landscape setting and cohesive building materials is vulnerable to unsympathetic additions or extensions, which would disrupt the largely intact built character.
- Subtle features of the historic landscape, such as ponds, pits, hedgerows and tracks, which are not protected, and are vulnerable to change and loss.
- Landscape setting of manor houses, halls and churches.
- Wide expansive views over a vast and simple landscape with sweeping arable fields and huge skies.
- Exposed character in peripheral parts with partial views over descending wooded slopes to the Broads, and associated strong but low horizon.
- Smooth, predominantly uninterrupted skyline.
- Sense of peace and isolation throughout the area.

Landscape Planning Guidelines

3.6.28 The following Landscape Planning Guidelines apply to the Freethorpe Plateau Farmland Landscape Character Type:

- Seek to conserve the open, rural character of the area;
- Resist new development that would result in any diminution of the sparsely settled nature of the area or in any reduction in the sense of peace and isolation within the area, which is devoid of large settlements;
- Seek to conserve subtle features of the historic landscape, including hedgerows and tracks;
- Seek to conserve the landscape setting of manor houses, halls and churches;
- Seek to maintain key views towards churches, which are often key landscape features;
- Seek to conserve the landscape setting of Lingwood;
- Seek to ensure new development does not disrupt the smooth, predominantly uninterrupted skyline within the area;
- Seek to conserve open views across the farmland;
- Seek to maintain the traditional character of isolated farmsteads;
- Seek opportunities for the restoration of hedgerows where fragmented;
- Seek to ensure that potential new developments comprise a fully integrated landscape and urban design strategy, which is consistent with the local landscape character and screen potential harsh settlement edges;
- Seek to conserve small pits, ponds and extraction sites.

3.7 D: TRIBUTARY FARMLAND



Location and Boundaries

- 3.7.1 There are four separate locations of this Landscape Character Type within the District. The first is located in the central western part of the District – Part of its western boundary is defined by the settlement edge of Reepham. The second is located in the central eastern part of the District – bound by Wooded Estatelands (Landscape Character Type E) to the west, Tributary Farmlands to the east (Landscape Character Type D) and Marshes Fringe to the north and south. Located to the east of Norwich, the third occurrence of this Landscape Character Type includes a pocket land south of the River Wensum (within Landscape Character Type A), and encompasses the Tud River valley. The fourth location forms a linear belt of land along the District's northern boundary, northeast of the River Bure (within Landscape Character Type A)²⁸.

Key Characteristics

- 3.7.2 The following Key Characteristics are typical of the Tributary Farmland Landscape Character Type:
- [The Witton Run is a tributary of the River Yare SSSI near Blofield](#)
 - Shelving and gently undulating landform, which is cut by small tributary valleys;
 - Predominantly rural character throughout;
 - Landscape predominantly underlain by sands and gravels, overlain by loamy soils;
 - Dispersed but evenly distributed settlement pattern
 - An intricate network of narrow, winding rural lanes often bounded by banks or ditches
 - Medium to large scale arable farmland;
 - Pockets of remnant parkland;
 - Tributaries elusive- evident but usually hidden within the landscape by topography and trees

²⁸ This Landscape Character Type continues outside the District within Breckland, North Norfolk and South Norfolk Districts.

- Mixed settlement and architectural character;

Summary of Visual Character

- 3.7.3 This Landscape Character Type is predominantly underlain by a mixture of sand and gravels, which give rise to light and sandy soils. In places, pockets of Till are apparent, and where the Tributary Farmland occur in close proximity to the River Valley Landscape Character Type (A), fertile, loamy soils prevail.
- 3.7.4 There are gentle variations in the topography of this Landscape Character Type, where a series of small tributary valleys cut through the underlying topography and form landscape and nature conservation features. These tributary corridors are subtle features, which are often barely perceptible to the eye within views across the landscape.
- 3.7.5 This landscape has a predominantly rural character, which is heightened by the dispersed settlement pattern of small to large linear and medium to large nucleated settlements. It is accessed via a series of small, often narrow lanes, which are often bounded by banks or ditches. Small ponds are also a feature of fields, within this predominantly arable agricultural landscape.
- 3.7.6 Pockets of parkland add further visual interest, and introduce an ordered, human influence. Typical views from the edges of this Landscape Character Type, are often into adjacent river valleys, however in several places, views are limited by small clumps of trees, or subtle variations in topography.

Historic Environment Character

- 3.7.7 Palaeolithic to Iron Age occupation sites are represent in the Tributary Farmland Type by restricted and isolated findspots although additionally barrows are still visible in today's landscape. Evidence is limited despite the fact that by the Iron Age open agricultural landscapes were widespread in the tributary farmlands, due to the relatively temporary nature of buildings during prehistory.
- 3.7.8 Again Roman and Early Medieval, presence is only reflected in recorded objects, such as coin hoards, metalworkings or pottery kilns. By the early 14th century, arable cultivation dominated. It is recorded that between 1500-1750 that the tributary farmlands were a patchwork of landuses with intensive arable agriculture in extensive open fields, smaller enclosures, woods, heaths, cattle and cereal (especially wheat) or bullocks, dairies and sheep. Parliamentary enclosure took place predominantly between 1793 and 1815, which had a huge influence on field pattern and shape. However, today, the field pattern is predominantly 20th century in origin with some fragmented 18th – 19th century enclosures remaining along with, woodland blocks and inland managed wetland following river corridors. Ancient and semi-natural woodland as well as ancient replanted woods are present in the vicinity of Hemblington and Cawston.

- 3.7.9 Pockets of parkland also speckle this Character Type such as that of 18th century Salle Park, registered as Grade II on the English Heritage Register of Parks and Gardens of Historic Interest.
- 3.7.10 The settlement pattern is dispersed but evenly distributed, containing small to large linear and medium to large nucleated villages of mixed architectural character. Vernacular architecture is dominated by red brick, colour-washed brick and flint and brick with some timber frame buildings.

Ecological Character

- 3.7.11 The ecological character of this landscape character type is dominated by the following habitats²⁹:

- Species-rich chalk grassland
- Scrub
- Mixed woodland on river valley slopes
- Plantation woodland
- Bracken Heath
- Marshy Grassland
- Ponds
- Copes of mature trees
- Hedgerow network

- 3.7.12 The Nature conservation value of these habitats is recognised by the following designations:

- Alderford Common Site of Scientific Interest (SSSI)

Key Forces for Change

- 3.7.13 The following Key Forces for Change have been identified for the Tributary Farmland Landscape Character Type:

- Potential farm diversification, resulting in conversion of agricultural buildings to houses and recreational facilities;
- Potential loss of mature hedgerow field boundaries as a result of agricultural intensification;
- Small-scale, incremental development within villages, which may be inconsistent with local built character and materials;
- Potential wind turbine developments;
- Extension of road corridors and introduction of visually intrusive road signs and visual clutter;
- Potential loss of small ponds and extraction sites due to infill.

Evaluation

Landscape Condition and Strength of Character

- 3.7.14 Overall, condition within this Landscape Character Type varies. In places, hedgerows are well managed and continuous, whilst in other places, a gappy

²⁹ Alderford Common SSSI (English Nature)

and less well managed character is apparent. As a result, overall condition is considered to be moderate. In certain places, recognisable sense of place is strong, as a result of views to landmark features such as churches and into adjacent Landscape Character Types. Overall strength of character is considered to be moderate, although several of the small villages retain their traditional form and exhibit a range of varied local materials.

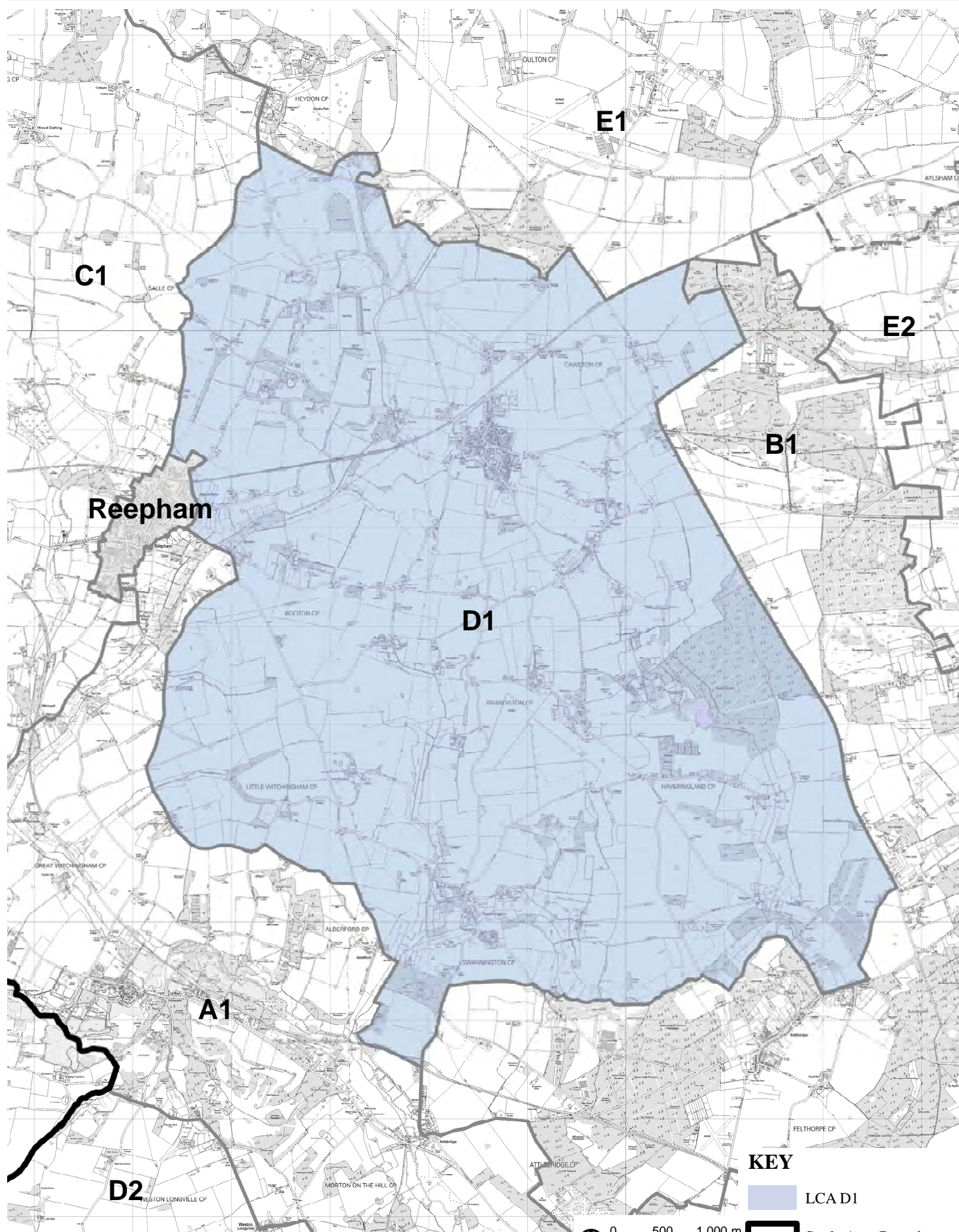
Management Strategies and Objectives

- 3.7.15 The overall strategy for the Tributary Farmland Landscape Character Type should be to conserve and restore the hedgerow network; and conserve the tributary river corridors as important landscape and nature conservation features. [Plantings to enhance hedges should be appropriate to the specific local character of the Landscape Character Areas. For more information refer to 'Planting hedges in Norfolk – maintaining regional character; A guide to restoring and planting hedges' \[www.norfolkbiodiversity.org/reports/\]\(http://www.norfolkbiodiversity.org/reports/\)](#).
- 3.7.16 Specific management objectives are to:
- Seek opportunities for the creation of all types of grassland and woodland, especially mixed habitats of grassland and scrub woodland;
 - Seek opportunities for connectivity with Hockering Wood (outside the District);
 - Seek opportunities for the enhancement and creation of wetland habitats, such as wet meadows and wet woodland;
 - Seek opportunities for buffering the Rivers Wensum, Bure and Tud, through catchment sensitive farming;
 - Conserve priority habitats of wood pasture and grassland (based on the existing parks at Salle, Heydon and Blickling);
 - Seek to conserve and enhance the landscape structure within the area, including blocks and copses of woodland, mature parkland trees and intact hedgerows;
 - Seek to conserve and enhance the mature landscape structure in central and eastern parts, including blocks of woodland, which contributes to a small-scale and intimate character.
- 3.7.17 Within this Landscape Character Type, the following Landscape Character Areas have been defined:
- D1: Cawston**
D2: Weston Green
D3: Coltishall
D4: Blofield
- 3.7.18 A summary of each area's visual character, inherent landscape sensitivities and landscape planning guidelines are set out below.

D1: CAWSTON

Summary of visual character

- 3.7.19 Cawston Tributary Farmlands is situated in the central western part of the District, stretching north from the upper Wensum River Valley (A1). The sands and gravels of this area form a gently rolling landscape. The land becomes increasingly undulating where tributaries of the Wensum and the Upper Bure rivers incise it. The loam geology produces fertile soils and the area has a long established agricultural history. The mosaic of parkland, arable fields, woodland, copses of mature trees and clipped hedgerows creates a diverse and interesting landscape character. However, in central parts, the intensification of farming techniques has resulted in hedgerow and woodland losses.
- 3.7.20 Historic maps show a number of medieval market towns located within and adjacent to this area. Some such as Reepham and Cawston have expanded around a strong nucleated core and are busy towns today. Others such as Salle, have declined as the rural population fell or were incorporated into the large estates as 'closed villages'. Today the settlement pattern reflects a long history of development with numerous nucleated settlements and towns. The settlements have many historic buildings and features and a strong local vernacular. To the north, grand houses, estate settlements and churches are distinctive features, and strongly contribute to the area's rich and distinctive character. In particular, Salle Park, a large parkland estate, is a key feature in the northern parts of the area. Developed on poorer soils, the estate is centred on a grand house, and includes landscaped gardens, parkland and plantations. Surrounding medium scale rectangular arable fields represent an extension of the park landscape. Further south, smaller red brick and pantiled manors and halls, dating from the seventeenth and eighteenth century litter the landscape. Here, the landscape is smaller in scale and more intimate, but with an equally rich historic character.
- 3.7.21 The diverse collection of landscape features, creates a strong landscape structure, with an interesting visual mosaic. In particular, the large designed parkland landscapes to the north, specifically designed to create an 'idyllic natural landscape' are very scenic. For the most part, the distinctive character of the area remains unspoilt and the arable landscape is well cared for. Historic associations and distinctive features give the area a rich character and a strong sense of place.
- 3.7.22 Loss of hedgerows creates an open skyline in central parts. Vertical elements, including lines of steel pylons that slice through field systems with overhead wiring that connect to an electrical substation west of Cawston, are prominent and repeated skyline features within central parts.



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MARCH 2008



**BROADLAND DISTRICT LANDSCAPE
CHARACTER ASSESSMENT**

**Landscape Character Area D1:
Cawston Tributary Farmland**

Evaluation

Inherent Landscape Sensitivities

3.7.23 The following inherent landscape sensitivities have been identified:

- Mosaic of parkland, arable fields and woodland, providing a diverse and interesting landscape character.
- Mature landscape structure including substantial blocks of woodland, copses of mature trees and intact hedgerows, providing a robust visual mosaic.
- Historic and architectural landscape features of large seventeenth and eighteenth century estates, including scenic parkland landscapes rich in idyllic components such as rides, parkland trees and lakes.
- Landscape setting of grand houses, manors, estate settlements, churches, and halls.
- Nucleated medieval market towns with a strong historic core.
- Landscape setting of villages.
- Distinctive and largely unspoilt landscape character.
- Rich historic character and a strong sense of place.
- Characteristic views across the farmland to landmark, often isolated, churches.

Landscape Planning Guidelines

3.7.24 The following Landscape Planning Guidelines apply to the Cawston Tributary Farmland Landscape Character Area:

- Seek to conserve the diverse and interesting landscape pattern and character;
- Seek to conserve distinctive, historic features architectural and landscape features including seventeenth and eighteenth century parkland landscapes and their setting, which contribute to the area's rich historic character and strong sense of place;
- Seek to ensure the sensitive location of development involving further tall structure (such as steel pylons and telecommunication masts) in relation to prominent skyline locations both within the character area and within adjacent character areas;
- Seek to ensure that potential new small-scale development within villages is consistent with the existing settlement pattern, density and traditional built form;
- Seek to conserve the landscape setting of market towns and villages such as Cawston and Salle, and seek to screen (where possible) harsh settlement edges and existing visual detractors (such as the electrical substation);
- Seek to promote use of local vernacular buildings materials, including red brick and pantiles;
- Seek to ensure new development does not reduce the vertical significance of important historical and architectural features within the landscape, such as church towers;
- Seek to conserve the landscape setting of grand houses, manors, estate settlements, churches, and halls;
- Seek opportunities to restore the hedgerow network where fragmented.

D2: WESTON GREEN

Summary of visual character

- 3.7.25 Located to the east of Norwich, this area encompasses a pocket of land, which is isolated from the rest of the district by the River Wensum. Landform is gently rolling and incised to the south of the narrow valley of the River Tud. The land continues to rise between the two river valleys, forming an elevated plateau, that extends south-west beyond the boundaries of the district. This section of the character area reaches elevations of 60AOD. The topographical variations in this area reflect changes in the underlying geology. Sands and gravels form the rolling hills to the north and west of the area. To the east, heavier Till deposits give rise to the flat plateau relief. The underlying solid geology is exposed in places where the River Tud has eroded through the various drift geology.
- 3.7.26 Mixed woodland, situated on the sand and gravel deposits above the southern slopes of the Wensum Valley, extends south and along the Tud Valley. Interspersed between these plantations, medium-scale fields are in mixed use. Some are in arable cultivation but many are turned over to pig rearing and sheep grazing. Occasional fields have been converted to residential use with associated horticulture. Further west where the woodland cover decreases dramatically, arable fields are medium-sized and rectangular in shape with strongly clipped hedgerows and small copses along boundaries and within fields. On the top of the plateau, field sizes increase and large scale pig and poultry farming predominates.
- 3.7.27 There are few settlements in the area. Some small settlements, often with settlement greens which are illustrated on historic maps, appear to have seen little expansion and many have declined due to falls in population. Much of the land here appears to have been enclosed to form the large estates on the adjacent valley slopes of the Wensum. This has resulted in a limited number of small farmsteads in this area. The A47 cuts through the southern part of this character area along the lower land near the river Tud.
- 3.7.28 The undulating slopes, rolling hills and mature blocks of woodland in the centre and east create a small-scale and intimate landscape, with a settled and unified character. Its diversity of land cover and land uses provide a strong visual mosaic with a robust landscape structure. The Tud valley is a peaceful, rural landscape clearly defined by a broad shallow valley landform. Evidence of the wetland character associated with the Tud is apparent in the areas of wet meadow, grazed pasture and alder carr, although the course of the Tud is largely concealed by wet woodland, with views of the river generally confined to crossing points. To the north west, the fabric of the landscape simplifies. Here, the higher relief, along with fewer variations in land use and reduced woodland cover, creates an open character allowing expansive views across the wooded slopes towards Norwich. Large steel pylons with overhead wiring that slice through fields dominate the skyline in this part. To the south, structure is provided by the numerous close clipped hedgerows and woodland copses, whilst the top of the plateau, large-scale fields, limited tree and hedgerow cover, and the elevated nature of the area create an exposed and less structured landscape. Overall, the area's mix of

land cover elements adds visual interest, creating a diverse rural landscape with a strong sense of visual integrity. With the exception of some localised visual and noise intrusion from the A47, this landscape comprises a unified peaceful character. Isolated churches on the upper valley slopes create prominent and historic built features. Although there are few other features of historic or architectural interest in the area, its distinctive topography and natural features make it a valuable landscape resource.

Evaluation

Inherent Landscape Sensitivities

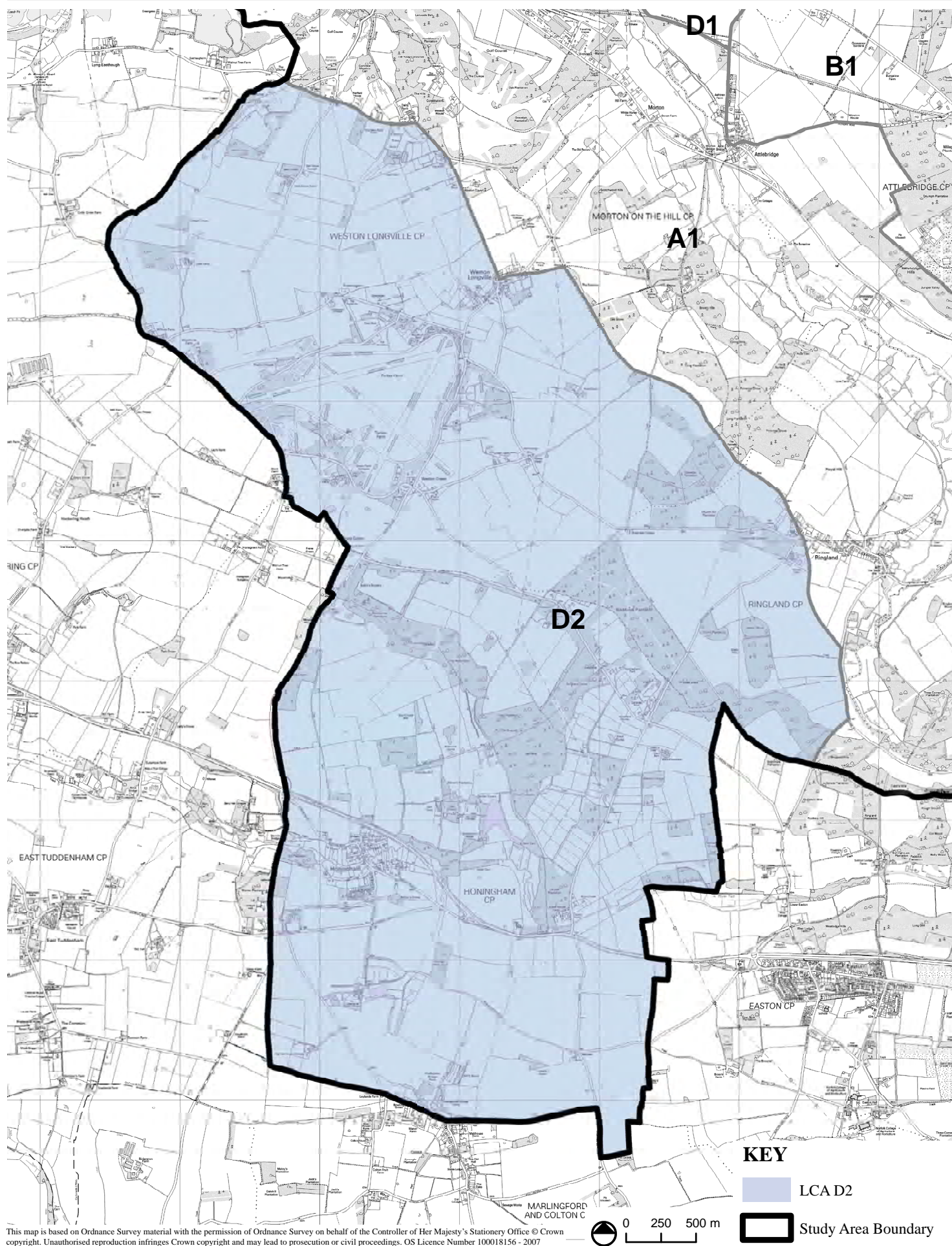
3.7.29 The following inherent landscape sensitivities have been identified:

- Distinctive topography combined with mature blocks of woodland, provides a small-scale and intimate landscape.
- Strong visual mosaic with a robust landscape structure in central and eastern parts.
- Ecological integrity of the Tud valley, including a mosaic of wet woodland, grazing marsh and alder carr along River.
- Sense of peace and strong rural character associated with the Tud Valley.
- Open skyline in plateau areas to the northwest and south.
- Scarce settlement pattern.
- Landscape setting churches and associated characteristic views to their towers.
- Generally unified, peaceful character.
- Diverse rural landscape with a strong sense of place.

Landscape Planning Guidelines

3.7.30 The following Landscape Planning Guidelines apply to the Weston Green Landscape Character Area:

- Resist new development that would result in any diminution of the sparsely settled nature of the area or in any reduction in the sense of peace and isolation within the area, which is devoid of large settlements;
- Seek to ensure that any new small-scale development in or near the edges of Weston Longville and Honingham, responds to the existing settlement pattern;
- Seek to ensure that any new development is small-scale and responds to the historic settlement pattern, setting and traditional building materials;
- Seek to ensure new development does not mask the area's distinctive topography;
- Seek to conserve the landscape setting of churches and associated views to their towers;
- Seek to conserve and enhance the ecological integrity of the Tud Valley and conserve its peaceful, rural character;
- Seek to conserve settlement greens as key features;
- Seek to conserve and manage the structure and appearance of mature woodland blocks.



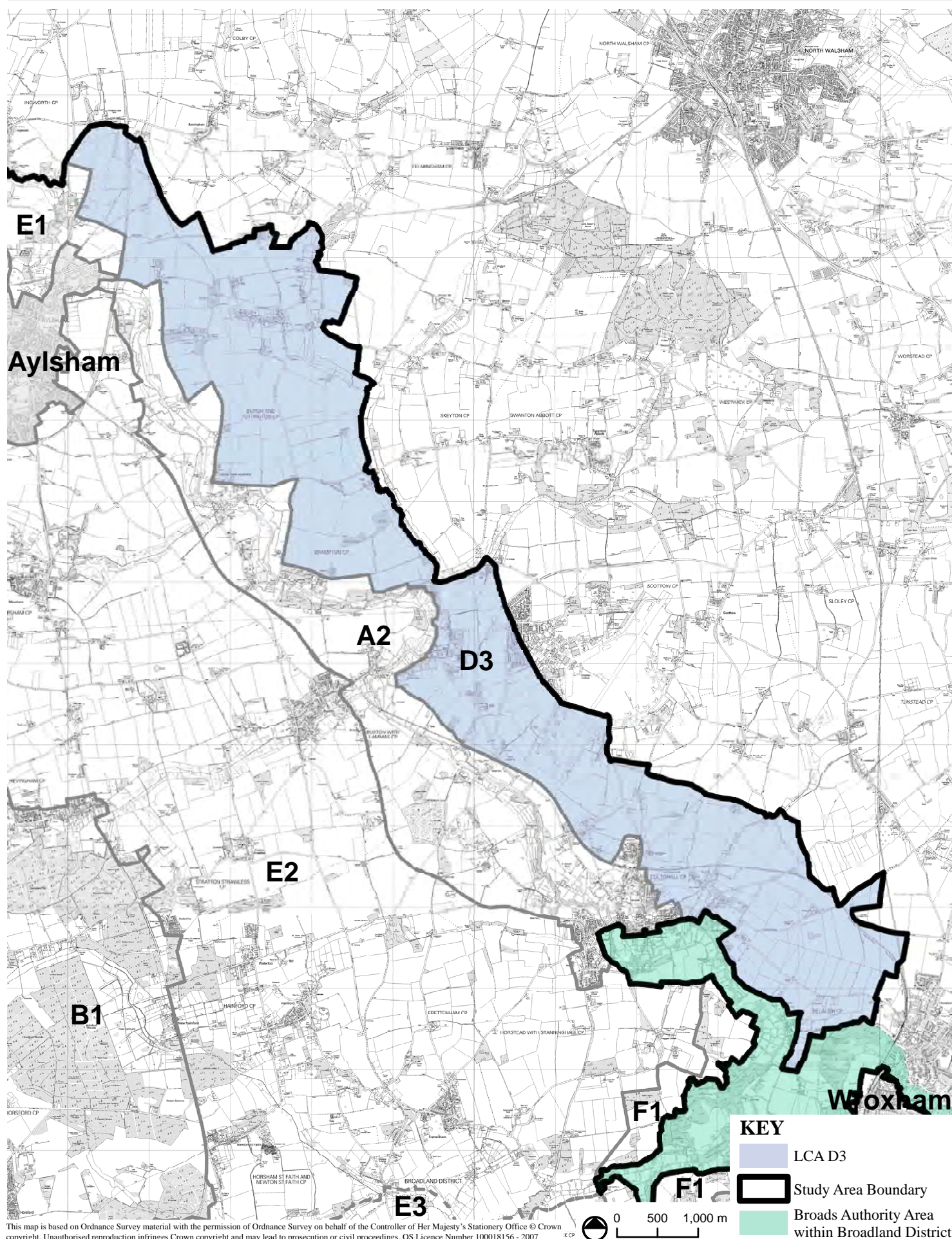
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D3: COLTISHALL

Summary of visual character

- 3.7.31 This character area occupies a narrow belt of land north of the Bure River Valley (A2), situated along the District's northern boundary. Landform within the area rises gently away from the narrow Bure river valley. In the north above Buxton, the character area forms a peninsula of land between the River Bure and a tributary that defines the district boundary at this point. The overlying geology is from the pebbly series. This is covered in a blanket of loam, creating high quality agricultural land, especially to the north. In the south where the loam is thinner, the soils are poorer.
- 3.7.32 Land use within the area is dominated by arable farmland. In the north and extreme south, the high-grade soils have resulted in the intensification of farming techniques. Fields are large and rectilinear, and there is little woodland cover. Mature field trees suggest the removal of hedgerows to increase field sizes. There is, however, still a good network of hedgerows and numerous hedgerow trees within the area. Around Coltishall, poorer agricultural soils have allowed the introduction of varying land uses. Although much of the land is still in arable cultivation, a large area of land is now an RAF base, northwest of Coltishall.
- 3.7.33 Settlements are sparse within this landscape. This is reflected in the sparse road network. Most settlements have developed along the banks of the River Bure, allowing higher land to remain exclusively in agricultural production. There are a few small dispersed settlements such as Tuttington and a scattering of isolated farmsteads. Settlements located at crossing points on the river have, in some cases, expanded in recent years and now encroach onto the edge of this character area, most significantly around Coltishall.
- 3.7.34 Overall, the area comprises a uniform landscape pattern with little diversity and an open character. The area affords wide expansive views to the distant wooded horizons within Horsford Woodland Heath Mosaic (Type B). Some hedgerows have been removed to increase field size but the resulting remnant field trees are key characteristics. Views in to the Bure valley are limited due to the convex nature of its slopes and the tree cover along its length and there is little visual connection between northern and southern parts of the area.



Evaluation

Inherent Landscape Sensitivities

3.7.35 The following inherent landscape sensitivities have been identified:

- Recognisable landscape structure, including hedgerows and numerous characteristic isolated hedgerow trees.
- Uniform landscape pattern with little diversity and an open, rural character.
- Long uninterrupted views across a generally flat rural landscape.
- Sparse settlement pattern;
- Subtle features of the historic landscape, such as hedgerows and tracks, which are not protected, and are vulnerable to change and loss.
- Landscape setting of churches and halls.
- Landscape setting of hamlets and villages.
- Wide expansive views, which are contained by distant wooded horizons.
- Generally uninterrupted skyline;
- Small pits, ponds and extraction sites.

Landscape Planning Guidelines

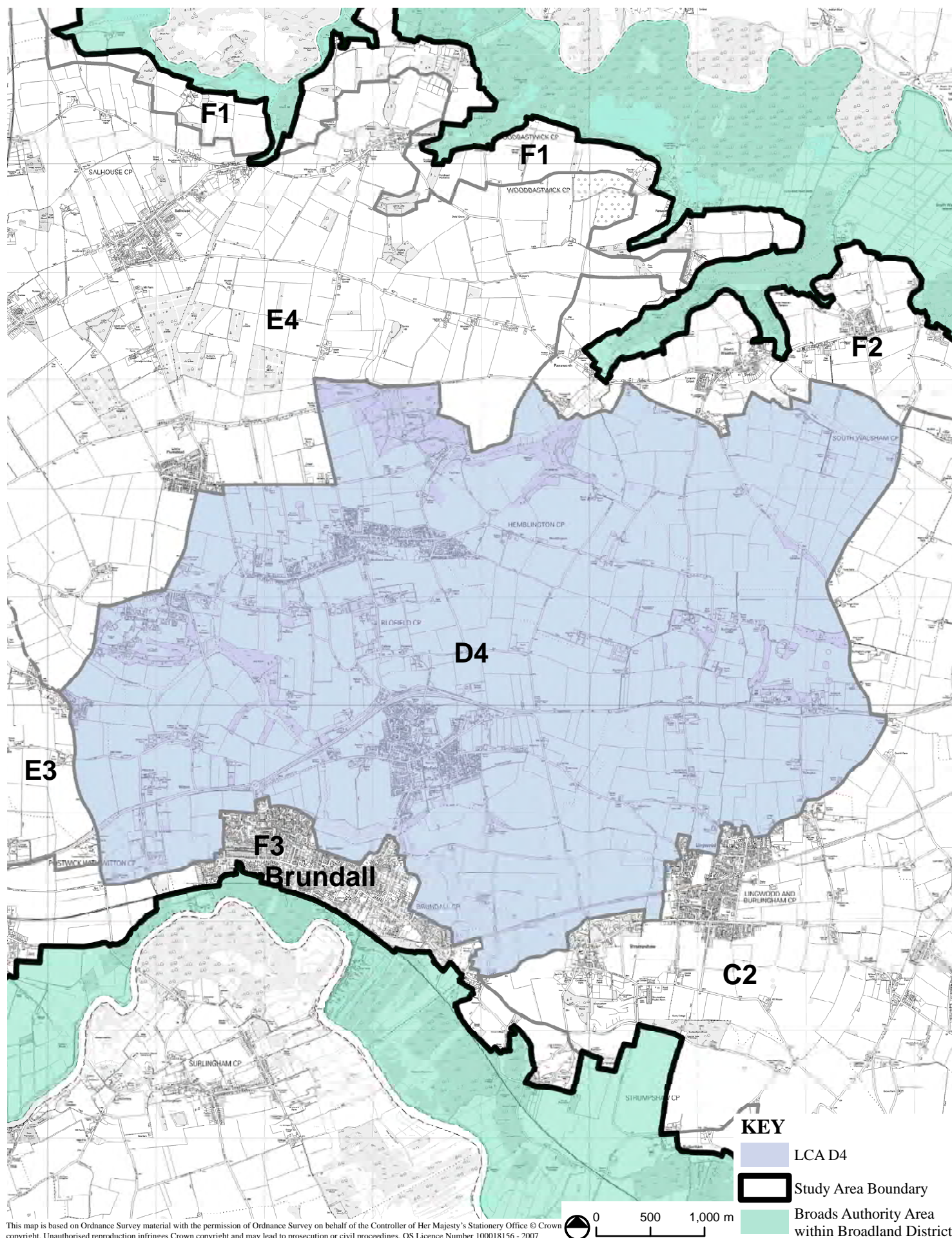
3.7.36 The following Landscape Planning Guidelines apply to Coltishall Tributary Farmland Landscape Character Type:

- Seek to conserve the open, rural character of the area.
- Resist new development that would result in any diminution of the sparsely settled nature of the area or in any reduction in the sense of isolation and tranquillity within the area, which is devoid of large settlements and busy roads.
- Seek to conserve remaining subtle features of the historic landscape, including hedgerows, characteristic hedgerow trees and tracks.
- Seek to conserve the landscape setting of churches and halls.
- Seek to conserve the landscape setting of hamlets and villages.
- Seek to ensure that any new small-scale development in or on the edges of Tuttington, Lamas and Little Hautbois, responds to existing settlement pattern and built form character.
- Seek to ensure that any new development in or on the edges of Coltishall RAF base responds to existing settlement pattern and respects the landscape setting of Lamas and Little Hautbois.
- Seek to ensure new development does not reduce the smooth, predominantly uninterrupted skyline within the area.
- Seek to conserve wide expansive views contained by distant wooded horizons;
- Seek to conserve small pits, ponds and extraction sites.

D4: BLOFIELD

Summary of visual character

- 3.7.37 Situated directly east of Norwich, this large area of gently undulating Tributary Farmland extends between the Yare and Bure River Valleys. Tributaries of the Yare form these gentle undulations. These cut into the soft loam that blankets the area creating deeply rolling slopes. In some areas, the crag geology that underlies the loam is exposed. Around Plumstead, sporadic deposits of Till provide highly fertile Grade 1 agricultural soil. Land use within the area is dominated by arable farmland. Field sizes vary from medium to large and there has been limited removal of hedgerows from field boundaries. Woodland cover is limited where land is in agricultural use, but where land use varies tree cover increases. Woodland can be found in the grounds of old houses in the north, along the tributaries of the Yare and Bure, and around settlements.
- 3.7.38 Isolated churches, historic halls and farmsteads located along rural lanes, often amid woodland, are a distinct and repeated feature within the area, especially around Burlingham. Apart from these, there are few notable features to provide interest or strengthen its visual fabric. Essentially, it is a simple, working landscape that works well functionally, and this is the essence of its character. Most of the settlements located in western parts of the area 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 developments and the surrounding agricultural land. The area's proximity to Norwich has stimulated growth within the area and encouraged other uses. The A47 is a major transport route, which effectively sub-divides the area. The Great Yarmouth rail link traverses southern parts of the area.
- 3.7.39 Although field sizes are generally medium to large, the topography of the area helps to create a small-scale enclosed character. Views are contained by rolling slopes, providing a variety of close horizons. Church towers and woodland create memorable features in these views.



Evaluation

Inherent Landscape Sensitivities

3.7.40 The following inherent landscape sensitivities have been identified:

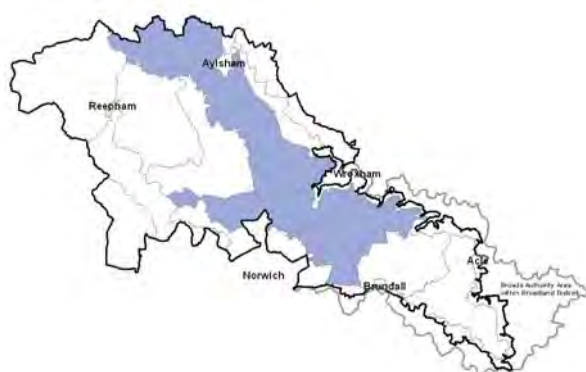
- Distinctive topography with a strong mosaic of rolling arable fields, intact hedgerow and mature woodland within the grounds of old houses and lining tributaries.
- Strong rural character with a recognisable sense of place.
- Concentration of isolated churches, halls and farmsteads amid woodland around Burlingham; often using distinctive combinations of traditional buildings materials within buildings.
- Landscape setting of historic halls and churches.
- Landscape setting of hamlets and villages.
- Characteristic views to features, such as church towers surrounded by woodland.
- Relatively strong sense of tranquillity away from major transport routes.
- [The Witton Run is a tributary of the River Yare SSSI near Blofield. Within a 2km section of the tributary south of Little Plumstead there are four CWS \(No. 1421, 1422, 2071, and 2058\)](#)

Landscape Planning Guidelines

3.7.41 The following Landscape Planning Guidelines apply to Blofield Tributary Farmland Landscape Character Area:

- Seek to conserve the simple, predominantly rural character.
- Seek to conserve the landscape setting of historic halls and churches;
- Seek to conserve the pattern of isolated churches, historic halls and farmsteads;
- Seek to conserve the landscape setting hamlets and villages;
- Seek to promote use of local materials within villages;
- Seek to conserve the recognisable sense of place;
- Seek to conserve the relatively strong sense of tranquillity within central and northern parts of the area;
- Resist new development that would mask the area's distinctive topography;
- Seek to ensure that new development does not reduce the vertical significance of important historical architectural features within the landscape, such as church towers.
- [Seek to conserve and protect the tributary valleys for their biodiversity particular the Witton Run, a tributary of the River Yare SSSI near Blofield.](#)

3.8 E: WOODED ESTATELANDS



Location and Boundaries

- 3.8.1 This Landscape Character Type is located in the central and northern³⁰ part of the Study Area – bound to the east by River Valley (Landscape Character Type A), and to the west by Woodland Heath Mosaic (Type B) and Tributary Farmlands (Landscape Character Type D). To the south, it is met by the fringes of the city of Norwich. To the north it adjoins Random Enclosed Rolling Open Farmland, Small Valleys and Wooded with Parkland Landscape Character Types, within the North Norfolk District Landscape.

Key Characteristics

- 3.8.2 The following Key Characteristics are typical of the Wooded Estatelands Landscape Character Type:
- A pattern of small manor houses, isolated halls and larger estates, with associated parkland extending across much of the area;
 - These buildings impart a strongly ordered and human influence over the surrounding landscape;
 - Numerous copses, woodlands and small plantations associated with these estates, punctuating a landscape of underlying predominantly arable farmland;
 - Settlements have many historic buildings associated with them and a strong local vernacular;
 - Strong historic dimension throughout the landscape;
 - Woodland provides a sense of enclosure;
 - Underlain by a mixed geology of Till, with loams and pebbly soils.

Summary of Visual Character

- 3.8.3 This gently rolling landscape of predominantly arable farmland is underlain by a mixed geology. In certain locations, Till predominates. This results in a

³⁰ This landscape continues outside the District boundary to the north, within North Norfolk District. For further information see *Landscape Character Assessment for North Norfolk District Council Local Development Framework: Draft Version*.

land cover of loams and pebbly soils. Topography within this Landscape Character Type is more strongly rolling than with adjacent flatter landscapes, with field boundary trees, copses and woodlands nestled within the folds of the landscape.

- 3.8.4 The numerous copses, woodlands and small plantations provide a sense of enclosure, as well as being points of visual focus within views across the farmland. There is a striking settlement pattern of small manor houses, isolated halls and larger estates. Large historic halls are dominant landscape features, often with associated parkland and designed landscapes, which contrast with the adjacent farmed landscapes.
- 3.8.5 A network of minor and major roads cut across and link small villages within this Landscape Character Type. The influence of the urban edge of Norwich is also quite strong towards the south of this Landscape Character Type. Despite this, there is generally a predominantly rural character and associated strong sense of tranquillity throughout most of this landscape. Views across this landscape are restricted in places by the pockets of woodland. In other places, however, long views across gently rolling farmland can be gained.

Historic Environment Character

- 3.8.6 Evidence of prehistoric presence within this Character Type has been recorded, mainly as findspots, including Palaeolithic hand axe finds, Mesolithic flintwork and tranchet axes and Iron Age horse equipment. The only evidence of this period still upstanding are the Bronze Age barrows, although these tend to be greatly reduced in size.
- 3.8.7 Echoes of Horstead's ancient past have been found as early Celtic and Roman cremation urns and the outline of a Roman marching camp believed to have been constructed during the Boadicean Rebellion. Elsewhere, Roman objects and coin findspots have been recorded as well as a Roman site at Bolwick Hall Farm.
- 3.8.8 Town names in the form of 'ham', such as Marsham, Horsham and Frettenham, reflect the Early Medieval period along with metalwork, pottery, coins and the remains of St Faith Priory, a Scheduled Ancient Monument near Horsford, dated 1105.
- 3.8.9 A number of perceptible moats notably Horsford Castle's Norman motte and bailey (with remains of a keep, traces of stone buildings and a barbican) bear witness to the Medieval period. Other buildings relating to this period include Blickling Hall, which began life as a manor house in the 11th century and was owned by Harold Godwinson (later to become the King of England). By 1091 it had become the country palace of the bishops and towards the end of the 14th century, Sir Nicholas Dagworth had a moated house built on the Site.
- 3.8.10 In between these large estates, in the early 14th century, arable cultivation dominated. However, by 1750 this had gradually become more mixed with pastoralism becoming more apparent. Unlike other areas of Broadland the area around Horstead and Frettenham were untouched by parliamentary

enclosure. Today, the field pattern is predominantly 20th century agriculture with some 18th - 19th century enclosures, patches of woodland and some inland managed wetland following river corridors. Ancient and semi-natural woodland as well as ancient replanted woods are present in this Type.

- 3.8.11 Dispersed small-medium linear and medium-large nucleated villages, small manor houses (such as Horsford Manor), isolated halls (such as Rippon Hall) and larger estates with associated parkland (such as Blickling Hall and Heydon Hall, Grade II* and II on the register of Parks and Gardens of Historic Interest respectively), extend across much of the area. Generally, settlements have many historic buildings associated with them and a strong local vernacular. Red and colourwashed brick are commonly used materials along with pantiled or thatched roofs.

Ecological Character

- 3.8.12 The ecological character of this landscape character type is dominated by the following habitats:
- Extensive areas of woodland and shelterbelts associated with large estates
 - Small copses of woodland near river valleys
 - Unimproved valley meadow
 - Fen
 - Damp neutral grassland
 - Hedgerow network
 - Treebelts and clumps of mature trees
- 3.8.13 The Nature conservation value of these habitats is recognised by the following designations:
- Crostwick Marsh Site of Scientific Interest (SSSI)
 - County Wildlife Sites

Key Forces for Change

- 3.8.14 The following Key Forces for Change have been identified for the Wooded Estatelands Landscape Character Type:
- Loss of field boundaries as a result of agricultural intensification;
 - Small-scale incremental development within villages, which may be inconsistent with local built character and materials;
 - Changes in woodland cover as a result of changes in management;
 - Changes in management of historic halls and their associated parkland settings;
 - Increased use of rural roads associated with tourism and visitors to historic attractions;
 - Loss of field trees and mature landscape structure as a result of agricultural intensification.

Evaluation

Landscape Condition and Strength of Character

- 3.8.15 This Landscape Character Type has a generally strong and distinctly recognisable sense of place throughout, with historic halls, woodland copses and small settlements providing visual landmarks and focal points. As a result, this landscape is considered to have a generally strong character. There is evidence of decline in hedgerow field boundaries and loss of hedgerow trees, however, overall, this Landscape Character Type exhibits a mature landscape structure.

Management Strategies and Objectives

- 3.8.16 The overall strategy for the Wooded Estate lands should be to conserve the relatively intricate pattern of woodland clumps and copses and historic halls, alongside the generally strong character and recognisable sense of place.

Plantings to enhance hedges should be appropriate to the specific local character of the Landscape Character Areas. For more information refer to 'Planting hedges in Norfolk – maintaining regional character; A guide to restoring and planting hedges' www.norfolkbiodiversity.org/reports/.

Specific management objectives are to:

- Seek opportunities for the creation of woodland and wood pasture;
- Seek opportunities to promote catchment sensitive farming;
- Seek to conserve and restore declining hedgerows and field trees;
- Seek opportunities for the management and creation of urban and urban fringe greenspace, as well as the maintenance and enhancement of green corridors through the built areas;
- Seek to conserve and enhance the landscape structure within the area, including blocks and belts of woodland, copses of mature trees, mature parkland trees and intact hedgerows;
- Conserve and enhance existing woodland belts to buffer potential new housing development;
- Seek to retain and conserve parkland landscapes and character to provide greenspace between potential new housing development.

- 3.8.17 Within this Landscape Character Type, the following Landscape Character Areas have been defined:

- E1: Blickling and Oulton**
E2: Marsham and Hainford
E3: Spixworth
E4: Rackheath and Salhouse

- 3.8.18 A Summary of each area's visual character, inherent landscape sensitivities and landscape planning guidelines are set out below.

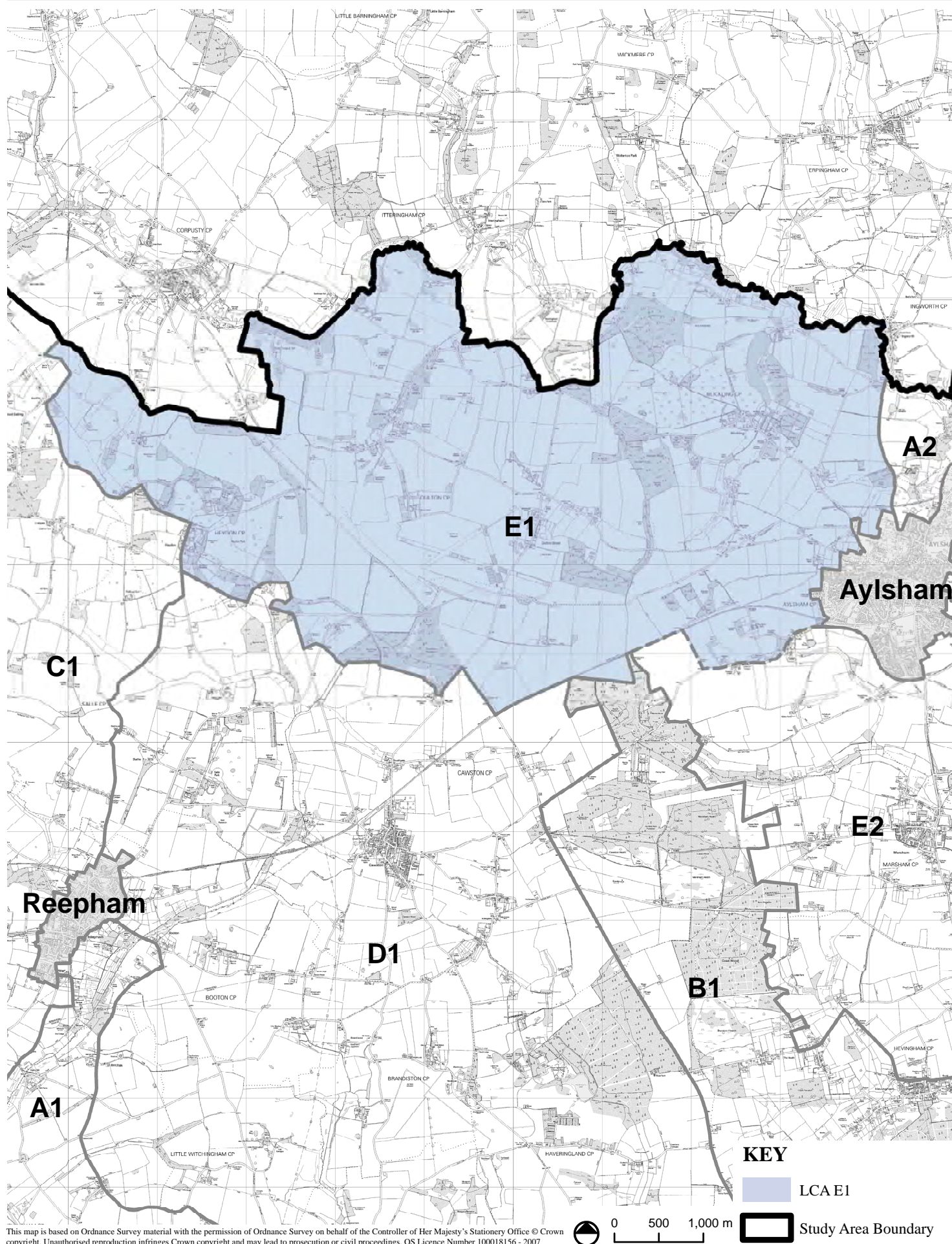
E1: BLICKLING AND OULTON

Summary of visual character

- 3.8.19 This Character Area comprises a gently rolling landscape, stretching southwards from the upper reaches of the River Bure. The land becomes

increasingly undulating where tributaries of the Upper Bure incise it. Overlain with loams, this belt of land contrasts with the Till to the west and the low quality sands to the east. The loam geology produces fertile soils and the area has a long established agricultural history. Today, land is predominately in agricultural cultivation, except in the far north where the soils become lighter and sandier. To the east and west, large parkland estates have developed on poorer soils. Historically, reduced agricultural demand allowed the gentry to build up their country seat through continued enclosure of the land. By the late 17th century these estates were extensive, centred on grand houses, including landscaped gardens, parkland and plantations e.g. Heydon Park and Blickling Park. Surrounding medium scale rectangular arable fields represent an extension of the park landscape. These were owned by the gentry and worked by tenant farmers. Today, parkland still extends across a large part of this character area. However, in more recent years an airfield comprising a typical World War II A-layout, has been built on a flat elevated plateau in the centre of the area, at Oulton.

- 3.8.20 The area comprises large blocks and belts of woodland, which provide a strong mature landscape structure. Extensive plantations and coverts define estate boundaries. Historic maps show a number of mediaeval market towns located within this area. Some have expanded around a strong nucleated core and are busy towns today, such as Aylsham. Others, such as Heydon, declined as the rural population fell or were incorporated into the large estates as 'closed villages'. Today the settlement pattern reflects a long history of development, scattered with historic halls, villages and isolated farmsteads. The settlements have many historic buildings and features and a strong local vernacular. The architecture and landscape of the large estates are important historic features within the area, and strongly contribute to the area's rich and distinctive character. In particular, the large manmade park landscapes to the east and west, specifically designed to create an 'idyllic natural landscape', are very scenic. Large estates such as Blickling Hall are of recognised national importance. Development of an airfield has resulted in hedgerow and woodland losses in central parts of the area, diluting the rural landscape character in this part.



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Evaluation

Inherent Landscape Sensitivities

- 3.8.21 The following inherent landscape sensitivities have been identified:
- Mosaic of parkland, arable fields and woodland, providing a diverse and interesting landscape character.
 - Mature landscape structure including substantial blocks and belts of woodland, copses of mature trees and intact hedgerows, providing a robust visual mosaic.
 - Landscape setting of historic houses, associated estates settlements and churches.
 - Architectural and landscape features of historic estates, including scenic parkland landscapes rich in idyllic components such as rides, parkland trees and lakes.
 - Nucleated medieval market towns with a strong historic core.
 - Landscape setting of villages.
 - Distinctive and largely unspoilt landscape character.
 - Rich historic character and a strong sense of place.
 - Characteristic views across the farmland to landmark churches, often isolated and amid woodland.

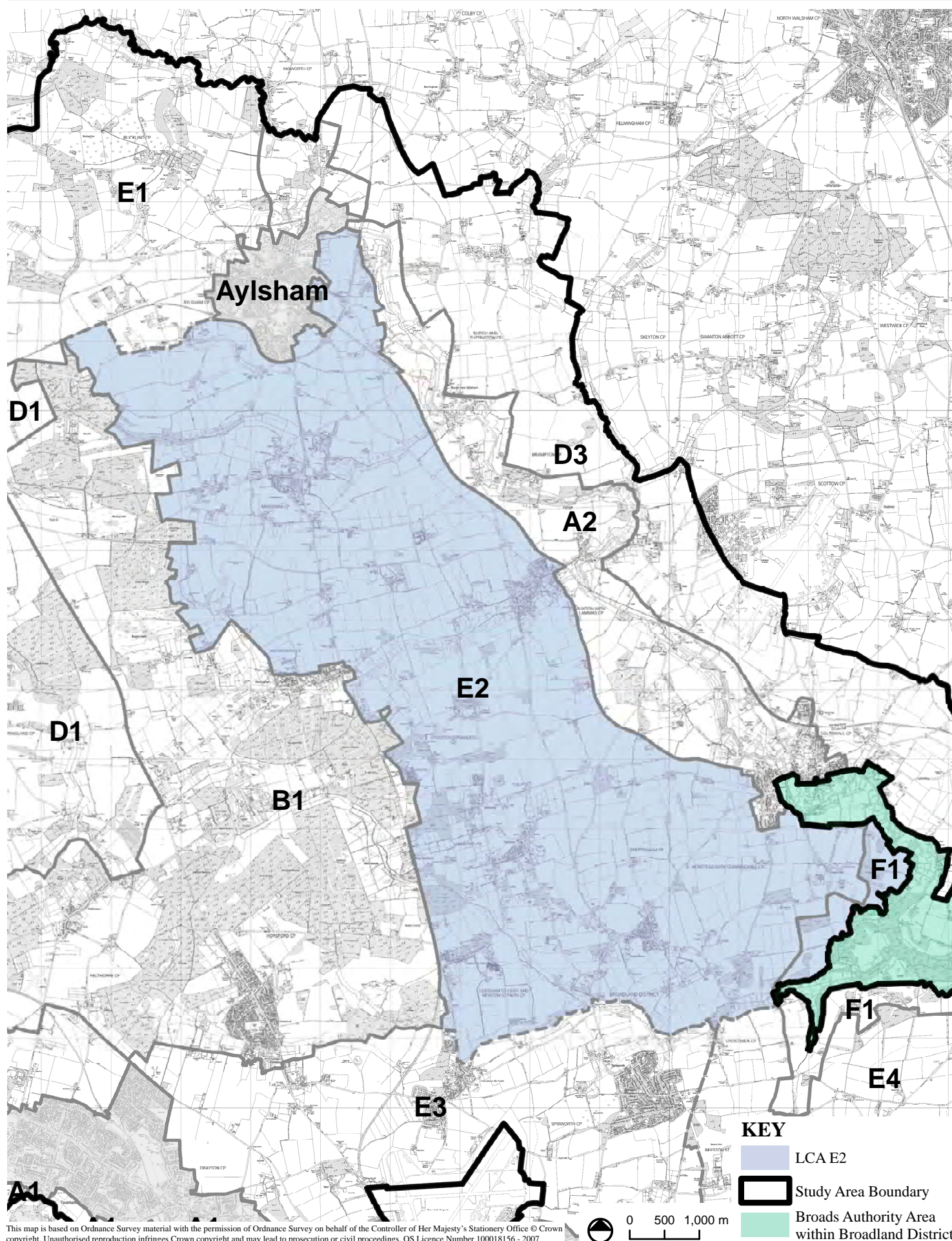
Landscape Planning Guidelines

- 3.8.22 The following Landscape Planning Guidelines apply to Blickling and Oulton Wooded Estate lands Landscape Character Area:
- Seek to conserve the diverse and interesting landscape pattern and character;
 - Seek to conserve distinctive, historic architectural and landscape features including historic parkland landscapes and their setting, which contribute to the area's rich historic character and strong sense of place;
 - Seek to ensure the sensitive location of development involving further tall structure (such as steel pylons and telecommunication masts) in relation to prominent skyline locations both within the character area and within adjacent character areas;
 - Seek to ensure that potential new small-scale development within villages is consistent with the existing settlement pattern, density and traditional built form;
 - Seek to conserve the landscape setting of market towns and villages, and seek to screen (where possible) harsh settlement edges and existing visual detractors;
 - Seek to promote use of local vernacular buildings materials, including red brick and pantiles.
 - Seek to ensure new development does not reduce the vertical significance of important historical and architectural features within the landscape, such as church towers;
 - Seek to conserve the landscape setting of historic houses, manors, estate settlements, churches, and halls;
 - Conserve and enhance existing woodland belts to buffer potential new housing development;
 - Seek to retain and conserve parkland landscapes and character to provide greenspace between potential new housing development.

E2: MARSHAM AND HAINFORD

Summary of visual character

- 3.8.23 This character area comprises the gently rising slopes that extend from the Bure valley to the belt of woodland that sharply defines the area to the west. At the edge of the Bure floodplain convex slopes sharply define the valley floor. From this point the land rises gently, becoming increasingly undulating where incised by tributaries of the River Bure. The area is made up of a varied drift geology of sands and gravels. This is overlain with loam in some areas, especially in the north where it forms pockets of higher quality agricultural land.
- 3.8.24 The majority of this landscape is in arable cultivation. Fields sizes vary from medium to large scale. Most are rectilinear with remnant intermittent hedgerows and numerous hedgerow trees. Hedgerow removal is more evident on higher quality land in the north. Woodland cover is generally limited to small copses associated with small halls and manors sited adjacent to tributaries of the Bure. The valleys of these tribunes provide variations in topography, with narrow water channels and associated drains adding interest. An exception is the extreme south east of the area. Here increased tree cover in the form of small-scale woodlands and copses reflects its proximity to the Broads.
- 3.8.25 A number of small halls, manors and isolated churches located along rural lanes, often amid woodland, are a distinct and repeated feature within the area. Apart from these, there are few notable features to provide interest or strengthen its visual fabric. The few dispersed settlements in this area have expanded slightly during the twentieth century. This is more noticeable in the south. Most settlements form a dispersed collection of residential buildings with minor central core. During recent years, housing has also developed in small clusters along the busy roads that pass through the area, linking Alysham with Norwich. These developments have for the most part remained contained as individual linear or nucleated developments, such as Marsham. There is often an abrupt transition between the housing developments and the surrounding agricultural land. The area's proximity to Norwich has stimulated growth within southern parts of the area and encouraged other uses.
- 3.8.26 Away from the tributaries, slopes are generally open in character affording wide views. Numerous hedgerow trees and intermittent hedgerows provide structure gently filtering these views and reducing the feeling of exposure. Distant views are strongly contained to the west by the distinct wooded horizon of the adjacent character area (B1). To the east, woodland defines the edge of the Bure valley. Variations in landscape character are provided by the streams and river channels that form gentle wooded incisions in the landscape, including The mermaid, Camping Beck and Stone Beck. Closer to the broads in the south west of the area, increased woodland cover provides additional structure.



Evaluation

Inherent Landscape Sensitivities

3.8.27 The following inherent landscape sensitivities have been identified:

- Pockets of pasture, open grassland, patterns of semi-natural vegetation lining tributaries, create interest and diversity in an otherwise arable landscape.
- Generally unified, rural character and recognisable landscape structure with fields defined by hedgerows in many areas.
- Landscape setting of historic halls, manors and churches.
- Landscape setting of villages.
- Characteristic westerly views across the farmland to distinct wooded horizons.

Landscape Planning Guidelines

3.8.28 The following Landscape Planning Guidelines apply to Marsham and Hainford Wooded Estate Lands Landscape Character Area:

- Seek to conserve and enhance the landscape structure within the area, including woodland, copses of woodland, mature trees associated with small halls and manors and intact hedgerows;
- Seek to ensure the sensitive location of development involving further tall structures (such as steel pylons and telecommunication masts) in relation to prominent skyline locations both within the character area and within adjacent character areas;
- Seek to ensure that potential new small-scale development within villages is consistent with the existing settlement pattern, density and traditional built form;
- Seek to conserve the landscape setting of historic halls, manors and churches;
- Seek to promote use of local vernacular buildings materials;
- Seek to ensure new development does not reduce the vertical significance of important historical and architectural features within the landscape, such as church towers.

E3: SPIXWORTH

Summary of visual character

- 3.8.29 This character area forms a narrow belt of land abutting the northern 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 as golf courses and sporting fields. The other major land use in this area is Norwich Airport. Although the majority of airport infrastructure is located south of the District boundary, the northern section of the airport's runways encroach central parts of this character area.
- 3.8.30 Three settlements are located within this area, including Spixworth, Horsham St Faith and Thorpe End. These settlements have expanded in recent years, with newer residential developments engulfing the historic core and forming large extensions. A number of roads radiate from the city of Norwich across the landscape, at times, coinciding with ribbon development. The A140 is a particularly busy road that dissects the centre of the area, introducing considerable amounts of movement and noise to the landscape. The airport is a major influence of the character within central parts, creating an open exposed landscape. Due to the location of the airport in this area, various restrictions have reduced the number of new developments within the area, curtailing the expansion of Norwich here. The airport and its associated buildings and machinery are visually intrusive, and the robust tree belts located around its boundary form striking lines across the landscape. In southern parts of the area, a large business park and adjacent hospital have developed on the settlement edge of Norwich, at the junction of the A47 and A1042. The settlement edge of Norwich is often abrupt and encloses southerly views, forming a harsh boundary to the area. However in eastern parts of the area, the settlement edge is often well enclosed by woodland, tree belts, copses of mature trees and robust hedgerows in adjacent fields. Woodland in these areas, both coniferous and lowland mixed deciduous, is generally associated with high landscape and recreational value for adjacent urban populations.
- 3.8.31 Although the area abuts the urban edge of Norwich, the landscape generally comprises a semi-rural character. Its strength of character has been diluted by substantial fragmentation to the hedgerow structure in western parts. Here, the landscape is large-scale and open in character, with remnant patches of hedge boundaries and mature hedgerow trees adding interest, allowing only filtered views to settlement edges. Further east the influence of the Airport is substantial and greatly dilutes the area's rural character. In eastern parts of the area, parcels of land form a patchwork of rectangular fields and woodland. Robust blocks of woodland generally contain views across this flat landscape, at times, forming distinct coniferous skylines. Part enclosure of the land has allowed medium sized estates to develop around large houses and halls. These are smaller and less dramatic than those in the north of the district, but comprise a similar parkland character. One of

these has been converted into a hotel and surrounding parkland has been converted into a golf course. The road network has a strong influence; well used by commuters, it is noisy and busy. The mixture of land uses within the area generally coincides with a fairly weak sense of identity.

Evaluation

Inherent Landscape Sensitivities

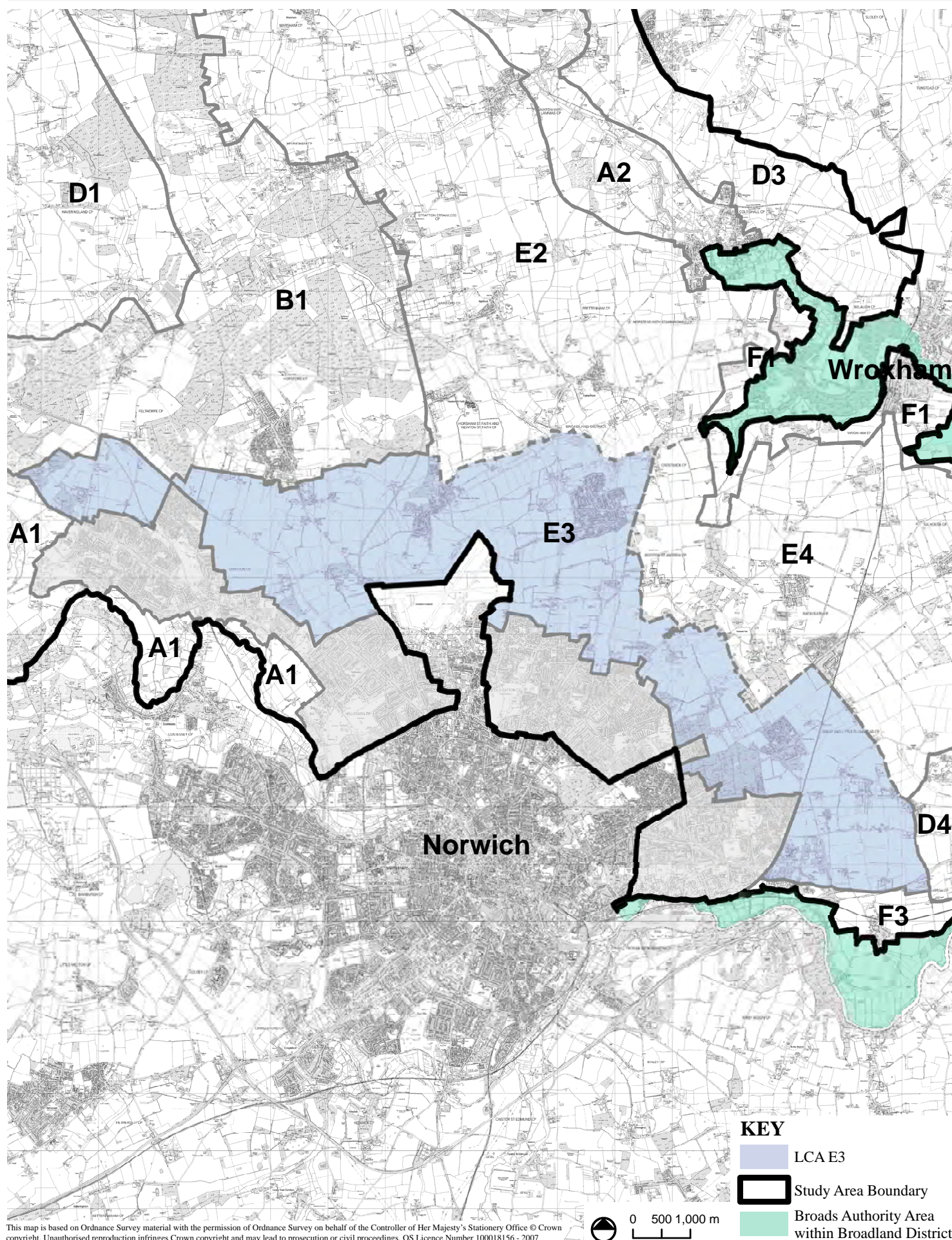
3.8.32 The following inherent landscape sensitivities have been identified:

- Mature landscape structure in eastern parts, including large blocks of woodland (including coniferous plantations), tree belts, copses of mature trees, remnant hedge boundaries and hedgerow trees, and parkland trees associated with large houses and halls.
- High landscape and recreational value associated with mature woodland; in particular the woodland located in eastern parts on the settlement edge of Norwich.
- Forms an important landscape setting to the city of Norwich.
- Landscape setting of villages.
- Landscape setting of historic houses and halls.
- Open skyline in western parts.

Landscape Planning Guidelines

3.8.33 The following Landscape Planning Guidelines apply to Spixworth Wooded Estate Lands Landscape Character Area:

- Seek to conserve the predominantly rural character of the area;
- Seek to conserve and enhance the diversity of landscape structure within the area, including the patchwork of woodland and farmland with a recognisable hedgerow structure;
- Seek opportunities for the restoration of fragmented hedgerows;
- Seek to conserve the setting of historic houses, halls and parkland;
- Ensure that any new development responds to historic settlement pattern and is well integrated into the surrounding landscape;
- Conserve the landscape setting of villages, such as Horsham Saint Faith and Spixworth
- Seek to maintain greenspace between the edges of Norwich urban area and adjacent villages;
- Seek to conserve and enhance the landscape setting of Norwich and seek to screen (where possible) existing and potential harsh settlement edges;
- Seek to maintain and enhance copses of mature trees and existing robust hedgerows.



E4: RACKHEATH AND SALHOUSE

Summary of visual character

- 3.8.34 This landscape character area forms a large tract of land extending southwards from the edge of the Bure valley within Broads Authority Area. The topography of this area is generally flat, particularly in western parts, and falls gradually towards the Broads. The land becomes increasingly undulating in northern and eastern parts, and where tributaries of the Yare and Bure rivers incise it. Geology is an important influence on the character of the area. Located on a band of sands and gravels, the soils produced are light, sandy, and less fertile than the high quality land further west, within E2 Character Area.
- 3.8.35 Historically, much of this character area formed part of a large area of heathland. The heathland extended from the northern settlement edge of Norwich almost to Salhouse. Today, only areas of heath retained within the urban area of Norwich remain (Mousehold Heath), which contain high ecological value and provide an important landscape resource. However, subtle clues of the area's past land cover is reflected in local names of villages, roads and farms, such as Rackheath, Heath End, Heath Farm and Mousehold Heath Farm. The area has only a recent history of agricultural development. The Enclosure Acts that eventually led to the parcelling of this land have created a strong geometric layout, with medium-sized regular fields and a strong grid road pattern. These mostly arable fields are interspersed with plantations, copses of mature trees and woodland belts, along with remnant patches of heath. Woodland in the area is a mixture of deciduous and coniferous plantations, often with patches of scrub and heath within the interior. Radial routes extending from Norwich, including the Bittern railway, dissect the mosaic of fields, woodland and roads.
- 3.8.36 Retained for a long period as an area of common land, few settlements developed within this landscape. Many of the settlements located in this area have only developed in recent years, providing housing on the outskirts of Norwich along main transport routes, often nucleated around road junctions. The settlements form blocks within the surrounding rural landscape, and often comprise abrupt boundaries. This is particularly evident in western parts of the area. Here, the housing style is typical of modern suburban developments – detached and semi-detached dwellings, often located around cul-de-sacs. A large industrial estate has recently developed immediately west of the Bittern railway, which is fairly enclosed from the wider landscape by linear belts of mature woodland. In northern and western parts of the area, part enclosure of the land has allowed medium sized estates to develop around large houses and halls, such as Beeston Park, Salhouse Hall, Rackheath Hall and Woodbastwick Hall, in several places with their associated Historic parkland. These are smaller and less dramatic than those in the north of the district, but comprise a similar parkland character.
- 3.8.37 Northern and western parts of the area comprise a different settlement pattern and built character, which reflects a long history of development.

Here, strings of historic settlements, scattered with historic halls, villages and isolated farmsteads are nestled against the wooded slopes that fall away to the Broads. These settlements, such as Woodbastwick, have hardly expanded in recent years. They comprise a strong local vernacular, including traditional buildings clustered around a historic core. Shaped gables, steep pitched pantile roofs, brick barns and flint walls are key characteristics. The architecture and landscape of the historic halls and houses are important features within northern and western parts of the area, and strongly contribute to a rich and distinctive character in these parts. Linear coniferous tree belts and the development of an industrial estate, has resulted in hedgerow loss in central parts of the area, diluting the rural landscape character in this part.

Evaluation

Inherent Landscape Sensitivities

3.8.38 The following inherent landscape sensitivities have been identified:

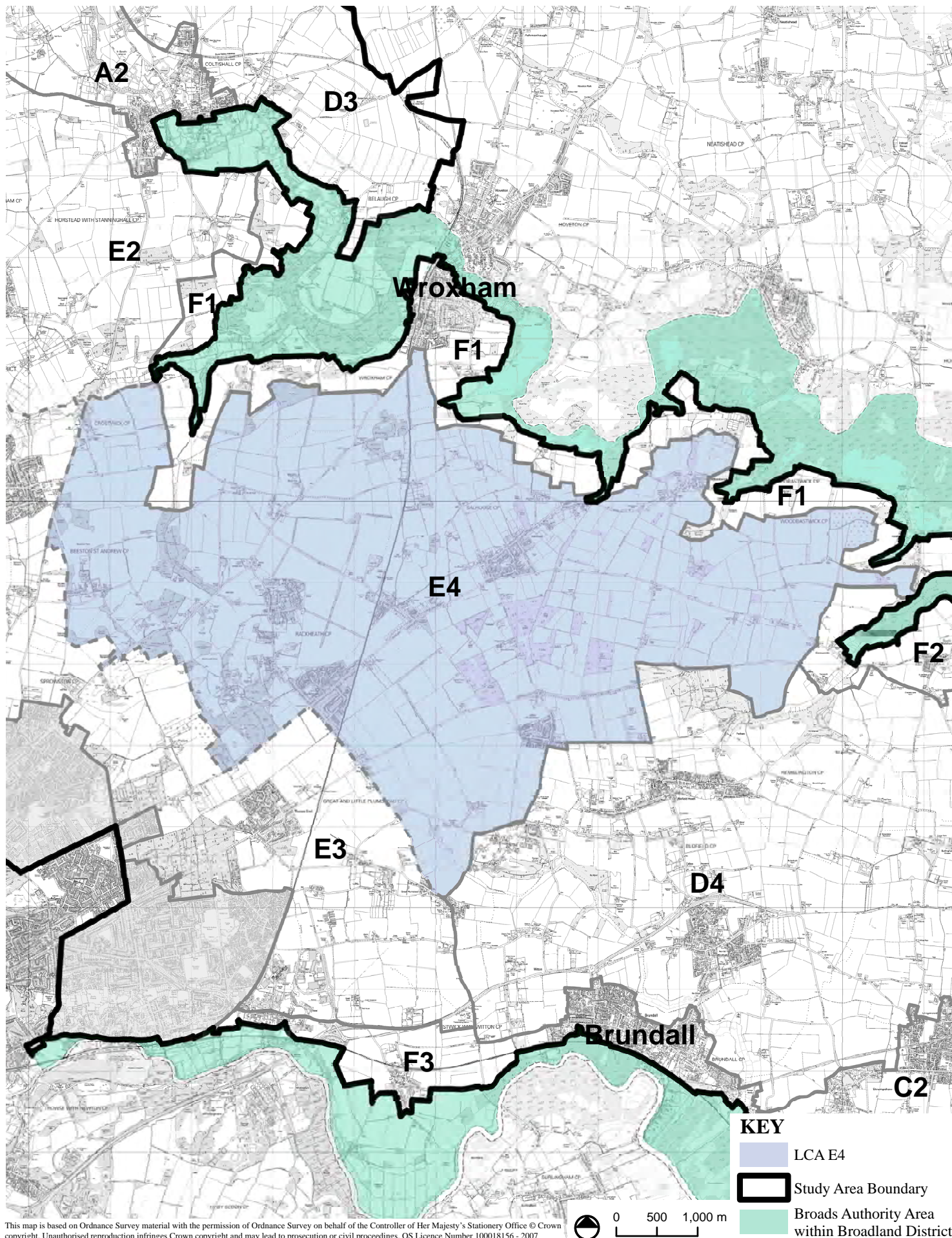
- Mosaic of parkland, arable fields and woodland, providing a diverse and interesting landscape character, particularly in northern and western parts;
- Mature landscape structure including blocks and belts of woodland, copses of mature trees and intact hedgerows, providing a robust visual mosaic, particularly in eastern parts;
- Landscape setting of historic houses, halls and churches;
- Architectural and landscape features of houses and halls, including scenic parkland landscapes rich in idyllic components such as rides, parkland trees and lakes;
- Linear hamlets with a strong historic core;
- Landscape setting of hamlets and villages;
- Rich historic character and a strong sense of place, particularly in northern and western parts;
- Characteristic northerly views over descending wooded slopes to the Broads, and associated close wooded horizon;
- Historic buildings and settlement character within Salhouse and Woodbastwick (recognised by designation as a Conservation Area).

Landscape Planning Guidelines

3.8.39 The following Landscape Planning Guidelines apply to Rackheath and Salhouse Wooded Estate Lands Landscape Character Area:

- Seek to conserve and enhance the landscape structure within the area, including blocks and belts of woodland, copses of mature trees, mature parkland trees and intact hedgerows.
- Seek to conserve the diverse and interesting landscape character, particularly in northern and western parts.
- Seek to conserve distinctive, historic architectural and landscape features including historic parkland landscapes and their setting, which contribute to the area's rich historic character and strong sense of place, particularly in northern and western parts.

- Seek to ensure the sensitive location of development involving further tall structures (such as steel pylons and telecommunication masts) in relation to prominent skyline locations both within the character area and within adjacent character areas.
- Seek to ensure that potential new small-scale development within villages is consistent with the existing settlement pattern, density and traditional built form.
- Seek to conserve the landscape setting of villages, such as Woodbastwick, Rackheath and Salhouse and seek to screen (where possible) harsh settlement edges and existing visual detractors.
- Seek to promote use of local vernacular buildings materials, including red brick, flint and pantiles.
- Seek to conserve the landscape setting of historic houses, halls (including Beeston, Salhouse and Rackheath) and churches;
- Seek to conserve the interesting landscape pattern of parkland, arable fields and woodland.



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MARCH 2008



**BROADLAND DISTRICT LANDSCAPE
CHARACTER ASSESSMENT**

**Landscape Character Area E4:
Rackheath and Salhouse
Wooded Estatelands**

3.9 F: MARSHES FRINGE



Location and Boundaries

- 3.9.1 This Landscape Character Type roughly follows the boundary of the Study Area within eastern parts; which is predominantly defined by the Broads Authority Area³¹. Its gentle slopes form a transition zone between the elevated plateau edge and the Broads river valley marshes. Much of the Marshes Fringe area is bordered by Plateau Farmlands (Type C).

Key Characteristics

- 3.9.2 The following Key Characteristics are typical of the Marshes Fringe Landscape Character Type:
- Forms the transition zone between the elevated plateau edge and marshes which line the Broads river valleys;
 - Gently sloping landscape which generally slopes up to the 10m contour, from lower-lying flat landscapes of the Broads;
 - Small extraction pits, exploiting the sands and gravels for local construction works are typical;
 - Small copses of woodland are dotted along the slopes (particularly where these slopes are steeper);
 - Settlement pattern consists of a series of small, often historic settlements with a strong vernacular character, which sit on the edge of the higher plateau land, at the edges of the slopes;
 - These settlements often have a closely linked historical relationship with exploitation of the adjacent marshes and Broads;
 - This subtly sloping landscape provides a backdrop horizon within views to this Landscape Character Type from the adjacent Broads, marshes and river valleys;
 - In places, open views across the marshes and Broads can also be gained.

³¹ Further information regarding landscape within the Broads Authority Area can be found within: *The Broads Landscape Character Assessment, The Broads Authority*.

Summary of Visual Character

- 3.9.3 This Landscape Character Type forms the transition zone between the elevated plateau edge and marshes which line the Broads river valleys. This is a gently and subtly sloping landscape, which slopes from the low-lying Broads landscapes up to the 10m contours. The underlying geology of sands and gravels are often visible at the surface of this landscape, which has a patchwork land cover of arable farmland, interspersed with small copses of woodland, which are dotted along the slopes.
- 3.9.4 As a result of the gently sloping landform, open views can be gained across the slopes and also across adjacent marshes lining the Broads River Valleys. Settlement pattern is strong, with a series of small, often historic settlements linked with exploitation of the adjacent marshes or Broads. Pockets of Alder Carr woodland contribute to overall woodland cover and sense of enclosure. Field boundaries often consist of low ditches or banks.
- 3.9.5 A network of minor roads cross the landscape, providing access to the small villages and connecting with adjacent Landscape Character Types. There is a strong rural character throughout.

Historic Environment Character

- 3.9.6 During early Roman times, the marsh fringe settlements marked the shoreline of the Halvergate estuary. As the estuary gradually silted, the marshes were drained and exploited, as is demonstrated by the present day marsh fringe parish boundaries that extend into the adjacent marshes. Today, the field pattern is dominated by 10th century agriculture.
- 3.9.7 Settlement pattern consists of a series of dispersed, small to large, nucleated, often historic settlements with a strong vernacular character, which sit on the edge of the higher plateau land, at the edges of the slopes. The settlement pattern was established early and certainly by the Medieval period. Within settlements, traditional buildings cluster together around a strong historic core. Some settlements contain groups of modern houses and bungalows, located on infill sites within the settlement core. Settlements often have a closely linked historical relationship with exploitation of the adjacent marshes and Broads. Traditional buildings in villages are generally made of red brick and flint.

Ecological Character

- 3.9.8 The ecological character of this landscape character type is dominated by the following habitats:
- Unreclaimed wetland
 - Unreclaimed marshland
 - Open water
 - Carr woodland
 - Species-rich fen
 - Marsh dyke

- Unimproved meadows
- Grazing marsh

3.9.9 The Nature conservation value of these habitats is recognised by the following designations:

- Bure Marshes National Nature Reserve (NNR), Bure Broads and Marshes Site of Scientific Interest (SSSI) [are also part of \(a\) the Broads SAC, \(b\) Broadland Special Protection Area \(SPA\) and \(c\) Broadland Ramsar Site recognising the international importance of the area.](#)
- Upton Broads and Marshes Site of Scientific Interest (SSSI)
- South Walsham Fen Local Nature Reserve (LNR)
- Brundall Church Fen Local Nature Reserve (LNR)

Key Forces for Change

3.9.10 The following Key Forces for Change have been identified for the Marshes Fringe Landscape Character Type

- Potential interruption of views to adjacent Broads marshland landscapes as a result of the introduction of small-scale new development;
- Decline in the management of hedgerows and clumps of mature woodland;
- Potential farm diversification, resulting in conversion of agricultural buildings to houses and recreational facilities;
- Increased pressure on rural roads and lanes associated with increased tourism;
- Small-scale or incremental development within villages, which may be inconsistent with local built character and materials;
- Changes in woodland cover because of changes in management;
- Potential loss of small pits, ponds and extraction sites due to infill.

Evaluation

Landscape Condition and Strength of Character

3.9.11 This Landscape Character Type has a generally strong and distinctly recognisable sense of place throughout, even though built structures are discrete, other than small villages which nestle on the edges of the marshes. Overall condition of elements within the types is considered to be good, with evidence of gappy hedgerows confined to a few, discrete locations.

Management Strategies and Objectives

3.9.12 The overall strategy for the Marshes Fringe Landscape Character Type should be to conserve the mature woodland copses and open views across adjacent marshland landscapes from several locations. Specific management objectives are to:

- Seek to conserve and enhance the landscape structure within the area, including blocks and belts of woodland, copses of mature trees, mature parkland trees and intact hedgerows;

- Seek opportunities for catchment sensitive farming to help protect the River Yare;
- Seek creation of semi-natural habitats along the edge of the Broads [European Sites](#) to [buffer and](#) enhance adjacent habitats;
- Seek to conserve small pits, ponds and extraction sites;
- Seek to conserve and enhance viewpoints over the adjacent marshes, broads and rivers.

3.9.13 Within this Landscape Character Type, the following Landscape Character Areas have been defined:

F1: Wroxham to Ranworth

F2: South Walsham to Reedham

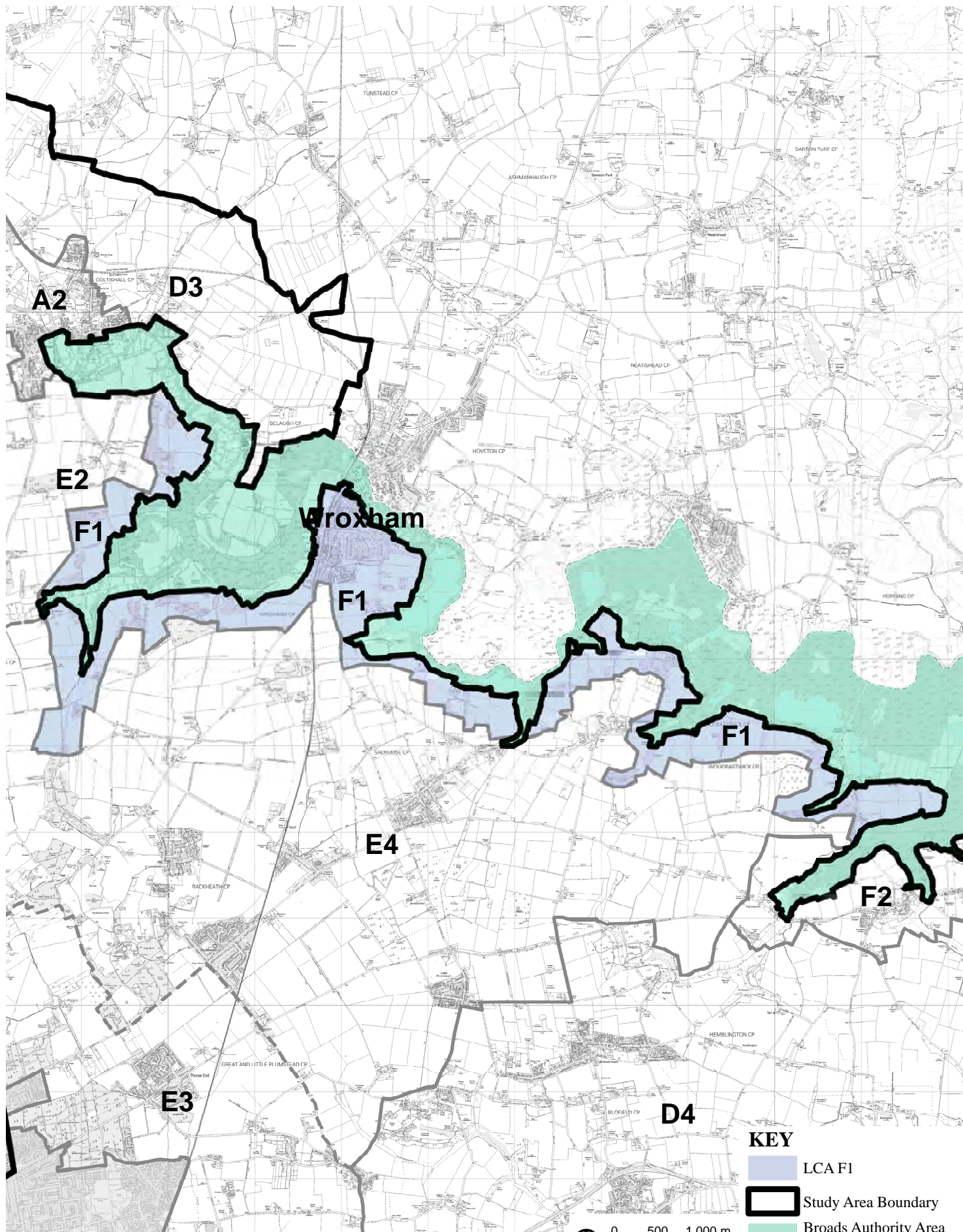
F3: Reedham to Thorpe

3.9.14 A summary of each area's visual character, inherent landscape sensitivities and landscape planning guidelines are set out below.

F1: WROXHAM TO RANWORTH

Summary of visual character

- 3.9.15 Following the wooded slopes of the lower reaches of the River Bure, 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. Within this area, land gently descends from the 10m contour towards the Broads. Land becomes increasingly undulating where minor tributaries incise the area, forming shallow valleys.
- 3.9.16 Land use within the area is strongly influenced by adjacent agricultural land to the south and the Broads. The land is almost exclusively in arable cultivation, interspersed with pockets of pasture in places, forming a continuation of farmland for the south. Carr woodland that often defines the Broads landscape is an important feature, enclosing views and 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.
- 3.9.17 Settlements that fall within this area are generally linear in form. Today the settlement pattern reflects a long history of development, scattered with historic halls, villages and isolated farmsteads. The settlements have many historic buildings and features and a strong local vernacular. As many of the settlements have not been influenced by modern development growth, the historic core holds a fairly intact rural setting, allowing distinctive views across farmland to vernacular buildings such as St Helen's Church, Ranworth. An exception is Wroxham, whose nucleated settlement form and transport routes have outweighed the extent of the historic core. This is largely due to its connections across the Bure valley, to Northern parts of Norfolk. The architecture and landscape of the large houses and halls on the edge of the Broads, such as Woodbastwick Hall, are important historic features within the area, and strongly contribute to the area's rich and distinctive character.



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BROADLAND DISTRICT LANDSCAPE
CHARACTER ASSESSMENT

KEY

LCA F1

Study Area Boundary

Broads Authority Area
within Broadland District

Landscape Character Area F1:
Wroxham to Rainworth
Marshes Fringe

- 3.9.18 The area comprises a fairly complex road network, with lanes and narrow roads lining field boundaries and offering connections to the Broads. Traditional industries such as boatyards, and more recently yacht clubs, further highlight the area's strong association with the Broads. There are several access points to the Broads within the area, including the mooring facilities at Ranworth and pedestrian gateway to Ranworth Nature Trail, including a meandering boardwalk through marshland reeds and tall grasses, which leads to a viewing platform over the Ranworth Broad.

Evaluation

Inherent Landscape Sensitivities

- 3.9.19 The following inherent landscape sensitivities have been identified:

- Mosaic of arable fields, pockets of pasture, woodland and parkland, providing a diverse and interesting landscape character;
- Mature landscape structure including substantial blocks and belts of woodland, copses of mature trees and intact hedgerows, providing a robust visual mosaic;
- Landscape setting of historic houses, halls and churches;
- Architectural and landscape features of historic halls, including scenic parkland landscapes rich in idyllic components such as rides and parkland trees;
- Landscape setting of historic villages;
- Nucleated medieval market towns with a strong historic core;
- Distinctive close wooded horizons;
- Rich historic character and a strong sense of place;
- Characteristic views across the farmland to landmark churches, often isolated and amid woodland.

Landscape Planning Guidelines

- 3.9.20 The following Landscape Planning Guidelines apply to Wroxham to Ranworth Marshes Fringe Landscape Character Area:

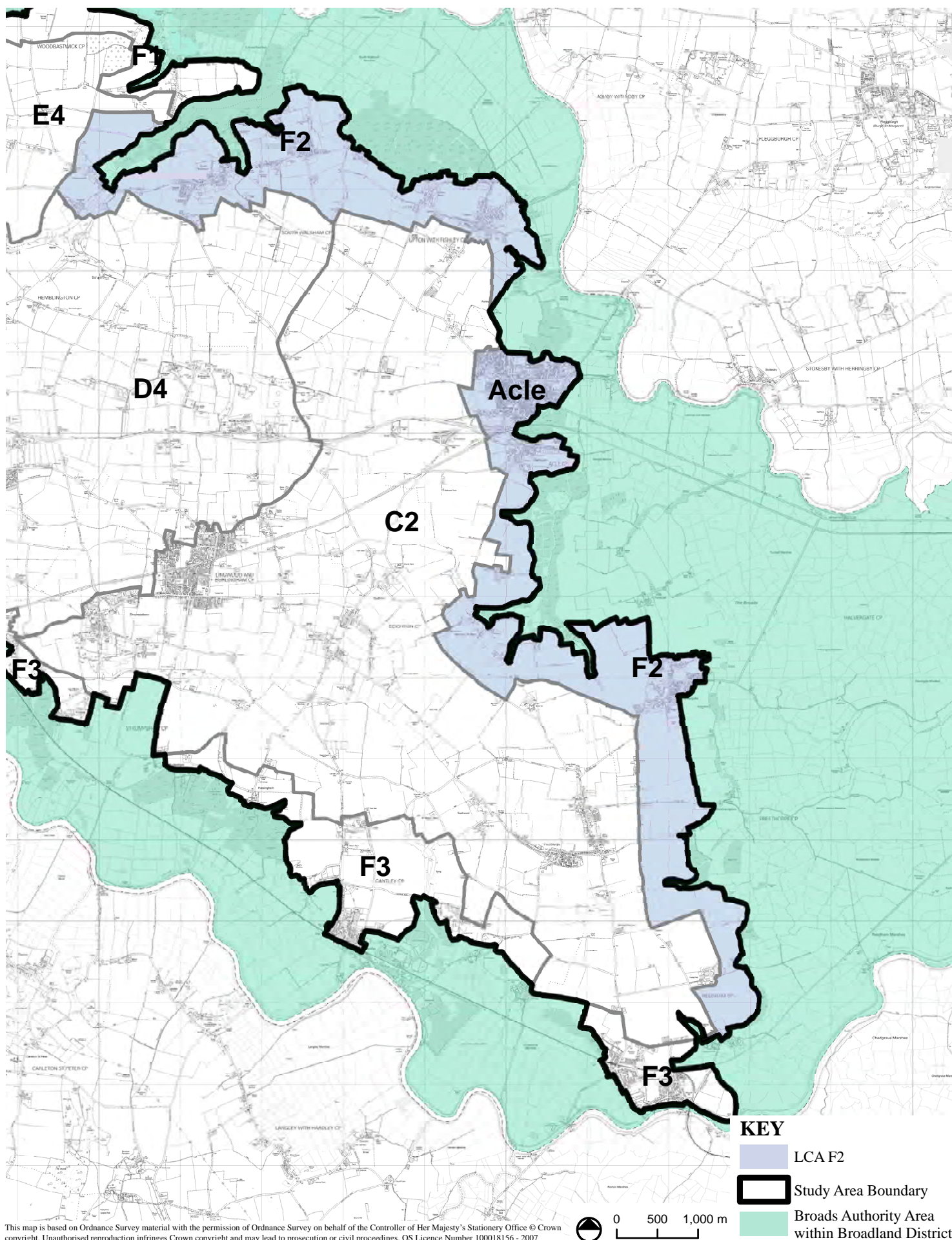
- Seek to conserve the diverse and interesting landscape character.
- Seek to conserve the wildlife habitats characteristic of the Marshes Fringe and adjacent Broads landscape including watercourses and broads, fens, carr woodland and grazing marshes.
- Seek to conserve distinctive, historic architectural and landscape features including historic parkland landscapes and their setting, which contribute to the area's rich historic character and strong sense of place.
- Ensure that any new development responds to historic settlement pattern and is well integrated into the surrounding landscape.
- Seek to ensure the sensitive location of development involving further tall structures (such as steel pylons and telecommunication masts) in relation to prominent skyline locations both within the character area and within adjacent character areas.

- Seek to ensure that potential new small-scale development within villages is consistent with the existing settlement pattern, density and traditional built form.
- Conserve the landscape setting of small historic villages, such as Ranworth;
- Seek to conserve views towards key landscape features, such as St. Helen's Church, Ranworth;
- Seek to conserve the landscape setting of market towns and villages, and seek to screen (where possible) harsh settlement edges and existing visual detractors.
- Seek to conserve the landscape setting of historic houses, halls and churches.
- Seek to promote use of local vernacular buildings materials, including red brick and pantiles.
- Seek to ensure new development does not reduce the vertical significance of important historical and architectural features within the landscape, such as church towers.

F2: SOUTH WALSHAM TO REEDHAM

Summary of visual character

- 3.9.21 Following the wooded slopes of the Halvergate Marshes, 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. Within this area, land gently descends from the 10m contour towards the Broads. Land becomes increasingly undulating where minor tributaries incise the area, forming shallow valleys.
- 3.9.22 Land use within the area is strongly influenced by adjacent agricultural land to the west and the Broads. The land is almost exclusively in arable cultivation, interspersed with pockets of pasture in places, forming a continuation of plateau and tributary farmland for the west. The hedgerow structure within the area has been substantially fragmented. Remnant hedge boundaries and mature isolated hedgerow trees assume greater significance 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.
- 3.9.23 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 settlements have many historic buildings and features and a strong local vernacular. Many of the settlements have been influenced by modern development growth, such as Acle, whose nucleated settlement form and transport routes have outweighed the extent of the historic core. This is largely due to its connections across the Broads landscape, to eastern parts of Norfolk. However, the linear historic core of some villages still holds a fairly intact rural



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**BROADLAND DISTRICT LANDSCAPE
CHARACTER ASSESSMENT**

**Landscape Character Area F2:
South Walsham to Reedham
Marshes Fringe**

setting, allowing distinctive views across farmland to vernacular buildings such as St Mary, Moulton Saint Mary. The architecture and landscape of the large houses and halls on the edge of the Broads, mostly in northern parts, are important historic features within the area, and strongly contribute to the area's rich and distinctive character.

- 3.9.24 The area comprises a fairly complex road network, with lanes and narrow roads lining field boundaries and offering connections to the Broads. The A47 and Norwich to Great Yarmouth railway pass through the area at Acle. Enclosure from landform, blocks of woodland and urban massing, reduce their influence to a large extent. There are several pedestrian access points to the Broads within the area, including Weaver's Way National Trail, which links to the Broads at Halvergate. Collectively, the area has a strong sense of place, and there are few visual detractors to its character. The strong, low wooded horizons produced by large blocks of carr at the edge of the Halvergate Marshes are a particular feature.

Evaluation

Inherent Landscape Sensitivities

- 3.9.25 The following inherent landscape sensitivities have been identified:

- Mosaic of arable fields, pockets of pasture and woodland, providing a diverse and interesting landscape character;
- Mature landscape structure including substantial blocks and belts of carr woodland, copses of mature trees and intact hedgerows, providing an interesting visual mosaic;
- Subtle features of the historic landscape, such as remnant hedgerows, which are not protected, and are vulnerable to change and loss;
- Sparse settlement in the form of ancient linear hamlets and isolated farmsteads. Their landscape setting and cohesive building materials is vulnerable to unsympathetic additions or extensions, which would disrupt the largely intact built character;
- Nucleated medieval market towns with a strong historic core;
- Horizons wooded in places, but some areas facilitate views over adjacent broads, lowland rivers and marshes;
- Strong sense of place;
- Characteristic views across the farmland to landmark churches.

Landscape Planning Guidelines

- 3.9.26 The following Landscape Planning Guidelines apply to the South Walsham to Reedham Marshes Fringe Landscape Character Area:

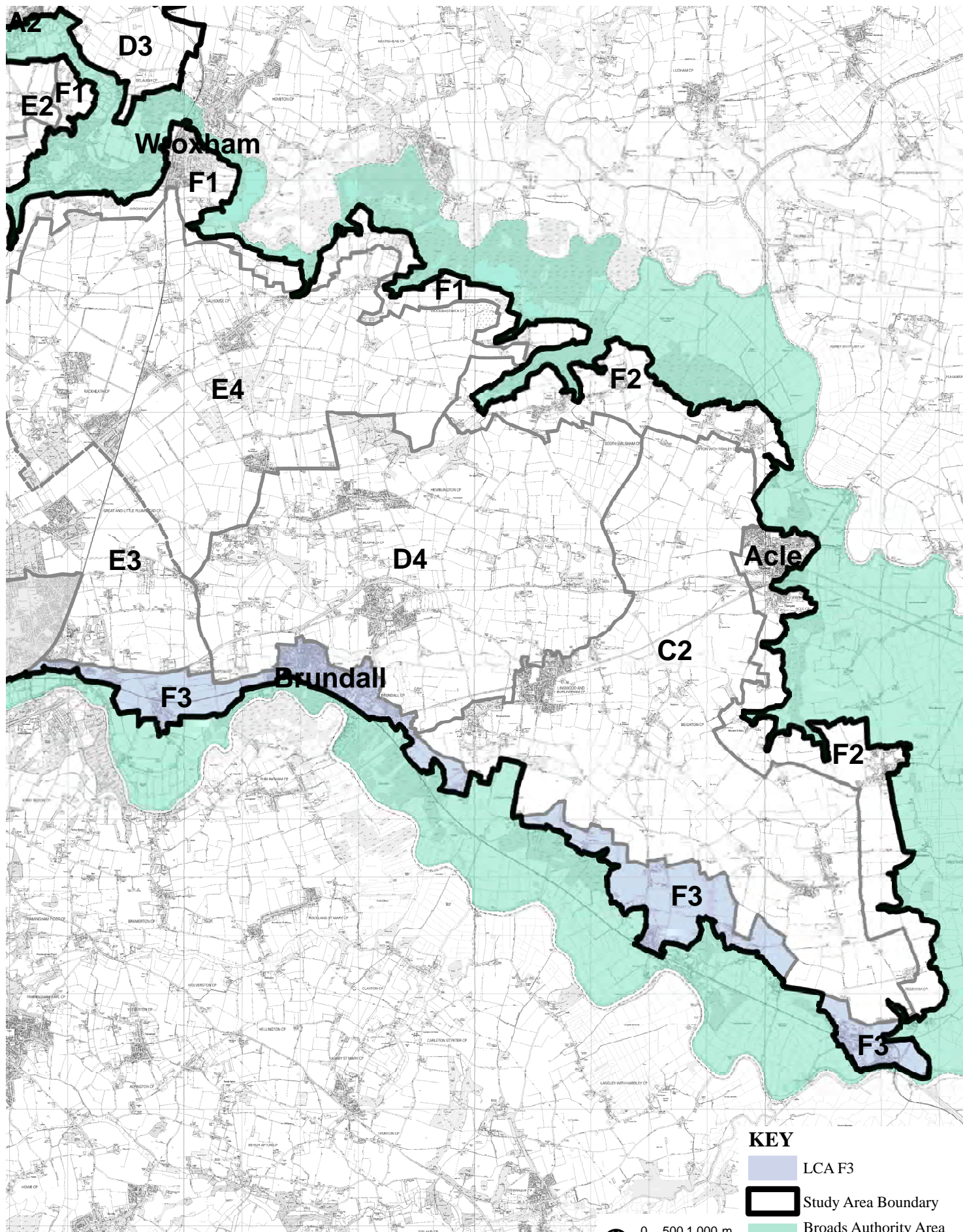
- Seek to conserve the diverse and interesting landscape character;
- Seek to conserve the wildlife habitats characteristic of the Marshes Fringe and adjacent Broads landscape including watercourses and broads, fens, carr woodland and grazing marshes [including buffering adjoining the European sites](#) ;
- Seek to conserve distinctive, historic architectural and landscape features including historic halls and their setting, which contribute to the area's rich historic character and strong sense of place;

- Ensure that any new development responds to historic settlement pattern and is well integrated into the surrounding landscape;
- Seek to ensure the sensitive location of development involving tall structures (such as steel pylons and telecommunication masts) in relation to prominent skyline locations both within the character area and within adjacent character areas;
- Seek to ensure that potential new small-scale development within villages is consistent with the existing settlement pattern, density and traditional built form;
- Conserve the landscape setting of small villages (such as South Walsham and Upton);
- Seek to conserve the landscape setting of market towns and villages, and seek to screen (where possible) harsh settlement edges and existing visual detractors;
- Seek to conserve the landscape setting of historic houses, halls and churches;
- Seek to promote use of local vernacular buildings materials, including red brick and pantiles;
- Seek to ensure new development does not reduce the vertical significance of important historical and architectural features within the landscape, such as church towers;
- Seek to conserve blocks of carr woodland at the edge of Halvergate Marshes.

F3: REEDHAM TO THORPE

Summary of visual character

- 3.9.27 Following 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. Within this area, land gently descends in a southerly direction from the 10m contour towards the Broads. Land becomes increasingly undulating where minor tributaries incise the area, forming shallow valleys.
- 3.9.28 Land use within the area is strongly influenced by adjacent agricultural land to the north and the Broads. The land is almost exclusively in arable cultivation, interspersed with pockets of pasture in places, forming a continuation of plateau and tributary farmland for the west. The hedgerow structure within the area has been substantially fragmented. Remnant hedge boundaries and mature isolated hedgerow trees assume greater significance 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.



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CHRIS BLANDFORD ASSOCIATES
www.cba.uk.net

MARCH 2008



**BROADLAND DISTRICT LANDSCAPE
CHARACTER ASSESSMENT**

KEY

LCA F3

Study Area Boundary

Broads Authority Area
within Broadland District

**Landscape Character Area F3:
Reedham to Thorpe Marshes
Fringe**

- 3.9.29 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 settlements have many historic buildings and features and a strong local vernacular. Many of the settlements have been influenced by modern development growth, such as Brundall, whose nucleated settlement form following transport routes alongside the Yare Valley have outweighed the extent of the historic core. This is largely due to its connections across the Broads landscape, to Norwich and eastern parts of Norfolk. Cantly has also experience recent growth, mainly associated with the establishment of a sugar beet factory between the River Yare and Norwich to Great Yarmouth/Lowestoft railway. Its chimneys and large holding tanks form prominent features in views from the local and wider landscape.
- 3.9.30 The linear historic core of some villages still hold a fairly intact rural setting, allowing distinctive views across farmland to vernacular buildings such as St Mary's church. The architecture and rural landscape setting isolated churches on the edge of the Broads, are important historic features within the area, and strongly contribute to the area's rich and distinctive character.
- 3.9.31 The area comprises a fairly complex road network, with lanes and narrow roads lining field boundaries and offering connections to the Broads. The Norwich to Great Yarmouth/Lowestoft railway passes through the area at Postwick, and follows the edge of the Broads. The railway splits at Reedham; offering services to Great Yarmouth or Lowestoft. Enclosure from landform, blocks of woodland and urban massing, reduce its influence to a large extent. There are several marine and pedestrian access points to the Broads within the area, including Wherryman's Way National Trail, which links to the Broads at Reedham. Traditional industries such as boatyards, and more recently riverside marina estates, further highlight the area's strong association with the Broads. Collectively, the area has a strong sense of place, and there are few visual detractors to its character. The strong, low wooded horizons produced by large blocks of carr at the edge of the Yare Valley Marshes are a particular feature.

Evaluation

Inherent Landscape Sensitivities

- 3.9.32 The following landscape sensitivities have been identified:
- Mosaic of arable fields, pockets of pasture and woodland, providing a diverse and interesting landscape character;
 - Mature landscape structure including substantial blocks and belts of carr woodland, copses of mature trees and intact hedgerows, providing an interesting visual mosaic;
 - Subtle features of the historic landscape, such as remnant hedgerows, which are not protected, and are vulnerable to change and loss;
 - Landscape setting of historic houses, halls and churches;

- Sparse settlement in the form of ancient linear hamlets and isolated farmsteads. Their landscape setting and cohesive building materials is vulnerable to unsympathetic additions or extensions, which would disrupt the largely intact built character;
- Nucleated market towns with a strong historic core;
- Distinctive low wooded horizons;
- Strong sense of place;
- Characteristic views across the farmland to landmark churches, often isolated and amid woodland;
- Potential loss of small pits and extraction sites due to infilling.

Landscape Planning Guidelines

3.9.33 The following Landscape Planning Guidelines apply to Reedham to Thorpe Marshes Fringe Landscape Character Area:

- Seek to conserve the diverse and interesting landscape pattern and character.
- Seek to conserve the wildlife habitats characteristic of the Marshes Fringe and adjacent Broadlands landscape including watercourses and broads, fens, carr woodland and grazing marshes.
- Seek to conserve distinctive, historic architectural and landscape features including historic halls and their setting, which contribute to the area's rich historic character and strong sense of place.
- Ensure that any new development responds to historic settlement pattern and is well integrated into the surrounding landscape.
- Seek to ensure the sensitive location of development involving further tall structures (such as factories, steel pylons and telecommunication masts) in relation to prominent skyline locations both within the character area and within adjacent character areas.
- Seek to ensure that potential new small-scale development within villages is consistent with the existing settlement pattern, density and traditional built form.
- Conserve the landscape setting of small villages (such as Limpenhoe).
- Seek to conserve the landscape setting of market towns and villages, and seek to screen (where possible) harsh settlement edges and existing visual detractors.
- Seek to conserve the landscape setting of historic houses, halls and churches.
- Seek to promote use of local vernacular buildings materials, including red brick and pantiles.
- Seek to ensure new development does not reduce the vertical significance of important historical and architectural features within the landscape, such as church towers;
- Seek to conserve small pits and extraction sites.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 General

- 4.1.1 This section sets out the main conclusions of the Study, and provides recommendations to the Council for its consideration and action as appropriate.

4.2 Conclusions

Diversity of the District's Landscapes

- 4.2.1 This assessment confirms the diversity of Broadland's landscapes, identifying a variety of River Valley, Woodland Heath, Wooded Esteland, Tributary Farmland, Marshes Fringe and Plateau farmland landscapes. This assessment also confirms that the historical settlement, development and use of the Broadland landscape, and its ecological character, reflect this diversity. Within the context of this diversity of the Landscape Character Types, the assessment has identified 16 Landscape Character Areas. These areas reflect distinct and recognisable patterns of different natural and cultural elements that combine to create a particular experience or 'sense of place' – quite unlike anywhere else.
- 4.2.2 Overall, the diversity and local distinctiveness of the District's landscapes are considered to be a major environmental asset, making a significant contribution to the quality of life for Broadland's communities. Protecting landscape features and patterns that contribute to landscape diversity, including enhancing their quality, character and function where necessary, should be a key aim for planning and land management policy in Broadland.

Condition and Sensitivities of the District's Landscapes

- 4.2.3 The profiles set out in Section 3.3 identify, in broad terms, the current condition and sensitivities of the District's landscapes and the forces for change that they are experiencing. This information highlights the main issues affecting landscape character that need to be considered in decisions involving the development and use of land within a particular character type or area. In summary, the key issues in relation to development planning can be summarised as follows:
- *Built development* – expansion of suburban character and pattern; use of standardised housing designs/inappropriate building methods/materials/details that ignore local vernacular; expansion of industrial, leisure and retail developments on settlement edges; pressure on open character of countryside gaps.
 - *Infrastructure* - loss of tranquillity from road and development growth/widespread lighting; increase in power lines, telecommunication masts, wind turbines and associated buildings.
 - *Small-scale and incremental change* - gentrification, suburbanisation and extension of rural settlements, dwellings and gardens; loss of agricultural land for gardens, loss of small ponds, pits and extraction sites due to

infilling, planting of exotic species, urban style fencing and lighting; loss of locally distinctive features such as walls, fences, signs and adverts, etc; horse culture, increased car use/erosion of narrow lanes/adverse impact on landscape and settlement character/obtrusive road signage and traffic calming measures.

- *Settlements in their landscape settings* - relationship between settlement core and landscape severed by settlement expansion; new development unsympathetic to original settlement pattern and relationship with landscape; poor relationships between settlement and landscape/key views/landmarks/other landscape features.
- *Recreation and tourism* – access infrastructure; horse-related developments, golf courses.
- *Climate change* – reducing the causes of climate change through energy conservation/efficiency and increased use of renewable energy sources; adapting to the consequences of climate change in relation to flood risk and sea level rise.

Landscape Management Needs

- 4.2.4 Taking into account the current condition, sensitivities and forces for change affecting the character of each identified landscape character unit, the profiles in Section 3.3 also identify guidance in the form of an overall strategy and set of objectives for managing landscape change. These reflect the specific needs of different landscape types and character areas - ranging from protecting the highest quality and most sensitive landscapes from adverse changes, to promoting positive management actions to strengthen specific characteristics and features within landscapes of poor condition through environmental enhancement, design and restoration projects. Importantly, the management strategy objectives reflect priorities for the creation and enhancement of habitats identified in the Norfolk Ecological Network Mapping Project.

The Landscape Planning Policy Framework

- 4.2.5 The focus of the current national and emerging ~~regional planning policy framework~~ in relation to the protection and enhancement of landscape can be summarised as:

- Sustainable development is the overarching objective and priority.
- Landscape character, settlement character and local distinctiveness should be taken into consideration in development.
- The countryside is to be protected for its own sake but development that supports the rural economy should be considered on its own merits.
- Core policies need to be clear, concise and criteria-based.
- A strong evidence base is required to support policies and any Supplementary Planning Documents.
- Local landscape designations and green wedges/strategic gaps, where these are to be retained, need justification based on a formal and robust assessment.

- Design policy is an important means for achieving landscape character objectives.

4.2.6 This assessment provides the evidence base required to support the Council's Local Development Framework in general, and to underpin the development of criteria-based policies in particular.

Synergy with Landscape Character Assessment Hierarchy

4.2.7 As demonstrated in Section 3.3, this 1:25,000 Level 3 'district-scale' assessment of landscape character units has been undertaken to 'nest' within the framework provided by the 1:250,000 Level 1 'national-scale' Character of England Map and the emerging 1:50,000 'county-scale' assessment of Landscape Character Types.

4.3 Recommended Applications of the Landscape Character Assessment

4.3.1 It is recommended that this Landscape Character Assessment be made accessible for use by all those with an interest in landscape planning, design and management within the District.

4.3.2 In line with the aims and objectives set out in Section 1.2, the principal application of this Landscape Character Assessment is in relation to the Council's development planning functions. Practical uses of the Landscape Character Assessments in this regard include:

- Raising the general awareness in the planning process of the importance of landscape character in contributing to quality of life within the District by recognising:
 - * both the differences and similarities between places
 - * what gives different places their special local identity and distinctiveness
 - * the need to protect and enhance special and valued characteristics
 - * that development needs to be sympathetic to these special qualities
 - * the need to actively improve the quality of places through good design.
- Informing the formulation of criteria-based landscape character policies in the Local Development Framework.
- Providing the spatial framework for considering the landscape character implications of options for different scales and patterns of strategic development in the Local Development Framework.
- Informing development control decisions about proposals for built development and other forms of land use change.
- Informing the Strategic Environmental Assessment and evidence base of the Local Development Framework of the impact of new development on landscape character.

- Providing a framework for more detailed studies to enhance the evidence base, and for the targeting of landscape enhancements in concert with development schemes.
- Informing design guidance to promote higher quality landscape design.
- Providing a baseline for monitoring the impact of new development on landscape character and quality.

4.3.3 Planners, developers, architects, urban designers, landscape architects and other professionals may also find the characterisation information and guidelines useful as a reference source for informing the site masterplanning and building design process for specific development schemes. Other applications of the Landscape Character Assessments include its use by those involved in the targeting and delivery of environmental land management schemes - e.g. Environmental Stewardship advisers, landowners and managers. Local communities and other stakeholders may also find the Study useful as a basis for guiding their responses to consultations by the planning authorities on plans, strategies and planning applications that may have significant implications for their local landscapes.

4.4 – 4.5 NOT RELEVANT TO THE SPD

APPENDIX A: STAKEHOLDER CONSULTATION (2007) BROADLAND LANDSCAPE CHARACTER ASSESSMENT STUDY



Statutory Stakeholder Workshop



Monday 10th December 2007,

Pinebanks, 9 Yarmouth Road, Thorpe St Andrew, Norwich, NR7 OEA

Participants

Broadland District Council	John Walchester
Broadland District Council	Isabel Whitehead
Broadland District Council	Barbara Hornbrook
Broadland District Council	Phil Courtier
Broadland District Council	Nigel Harris
Chris Blandford Associates (CBA)	Emma Clarke
Chris Blandford Associates (CBA)	Will Salvetti
Norfolk Biodiversity Partnership	Scott Perkin
Norwich City Council	George Ishmael
The Broads Authority	Lesley Marsden
Norfolk County Council	Judith Cantell
Geodiversity Partnership	Jenny Gladstone
Reepham Society	Christopher Pekome
National Trust	Mike Halls
Norfolk Landscape Archaeology	Ken Hamilton
Natural England	Clive Doarks
Norfolk Ramblers Association	Ray Walpole

1. Aim of the workshop

To brief stakeholders on the study; provide an opportunity to test and validate the draft revised classification and emerging descriptive work, and to identify and discuss the key planning and land management issues affecting each different type of landscape within the district.

2. Welcome and Introduction

Emma Clarke (CBA) introduced the workshop, highlighting the aims and objectives of the project; initial findings – the Draft Landscape Typology and the need for an update and review of the existing landscape character assessment (completed in 1999) in line with current guidance.

3. Key feedback noted from Discussion Groups

CBA facilitated discussion groups about the preliminary draft landscape classification maps.

Stakeholders were encouraged to comment on the boundaries of the Draft Landscape Character Types and Areas and were encouraged to note, using their local knowledge, the key planning and land management issues affecting these landscapes. The following points were recorded from discussions:

Landscape Character Type Names and Boundaries/ General

- Stakeholders were generally happy with the boundaries of the Draft typology classification;
- To define the key characteristics of the 'Broads Fringe' Type:
 - proximity to the sea
 - geomorphology
 - open views across Broads Area
 - break in slope
 - peatlands/ clay shelves
- To consider whether a 'Broad River Valley' Landscape Character Type is justifiable;
- Should the 'Broads Fringe' Type be represented in the Landscape Character Assessments within Norfolk?
- 'Urban Fringe' Type could just as well be called 'Rural Fringe'- refine the boundary and character
- D1- the places of Heydon and Blickling better represent this Area. There are some notable Historic parks in the area, which should possibly be reflected in the Area name.
- 'Wooded with Parkland' was recommended as an alternative Type name to 'Tributary Farmlands'
- It was recommended viewing adjacent District's characterisations and mapping (In North Norfolk District, it was considered that 'Mannington and Walterton' corresponds with D1)
- Need to refer to Breckland Landscape Character Assessment
- D2 = should this be wooded heath?
- Is there justification for Landscape Character Type C to become 2 types, due to the differences in elevation of these two areas of plateau?

Key Pressures and Land Management Issues

- Norwich Growth Point- the expansion of Norwich urban centre into surrounding suburbs/ parishes;
- Climate Change
 - Pressures on commercial activities, notably businesses on the river

- Rise in water levels will increase saline incursion on fresh water habitats upstream;
- Expansion of tourism and the effects on Broadland villages;
- Expansion of Norwich Airport- Air traffic will effect tranquillity of surrounding areas;
- Energy Crops (bio- fuels)- Mass production would change agricultural setting/ character of the district;
- Increased use of River Bure- clubs and groups;
- Coastal erosion and the installation of sea defences will change character of coast line;
- Windfarms- effects skylines, views, bird populations and can be heard in the immediate area;
- Second homes/ New buildings- changing the character and vernacular styles of some areas;
- It should be considered within each 'Type' there are landscapes that are significantly more sensitive than others i.e. 'Arable Heath Mosaic'- the heath being a minor aspect within the Arable landscape, but is significantly more sensitive than the dominant arable landscape- Must be recognised with specific management guidelines;
- Developers- lack consideration for settlement pattern and integration of settlements with surrounding areas;
- Green infrastructure connectivity- Enhancement;
- Management of historic parks and their setting;

4. Next Steps and Close

CBA noted that the discussion points raised would provide helpful information to feed into the Draft Landscape Character Assessment SPD.

LCA (SPD) consultees - organisations	
1.	Acle Parish Council
2.	Attlebridge Parish Meeting
3.	Aylsham Town Council
4.	Beeston St Andrew Parish Meeting
5.	Beighton Parish Council
6.	Belaugh Parish Meeting
7.	Blickling Parish Council
8.	Blofield Parish Council
9.	Booton Parish Meeting
10.	Brampton Parish Council
11.	Brandiston Parish Meeting
12.	Brundall Parish Council
13.	Burgh & Tuttington Parish Council
14.	Buxton with Lamas Parish Council
15.	Cantley Parish Council
16.	Cawston Parish Council
17.	Coltishall Parish Council
18.	Crostwick Parish Meeting
19.	Drayton Parish Council
20.	Felthorpe Parish Council
21.	Foulsham Parish Council
22.	Freethorpe Parish Council
23.	Frettenham Parish Council
24.	Great & Little Plumstead Parish Council
25.	Great Witchingham Parish Council
26.	Guestwick Parish Meeting
27.	Hainford Parish Council
28.	Halvergate Parish Council
29.	Haverlingland Parish Meeting
30.	Hellesdon Parish Council
31.	Hemblington Parish Council
32.	Hevingham Parish Council
33.	Heydon Parish Meeting
34.	Honingham Parish Council
35.	Horsford Parish Council
36.	Horsham & Newton St Faiths Parish Council
37.	Horstead and Stanninghall Parish Council
38.	Lingwood and Burlingham Parish Council
39.	Marsham Parish Council
40.	Morton-on-the-Hill Parish Meeting
41.	Old Catton Parish Council
42.	Oulton Parish Council
43.	Postwick with Witton Parish Council
44.	Rackheath Parish Council
45.	Reedham Parish Council

LCA (SPD) consultees - organisations	
46.	Reepham Society
47.	Reepham Town Council
48.	Ringland Parish Council
49.	Salhouse Parish Council
50.	Salle Parish Meeting
51.	South Walsham Parish Council
52.	Spixworth Parish Council
53.	Sprowston Parish Council
54.	Stratton Strawless Parish Council
55.	Strumpshaw Parish Council
56.	Swannington with Alderford & Little Witchingham Parish Council
57.	Taverham Parish Council
58.	Themelthorpe Parish Meeting
59.	Thorpe St Andrew Town Council
60.	Upton with Fishley Parish Council
61.	Wensum Valley Project
62.	Weston Longville Parish Council
63.	Wood Dalling Parish Council
64.	Woodbastwick Parish Council
65.	Wroxham Parish Council
66.	Aylsham Local History Society
67.	Breckland District Council
68.	Broads Authority
69.	Brundall Society
70.	Colliers CRE
71.	Country Land & Business Association
72.	English Heritage
73.	Environment Agency
74.	Foulsham Society
75.	Great Yarmouth Borough Council
76.	National Trust
77.	Natural England
78.	Norfolk Biodiversity Partnership
79.	Norfolk Coast Partnership
80.	Norfolk Geodiversity Partnership
81.	Norfolk Landscape Archaeology
82.	Norfolk Ramblers Association
83.	Norfolk Wildlife Trust
84.	North Norfolk District Council
85.	Norwich City Council
86.	Norwich Fringe Project
87.	Old Catton Society
88.	RSPB
89.	South Norfolk District Council
90.	Thorpe Conservation Group / Tree wardens

APPENDIX B – GLOSSARY

Conservation Area

Areas of special architectural or historic interest, the character of which is desirable to preserve or enhance, through strict control of new development, and protection of trees, and the need for demolition of buildings or walls to be subject to Conservation Area Consent.

Core Strategy

The Core Strategy sets out the long term vision and the strategic policies required to deliver that vision. Its main aim is to promote sustainable development. It will also seek to protect and enhance the environment, as well as defining the general locations for delivering strategic development including housing, employment, retail, leisure, community and transport. This Development Plan Document includes the existing national, regional and local strategies that have implications for the development and use of land. The Core Strategy includes a key diagram showing in broad terms the main policies and proposals, and also includes a number of strategic development policies that set out the broad criteria against which planning applications for the development and use of land and buildings will be considered. Such policies will ensure that any development in the area is in harmony with the spatial vision and objectives set out in the core strategy. They will also highlight the needs and characteristics of the local area.

County Wildlife Site

Non-statutory designations for sites of county significance for wildlife and geology.

Design Guides

A document providing guidance on how development can be carried out in accordance with the design policies of a local authority or other organisation often with a view to retaining local distinctiveness.

Development Plan Document (DPD)

Development Plan Documents that a Council are required to prepare include the core strategy, site-specific allocations of land and area action plans. There will also be a proposals map, which will illustrate the spatial extent of policies that must be prepared and maintained to accompany all development plan documents. All Development Plan Documents must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector's binding report.

Evidence Base

An up-to-date information base on key aspects of the social, economic and environmental characteristics of the area, to enable the preparation of a sound spatial plan that meets the objectives of sustainable development.

Geodiversity

The term geodiversity incorporates the variety of rocks, minerals and landforms and the processes, which have formed these features throughout geological time.

Geology

Geology studies the composition, structure, physical properties, history and the processes that shape the Earth's components.

Landscape Character Area

A discrete geographical area of a particular Landscape Character Type with a distinct and recognisable pattern of elements that occur consistently throughout the area.

Landscape Character Type

A generic unit of landscape with a distinct and recognisable pattern of elements that occur consistently throughout the type.

Landform

Landform is categorised by features such as elevation, slope, orientation, and rock exposure and soil type.

Local Development Document (LDD)

Local Development Documents are those documents that together make up the Local Development Framework. They comprise of Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

Local Development Framework (LDF)

This is the term given to the portfolio of Local Development Documents, which will provide the framework for delivering the spatial planning strategy for the area.

Marl Pit

A pit from which marl, a mixture of clay and carbonate of lime is excavated.

RIGS

Regionally Important Geological/ Geomorphological site.

Scheduled Monument

An ancient monument or deposits designated by DCMS under the Ancient Monuments Act 1979.

SSSI

Site of Special Scientific Interest, which are some of the country's best wildlife and geological sites.

Supplementary Planning Document (SPD)

These documents contain policy guidance to supplement the policies and proposals in Development Plan Documents. They do not form part of the development plan, nor are they subject to independent examination.

ARCHAEOLOGICAL TERMS

Palaeolithic

The general term 'Palaeolithic' covers the whole of the period before and during the last ice age that is prior to about 10,000 years ago.

Mesolithic

The general term 'Mesolithic' covers the whole period beginning around 10,000 years ago, situated between the Palaeolithic and the Neolithic, and is associated with the rise to dominance for microliths (small stone tools).

Neolithic

The general term 'Neolithic' covers the whole period beginning around 4,000BC, generally characterised by the development of agriculture.

Bronze Age

The general term 'Bronze Age' covers the whole period beginning around 2,200 BC.

Iron Age

The general term 'Iron Age' covers the whole period beginning around 800BC.

Roman

The general term 'Roman' covers the whole period from AD 43 to 410.

Early Medieval

The general term 'Early Medieval' covers the whole period from AD 410 to 1066.

Medieval

The general term 'Medieval' covers the whole period from AD 1066 to 1540.

Round barrows

Hemispherical mound surrounded by a ditch (or occasionally two or more concentric ditches), often accompanied by an external (or occasionally internal) bank.

Salterns

A building, in which salt is obtained by boiling and evaporating salt brine or seawater in large pans.

Pillboxes

An often-squat building with thick, loopholed walls and a flat roof, designed to accommodate a variety of weapons, usually strategically positioned to cover a vulnerable point in a defensive system. Many were built to standardized designs.

Funerary

Site types normally or frequently associated with burials, which in some instances may have had solely religious or ritual functions.

Common Land

An area of private land over which the community has certain specified rights, for example grazing.

English Heritage

The government's statutory adviser on conservation legislation concerning the historic environment. English Heritage maintains a Register of Historic Parks and gardens.

For further definition of terms, see <http://thesaurus.english-heritage.org.uk/>

APPENDIX C: SOURCES OF INFORMATION

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