



**SUMMARY OF COMMENTS RECEIVED
On Landscape Character Assessment (LCA)
Supplementary Planning Document draft (SPD)**

1.0 Introduction

This document supports the Landscape Character Assessment Supplementary Planning Document (SPD) that has been published for Adoption

The Summary of Comments received has been prepared in accordance to Reg. 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

2.0 Consultation

The Consultation on the Landscape character assessment (Draft) (SPD) took place from 7 November to 19 December 2011.

A notice was advertised on 7 November, 2011 in the EDP and Evening Standard

3.0 Draft Landscape Character Assessment (LCA) Review

On the whole respondents to the consultation agreed that the document was of value with the aspiration set out as policy to conserve the generally rural character of the Broadland district.

Comments received on (Draft) Landscape Character Assessment SPD

General comments

COMMENT

N Beal Breckland Council- LC5 -	Disagree
Breckland's LCA was completed in 2007 by Land Use Consultants. Breckland's LCA: identifies A5 Upper Tud Valley in Breckland's LCA, however this is not identified in Broadland's LCA. Broadland's LCA emphasises that borders are more transition zones. As such, one would expect the landscape character areas near borders to continue in some form into neighbouring areas. Such inconsistency could cause problems for both District Councils for determining any proposals in these areas which may be near to or straddle borders. It is recommended that Broadland's LCA is reviewed in relation to Breckland's LCA in this area with the aim of providing consistency.	

RESPONSE

Broadland's LCA (SPD) makes reference to Breckland's LCA on page 39 under River Valley LCA. However, BDC's LCA does not go down to that level of detail for it to be defined to be a character area on its own. However, the Tud Valley is referred to in paragraphs 3.7.1 under Location and Boundaries and 3.7.25 under summary of visual character. No change recommended
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COMMENT

R Walpole -Norfolk Ramblers Association LC13 -	No comments
Para 4.3 Recommended Applications of Landscape Character Assessment. 4.3.3 should be expanded to include guidance on how green infrastructure may be enhanced through the impact of new transport routes e.g. the verges of 'c' roads blocked by the NDR /Brook Farm -	

Business Park link. which are not fronted by houses or other buildings, to become County Roadside Nature Reserves. The impact of new housing/business developments should be reviewed to perceive what the footpaths with green infrastructure could be included to link with the parish right of way networks and improve access to the immediate countryside and beyond. The impact of the NDR also presents opportunities for improving the green infrastructure to create woodland along road cuttings and green bridges for walkers and cyclists and horse riders as wildlife corridors from Mousehold Heath to Ranworth Broad via woodland at Thorpe St Andrew, Lt Plumstead Hospital and Blofield Corner/Heath to Panxworth as well as Witton Run to Strumpshaw

RESPONSE

The LCA (SPD) is an objective assessment of the landscape to help inform decisions on planning matters. It does not deal with green infrastructure or transport issues
No change recommended.

COMMENT

J Hunt Sprowston Parish Council LC14 - Disagree
Section 3.8.30 refers to the airport as "visually intrusive". This is a matter of opinion as the bulk of the airport is well screened. A different view maybe taken on the noise intrusion of the aircraft themselves. There is no mention of Sprowston and just one reference to the Beeston estate.

RESPONSE

The LCA (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. It is not intended to comment on noise issues related to aircraft.
The study also states in paragraph 1.1.3 that it excludes the main built up areas which includes the Norwich Fringe. No further change recommended

COMMENT

Norfolk Homes Ltd (LC16) -
Comments on paragraphs 4.4.5 and 4.5.4 – paras censored because they advise against the retention of Areas of Landscape value currently advocated in Development Management DPD – EN2 (please find attached our comments on behalf of Norfolk Homes LTD).

RESPONSE

The LCA (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. These paragraphs were deleted as they not relevant to the LCA (SPD) . The determination of future policies in relation to Areas of Landscape value is for the Development Management DPD not the LCA (SPD).
No further change recommended.

COMMENT

S Heard LC38
There are similar reasons for not commenting specifically on the Landscape Character Assessment other than we see the irony in BDC promoting sustainable housing that is dependent on a 4 lane highway cutting a huge swathe through the Norfolk countryside. This proposed road will undoubtedly increase the carbon footprint as it will generate 25,000 extra tonnes of CO2 in the county when national governments all over the world are striving to decrease the global carbon footprint. 'N.B. The above is a summary. See attached for the full representation.'

RESPONSE

The LCA (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. The SPD (LCA) para 2.5.14 identifies the new route and construction of the NDR as a key issue affecting the landscape character. No further change recommended.

COMMENT

D Wyatt - Wroxham Parish Council LC59 -

While generally well written and informative, we do take exception to the map on page 38 and the commentary on page 103 that refer to Wroxham. Let us take the A1151 from urban Norwich, through sub-urban Sprowston into the rural farmland which aside from a few dwellings at the end of Rackheath we continue to pass through thousands of acres in to the border of Wroxham. The majority of land is farmland, in one ownership and managed from Home Farm, the entrance to which is approximately $\frac{3}{4}$ mile, through fields of Landscape value from the Bitten Line Railway bridge. Whilst it is not recommended that you stop and take in the view, due to heavy traffic, if you did you would see to the left, fields of landscape value, stretching down to the river Bure and to the right, fields of landscape value stretching down to Wroxham Broad and the river Bure. The Railway bridge marks the start of the developed part of Wroxham Village and the A1151 forms ribbon development down to Wroxham river bridge (Jubilee Bridge). The majority of development is on the roads off of the A1151 and is considered of good quality. In summary, Wroxham is a broadside village, the river Bure forms the parish boundary on the west and north side and together with Wroxham broad on the east side is as described above. We are not urban, would you please correct this at the next publication.

RESPONSE

The map on page 38 identifies Wroxham as Landscape Character Areas F1 – Wroxham to Ranworth Marshes Fringe and the description given on page 103 is accurate.

The description commented on is suitable for Landscape character area E4 – Rackheath and Salhouse Wooded Estatelands on the approach to Norwich.

No further change is recommended

COMMENT

H Ward - Natural England (LC61)-

We support the production of a Landscape Character Assessment as part of the Local Development Framework process, providing detailed evidence of the local distinctiveness of Broadland's special landscapes in order for informed decisions to be made over the scale, sitting and design of future growth in the district. We consider that LCA is the appropriate way to look at landscapes as it provides a structured and robust way of identifying character and distinctiveness. We concur with the observation at point 4.2.2, that the diversity and local distinctiveness of the district's landscapes are considered a ~major environmental asset. It is, however, our contention that most landscapes in England could be improved. This may be through positive changes being introduced through improved or more sustainable and enduring management being secured. We encourage local authorities to take opportunities to conserve and enhance landscapes, wherever possible. Therefore, the only substantive comment we would wish to make in relation to the document is that the landscape planning guidelines throughout the text should refer to conserve and enhance, rather than merely conserve. Every opportunity should be taken to build in beneficial enhancements to any new development to mitigate against any negative impact on the existing landscape. Where appropriate, the wording within the green landscape planning guidelines boxes should be altered to reflect this. The full letter is attached for reference.

RESPONSE

The Landscape Planning Guidelines in the LCA SPD is not policy and forms part of the assessment the actual policy which will be supplementary to is Policy 1: Addressing Climate

Change and Protecting Environmental Assets in the Joint Core Strategy. The policy states ... *'The environmental assets of the area will be protected, maintained, restored and enhanced and the benefits for residents and visitors improved.'* Therefore, it is felt this issue is covered by Policy 1 (JCS) .
No change is recommended

COMMENT

The Broads Authority (LC 65)

The authority welcomes the doc as it offers clear constructive guidance on the landscape sensitivities types and planning guidance for the individual landscape character areas within the Broadland District Council area.

The council would welcome BDC incorporating within the 'inherent landscape sensitivities and subsequent planning guidelines more explicit reference (where areas lie near or adjacent to the Broads area) for the potential for certain types of development to have impacts on a Nationally designated landscape. This could be as a result of inter-visibility between character areas of the Broads and Broadland (the extent of impact would be directly related to the scales); -the need to take account of the character of those villages that lie adjacent to the Broads and their physical and cultural relationship that they have with the Broadland setting -small scale nature of local infrastructure (e.g. highways) to access the Broads area - the potential of impacts on water quality.

RESPONSE

Comment noted. The LCA (SPD) acknowledges the importance of the proximity of the Broads Authority Area such as in relation to landscape character areas: River Valley Plateau Farm , Wooded Estatelands and Marshes Fringe. In addition, the management strategies and objectives seek creation of semi-natural habitats along the edge of the Broads European Sites to buffer and enhance adjacent habitats and seek to conserve and enhance viewpoints over the adjacent marshes, broads and rivers (para. 3.9.12) and landscape planning guidelines 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 (para 3.9.20) , (3.9.33)
However, this is outside of the scoping of the landscape character assessment to address.

COMMENT

Dr D White, District Ecologist, Broadland District Council and Norfolk Biodiversity Information Service (NBIS)

I am highly supportive of the Draft LCA and recognise that a thorough job has been undertaken. The comments I wish to make on the Draft Landscape Character Assessment SPD are largely from an ecological perspective.

Along with the ecological network maps, produced by the Econet Project (Land 2006), the Draft LCA SPD will be extremely useful in the future in directing mitigation and compensation for adverse impacts on biodiversity required through the development control process. The Joint Core Strategy states "...The Environmental assets of the area (including biodiversity) will be protected, maintained, restored and enhanced...". The LCA SPD will help guide what habitat creation/restoration will be appropriate in different areas within the district. This will be particularly necessary as the GNDP has recently been accepted as a pilot area for biodiversity off-setting due to start in 2012. Off-setting will allow developers to buy credits to undertake biodiversity creation and enhancement programmes outside of the development footprint.

I have some comments that you may wish to consider.

1. Designation of European sites

Throughout the document there are a number of errors and omissions with regards to the designation of European sites:

- 3.4.13 (p.41) The River Wensum is a Special Area of Conservation (SAC) not a Special Protection Area (SPA).

- 3.4.13 (p.42) Booton Common is a component unit of the Norfolk Valley Fens Special Area of Conservation (SAC) as well as being a SSSI (i.e. it has a European designation as well as a national designation and therefore is recognised as being of international value for biodiversity).
- 3.4.30 (p.49) The River Bure is not a SSSI or SAC within LC Area A2 as stated in bullet point 1. Downstream of Wroxham, the River catchment is part of the Bure Broad and Marshes SSSI/SAC but this is outside of LC Area A2.
- 3.5.13 (p.52) Buxton Heath SSSI is also a component unit of the Norfolk Valley Fens SAC (see comment above regarding Booton Common). Note that despite both Booton Common and Buxton Heath being part of the same Valley Fens SAC they are in different Landscape Character Areas.
- 3.9.9 (p.102) Bure Marshes NNR and Bure Broad and Marshes SSSI also have a number of European designations: They are part of (a) The Broadland SAC, (b) Broadland Special Protection Area (SPA) and (c) Broadland Ramsar Site. These designations are significant, recognising as they do the international importance of the area and should be stated in the text (see Section 4 below).

2. Local Hedgerow character:

At various points within the document, reference is made to enhancing hedgerows by additional planting of native species. It has long been recognised that there is considerable local/regional variation in hedges within the county both in species composition and diversity. Considerable work has been undertaken in this respect and an important report was produced by Norfolk County Council and Norfolk Biodiversity Partnership (NBP) recognising these hedgerow characteristics: "*Planting hedges in Norfolk – maintaining regional character; A guide to restoring and planting hedges*" (available on the NBP website www.norfolkbiodiversity.org/reports/). Reference must be made to this in the LCA as it will be key in ensuring that plantings to enhance hedges are appropriate to the specific local character of each of the LC Areas. The same applies to the composition of woodland belts. Paragraphs where this is applicable include 3.5.17 (p.53), 3.6.14 (p.60), 3.7.16 (p.70) and 3.8.16 (p.86). There may be other references within the document.

3. Woodland-Heath Mosaic - Ecological character assessment:

- 3.5.2. (p.50) The woodland–heath mosaic should also include acid grassland (National Vegetation Classification category U4). Small pockets remain within some of the heathland mosaic but it would have been a considerably more extensive habitat in the past;
- 3.5.12 (p.52) There are pockets of wet heathland (as stated) some of which may have 'acidic flushes', but 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.

4. Strengthening ecological components of landscape areas

The document gives some detail on ecology and recognises the importance of the presence of semi-natural habitats in helping to decide the boundaries of the LCAs. In this context, it is therefore particularly important to recognise the European designations for biodiversity. Clearly sites with International designations are important to protect, and it is generally accepted that it is appropriate to work to buffer habitats of European importance. This is recognised in the Lawton Report (*Making Space for Nature: A review of England's Wildlife Sites and Ecological Network*, Defra 2010) and in the Norfolk Econet work (Land 2006) that is quoted in the Draft LCA.

I would like to see greater emphasis placed on aiming to buffer SAC, SPA and Ramsar sites - both those sites fully within Broadland DC and those adjacent to the district boundary - with the creation of semi-natural habitats. With regards to the LCA, this is particularly important in paras:

- 3.4.24 (p.46) I would like to see a specific reference made to the creation of semi-natural habitats to buffer the SAC;
- 3.9.12 (p.102) In the third bullet point, I would say "Seek creation of semi-natural

habitats along the edge of the Broads European sites to buffer and enhance adjacent habitats”;

- 3.9.26 (p.108) I would also refer to buffering adjoining the European sites with regards to Reedham Marshes Fringe;
- 3.6.14 (p.60) I would like to see the designation ‘SAC’ inserted after the words ‘River Wensum’ in bullet point 2 to reinforce the message of its European significance.
- Buffering of the SAC Valley Fen component units, Booton Common SSSI and Buxton Heath SSSI, is also desirable.

5. Should more details of County Wildlife Sites be included?

I wonder if the Draft LCA makes sufficient reference to County Wildlife Sites (CWS). Whilst not statutory designations, CWS are recognised as being of county importance for their biodiversity. Broadland has 137 CWS within the district, which amount to 2091ha (NWT County Wildlife Handbook, 2011). Natural England recognises that CWS, together with the statutory sites, form the minimum natural capital for a county – that is the area of habitat needed to maintain biodiversity at its current level.

CWS are likely to be particularly significant in defining character areas (and their associated Landscape Planning Guidelines) where they form coherent ecological units or links. Two examples are given below but there are others.

- The Witton Run is a tributary of the River Yare SSSI near Blofield within LCA D4. Within a 2km section of the tributary south of Little Plumstead there are four CWS (No. 1421, 1422, 2071 and 2058). These CWS are largely wetland habitats and in combination form an important biodiversity resource with significant ecological links with the River Yare. The Landscape Planning Guidelines for Blofield Tributary Farmland Landscape Character area (para. 3.7.41) do not mention the importance of the Witton Run in any form – or in fact any tributaries flowing into the Yare - surely an omission. The conservation and protection of the tributary valleys and their biodiversity must be important within the Tributary Farmland Character Area. This is a pressing issue with regards to the Witton Run in particular as there is currently a planning application that may affect this area.
- As a second example, near Taverham there are 8 CWS containing a variety of habitats within 1km of the River Wensum (CWS no. 1334, 1336, 1339, 1340, 1341, 2070, 2112, and 2113). In county terms, these are important as they form a core biodiversity hotspot with coherent links to the River Wensum SAC and demonstrate the significant biodiversity character of the area. Again, no reference is made to this grouping within the LCA and little emphasis is given to the need to protect, enhance and link these county-level hotspots of significant biodiversity.
I think it may be useful to add an illustration in the LCA document CWS showing the location of CWS within the Landscape Character Areas.

RESPONSE

These points were all considered appropriate and changes were made accordingly

A1: Wensum River Valley COMMENT

N Beal - Breckland Council (LC1) LCA: A1: Wensum River Valley Agree
Breckland's LCA was completed in 2007 by Land Use Consultants. We have compared this LCA with Breckland's LCA where the districts border. Both LCAs appear to be consistent in this area.

RESPONSE

Comment no – no further change proposed

COMMENT

I Smith LC12 A1: Wensum River Valley Agree/ disagree
 ALL Landscape Areas Leave everywhere alone as it is. Your meddling will only ruin the character and landscape as well as future tourism. People choose to live in Norfolk because of how it is and past migrants have moved away from places like London because they had been ruined by developments. People either live here or come on holiday here because they like it the way it is. Don't change anything because you will ruin it.

Everything you have planned in the J.C.S. was done without consulting the local people. The NDR was originally sold to the public as a northern bypass which would reduce traffic through the city. The NDR is nothing but a development road now and will increase traffic congestion especially when tens of thousands of extra vehicles will converge on the radial roads north east of Norwich.

RESPONSE

The LCA (SPD) is an objective assessment of the landscape to help inform decisions on planning matters.
 The JCS is a separate document. No further change is recommended.

COMMENT

J Gladstone Norfolk Geodiversity Partnership LC35 A1: Wensum River Valley -
 Overall, I feel that this report has arrived at an appropriate set of Landscape Character Areas for the district and that the descriptions of these areas are usually good. Many of the points we raised in the 2008 draft have now been incorporated. However, the sections on the geology and soils are still woefully inadequate, confusing and in places inaccurate. As in the 2008 draft, we feel that the consultants have not understood the geology themselves and so have failed to present it in an accurate and meaningful way. As a result the contribution of geology and landforms to the Landscape Character of Broadland has been misrepresented. Please see the attached document for full representation.

RESPONSE

The LCA (SPD) is) is an objective assessment of the landscape to help inform decisions on planning matter it is not intended to be geology focus. The geology aspects are mentioned purely in general basic terms. Therefore the changes proposed are not necessary or appropriate. No further change is recommended.

A2: Bure River Valley**COMMENT -**

Anderson-Dungar - Aylsham Town Council LC56 A2: Bure River Valley Agree
 Any development needs to respect the surrounding views are important. Bure Valley reputed to be a clean valley with unpolluted water and little interruption to wildlife. Every opportunity should be taken to enhance environment for wildlife with future development in and around Dunkirk. The above is a summary - see attached for full representation Planning changes-legislative changes indicate a presumption in favour of the applicant, possibly need to fight harder to protect and preserve existing. Some properties not listed that possibly ought to be such as meal mill at Dunkirk. Area between A140 roundabout and Dunkirk will inevitably be infill at some point in the future, good links into town from any new development essential. Pace and density on developments also be important feature in Neighbourhood plan. The above is a summary - see attached for full representation

RESPONSE

The Landscape Character Assessment SPD is an objective assessment of the landscape to help inform decisions on planning matters.
No further change proposed.

B1: Horsford Woodland Heath Mosaic **COMMENTS**

J Allaway LC6 B1: Horsford Woodland Heath Mosaic Disagree

Recognition should be given to the fact that The Wilderness is ancient woodland, as per Natural England's AWI. Recognition should also be given to the fact that The Wilderness, The Thicket and Black Park form important elements of the medieval landscape associated with Horsford Castle. These woods form the deer park that would have been established by the Norman family who had the castle built. As such, they have great historic value as well as being important wildlife habitats, and as well as having important geological attributes. The Horsford area has been recognised as important in geological terms, because the area contains many pingos (a very rare natural landform that has survived here since the ice age). Pingos occur in The Wilderness, The Thicket and in woods north of The Wilderness each side of the A140. A rough meadow at TG215153 is, I believe, also thought to contain pingos. Norfolk Wildlife Trust has published an excellent report on pingos in Norfolk, including those in the Horsford area (Andrina Walmsley, 2010). The existence of pingos should not only be acknowledged, but also protected by specific policies relating to them.. The records of ancient woodlands are incomplete. Ancient woodlands that are not shown on any of the maps within the draft LCA SPD include:

The Wilderness (Horsford); Mileplain Plantation (Attlebridge); Primrose Grove (Ringland); Cobb's Hill (Ringland); Blyth's Wood (Taverham); un-named wood west of Blyth's Wood (Taverham); Ringland Wood (Taverham - NB: This is not included in the AWI due to it being under 2 hectares, but it is an ancient wood); Snake Wood (Taverham). Also not yet shown even on Natural England's maps is Racecourse Plantation (Thorpe St Andrew), Which was only recognised as ancient woodland in October 2011. However, Natural England has stated that it should be considered as ancient woodland with immediate effect, therefore, this should also be shown on any maps BDC intends to rely on, and the public should have this information so that they can make properly informed judgements when responding to this and other consultations. It should also be noted that the remainder of Racecourse Plantation is part of the same remnant of the ancient Thorpe Wood, and may become included in the AWI at some point in the future. Other woods within the Broadland District that are almost certainly ancient, but have not yet been included in the AWI include (but are not necessarily confined to): Brickkiln Grove (Stratton Strawless); Bush Meadow Plantation (Alderford/Attlebridge); Deighton Hills/Crooked Oaks (Taverham).

RESPONSE

The LCA (SPD) is an objective assessment of the landscape to help inform decisions on planning matter.

With regards to Pingos it is felt this is very too detailed information for the LCA to cover.

With regards to Ancient woodland - It is proposed that a statement is included in the final SPD to explain that the designation etc indicated in the document do not necessarily reflect current situation and for appropriate up-to-date sources should be used if someone is interested such as magic website in Natural England website.

A Map updating fig. 2.3 Nature Conservation Designations is proposed

Ancient Woodland updates

- The Wilderness (Horsford);
- Mileplain Plantation (Attlebridge);
- Primrose Grove (Ringland);
- Cobb's Hill (Ringland);
- Blyth's Wood (Taverham);
- un-named wood west of Blyth's Wood (Taverham);

- Snake Wood (Taverham).

Racecourse Plantation (Thorpe St Andrew) –Natural England has confirmed this is not ancient woodland stating ‘there is no strong evidence that the site has been continuously wooded in the period since 1600’ – therefore no change proposed to this location.

COMMENT

N Beal Breckland Council LC2 Plateau Farm Disagree
Breckland's LCA was completed in 2007 by Land Use Consultants. We have compared Broadlands's LCA with Breckland's LCA where the districts border. The bordering landscape area in Breckland is identified as B6 Wensum and Tud Settled Tributary Farmland. Breckland's LCA identifies B6 as Tributary Farmland, but over the border in Broadland, neighbouring land is identified as Plateau Farmland. Broadland's LCA emphasises that borders are more transition zones. As such, one would expect the landscape character areas near borders to continue in some form into neighbouring areas. Such inconsistency could cause problems for both District Councils for determining any proposals in these areas which may be near to or straddle borders. It is recommended that Broadland's LCA is reviewed in relation to Breckland's LCA in this area with the aim of providing consistency.

C1: Foulsham and Reepham Plateau Farm RESPONSE

The LCA (SPD) - Page 57 makes reference to Breckland's LCA –

M Cowdrey LC23 C1: Foulsham and Reepham Plateau Farm Agree
Almost everything in the proposal for Reepham 2 runs, without logic or justification, counter to the excellent analysis and guidelines in the Landscape Character Assessment (LCA). Stick to the recommendations in the LCA and don't build on Reepham 2.

RESPONSE

Comment noted – Comments on the Site Allocations (Shorlisted Sites) are not applicable to this consultation.
No further change recommended

COMMENT

S Cowdrey LC25 C1: Foulsham and Reepham Plateau Farm Agree
Almost everything in the proposal for Reepham 2 runs, without logic or justification, counter to the excellent analysis and guidelines in the Landscape Character Assessment (LCA). Stick to the recommendations in the LCA and don't build on Reepham 2.

RESPONSE

Comment noted
The LCA (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. It does not identify locations for growth. This is addressed in the Site Allocations (DPD) . No further change is recommended.

COMMENT

T Ashwin LC27 C1: Foulsham and Reepham Plateau Farm Agree.
The document does well in distinguishing this landscape tract from the more deeply dissected and 'riverine' areas immediately to the south and east. It is important to note, too, that its

enclosure history is remarkably varied - for example, field amalgamation across much of Wood Dalling parish has led to the creation of enormous land units, but areas of Kerdiston (e.g. close to Kerdy Green) and Foulsham (as highlighted in the document) retain traces of a more ancient countryside. I have always felt that Reepham occupies a pivotal position, between the river valley-scapes closer to the Wensum and the open plateau land to the north and west - the southern and eastern border of the LCA as defined here tends to reinforce this. Reepham's liminal location in this sense may be one of the factors that gives the surrounding countryside such exceptionally varied character and charm.

Development at the 'Reepham 2 site' listed in Broadland District Council's LDF site Allocations consultation document would offend against many of the specific Landscape Planning Guidelines set out in the LCA document, and would do immense harm to the environment of Hackford Vale which at present is a very rural landscape. I have provided more detailed comments on this in my response to proposed changed settlement limits at Reepham.

RESPONSE

Comment noted

The LCA (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. It does not identify locations for growth. This is addressed in the Site Allocations (DPD) .

No Further change is recommended

COMMENT

I Ashwin LC29 C1: Foulsham and Reepham Plateau Farm Agree

The suggested development at Reepham 2 (Dereham Road) would run counter to several of the Landscape Planning Guidelines proposed for this LCA. I offer further comments in my (hard copy) response to the suggested revised settlement limit for Reepham.

RESPONSE

Comment noted

The LCA (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. It does not identify locations for growth. This is addressed in the Site Allocations (DPD)

No further change is recommended.

COMMENT

J Parfitt LC34 C1: Foulsham and Reepham Plateau Farm Disagree

Comments on concept statement for Reepham 1 and 2 for Shorlisted Sites consultation.

Please see attached document Objects to Reepham 1 and 2

RESPONSE

Comment noted. The LCA (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. It does not identify locations for growth. This is addressed in the Site Allocations (DPD) .No further change is recommended.

COMMENT

J Bridges LC39 C1: Foulsham and Reepham Plateau Farm

Destruction of beautiful views, natural wildlife habitats are destroyed. Tranquillity will be lost. Too large A huge report was paid for by Broadland saying clearly ALL the reasons not to develop here (Draft landscape character assessment SPD 2008)

RESPONSE

Comment noted

The LCA (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. It does not identify locations for growth. This is addressed in the Site Allocations (DPD)
No further change is recommended.

COMMENT

M Bridges LC42 C1: Foulsham and Reepham Plateau Farm Agree
Where I live I have TOTAL tranquility outside of school hours I have amazing views over UNSPOILT countryside I agree with the assessment, no justification for development on this site

RESPONSE

Comment noted
The LCA (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. It does not identify locations for growth. This is addressed in the Site Allocations (DPD) and Joint Core Strategy (DPD)
No further change is recommended.

COMMENT

S Parsons LC43 C1: Foulsham and Reepham Plateau Farm
Only build to meet local needs (within county) and build as near as possible to employment centres so as to minimize travel to work and infrastructure demands and the loss of green sites.

RESPONSE

Comment noted
The LCA (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. It does not identify locations for growth. This is addressed in the Site Allocations (DPD) and Joint Core Strategy.
No further change is recommended.

COMMENT

E Allen LC46 C1: Foulsham and Reepham Plateau Farm Disagree

RESPONSE

Comment noted . No further change recommended

COMMENT

D Cooper LC48 C1: Foulsham and Reepham Plateau Farm Disagree

RESPONSE

Comment noted. No further change recommended

COMMENT

N Horrocks LC53 C1: Foulsham and Reepham Plateau Farm -
Site Reepham 2 – shortlisted site -- The landscape does not lend itself to this kind and size of development

RESPONSE

Comment noted

The LCA (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. It does not identify locations or density for growth. This is addressed in the JCS (DPD) and Site Allocations (DPD) . No further change is recommended.

COMMENT

P Levy	LC54	C1: Foulsham and Reepham Plateau Farm	Disagree
This area is not sufficiently valued as part of rural England's working countryside (as opposed to themed "heritage" sites)			

RESPONSE

Comment noted
The LCA (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. It does not identify locations for growth.
No further change is recommended.

D1: Cawston Tributary Farmland

COMMENT

J Mallett	LC9	D1: Cawston Tributary Farmland	Agree
Broadly agree. However, when the document refers to small-scale development, I hardly see how this description can be fitting in reference to the shortlisted proposal for 200 new homes off Cawston Rd in Reepham. A development of this scale is NOT small-scale in relation to the current size of Reepham and would have a disastrous impact on this small market town.			

RESPONSE

Comment noted
The LCA (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. It does not identify locations or density for growth. This is addressed in the (JCS) and Site Allocations (DPDs)
No further change is recommended.

COMMENT

R Cooke	LC17	D1: Cawston Tributary Farmland	Agree
Renewable energy installations and supporting infrastructure, new residential development and associated road construction need to be managed with an eye on the preservation of existing landscape quality and habitats. Intensive development in any sector will seriously change and degrade the landscape character.			

RESPONSE

Comment noted
The LCA (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. Para 4.2.3 discusses energy installations and the sensitivities to the LCA. Furthermore, the LCA (SPD) will be supplementary to Joint Core Strategy (JCS) Policy 1: Addressing climate change and protecting environmental assets. The (JCS) Policy 3: Energy and water will address renewable energy.
No further change is recommended.

COMMENT

M Cowdrey	LC22	D1: Cawston Tributary Farmland	Agree
The proposals to build up to 200 houses at 'Reepham 1' disregards the Landscape Character Assessment (LCA) recommendation. In particular the destruction of a much used and loved flora and fauna rich footpath running from Cawston Road to Wood Dalling Road. The ancient way appears on the 1797 map of Norfolk so pre-dates that and probably existed at the time of			

Kett's Rebellion in 1549, possibly the rebuilding of Salle church in the mid-15thC or even earlier. The destruction of this hedgerow and path which is a rare piece of living history would flagrantly disregard the following LCA strategies, Management Strategies and Objectives: ". The overall strategy for the Tributary Farmland Landscape Character Type should be to be to conserve and restore the hedgerow network; and conserve the tributary river corridors as important landscape and nature conservation hedgerows. "THESE CLEAR GUIDELINES SHOULD BE ADHERED TO.

RESPONSE

Comment noted. The LCA (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. It does not identify locations for growth. The Joint Core Strategy (DPD) identifies Reepham as key Service Centre under Policy 14 and sets the target for 100-200 dwellings. The Site Allocations (DPD) aims to meet the target and identify a suitable location. No further change is recommended

COMMENT

S Cowdrey LC24 D1: Cawston Tributary Farmland Agree
Almost everything in the proposal for Reepham 2 runs, without logic or justification, counter to the excellent analysis and guidelines in the Landscape Character Assessment (LCA). Stick to the recommendations in the LCA and don't build on Reepham 2. Comment noted

RESPONSE

The LCA (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. It does not identify locations for growth. This is addressed in the Site Allocations (DPD) . No further change is recommended.

COMMENT

T Ashwin LC26 D1: Cawston Tributary Farmland Agree
The document generally does justice to the exceptional subtle variety exhibited by this LCA, and the importance of great historic buildings and parkland in defining its visual character. It is worth noting that much of Salle parish has seen very considerable change in recent centuries, with the 're-orientation' of the landscape around the C18th mansion at Salle Park. Any surviving traces of the pre-mansion, pre-enclosure landscape are very precious. Similarly, it would be interesting to understand more about the development of the present post-enclosure road network, as some significant older routeways may survive only as footpaths and greenroads, or have vanished entirely. The proposed development at Reepham 1 (Cawston Road/Wood Dalling Road) would violate many of the Management Strategies and Objectives set out in the document, specifically bullets nos 1, 4, 5, 6, 7, 8 and 9. My consultation response to the Reepham 1 development proposal provides more detail.

RESPONSE

The LCA (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. It does not identify locations for growth. This is addressed in the Site Allocations (DPD) . No further change is recommended.

COMMENT

I Ashwin LC28 D1: Cawston Tributary Farmland Agree
The suggested development at Reepham 1 (Cawston Road/Wood Dalling Road) would run counter to several of the Landscape Planning Guidelines proposed for this LCA. I offer further comments in my response to the concept for this specific site.

RESPONSE

The LCA (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. It does not identify locations for growth. This is addressed in the Site Allocations (DPD) . No further change is recommended.

COMMENT

P Buckley	LC30	D1: Cawston Tributary Farmland	Disagree
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RESPONSE

Comment noted - No further change is recommended

COMMENT

J Bridges	LC40	D1: Cawston Tributary Farmland	
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Destruction of views, natural wildlife habitats are destroyed Tranquility will be lost. A huge report was paid for by Broadland saying clearly ALL the reasons why not to develop here. (Draft Landscape Character Assessment SPD 2008)

RESPONSE

The LCA (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. It does not identify locations for growth. This is addressed in the Site Allocations (DPD) . No further change is recommended.

COMMENT

M Bridges	LC41	D1: Cawston Tributary Farmland	Agree
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I agree with the assessment, no justification for development on this site

RESPONSE

The LCA (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. It does not identify locations for growth. This is addressed in the Site Allocations (DPD) . No further change is recommended.

COMMENT

S Parsons	LC44	D1: Cawston Tributary Farmland	
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If there is a need within the County for housing build where journey to work will be shortest

RESPONSE

The LCA (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. It does not identify locations for growth.
The Joint Core Strategy (DPD), the overarching strategy for the area sets the settlement hierarchy whilst considering distances to work.
No further change is recommended.

COMMENT

E Allen	LC45	D1: Cawston Tributary Farmland	Disagree
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RESPONSE

Comment noted no further change.

COMMENT

G Kirk LC47	D1: Cawston Tributary Farmland	Agree
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RESPONSE

Comment noted no further change.

COMMENT

D Cooper LC49	D1: Cawston Tributary Farmland	Disagree
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RESPONSE

Comment noted no further change.

COMMENT

P Levy LC50	D1: Cawston Tributary Farmland	Disagree
This area is insufficiently valued. It has an early example of a concealed footpath bounded by hedgerows either side. These hedgerows contain greengages and plums unusual in the area. The area forms part of the green boundary that distinguishes the settlements of Reepham, Salle and Cawston. Further development causes these settlements to lose their separate quality and identity.		

RESPONSE

Comment noted. The LCA (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. It does not comment on unusual plums. No further change is recommended.
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COMMENT

N Horrocks LC52	D1: Cawston Tributary Farmland	Disagree
Reepham is characterised as a rural town located in an agricultural landscape. Routes in and out of Reepham are unsuitable for large amounts of traffic. Services are already at stretching point. The proposed addition of 200 houses will not enrich the rural nature of Reepham and its surrounding.		

RESPONSE

The LCA (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. It does not identify locations for growth. This is addressed in the Site Allocations (DPD). No further change is recommended.

D2: Weston Green Tributary Farmland**COMMENT**

N Beal Breckland Council	LC3	D2: Weston Green Tributary Farmland	Agree
Breckland's LCA was completed in 2007 by Land Use Consultants. We have compared both Broadland's and Breckland's LCA. Breckland's bordering Landscape Area: B6 Wensum and Tud Settled Tributary Farmland Both LCAs appear to be consistent in this area.			

RESPONSE

Comment noted no further change is recommended
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COMMENT

Orford Weston Longville Parish Council	LC10	D2: Weston Green Tributary Farmland	Agree
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3.7.28 - The WW2 airfield should be recognised as a significant landscape feature and heritage asset 3.7.29 - 5th bullet. the skyline in the plateau areas is not only open but the views are also extensive

RESPONSE

Comments noted

The LCA (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. No further change is recommended

COMMENT

G Hanlon Savills on behalf of Honingham Thorpe Farms LLP LC57 D2: Weston Green Tributary Farmland .

On behalf of Thorpe Honingham Thorpe Farms LLP concerned to overall approach to retaining Policy Area of Landscape Value designation. Government advice (PPS7) requires authorities to: "rigorously consider the justification for retaining existing local landscape designations. They should ensure that such designations are based on a formal and robust assessment of the qualities of the landscape concerned. "No justification for making exception to such approach within Council's document (the above is a summary) - see attached for full representation. Area lies on edge of BDC's administrative area and falls within that area where Norfolk Food Hub being promoted, concept of which contained within the adopted GNDP core strategy. Important the landscape policy designation does not stifle the opportunity to secure important new investment and jobs in the Norwich area. The above is a summary - see attached for full representation .

RESPONSE

Comment noted. The LCA (SPD) does not define areas of landscape value. The Landscape Character Assessment (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. The SPD will be supplementary to the Joint Core Strategy Policy 1 Addressing Climate Change and Protecting Environmental Assets. No further change is recommended

D4: Blofield Tributary Farmland

COMMENT

P Shepherd LC7 D4: Blofield Tributary Farmland
Comment noted no further change recommended

Agree

S Shackle LC11 D4: Blofield Tributary Farmland

Agree

I and other residents would like to think that the summary information given in 3.7.41 would be respected and adhered to with regard to future development. The original character of Blofield which has attracted people to this area over the years, is currently under threat at the moment of a large scale development, contra to 3.7.41. In addition the infrastructure cannot sustain such a large development, which also contravenes the original guidelines of the Joint Core Strategy.

RESPONSE

Comment noted. The Landscape Character Assessment (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. The LCA (SPD) will be supplementary to the Joint Core Strategy Policy 1 Addressing Climate Change and Protecting Environmental Assets. The (JCS) identifies Blofield as part of the Norwich Policy Area see Policy 9: strategy for growth in the NPA. The issue of land supply in the Norwich Policy area can affect the area in terms of future development. No further change is recommended

COMMENT

S Smyth Brundall Parish Council LC18 D4: Blofield Tributary Farmland Agree

The Parish Council agrees with each of the reports' assessments and it has no further comments to make

RESPONSE

Comment noted no further change

COMMENT

A Pawsey - Blofield Parish Council LC55 D4: Blofield Tributary Farmland
The Parish Council believes this document sets out an accurate assessment of the existing nature of the landscape within Blofield Parish. The Parish Council believes that the landscape planning guidelines should seek to preserve the predominately rural character of the area and to preserve the landscape setting of the villages and hamlets. We would wish to see this applied by the Planning Officers and the Planning Committee in the future.

RESPONSE

Comment noted. The Landscape Character Assessment (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. No further change is recommended

E2: Marsham and Hainford Wooded

COMMENT

L Rogers - Hainford Parish Council LC21 E2: Marsham and Hainford Wooded Estatelands
Disagree Hainford is a parish with much countryside and woodland landscape value and we do not understand why the document we submitted reflecting areas of landscape value has been ignored. As part of the early consultation the parish council was invited to submit a coloured map of the area highlighting areas of landscape value, woodlands, Green space etc which we did. We do not understand why there is not a single site we identified appearing on MAP4 of the development plan proposals document. LOCAL PLAN INSET 21/03/01/2008 also clearly indicates an area of ENV 1 status along the area of Newton Road in the area of Waterloo. Why is this not reflected on your proposals map? There are also areas of woodland in Hainford which we understood to be protected woodlands so why are these not identified on your proposals map - ?. Specific areas of woodland include Burrells Belt, Waterloo Plantation and Long Plantation as well as others we identified on the original consultation map we submitted. The Parish Council is concerned that there is not a single area of Environmental/landscape importance identified on any land around Hainford on the proposals map. We are also concerned that this omission indicates a change in designation in some areas which is unacceptable to the parish council. Additionally the planning guidelines for Hainford should add the following: -Seek to conserve the predominantly rural character of the area -Conserve the landscape setting of the small settlements therein. Hainford is defined as 'other village' within the JCS, having defined settlement limits surrounded by countryside landscape, therefore the proposals map and policies should reflect this status.

RESPONSE

Comment noted. The Landscape Character Assessment (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. The LCA (SPD) it does not define areas of Landscape Value. The proposal Maps relate to the Broadland Local Plan (Replacement) adopted 2006. The Comments made by the Council were in relation to the Site Allocations (DPD) initial stages which is also a separate document. No further change is recommended.

E3: Spixworth Wooded Estatelands

COMMENT

R Rose - Spixworth Parish Council LC20 E3: Spixworth Wooded Estatelands Agree

RESPONSE

Comment noted – No further change

COMMENT

J Allaway LC36 E3: Spixworth Wooded Estate lands Disagree
Areas identified as Ancient Woodland do not fully comply with the Ancient Woodlands identified by Natural England, and should be corrected to include all the ancient woodlands I have previously informed BDC about that are not shown in the LCA and DMD consultation documents, and updated to include Racecourse Plantation.

RESPONSE

The LCA was completed in 2008 as such it did not include all the up-to-date Ancient Woodlands. Therefore, an updated figure 2.3 will replace existing map on page. 28. However, Natural England has confirmed that Racecourse Plantation is not ancient woodland following their investigations and will be removed from their records as such. Therefore, no change proposed.

E4: Rackheath and Salhouse Wooded Estate lands**COMMENT**

C & S Dady LC8 E4: Rackheath and Salhouse Wooded Estate lands Agree
Taking comment from within the E4 assessment and from the preliminaries to the individual assessments in the document, the summary relating to E4 should be enhanced by the strengthening of the protection of the sky scape, including from light pollution; the maintenance of heath farmland as part of the areas diversity and its support to increased flora and fauna variety: and additional wording about the separation of communities & villages so that each retains a distinctiveness by way of protected undeveloped landscape between existing settlement boundaries - the separation needs to be sufficient to provide the separation and protect the landscape character however appropriate so would still enable communities to grow to absorb the demand from those communities and settlements The comments above can equally apply to some of the other assessment areas.

RESPONSE

Comment Noted. The Landscape Character Assessment (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters.
Para 4.2.3 and 4.2.4 mentions the pressures in comments noted.
Furthermore, the LCA (SPD) is supplementary to (JCS) Policy 1 – addressing climate change and protecting environmental assets - which calls for sufficient high quality infrastructure to be provided for new developments to provide buffer zones.
No further change recommended.

COMMENT

Salhouse Parish Council LC37 E4: Rackheath and Salhouse Wooded Estate lands Agree
We note that the Landscape Classification for this area has changed since the 2007-8 consultation from Arable Heath Mosaic (previously F) to Wooded Estate Lands (now E). These changes are in accordance with comments submitted by S.P.C. in 2008 and with the Parish Plan and therefore we concur with this classification. The assessment document regularly refers to Northern and Western parts even when dealing in the same paragraph with references to Beeston St Lawrence and Woodbastwick. We feel this term could be better defined. We consider that the wooded slopes that lead down to the River Bure and the margins of the Broads themselves should be regarded as an integral part of the local landscape, even though they technically fall outside this consultation due to being within the

jurisdiction of the Broads Authority. Within the E4 area there are small but significant areas which show a tendency towards a more open heath-type landscape; this correlates with the higher-standing geologically sand and gravel areas, particularly around the Rackheath airfield site and across the area around Salhouse church. This aspect of the landscape is not referred to in the Landscape Characterisation and Evaluation section 3.8 of the document. N.B. The above is a summary. See attached for the full representation. SPC are currently attempting to extend the Village Conservation Area to include the area bounded by Salhouse Hall, Vicarage Road and Lower Street, including the area around Salhouse Church. SPC also seeks to protect this same area under Development Management Policy EN2 (Protection and Enhancement of Landscape and Settlement Character). Such protection would fulfil the stated Landscape Planning Guidelines as stated in section 3.8.39, as follows: - to conserve the diverse and interesting landscape character; - to conserve distinctive historic, architectural and landscape features, including historic parkland landscapes and their setting; - to conserve the landscape setting of villages such as Salhouse; - to conserve the landscape setting of historic houses, halls and churches; - to conserve the interesting landscape pattern of parkland, arable fields and woods..

RESPONSE

Comment Noted. The Landscape Character Assessment (SPD) is an objective assessment of the landscape character to help inform decisions on planning matters. Furthermore the SPD will be supplementary to (JCS) Policy 1: Addressing Climate Change and Protecting Environmental Assets.

The (SPD) does not go down to that level of detail, it is felt that it is sufficient for this purpose. The Development Management (DPD) will address Policy EN2. No further change recommended.

F3: Reedham to Thorpe Marshes Fringe

COMMENT

S Smyth - Brundall Parish Council LC19 F3: Reedham to Thorpe Marshes Fringe Agree
The Parish Council agrees with each of the 'reports' assessments and it has no further comments to make

RESPONSE

Comments noted no further change