Norfolk Vanguard Offshore Wind Farm
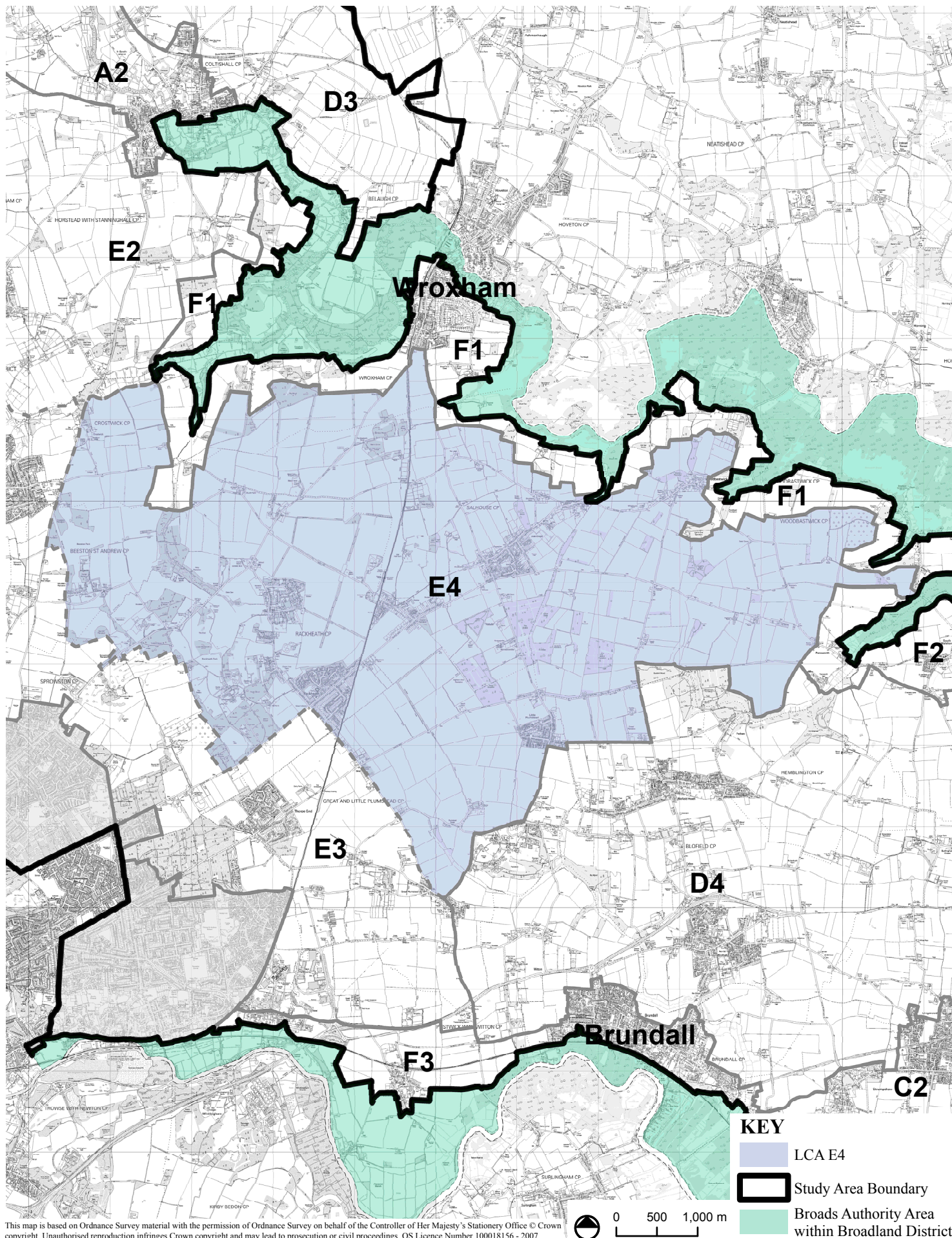
Landscape Character Assessment Documents

1. Broadland District Council
Part 5 of 5

Applicant: Norfolk Vanguard Limited
Document Reference: ExA; ISH; 10.D3.1E 1.5
Deadline 3

Date: February 2019

Photo: Kentish Flats Offshore Wind Farm

A2

D3

E2

F1

Wroxham

F1

E4

F1

F2

E3

D4

Brundall

F3

C2

KEY

LCA E4

Study Area Boundary

Broads Authority Area
within Broadland District

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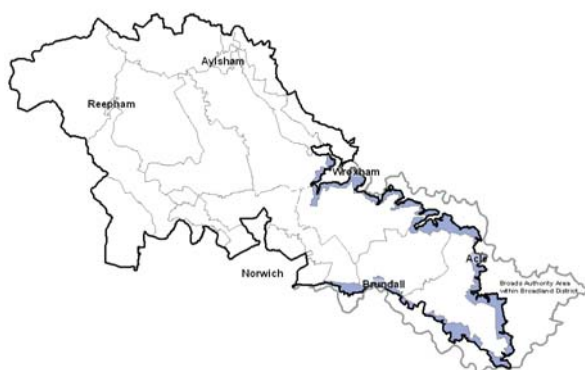
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BROADLAND DISTRICT LANDSCAPE
CHARACTER ASSESSMENT

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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 Area[31]. 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.

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[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 conserver 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:

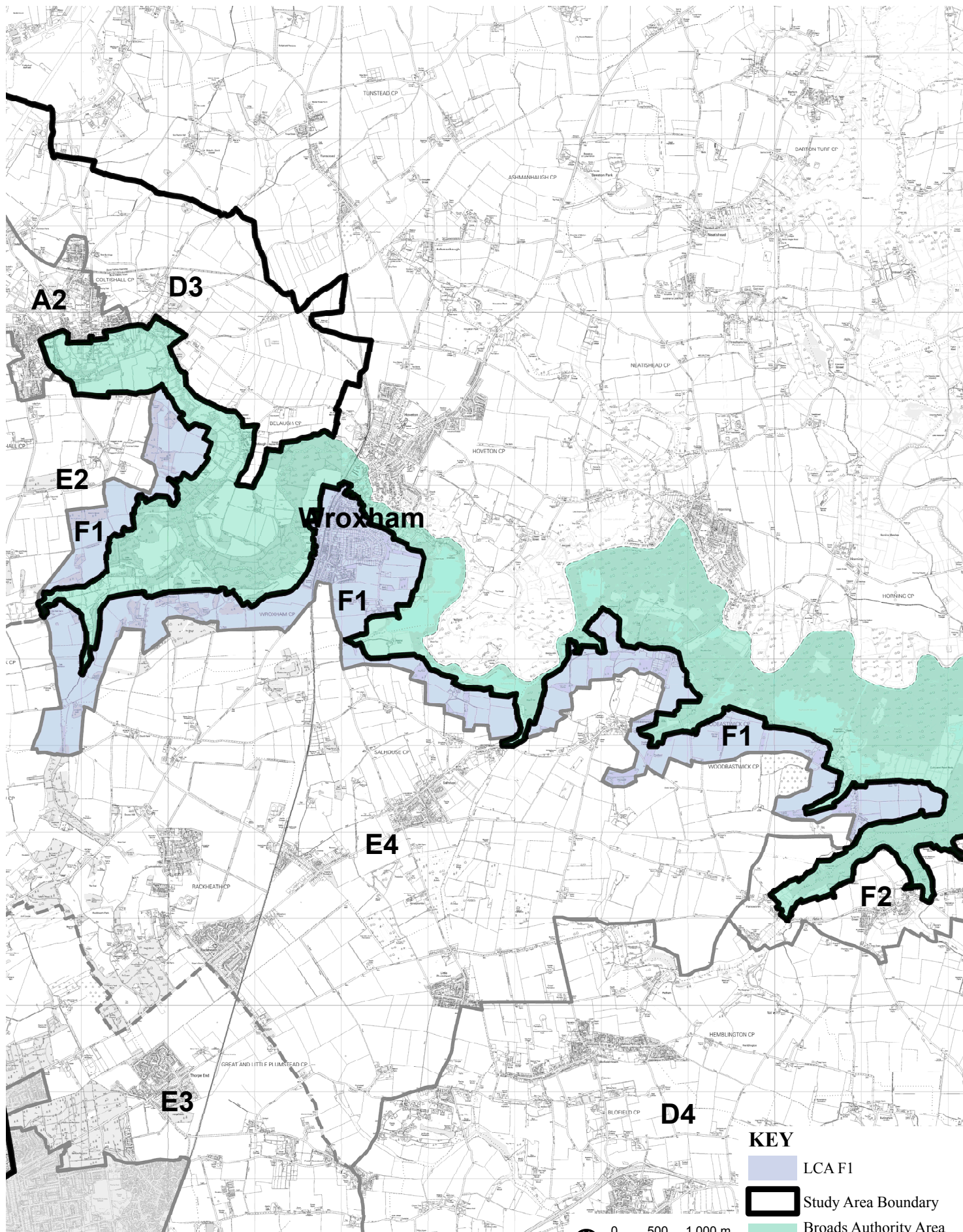**F1: Wroxham to Ranworth**
F2: South Walsham to Reedham
F3: Reedham to Thorpe

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 Wroxam, 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.

A2

D3

E2

F1

Wroxham

F1

F1

E4

F2

RACKHEATH CP

E3

D4

KEY

LCA F1

Study Area Boundary

Broads Authority Area
within Broadland District

0   500   1,000 m

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BROADLAND DISTRICT LANDSCAPE
CHARACTER ASSESSMENT

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:
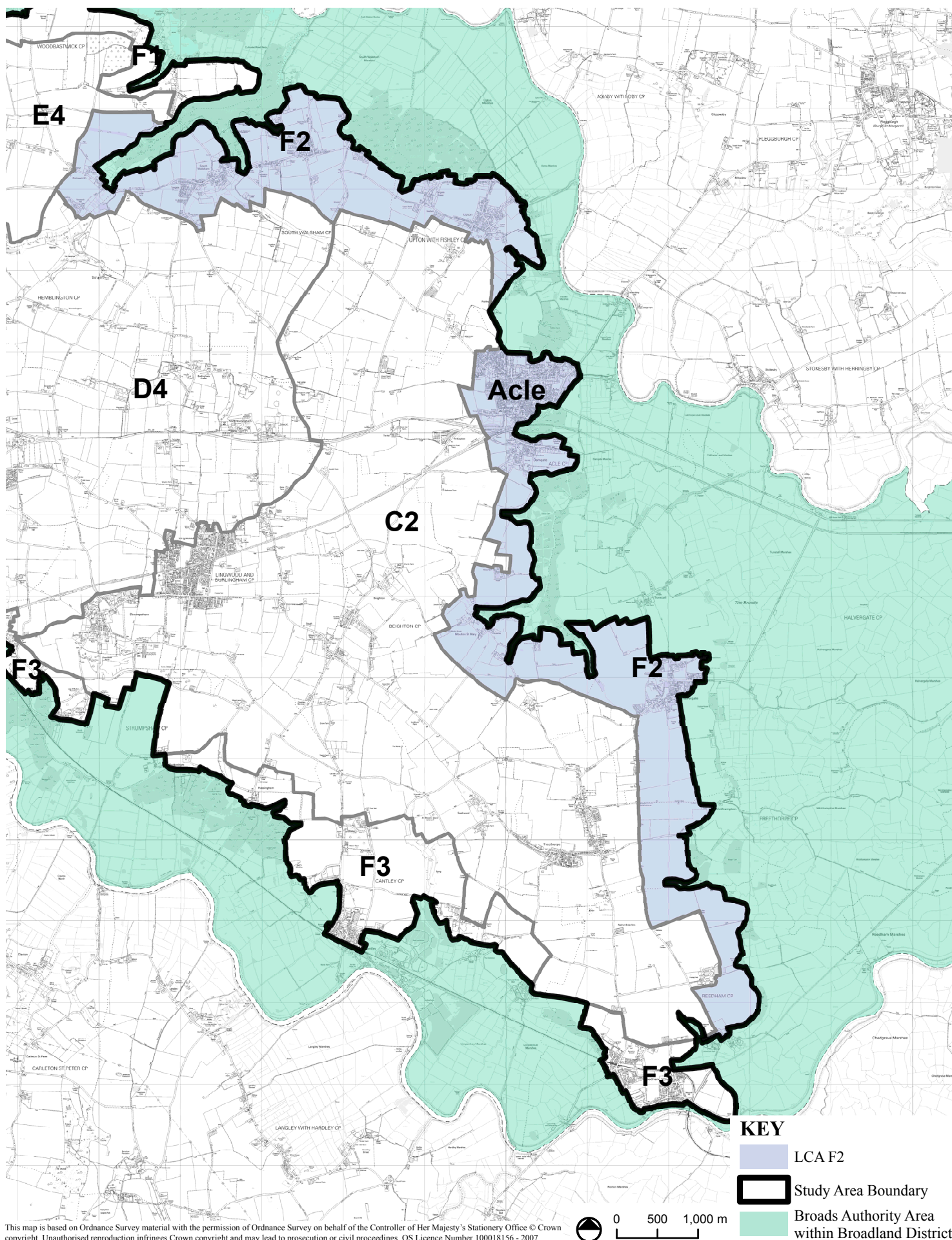
- Seek to conserve the diverse and interesting landscape character.
- Seek to conserve the wildlife habitats characteristic of the Marshes Fringe and adjacent Broads landscape including watercourses and broads, fens, carr woodland and grazing marshes.
- Seek to conserve distinctive, historic architectural 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 significant in views across arable fields. Large blocks of carr woodland that often define the Broads landscape enclose northerly and easterly views, often evoking a sense of intimacy by the strong wooded horizon. Copses and belts of woodland (coniferous and deciduous) and mature trees further enclose the area, adding interest and contribute to a gradual transition between farmland and woodland.

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

E4

F2

F2

D4

Acle

C2

F3

F2

F3

F3

KEY

LCA F2

Study Area Boundary

Broads Authority Area
within Broadland District

0   500   1,000 m

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**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:
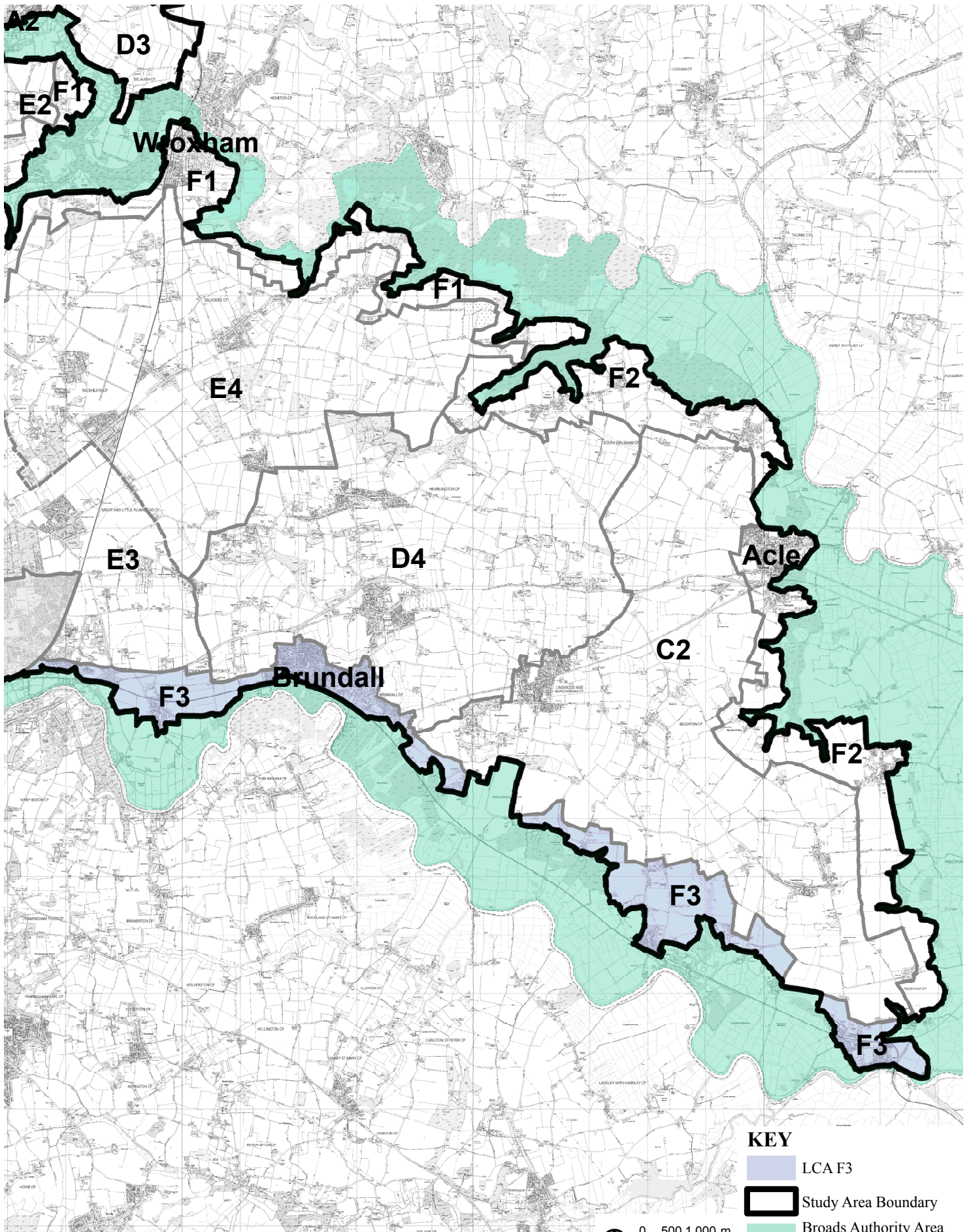
- Seek to conserve the diverse and interesting landscape character;
- Seek to conserve the wildlife habitats characteristic of the Marshes Fringe and adjacent Broads landscape including watercourses and broads, fens, carr woodland and grazing marshes including buffering adjoining the European sites ;
- 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 significant in views across arable fields. Large blocks of carr woodland that often define the Broads landscape enclose northerly and easterly views, often evoking a sense of intimacy by the strong wooded horizon. Copses and belts of woodland (coniferous and deciduous) and mature trees further enclose the area, adding interest and contribute to a gradual transition between farmland and woodland. Pockets of carr woodland are also interesting landscape features.

A2
D3
F1
E2 F1
Wroxham
F1
F1
E4
F2
F2
E3
D4
Acle
C2
F3
Brundall
F3
F2
F3
F3

KEY

LCA F3

Study Area Boundary

Broads Authority Area within Broadland District

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BROADLAND DISTRICT LANDSCAPE CHARACTER ASSESSMENT

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, who's 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 Broads 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 of 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 Estateland, 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 like 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 Waltertron' 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
    - Presssures 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. Haveringland 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 the 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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