

Great Yarmouth BC & Waveney DC

**Great Yarmouth & Waveney  
Settlement Fringe  
Landscape Sensitivity Study**

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Approved

A handwritten signature in black ink, appearing to read 'D. Watkins', enclosed within a large, loopy circular flourish.

Dominic Watkins

Position

Director

Date

20<sup>th</sup> December 2016

Revision

V2

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## Executive Summary

### Purpose

The purpose of the study is to provide a local level landscape character assessment and sensitivity analysis of urban fringe land around key settlements within Great Yarmouth Borough and Waveney District:

#### Great Yarmouth Borough

- The main towns of Great Yarmouth and Gorleston-on-Sea.
- The key service centres/market towns of Bradwell and Caister-on-Sea.
- The rural villages of Belton; Hemsby; Hopton-on-Sea; Ormesby St Margaret; Martham; and Winterton-on-Sea.

#### Waveney District

- The main town of Lowestoft.
- The key service centres/market towns of Beccles & Worlingham; Bungay; Halesworth; and Southwold & Reydon.
- The rural villages of Barnby & North Cove; Blundeston; Corton; Holton; Kessingland; Somerleyton; Wangford; and Wrentham.

The study identifies the indicative capacity of landscapes around the selected settlements to accommodate different scales of development, taking into account their inherent landscape sensitivity, value and, where applicable, their contribution to the settings of the Broads, the Norfolk Coast Area of Outstanding Natural Beauty (AONB) and/or the Suffolk Coast & Heaths AONB.

Great Yarmouth Borough Council and Waveney District Council are preparing their respective new Local Plans. The study is intended to be used in conjunction with other evidence bases (such as Conservation Area Character Appraisals) to help the Councils make informed decisions about the suitability of land around settlements for allocation as development sites in their new Local Plans. In addition, the study will provide a tool to help inform decision-making on planning applications, and for identifying opportunities for the enhancement, protection, management and conservation of landscape areas close to settlements.

The study is not intended to be a detailed landscape survey and assessment of each setting area. Development proposals for an individual site would need to be informed by a detailed Landscape and Visual Impact Assessment and a detailed Landscape Strategy which developed the recommendations.

### Methodology

The study has been undertaken in accordance with the principles of Natural England's 'Approach to Landscape Character Assessment' and other good practice guidance for making judgments about landscape sensitivity and capacity. The settlement fringes were divided into 'Landscape Setting Areas' and assessed in relation to the following considerations:

- **Landscape Sensitivity** (the landscape's strength of place and its inherent visibility).
- **Landscape Value** (the relative value that is attached to different landscapes).
- **Contribution to Setting of Protected Landscapes** (the surroundings adjacent to a Protected Landscape which contribute to its special qualities)
- **Landscape Capacity** (the ability of a landscape to accommodate a specific type and nature of change or development within defined parameters without significant adverse effects on its character).

Evaluation of a landscape's capacity to accommodate development is a complex issue and is not a scientific absolute. The evaluation of landscape capacity is based on the assessor's professional judgement about the sensitivity and value of the Landscape Setting Area considered as a whole.

The capacity evaluation does not necessarily assume that this capacity applies consistently across the entire Landscape Setting Area. For example, it is possible for a certain amount/scale of development, where carefully sited, well-designed and with suitable landscaping mitigation, to be accommodated in

an area assessed as having an overall low or moderate capacity. Conversely, in a Landscape Setting Area assessed as having an overall high capacity to accommodate most scales of development, it is possible for the capacity to be reduced in parts of the area due to site-specific constraints (such as contribution to the setting of an adjacent Protected Landscape or Conservation Area for example). For this reason, potential development site allocations and/or planning applications should be considered on their own merits taking into account the findings of this study as a starting point.

The potential to mitigate adverse effects of change in a particular Landscape Setting Area will depend on the factors that determine its landscape and visual sensitivity. Landscapes evaluated as having some capacity to accommodate a particular type of development are considered to have potential to achieve appropriate mitigation based on the siting, design and landscaping principles set out in the study.

## Findings

The following tables provide a summary of the study's findings with respect to judgements made about the indicative capacity of each Landscape Setting Area around the settlements to accommodate development. These judgements should be reviewed in conjunction with the assessments of each settlement's Landscape Setting Areas, and the landscape capacity category definitions set out below:

Indicative Landscape Capacity Category	Definition
<b>Very Low</b>	The landscape is assessed as having very high landscape sensitivity and very high landscape value. <b>Very limited potential to accommodate any scale of new development</b> as this is highly likely to erode the positive key features and characteristics of the landscape, which are desirable to safeguard in line with relevant national/local planning policy objectives.
<b>Low</b>	The landscape is assessed as having high landscape sensitivity and high landscape value. Large or medium-scale new development is likely to erode the positive key features and characteristics of the landscape which are desirable to safeguard in line with relevant national/local planning policy objectives. Taking into account site-specific constraints, there may be <b>potential to accommodate some small-scale development</b> in specific locations within the landscape with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>Moderate</b>	The landscape is assessed as either having very low to moderate landscape sensitivity and high landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard. Taking into account site-specific constraints, there may also be potential to accommodate some large-scale new development in specific locations with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>High</b>	The landscape is assessed as having low to very low landscape sensitivity and low to moderate landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> within the landscape without eroding positive key features and characteristics which are desirable to safeguard.
<b>Very High</b>	The landscape is assessed as having very low landscape sensitivity and very low landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard.

The study also provides recommendations for how the assessment may be used by the Councils to inform policy formulation for their respective Local Plans in relation to guiding development within the fringes of the settlements.

## Great Yarmouth Borough Settlement Fringe Assessments

LSA	Landscape Sensitivity	Landscape Value	Landscape Capacity	(Moderated) Landscape Capacity
Great Yarmouth				
1	Low	Moderate	<b>High</b>	N/A
2	Moderate	Moderate	<b>Moderate</b>	N/A
3	Very Low	Low	<b>Very High</b>	N/A
4	Low	Moderate	High	<b>Low</b>
Gorleston-on-Sea				
1	Low	Moderate	<b>High</b>	N/A
2	Moderate	Moderate	<b>Moderate</b>	N/A
3	Very Low	Low	<b>Very High</b>	N/A
4	Low	Moderate	High	<b>Low</b>
Bradwell				
1	Low	Moderate	<b>High</b>	N/A
2	Moderate	Moderate	<b>Moderate</b>	N/A
3	Very Low	Low	<b>Very High</b>	N/A
4	Low	Moderate	High	<b>Low</b>
Caister-on-Sea				
1	Moderate	Low	<b>Moderate</b>	N/A
2	Low	Low	<b>High</b>	N/A
3	Moderate	Moderate	Moderate	<b>Very Low</b>
Belton				
1	Low	Low	High	<b>Low</b>
2	Moderate	Moderate	Moderate	<b>Moderate</b>
3	Low	Moderate	<b>High</b>	N/A
4	Low	Moderate	High	<b>Low</b>
Hemsby				
1	Low	Low	High	<b>Moderate</b>
2	Very Low	Low	<b>Very High</b>	N/A
3	Low	Low	<b>High</b>	N/A
4	Low	Moderate	High	<b>Low</b>
5	Moderate	Moderate	Moderate	<b>Very Low</b>
Hopton-on-Sea				
1	Low	Low	<b>High</b>	N/A
2	Low	Moderate	<b>High</b>	N/A
3	Very Low	Low	<b>Very High</b>	N/A
4	Low	Moderate	<b>High</b>	N/A
Ormesby St. Margaret				
1	Low	Moderate	<b>High</b>	N/A
2	High	Low	<b>Moderate</b>	N/A
3	Moderate	High	<b>Moderate</b>	N/A
4	Low	Moderate	<b>High</b>	N/A
Martham				
1	Very Low	Low	Very High	<b>Moderate</b>
2	Moderate	Low	Moderate	<b>Very Low</b>
3	Very Low	Low	<b>Very High</b>	N/A
4	Low	Moderate	High	<b>High</b>
5	Very Low	Low	Very High	<b>High</b>
6	Low	Moderate	High	<b>Low</b>
Winterton-on-Sea				
1	Low	High	Moderate	<b>Very Low</b>
2	Low	Low	High	<b>High</b>

## Waveney District Settlement Fringe Assessments

LSA	Landscape Sensitivity	Landscape Value	Landscape Capacity	(Moderated) Landscape Capacity
Lowestoft				
1	Moderate	Moderate	Moderate	<b>Low</b>
2	Moderate	Moderate	<b>Moderate</b>	N/A
3	Moderate	Moderate	<b>Moderate</b>	N/A
4	Low	Low	<b>High</b>	N/A
5	Low	Moderate	<b>High</b>	N/A
6	Low	Moderate	<b>High</b>	N/A
7	Low	Moderate	High	<b>Low</b>
8	Moderate	High	Moderate	<b>Very Low</b>
9	Low	Low	<b>High</b>	N/A
Beccles and Worlingham				
1	Low	Low	High	<b>Moderate</b>
2	Low	High	Moderate	<b>Very Low</b>
3	Moderate	Moderate	Moderate	<b>Very Low</b>
4	Low	Low	<b>High</b>	N/A
5	High	High	<b>Low</b>	N/A
6	Moderate	Moderate	<b>Moderate</b>	N/A
7	Moderate	High	Moderate	<b>Very Low</b>
Bungay				
1	Very High	Moderate	Low	<b>Very Low</b>
2	High	Moderate	<b>Moderate</b>	N/A
3	Low	Low	<b>High</b>	N/A
4	High	Moderate	Moderate	<b>Moderate</b>
Halesworth				
1	High	High	<b>Low</b>	N/A
2	High	Moderate	<b>Moderate</b>	N/A
3	High	Moderate	<b>Moderate</b>	N/A
4	High	Moderate	<b>Moderate</b>	N/A
5	High	Moderate	<b>Moderate</b>	N/A
Southwold and Reydon				
1	Low	Very High	<b>Low</b>	N/A
2	Low	Very High	<b>Low</b>	N/A
3	Low	Very High	<b>Low</b>	N/A
Barnby and North Cove				
1	Moderate	Moderate	Moderate	<b>Very Low</b>
2	High	Moderate	Moderate	<b>Low</b>
3	Low	Low	High	<b>High</b>
4	Low	Moderate	<b>High</b>	N/A
5	Low	Moderate	<b>High</b>	N/A
6	Low	Moderate	High	<b>High</b>
Blundeston				
1	Low	Moderate	<b>High</b>	N/A
2	Moderate	Moderate	<b>Moderate</b>	N/A
3	Low	Low	<b>High</b>	N/A
4	Very Low	Low	<b>Very High</b>	N/A
5	Low	Moderate	<b>High</b>	N/A
Corton				
1	Low	Low	<b>High</b>	N/A
2	Low	Moderate	<b>High</b>	N/A
3	Low	Moderate	<b>High</b>	N/A

LSA	Landscape Sensitivity	Landscape Value	Landscape Capacity	(Moderated) Landscape Capacity
Holton				
1	High	Moderate	<b>Moderate</b>	N/A
2	Moderate	Moderate	<b>Moderate</b>	N/A
3	Moderate	Moderate	<b>Moderate</b>	N/A
Kessingland				
1	Low	Low	<b>High</b>	N/A
2	Low	Low	<b>High</b>	N/A
3	Moderate	Moderate	Moderate	<b>Very Low</b>
Somerleyton				
1	Low	Moderate	High	<b>Low</b>
2	High	High	<b>Low</b>	N/A
3	Low	High	Moderate	<b>Very Low</b>
4	Low	High	Moderate	<b>Very Low</b>
Wangford				
1	Moderate	High	Moderate	<b>Very Low</b>
2	Very High	Very High	<b>Very Low</b>	N/A
Wrentham				
1	Low	Very High	<b>Low</b>	N/A
2	Low	Moderate	High	<b>Moderate</b>
3	Low	Moderate	<b>High</b>	N/A
4	Moderate	Moderate	Moderate	<b>Moderate</b>

## Acknowledgements

The study was prepared by Chris Blandford Associates (CBA). CBA would like to acknowledge the assistance provided by the following Client Steering Group members:

- Jack Green - Planning Policy Officer (Waveney District Council)
- Nick Newton - Landscape Officer (Waveney District Council)
- Kim Balls - Senior Strategic Planning Officer (Great Yarmouth Borough Council)
- Natalie Beal - Planning Officer (The Broads Authority)
- Lesley Marsden - Landscape Officer (The Broads Authority)

The CBA team comprised:

- Dominic Watkins - Project Director
- Ruth Childs - Project Manager/Landscape Assessor
- Harriet Stanford - Landscape Assessor/GIS

## **1.0 INTRODUCTION**

### **1.1 Background**

- 1.1.1 Great Yarmouth Borough and Waveney District are situated on the east coast of East Anglia, with Great Yarmouth located in east Norfolk and Waveney in north-east Suffolk (see **Figure 1.1**). The Broads Authority<sup>1</sup> includes parts of both Great Yarmouth Borough and Waveney District, and it provides the setting of a number of settlements along the Rivers Bure and Yare (in Great Yarmouth Borough) and in the Waveney Valley (in Waveney District).
- 1.1.2 Great Yarmouth Borough Council, Waveney District Council and the Broads Authority are preparing their respective Local Plans in accordance with the Planning and Compulsory Purchase Act (2004). The Councils' share many similar issues related to landscape and future development, and working closely together can ensure these are addressed holistically.
- 1.1.3 Chris Blandford Associates (CBA) was commissioned in January 2016 by Great Yarmouth Borough Council and Waveney District Council, in partnership with the Broads Authority, to prepare the Settlement Fringe Landscape Sensitivity Study for Great Yarmouth Borough and Waveney District.

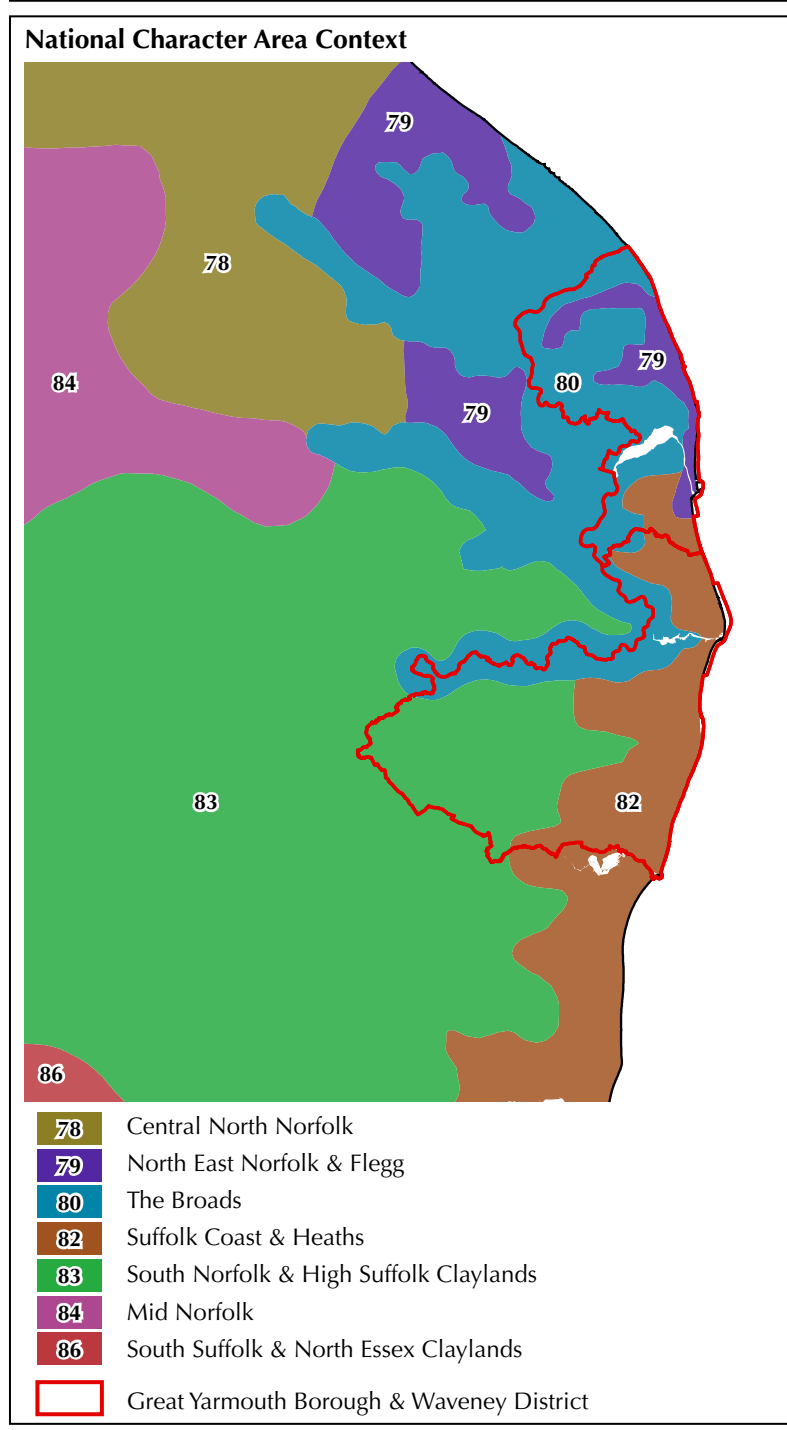
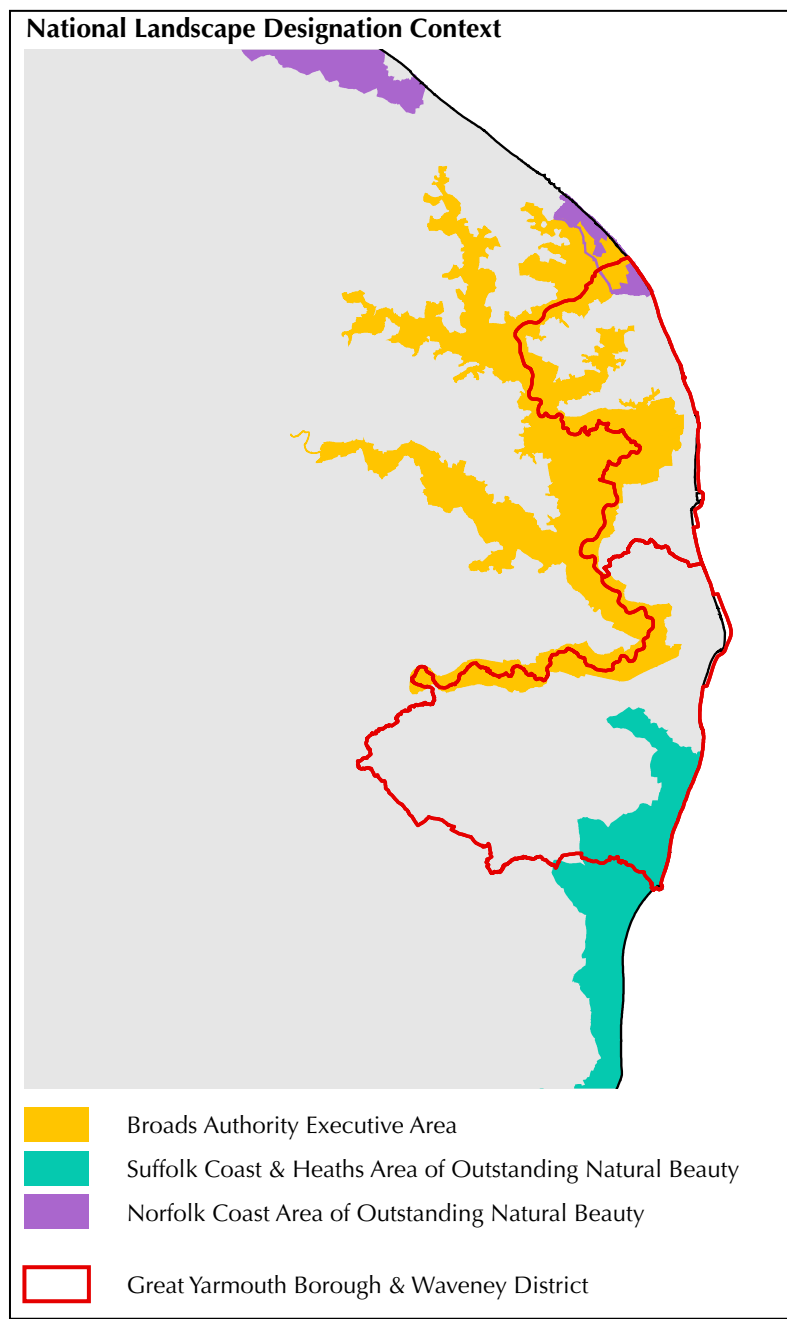
### **1.2 Purpose and Objectives**

- 1.2.1 The purpose of the study is to provide a local level landscape character assessment and sensitivity analysis of urban fringe land around key settlements within Great Yarmouth Borough and Waveney District.
- 1.2.2 The study is intended to be used in conjunction with other evidence bases (such as Conservation Area Character Appraisals) to help the Councils make informed decisions about the suitability of land around settlements for allocation as development sites in their new Local Plans. In addition, the study will provide a tool to help inform decision-making on planning applications, and for identifying opportunities for the enhancement, protection, management and conservation of landscape areas close to settlements.
- 1.2.3 The objectives of the study are to:
- Assess the patterns of development of the settlements identified in this study.

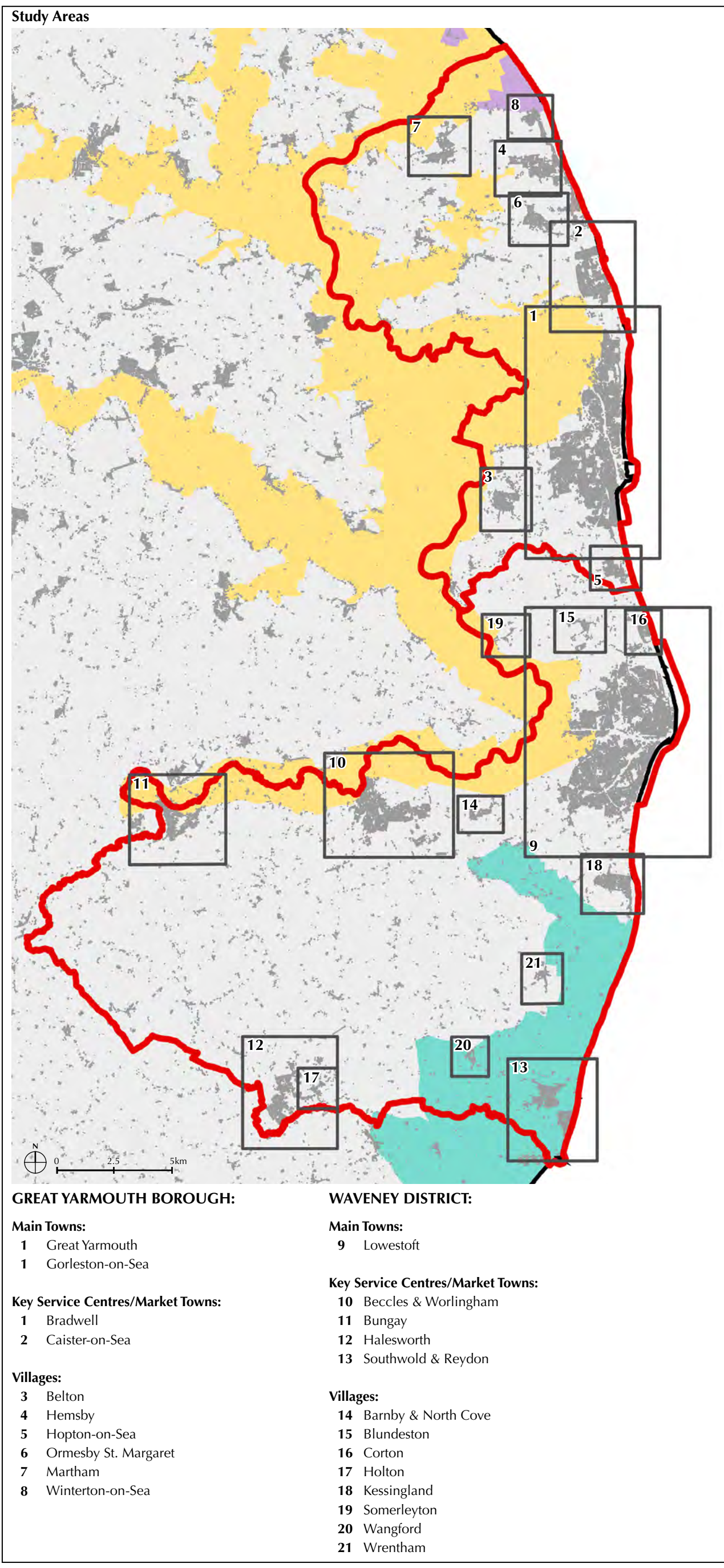
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<sup>1</sup> The Broads Authority is the Local Planning Authority for the Broads Executive Area within parts of Great Yarmouth Borough and Waveney District.





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- Assess the inherent sensitivities of the surrounding landscape (urban fringe land) to development, including views that are integral to the character of the settlement and its setting.
- Identify the indicative scale/nature of development (if appropriate) that would be suitable from a landscape sensitivity perspective.
- Identify areas particularly sensitive and not suitable for further development along with the constraints.
- Consider the seascape where settlements are located adjacent to the coast.
- Provide recommendations to guide policy development for the respective Great Yarmouth and Waveney Local Plans.

### 1.3 Report Structure

1.3.1 The structure of the report is as follows:

- **Section 2.0** sets out the assessment methodology used for the study.
- **Section 3.0** sets out the landscape planning policy context for the study.
- **Section 4.0** presents the settlement fringe assessments for Great Yarmouth Borough.
- **Section 5.0** presents the settlement fringe assessments for Waveney District.
- **Section 6.0** provides recommendations to guide policy development for the respective local plans

1.3.2 Supporting information can be found in the **Appendices**. A glossary of terms used in the study is provided in **Appendix C**.

## 2.0 METHODOLOGY

### 2.1 Approach

- 2.1.1 Landscape Character Assessment is a tool that allows landscape character to be understood, explained and described in a transparent and objective way. It does this by identifying the variations in the patterns of physical, natural and cultural attributes, and experiential characteristics, that makes one area of landscape distinctive from another at a range of spatial scales. Landscape Character Assessment also recognises how landscapes have changed over time, and acknowledges the influence of human activities on landscapes.
- 2.1.2 The general approach to the study is in accordance with the principles of Natural England's 'Approach to Landscape Character Assessment' (2014)<sup>2</sup>.
- 2.1.3 In respect to making judgments about landscape sensitivity and capacity, the study's approach has been informed by 'Techniques and Criteria for Judging Landscape Capacity and Sensitivity' (Topic Paper 6) published by the Countryside Agency and Scottish Natural Heritage (2002)<sup>3</sup>. Taking into account current best practice, CBA's experience from other similar studies and discussions at a workshop held in December 2015 by Natural England to review Topic Paper 6.
- 2.1.4 While the existing Landscape Character Assessments for Great Yarmouth<sup>4</sup>, Waveney<sup>5</sup> and the Broads<sup>6</sup> were published in 2008 and 2006 (with at 2012 addendum) respectively, prior to publication of the current 2014 'Approach' guidance, they are considered to remain robust for informing this study.
- 2.1.5 The 2014 'Approach' promotes the benefits of involving stakeholders in the preparation of Landscape Character Assessment studies. In line with the requirements of the brief, key stakeholders from Great Yarmouth Borough Council, Waveney District Council and the Broads Authority were consulted by CBA on the assessment methodology, a pilot study to test the methodology and on the draft findings of the study.
- 2.1.6 The approach follows an important principle of good practice in Landscape Character Assessment in that studies should make a clear distinction between:-

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<sup>2</sup> An Approach to Landscape Character Assessment, (Natural England, 2014)

<sup>3</sup> Landscape Character Assessment – Guidance for England and Scotland: Topic Paper 6 – Techniques and Criteria for Judging Landscape Capacity and Sensitivity (Countryside Agency/Scottish Natural Heritage, 2002)

<sup>4</sup> Great Yarmouth Borough Landscape Character Assessment (Land Use Consultants, April 2008)

<sup>5</sup> Waveney District Landscape Character Assessment (Land Use Consultants, April 2008)

<sup>6</sup> The Broads Landscape Character Assessment (Author not specified, 2006)

- **Landscape Characterisation** – the relatively value-free process of identifying, classifying and describing areas of distinctive character; and
- **Landscape Evaluation** – the more subjective process of making judgements, which may use one or a combination of approaches, depending on the purpose of the exercise.

## 2.2 Landscape Characterisation

### Scale of Assessment

- 2.2.1 In line with the purpose of the study, the settlement setting assessment has been undertaken at a scale of 1:10,000.

### Study Area

- 2.2.2 In line with the Brief, the settlements within **Great Yarmouth Borough** included in the assessment are (see **Figure 1.1**):

- The main towns of Great Yarmouth and Gorleston-on-Sea.
- The key service centres/market towns of Bradwell and Caister-on-Sea.
- The rural villages of Belton; Hemsby; Hopton-on-Sea; Ormesby St Margaret; Martham; and Winterton-on-Sea.

- 2.2.3 In line with the Brief, the settlements within **Waveney District** included in the assessment are (see **Figure 1.1**):

- The main town of Lowestoft.
- The key service centres/market towns of Beccles & Worlingham; Bungay; Halesworth; and Southwold & Reydon.
- The rural villages of Barnby & North Cove; Blundeston; Corton; Holton; Kessingland; Somerleyton; Wangford; and Wrentham.

- 2.2.4 The geographical extent of the study areas for the assessment of urban fringe landscapes around the settlements was agreed with the Steering Group as follows:

- Main towns – c.1.5km square area around the settlement.
- Key service centres/market towns – c.1km square area around the settlement.

- Rural villages - c.0.5km square area around the settlement.

2.2.5 In line with the Brief, areas around the settlements within the Study Area, in which development would be in breach of European/UK Legislation and/or the National Planning Policy Framework, have been excluded from the assessment in the following circumstances:

- Land within designated and candidate Special Areas of Conservation
- Land within designated and candidate Special Protection Areas
- Land within designated and candidate Ramsar sites
- Land within Sites of Special Scientific Interest
- Land within National Nature Reserves
- Land within Flood Zone 3

2.2.6 Settlement fringes within the Broads Authority Executive Area are not included in this assessment.

### **Desk-Based Studies**

2.2.7 Before embarking on field survey work, preparatory desk-based studies were undertaken for each settlement, to collate and analyse available information about the landscape within the study areas. For each settlement, the desk-based studies involved the following tasks:

- A review of the Landscape Character Types and Landscape Character Areas around each settlement defined at the 1:25,000 contextual scale by the Great Yarmouth and Waveney Landscape Character Assessment<sup>7</sup> to identify the inherent landscape and visual sensitivities for each landscape unit.
- Analysis of the historic landscape character data for Norfolk and Suffolk to provide an overview of different types/ages of historic fields, field boundaries and woodland, and other historic uses that survive and are still visible as remnant features within the current landscape.
- Identification of conservation designations that indicate valued features of the landscape.
- Definition of preliminary 'Landscape Setting Areas' based on analysis of local variations in landscape character around the settlements.

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<sup>7</sup> Great Yarmouth Borough /Waveney District Landscape Character Assessment (Land Use Consultants, April 2008)

- 2.2.8 Landscape Setting Areas are discrete geographical areas of distinctive character defined at a 1:10,000 scale that provide the landscape setting for a settlement (i.e. the surroundings in which a settlement is experienced, its local context, embracing present and past relationships between the settlement and the adjacent landscape). For the purposes of this study, Landscape Setting Areas are defined as being contiguous with the settlement, i.e. they always share a boundary with the settlement edge.
- 2.2.9 Landscape Setting Areas are unique areas that comprise a particular pattern of physical and cultural characteristics that combine to create a distinctive sense of place. Landscape Setting Areas generally 'nest' within the classification of Landscape Character Areas defined at the 1:25,000 scale by the Great Yarmouth and Waveney Landscape Character Assessment. In many cases, the boundaries between Landscape Setting Areas represent a zone of transition in character.
- 2.2.10 Land within the Norfolk Coast and Suffolk Coast and Heaths AONBs is assessed where it lies within a Landscape Setting Area. Notwithstanding their status as nationally important landscapes, land within these areas do in some cases form partial or whole Landscape Setting Areas to settlements. Landscape Setting Areas around the settlements may contribute towards the setting and special qualities of the Broads and the AONBs.

### **Field Surveys**

- 2.2.11 For each settlement, observations in the field were undertaken and involved the following tasks:
- Refining the boundaries of the preliminary Landscape Setting Areas.
  - Identifying and recording positive and negative landscape features and characteristics (including significant views into and out of the settlement).
  - Recording and analysis of information to inform the evaluation of the landscape within each Landscape Setting Area.

### **Character Descriptions**

- 2.2.12 The findings of the desk-based studies and field survey work informed character descriptions for the landscape setting of each settlement. In each case, the character description information is provided under the following headings:
- **Settlement Profile** – a brief overview description of the settlement's location, pattern of development and key features.



- **Landscape Character Context** – provides signposts to the relevant Landscape Character Areas defined by the Great Yarmouth and Waveney Landscape Character Assessment that provide the landscape context for the respective settlement. This considered the seascape context where settlements are located adjacent to the coast.
- **Landscape Setting Areas** – a summary overview of the key features of the settlement's landscape setting and a table identifying the distinctive characteristics of each Landscape Setting Area.

### Character Analysis Plan

2.2.13 For each settlement, the character descriptions are supported by an analysis plan showing the following information:

- Landscape Setting Areas
- Landscape Features and Characteristics
- Conservation Designations

2.2.14 A glossary for the plan's key is provided in **Appendix C**. It should be noted that a standard key is used on the character analysis maps for consistency. Not all landscape features and conservation designations on the key are necessarily found within each study area, and therefore specific items may not be mapped in some cases. Where data is mapped, it has been used to inform the assessment and evaluation. Datasets provided have been used in their unaltered state, and therefore mapped data may extend beyond the areas described within the text (for example, the Historic Landscape Characterisation data used to define Remnant Historic Landscapes may extend to within the defined 'urban areas' of the settlements which is outside of the Landscape Setting Areas).

2.2.15 As a result of the coalescence of the coastal towns around Great Yarmouth, some plans illustrate more than one settlement on a single plan where Landscape Setting Areas are shared.

## 2.3 Landscape Evaluation

2.3.1 In line with the objectives of the Brief, the following landscape evaluation methodology has been developed which considers:

- The inherent **landscape sensitivity** of a Landscape Setting Area to change.

- The **landscape value** of a Landscape Setting Area.
- The contribution made to the **setting of a Protected Landscape** (the Broads and the AONBs) by a Landscape Setting Area, where appropriate.
- The **indicative landscape capacity** (or suitability) of a Landscape Setting Area to accommodate a particular type of development, taking into account its sensitivity, value and contribution to the setting of Protected Landscapes, where applicable.

2.3.2 It should be noted that the Landscape Setting Areas are evaluated from the perspective of each settlement. Where two settlements lie in close proximity, the same area of landscape may form part or a whole of each settlement's individual setting. In such circumstances, the evaluation results can vary as a result of local variations in the landscape sensitivity of the area. As a result, it is possible for the landscape capacity to be different for the same area of land when assessed from the perspective of each settlement.

### **Landscape Sensitivity**

- 2.3.3 Landscape sensitivity is a combination of the sensitivity of the landscape resource (in terms of both its character as a whole and the individual elements contributing to character); and the visual sensitivity of the landscape, assessed in terms of a combination of factors such as views, visibility, the number and nature of people perceiving the landscape (visual receptors). For the purposes of the study, the term 'overall landscape sensitivity' is used to refer primarily to the inherent sensitivity of the landscape itself, irrespective of the type of change or development that may be under consideration.
- 2.3.4 Drawing on the information and analysis from the desk-based studies and field surveys, the overall landscape sensitivity of an area is evaluated on the basis of combining judgements about the landscape's strength of place and visibility as outlined below.
- 2.3.5 The landscape's **strength of place** is evaluated in terms of its distinctiveness and continuity/time depth in accordance with **Matrix 2.1**.



**Matrix 2.1: Strength of Place**

Distinctiveness	Unique/Rare	Moderate	Strong	Very Strong
	Distinct	Weak	Moderate	Strong
	Indistinct	Very Weak	Weak	Moderate
		Recent	Historic	Ancient
		Continuity/Time Depth		

2.3.6 'Distinctiveness' refers to the presence of positive features of a place which contribute to its special character and strength of place. For the purposes of the assessment, the following definitions apply with regards to the distinctiveness criteria for evaluating a landscape's strength of place in **Matrix 2.1**:

- **Indistinct:** Landscapes with limited positive features or characteristics.
- **Distinct:** Landscapes with notable positive features or characteristics that make a moderate contribution to its special character and strength of place.
- **Unique/Rare:** Landscapes with very distinctive positive features or characteristics that make a substantial contribution to its special character and strength of place.

2.3.7 'Continuity/time depth' refers to the historic dimension of the landscape and how old the landscape is in terms of its surviving features. For the purposes of the assessment, the following definitions apply with regards to the continuity/time depth criteria for evaluating a landscape's strength of place in **Matrix 2.1**:

- **Recent:** Landscapes predominantly dating from 1800 to present day (as defined by the Norfolk & Suffolk Historic Landscape Characterisation Studies).
- **Historic:** Remnant Historic Landscapes predominantly dating from 1600 to 1800 (as defined by the Norfolk & Suffolk Historic Landscape Characterisation Studies).
- **Ancient:** Remnant Historic Landscapes predominantly pre-dating 1600, as indicated by presence of Ancient Woodland (as defined by Natural England) and other ancient features of historic landscape character (based on interpretation of the Norfolk & Suffolk Historic Landscape Characterisation Studies).

2.3.8 Further information and interpretation about the above terms can be found in the Norfolk and Suffolk HLC<sup>8</sup>.

2.3.9 The inherent **visibility** of the landscape (i.e. the degree of opportunities for extensive views) is evaluated in terms of the relative dominance of landform/topography and the degree of tree cover in accordance with **Matrix 2.2**.

**Matrix 2.2: Visibility**

Landform	Dominant	Moderate	High	Very High
	Apparent	Low	Moderate	High
	Insignificant	Very Low	Low	Moderate
		Enclosed	Intermittent	Open
		Tree Cover		

2.3.10 'Landform' refers to the topography or physical shape of the landscape. For the purposes of the assessment, the following definitions apply with regards to the landform criteria for evaluating a landscape's visibility in **Matrix 2.2**:

- **Insignificant:** Landscapes with little or no topographical variation, predominantly flat, and often low-lying landforms.
- **Apparent:** Landscapes with some topographical variation, predominantly gently undulating.
- **Dominant:** Landscapes with a varied topography, predominantly undulating with clear ridges and valleys.

2.3.11 'Tree Cover' refers to the patterns of woodland, hedgerow trees, scrub and field trees in the landscape. For the purposes of the assessment, the following definitions apply with regards to the tree cover criteria for evaluating a landscape's visibility in **Matrix 2.2**:

<sup>8</sup> (Norfolk's Historic Landscape Character (Norfolk Landscape Archaeology 2009)  
Suffolk HLC User Guide and Map (Suffolk County Council 2008)

- **Enclosed:** Landscapes with a high level of tree cover, characterised by limited opportunities for extensive views.
- **Intermittent:** Landscapes with a moderate intermittent level of tree cover, characterised by more opportunities for extensive views.
- **Open:** Landscapes with limited tree cover characterised by widespread opportunities for extensive views.

2.3.12 The **overall landscape sensitivity** of an area is evaluated on the basis of combining judgments about the landscape's strength of place and its inherent visibility in accordance with **Matrix 2.3**.

**Matrix 2.3: Overall Landscape Sensitivity**

Strength of Place	Very Strong	Moderate	Moderate	High	Very High	Very High
	Strong	Moderate	Moderate	High	High	Very High
	Moderate	Low	Low	Moderate	High	High
	Weak	Very Low	Low	Low	Moderate	Moderate
	Very Weak	Very Low	Very Low	Low	Low	Low
		Very Low	Low	Moderate	High	Very High
		Visibility				

2.3.13 For the purposes of the assessment, the overall landscape sensitivity categories are defined in **Table 2.1**.

**Table 2.1: Overall Landscape Sensitivity Definitions**

<b>Overall Landscape Sensitivity Category</b>	<b>Definition</b>
<b>Very Low</b>	The landscape is assessed as having a lack of distinctiveness and continuity/time depth (the landscape is of recent origin with few features of historic interest), and it may also have very limited visibility due to dominant landforms and a high level of tree cover.
<b>Low</b>	The landscape is assessed as having few distinctive features and characteristics that provide continuity/time depth, and typically has limited visibility due to apparent landforms and intermittent tree cover.
<b>Moderate</b>	The landscape is assessed as having some distinctive features and characteristics that provide continuity/time depth, and typically has moderate visibility due to apparent/insignificant landforms and intermittent/open tree cover.
<b>High</b>	The landscape is assessed as having some unique/rare characteristics that are distinctive and provide continuity/time depth, and typically has high visibility due to limited topographical variation and tree cover.
<b>Very High</b>	The landscape is assessed as having many unique/rare characteristics that are very distinctive and provide considerable continuity/time depth (the landscape is of ancient origin with many features of historic interest), and it may also have very high visibility due to very limited topographical variation and tree cover.

### **Landscape Value**

2.3.14 Landscape value is concerned with the relative value that is attached to different landscapes. In a policy context the usual basis for recognising certain highly valued landscapes is through the application of a local or national landscape designation. A landscape may also be valued by different communities for many different reasons without any formal designation. These values may reflect for example; perceptual aspects such as scenic beauty, tranquillity or wildness; special cultural associations; the influence and presence of other conservation interests; or the existence of a consensus about importance, either nationally or locally.

2.3.15 For the purposes of the study, landscape value is assessed on the basis of the following criteria recommended by current best practice guidance<sup>9</sup>:

- **Landscape condition:** the physical state of the landscape, and its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which make up the character in any one place.
- **Scenic quality:** the way in which landscapes appeal primarily to the visual and perceptual senses.
- **Rarity:** the presence or absence of unique/rare features and elements in the landscape.
- **Representativeness:** whether the landscape contains a particular character, and/or features and elements, which are judged to be worthy of representing (such as pockets of ancient remnant woodland or an intricate network of hedgerows for example).

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<sup>9</sup> An Approach to Landscape Character Assessment, (Natural England, 2014).

- **Conservation values:** the presence of features of particular wildlife, geological, archaeological, historic/cultural conservation interest and value (as recognised by established designation systems) that add to the value of the landscape as well as having value in their own right.
- **Sense of wildness/tranquillity:** the existence of relatively remote areas in the landscape which provide a sense of wildness or tranquillity. Such areas are typically characterised by low levels of disturbance, an absence of detracting elements (such as built development, industry, traffic, noise, movement, the presence of people and artificial lighting) and the presence of positive landscape features (such as the naturalness of the landscape, presence and visibility of rivers and sea and the visibility of woodland).
- **Associations:** the cultural associations of the landscape with particular people, artists, writers or other media, or events in history.

2.3.16 Drawing on the information and analysis from the desk-based studies and field surveys, the landscape value of an area is evaluated on the basis of the categories set out in **Table 2.2**.

**Table 2.2: Landscape Value Categories**

<b>Landscape Value Category</b>	<b>Definition/Criteria</b>	<b>Typical Examples/Features</b>
<b>Very High</b>	<ul style="list-style-type: none"> <li>• Very many and/or extensive important features of conservation value</li> <li>• Very strong landscape condition due to very unified landscape pattern and few visual detractors</li> <li>• Very prominent culturally important landmarks provide orientation/very strong strength of place</li> <li>• Very many rare landscape features/characteristics contribute to a very strong strength of place</li> <li>• Very strong sense of wildness/tranquillity</li> <li>• Very strong cultural associations with prominent people/important events</li> </ul>	<ul style="list-style-type: none"> <li>• World Heritage Site, National Park/The Broads, AONB or key elements/features within them</li> <li>• Areas of exceptional remoteness</li> <li>• Relatively most tranquil areas</li> <li>• Wildlife areas of international or national value</li> <li>• Providing setting for internationally buildings or cultural features</li> </ul>
<b>High</b>	<ul style="list-style-type: none"> <li>• Many and/or extensive important features of conservation value</li> <li>• Strong landscape condition due to unified landscape pattern and limited visual detractors</li> <li>• Prominent culturally important landmarks provide orientation/strong strength of place</li> <li>• Many rare landscape features/characteristics contribute to a strong strength of place</li> <li>• Strong sense of wildness/tranquillity</li> <li>• Strong cultural associations with prominent people/important events</li> </ul>	<ul style="list-style-type: none"> <li>• National Park/The Broads, AONB, Areas of Great Landscape Value (or similar designation) or key elements/features within them</li> <li>• Areas of remote countryside</li> <li>• Wildlife areas of national value</li> <li>• Providing setting for Listed Buildings or nationally important cultural features</li> </ul>
<b>Moderate</b>	<ul style="list-style-type: none"> <li>• Some important features of conservation value</li> <li>• Moderate landscape condition due to</li> </ul>	<ul style="list-style-type: none"> <li>• Generally undesignated but value expressed through local cultural associations or through</li> </ul>

Landscape Value Category	Definition/Criteria	Typical Examples/Features
	<ul style="list-style-type: none"> <li>relatively coherent landscape pattern and some visual detractors</li> <li>Culturally important landmarks present but not prominent</li> <li>Some rare landscape features/characteristics contribute to a strength of place</li> <li>Limited sense of wildness/tranquillity</li> <li>Limited cultural associations with prominent people/important events</li> </ul>	<ul style="list-style-type: none"> <li>demonstrable use</li> <li>Potential areas of remote countryside</li> <li>Wildlife areas of local value</li> <li>Providing setting for locally valued buildings or cultural features</li> </ul>
<b>Low</b>	<ul style="list-style-type: none"> <li>Limited important features of conservation value</li> <li>Poor landscape condition due to incoherent landscape pattern and many visual detractors</li> <li>No culturally important landmarks present</li> <li>Few rare landscape features/characteristics</li> <li>No sense of wildness/tranquillity</li> <li>No cultural associations with prominent people/important events</li> </ul>	<ul style="list-style-type: none"> <li>Certain individual landscape elements or features may be worthy of conservation and landscape would benefit from restoration or enhancement</li> <li>No areas of remote countryside</li> <li>Relatively least tranquil areas</li> </ul>

### Contribution to Setting of Protected Landscapes

- 2.3.17 As highlighted in Section 3.0, the need to protect the settings of the Broads, the Norfolk Coast AONB and the Suffolk Coast & Heaths AONB from inappropriate development that could harm the special qualities for which they are designated is reflected in adopted Local Plan policies.
- 2.3.18 The term ‘setting’ in relation to these Protected Landscapes is not defined in national or local policy. For the purposes of this assessment, setting refers to the surroundings adjacent to a Protected Landscape which may influence the perceptual experience of its special qualities. The specific landscape characteristics/features within a Landscape Setting Area can make a major or moderate contribution to the setting of the Protected Landscape; or they may make only a limited or neutral contribution. For example, wooded, undeveloped skylines on higher ground and ridges between valleys are recognised by the Broads Landscape Character Assessment<sup>10</sup> as being significant in views experienced from the Broads.
- 2.3.19 Drawing on the information and analysis from the desk-based studies and field surveys, the contribution that the character of each settlement Landscape Setting Area makes to the setting of the Protected Landscape and its special qualities is evaluated in line with the criteria set out in **Table 2.3**.

<sup>10</sup> Broads Landscape Character Assessment (2006)

**Table 2.3: Contribution to Setting of Protected Landscape Criteria**

<b>Level of Contribution</b>	<b>Definition</b>
<b>Major Contribution</b>	The Landscape Setting Area is judged to make a major contribution to the setting of the Protected Landscape due to its very high inter-visibility with the Protected Landscape.
<b>Moderate Contribution</b>	The Landscape Setting Area is judged to make a moderate contribution to the setting of the Protected Landscape due to its moderate inter-visibility with the Protected Landscape.
<b>Limited Contribution</b>	The Landscape Setting Area is judged to make a limited contribution to the setting of the Protected Landscape due to its limited inter-visibility with the Protected Landscape.
<b>Neutral Contribution</b>	The Landscape Setting Area is judged to make a neutral contribution to the setting of the Protected Landscape due to it having no inter-visibility with the Protected Landscape.

- 2.3.20 Where Landscape Setting Areas fall wholly within an AONB, no assessment of their contribution to the setting of the AONB is provided. For the avoidance of doubt, no Landscape Setting Areas fall within the Broads Executive Area which is outside of the Study Area.

### **Landscape Capacity**

- 2.3.21 Landscape capacity refers to the ability of a landscape to accommodate change or development without significant adverse effects on its character. Landscape capacity reflects the inherent sensitivity of the landscape resource and its visual sensitivity, and the value attached to the landscape or to specific elements. For the purposes of the study, the term 'indicative landscape capacity' is used to refer to the capacity (or suitability) of the landscape to accommodate a specific type and nature of change or development within defined parameters.
- 2.3.22 Evaluation of a landscape's capacity to accommodate development is a complex issue and is not a scientific absolute. The evaluation of landscape capacity is based on the assessor's professional judgement about the sensitivity and value of the Landscape Setting Area considered as a whole.
- 2.3.23 The capacity evaluation does not necessarily assume that this capacity applies consistently across the entire Landscape Setting Area. For example, it is possible for a certain amount/scale of development, where carefully sited, well-designed and with suitable landscaping mitigation, to be accommodated in an area assessed as having an overall low or moderate capacity. Conversely, in a Landscape Setting Area assessed as having an overall high capacity to accommodate most scales of development, it is possible for the capacity to be reduced in parts

of the area due to site-specific constraints (such as contribution to the setting of an adjacent Protected Landscape or Conservation Area for example), as shown on the relevant settlement assessment map. For this reason, potential development site allocations and/or planning applications should be considered on their own merits taking into account the findings of this study as a starting point.

- 2.3.24 The indicative capacity of a Landscape Setting Area to accommodate a particular type of development is evaluated by combining judgments about its **landscape sensitivity** with judgments about its **landscape value** as set out in **Matrix 2.4**. Where applicable, the contribution made by a Landscape Setting Area to the setting of a Protected Landscape is also taken into account in assessing an area's capacity.

**Matrix 2.4: Indicative Landscape Capacity**

Landscape Sensitivity	Very Low	Low	Moderate	High	Very High
	Low	Low	Moderate	High	High
	Moderate	Low	Moderate	Moderate	Moderate
	High	Low	Low	Moderate	Moderate
	Very High	Very Low	Low	Low	Low
		Very High	High	Moderate	Low
		Landscape Value			

- 2.3.25 For the purposes of the assessment, the indicative landscape capacity categories are as defined in **Table 2.4**. For each settlement, the indicative landscape capacity of the identified Landscape Setting Areas is shown on a capacity evaluation plan.



**Table 2.4: Indicative Landscape Capacity Definitions**

Indicative Landscape Capacity Category	Definition
<b>Very Low</b>	The landscape is assessed as having very high landscape sensitivity and very high landscape value. <b>Very limited potential to accommodate any scale of new development</b> as this is highly likely to erode the positive key features and characteristics of the landscape, which are desirable to safeguard in line with relevant national/local planning policy objectives.
<b>Low</b>	The landscape is assessed as having high landscape sensitivity and high landscape value. Large or medium-scale new development is likely to erode the positive key features and characteristics of the landscape which are desirable to safeguard in line with relevant national/local planning policy objectives. Taking into account site-specific constraints, there may be <b>potential to accommodate some small-scale development</b> in specific locations within the landscape with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>Moderate</b>	The landscape is assessed as either having very low to moderate landscape sensitivity and high landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard. Taking into account site-specific constraints, there may also be potential to accommodate some large-scale new development in specific locations with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>High</b>	The landscape is assessed as having low to very low landscape sensitivity and low to moderate landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> within the landscape without eroding positive key features and characteristics which are desirable to safeguard.
<b>Very High</b>	The landscape is assessed as having very low landscape sensitivity and very low landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard.

2.3.26 Where a Landscape Setting Area (wholly or partially) contributes to the setting of an adjacent Protected Landscape, it is necessary to consider how this may constrain its indicative capacity to accommodate development. In these circumstances, the indicative Landscape Capacity is moderated in line with the following process:

- Where a Landscape Setting Area around a particular settlement provides a Major Contribution (as defined in **Table 2.3**) to the setting of a Protected Landscape, the indicative Landscape Capacity is reduced by two categories as per **Table 2.4** to reflect the additional sensitivity of the landscape. For example, if a Landscape Setting Area initially assessed as having a High Landscape Capacity makes a Major Contribution to the setting of a Protected Landscape, its moderated Landscape Capacity would be Low.
- Where a Landscape Setting Area makes a Moderate Contribution to the setting of a Protected Landscape, the indicative Landscape Capacity is reduced by one category. For example, if a Landscape Setting Area initially assessed as having a High Landscape Capacity makes a Moderate Contribution to the setting of a Protected Landscape, its moderated Landscape Capacity would be Moderate.

- Where a Landscape Setting Area makes a Limited or Neutral Contribution to the setting of a Protected Landscape, the indicative Landscape Capacity would remain unchanged from the initial assessment.

2.3.27 Where the Landscape Capacity of a Landscape Setting Area has been moderated to reflect its relative contribution to the setting of a Protected Landscape, the reasons for this judgement are explained in the supporting text.

2.3.28 In order to assess the suitability of a landscape to accommodate development in line with the objectives of the Brief, it is necessary to make a number of assumptions about the nature of potential development types under consideration. For the purposes of this assessment, the development scenarios defined in **Table 2.5** were agreed with the Client Steering Group based on the nature/scale of existing and potential development types within the Study Area.

**Table 2.5: Indicative Development Scales Definitions**

Indicative Development Scale	Definition
<b>Large</b>	<p><b>Housing development:</b> over 50 residential dwellings comprising detached, semi-detached or terraced buildings, up to two storeys in height, with plot/street layouts and densities in line with current policy requirements.</p> <p><b>Employment development:</b> large scale commercial buildings with substantial footprints, generally up to 10-12m in height, and including parking/service areas.</p> <p><b>Services/community development:</b> large scale buildings with substantial footprints, up to three storeys in height, including large parking/service areas.</p>
<b>Medium</b>	<p><b>Housing development:</b> 11 to 50 residential dwellings comprising detached, semi-detached or terraced buildings, up to two storeys in height, with plot/street layouts and densities in line with current policy requirements.</p> <p><b>Employment development:</b> medium-scale commercial buildings, generally up to 10-12m in height, including modest parking/service areas.</p> <p><b>Services/community development:</b> medium scale buildings, up to two storeys in height, including modest parking/service areas.</p>
<b>Small</b>	<p><b>Housing development:</b> 10 or less residential dwellings comprising detached, semi-detached or terraced buildings, up to two storeys in height, with plot/street layouts and densities in line with current policy requirements.</p> <p><b>Employment development:</b> small commercial buildings, generally up to 10-12m in height, including small parking/service areas.</p> <p><b>Services/community development:</b> small buildings, of one storey in height, including small parking/service areas.</p>

2.3.29 The potential to mitigate adverse effects of change in a particular landscape will depend on the factors that determine its landscape and visual sensitivity. For the purposes of the assessment, landscapes evaluated as having some capacity to accommodate a particular type of

development are considered to have potential for mitigation based on siting, design and landscaping mitigation principles such as:

- New development siting, design and landscaping responds to the landscape features, characteristics and special qualities that give the landscape its unique sense of place and local distinctiveness.
- New development avoids adverse impacts on the setting of culturally important landmarks, remnant historic landscapes and significant views.
- The use of appropriate building and hard/soft landscaping materials that are complementary to local vernacular design.
- Use of materials with appropriate finishes and colours that help to blend new buildings and structures into the surrounding landscape.
- New planting of woodland and tree belts (using native species to reinforce local distinctiveness) designed to create a strong sense of enclosure (where appropriate), frame views, provide screening and soften impact of built development, that links with existing vegetation to create a cohesive landscape framework to help integrate new development into the landscape.
- Existing vegetation, including shelter belts, woodland and hedgerows, is retained and augmented by new structure planting to provide screening for new development (including reinforcement of landscape buffers along sensitive urban edges and to soften hard urban edges where appropriate), and appropriately managed to provide a strong and enduring backdrop to frame views.
- Multi-functional green networks are created as new planting, open space and recreational corridors.
- Where opportunities exist, the improvement and restoration of degraded landscapes at a local scale.

## **3.0 LANDSCAPE PLANNING POLICY CONTEXT**

### **3.1 European Landscape Convention**

3.1.1 The UK Government signed the European Landscape Convention<sup>11</sup> on the 24<sup>th</sup> February 2006. The Convention aims to encourage public authorities within member states to adopt exemplary and long lasting policies and measures for the protection, management and planning of all landscapes, both outstanding and ordinary, that determine the quality of people's living environment.

3.1.2 The European Landscape Convention defines landscape as:

*'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.'*

3.1.3 The term landscape is typically synonymous with the countryside; however, landscape is everywhere and may comprise rural landscapes, urban landscapes or townscape, urban fringe landscapes, coastal landscapes or seascapes, etc.

3.1.4 The European Landscape Convention defines 'landscape character' as:

*'a distinct and recognisable pattern of elements that occur consistently in a particular type of landscape.'*

### **3.2 National Planning Policy Framework**

3.2.1 The National Planning Policy Framework (NPPF) and Planning Practice Guidance set out a policy approach intended to enhance the natural and local environment. A core principle of the NPPF is that local plans and planning decisions should recognise the intrinsic character and beauty of the countryside. The NPPF also requires that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

3.2.2 As such, local plans are expected to set out strategic policies to protect and enhance the natural environment, landscape and wider countryside. Local plans are also expected to indicate broad allocations for development and identify land where development would be

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<sup>11</sup> European Landscape Convention (Council of Europe ETS No. 176, Ratified 2006)

inappropriate. This should take into account considerations such as environmental constraints and areas of historical significance.

- 3.2.3 The NPPF states that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads, and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.
- 3.2.4 Local planning authorities are expected to set criteria-based policies against which proposals for development affecting Protected Landscapes will be judged. Planning policies should be based on up-to-date information about the natural environment and other characteristics of the area. Furthermore, landscape character assessments should be prepared and integrated with both assessments of historic landscape character and landscape sensitivity assessments areas where major expansion options are considered.

### **3.3 Great Yarmouth Borough Local Plan**

- 3.3.1 The Great Yarmouth Local Plan Core Strategy adopted in 2015 sets out the development strategy for the Borough until 2030. The Core Strategy identifies a settlement hierarchy, this helps to direct new development to the most sustainable locations across the Borough. It includes a range of overarching policies including Policy CS11 (Enhancing the Natural Environment).
- 3.3.2 Among other things, Policy CS11 requires the Council to work with other partner authorities and agencies to improve the Borough's natural environment and avoid any harmful impacts of development on its landscape assets by:
- *d) Ensuring that the Norfolk Coast Area of Outstanding Natural Beauty (AONB), the Broads and their settings are protected and enhanced.*
  - *e) Safeguarding and where possible enhancing the borough's wider landscape character, in accordance with the findings of the borough's and the Broads Authority's Landscape Character Assessment.*
  - *k) Working with developers and landowners to ensure land management practices protect and enhance landscapes and to restore landscapes where valued features and habitats have been degraded or lost.*
  - *l) Identifying and where appropriate reassessing the locations of strategic gaps to help retain the separate identity and character of settlements in close proximity to each other*

- 3.3.3 The Core Strategy recognises that the Broads is an area of acknowledged national importance for landscape, biodiversity, recreational and navigational value, and is a major contributor to the economy and quality of life for the Borough and the wider area. While the Broads Authority area boundaries are drawn tightly around its constituent river valleys, the Core Strategy recognises that some new development within the Borough may still have an impact on the landscape quality of the Broads. Applicants for proposed developments in close proximity to the Broads are required to have regard to the findings of the Broads Authority's Landscape Character Assessment.
- 3.3.4 The Core Strategy also recognises the role of allocating and protecting strategic gaps/ green wedges between settlements to help ensure that they retain their unique identities and maintain and enhance their landscape setting. Reliance on countryside policies alone is unlikely to provide sufficient protection against the reduction or loss of important gaps between settlements, particularly in the long term. Without the added protection of designated strategic gaps/green wedges, the Core Strategy considers it is likely that incremental development will eventually lead to coalescence and in turn the loss of the individual character and/or setting of the settlements concerned. Locations and policies for strategic gaps will be included in the Development Policies and Site Allocations Local Plan Document, which is currently in preparation and due for adoption in late 2018. Examples of locations where strategic gaps may be appropriate include between the settlements of Great Yarmouth and Caister-on-Sea, Bradwell and Belton, and Gorleston-on-Sea and Hopton.

### **3.4 Waveney District Local Plan**

- 3.4.1 The Waveney Local Plan Core Strategy adopted in 2009 sets out the development strategy for the District until 2021 (2025 for housing). The Local Plan includes Development Management Policies (adopted 2011), Site Specific Allocations (adopted 2011) and the Lowestoft Lake Lothing & Outer Harbour Area Action Plan (adopted 2012).
- 3.4.2 The Core Strategy includes a range of overarching policies, including Policy CS16 (Natural Environment). Proposals for development are expected to retain and add to local distinctiveness and retain tranquillity, and they should conserve and contribute towards the enhancement of the landscape character of the District, including the visual setting of the Norfolk and Suffolk Broads and the Historic Parks and Gardens of Somerleyton, Henham and Belle Vue Park in Lowestoft, and their settings.
- 3.4.3 The Development Management Policies includes Policy DM27 (Protection of Landscape Character), which requires that proposals for development should be informed by, and be

sympathetic to, the distinctive character areas, strategic objectives and considerations identified in the Waveney District Landscape Character Assessment. Development proposals should demonstrate that their location, scale, design and materials will protect and where possible, enhance the special qualities and local distinctiveness of the area. Proposals that have an adverse effect will not be permitted unless it can be demonstrated that they cannot be located on alternative sites that would cause less harm and the benefits of the development clearly outweigh any adverse impacts. Development affecting the Broads Area and the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and their settings, Rural River Valley and Tributary Valley Farmland areas will not be permitted under Policy DM27 unless it can be demonstrated there is an overriding national need for development and no alternative site can be found.

- 3.4.4 The Development Management Policies also includes Policy DM28 (Strategic Gaps and Open Breaks), which requires that in order to prevent coalescence of settlements, development will not be permitted where it would prejudice the aims of maintaining the open character of the Strategic Gaps and Open Breaks as identified on the Proposals Map (between Lowestoft and Kessingland, the area north of North Lowestoft/Corton and the border with Great Yarmouth Borough, and between Halesworth and Holton).
- 3.4.5 As a result of changes in national planning policy since the existing Local Plan was adopted, the Council is reviewing its Local Plan to consider where future growth up to 2036 would be most appropriately located while protecting the District's natural environment. The new Local Plan is due for adoption in 2018.

### **3.5 Broads Local Plan**

- 3.5.1 The Broads Core Strategy 2007-2021 adopted in 2007 sets out the vision and strategic planning policies that inform the approach to development for the Broads, and includes a range of overarching policies including Policy CS1 (Landscape Protection and Enhancement).
- 3.5.2 Policy CS1 requires that development and changes in land use/management must ensure that all aspects of the environmental and cultural assets of the Broads distinctive landscape are protected, enhanced and restored. Proposals should ensure opportunities for positive impacts on the following core assets have been addressed and adverse impacts avoided: (i) the defining and distinctive qualities of the varied landscape character areas formed by the built and natural environment; (ii) tranquillity and wildness as part of the Broads experience; (iii) the value and integrity of nature conservation interest; and (iv) the character, appearance and integrity of the historic and cultural environment. Opportunities to mitigate the visual impact of currently intrusive features should also be sought.

- 3.5.3 The Core Strategy is supported by a suite of Development Management Policies, which set out more detailed criteria against which developments in the Broads is assessed.
- 3.5.4 As a result of changes in national planning policy since the existing Local Plan was adopted, the Broads Authority is currently preparing a new Local Plan for the period up to 2036.
- 3.5.5 The Broads Plan (2011) is the statutory management plan for the Broads, and is currently in the process of being reviewed.



## 4.0 GREAT YARMOUTH BOROUGH SETTLEMENT FRINGE ASSESSMENTS

### 4.1 Landscape Character Context

4.1.1 As shown on **Figure 1.1**, the following National Character Areas<sup>12</sup> provide the national context for the settlement fringe assessments within Great Yarmouth Borough:

- (79) North East Norfolk and Flegg
- (80) The Broads
- (82) Suffolk Coast and Heaths

4.1.2 **Figure 1.1** also shows the relationship of Waveney District to the nationally designated landscapes of The Broads and the Norfolk Coast Area of Outstanding Natural Beauty (AONB).

4.1.3 Great Yarmouth Borough is located in the east of England, covering approximately 182 square kilometres. Great Yarmouth and Gorleston are the principal settlements within the Borough, in addition to a range of other, smaller settlements, such as Winterton-on-Sea, Caister, the Ormesbys and Rollesby<sup>13</sup>.

4.1.4 The Borough includes part of the Norfolk and Suffolk Broads (which have National Park Status, are the largest protected wetlands in Britain and the third largest inland waterway), with the Broads Authority Executive Area fringing and partly within the northern and westernmost parts of the Borough around the Yare and Thurne valleys. As such, landscapes within Great Yarmouth Borough form part of the setting of the Broads. The coastline and dunes at Winterton-on-Sea within the Borough are designated as part of the Norfolk Coast AONB<sup>14</sup>.

4.1.5 The Broads are recognised as a naturally functioning wetland ecosystem of international cultural, environmental and ecological importance. The network of inland waterways and large scale water bodies which are the legacy of flooded former peat extraction creates not only significant opportunities for water based recreation, but also a rich range of wetland habitats, including wet meadow and grazing marsh/pasture, in addition to areas of alder and willow carr, most notably to wooded Broads such as Ormesby Broad. The landscape of the Broads, in particular the wide, flat valley of the Thurne to the north west, is otherwise open and exposed, and of relatively large scale and simple composition. There is inter-visibility with other landscapes within Great Yarmouth Borough from the Broads<sup>15</sup>.

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<sup>12</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

<sup>13</sup> Great Yarmouth Landscape Character Assessment (Land Use Consultants, 2008)

<sup>14</sup> Great Yarmouth Landscape Character Assessment (Land Use Consultants, 2008)

<sup>15</sup> Great Yarmouth Landscape Character Assessment (Land Use Consultants, 2008)

- 4.1.6 The Norfolk Coast AONB, a small part of which falls within the Borough, encompasses a range of landscape types based on geological strata including chalk, boulder clay and glacial sands and gravels, with dramatic, erosion prone cliffs defining much of the North Norfolk Coastline. A variety of alluvial, shingle and sand deposits forms a dynamic, changing system of dunes, low ridges and coastal marshes to the eastern edge of the AONB, notably at Winterton-on-Sea, creating a wild and windswept coast which contrasts markedly with other coastlines within Great Yarmouth Borough, which display a strong resort influence<sup>16</sup>.
- 4.1.7 The landscape of Great Yarmouth Borough beyond the Broads and the Norfolk Coast AONB is a lowland rural and transitional wetland landscape, comprising a simple mosaic of mixed farmland fringed by the wet woodlands and grazing marshes of the Norfolk Broads and associated Broadland River Valleys. The fabric of the rural landscape is in places eroded due to agricultural intensification and settlement expansion, although a more intact field boundary pattern and the influence of minor estates is evident in parts, notably in the wooded valley which forms the boundary with Waveney District<sup>17</sup>.
- 4.1.8 The Borough's high quality, diverse built environment is one of the reasons it has remained such a popular place to live and visit. The main towns within the Borough; Great Yarmouth and Gorleston-on-Sea, are rich in both character and charm, with an eclectic mix of architectural styles in and around their unique historic cores<sup>18</sup>.
- 4.1.9 The north of the Borough contains a mix of part modern, part traditional Norfolk countryside villages such as Martham and Filby, coastal villages such as Winterton-on-Sea and the coastal holiday centres. The key service centre for services and facilities in the northern parishes is Caister-on-Sea. Following the completion of the new bypasses in the 1980s, a significant amount of private housing was developed in both Caister-on-Sea and Ormesby St Margaret<sup>19</sup>.
- 4.1.10 In contrast to the rural charm of the northern parishes, settlements in the southern parishes are for the most part more suburban in character. This is primarily due to the rapid expansion of settlements such as Belton and Bradwell during the 1960s and 70s to meet housing needs at the time. Like most parts of the Borough, the built environment in the south has largely been shaped by tourism, evident in the number of settlements attracting visitors all year round, such as Hopton-on-Sea<sup>20</sup>.

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<sup>16</sup> Great Yarmouth Landscape Character Assessment (Land Use Consultants, 2008)

<sup>17</sup> Great Yarmouth Landscape Character Assessment (Land Use Consultants, 2008)

<sup>18</sup> Local Plan: Core Strategy (Great Yarmouth Borough Council 2015)

<sup>19</sup> Local Plan: Core Strategy (Great Yarmouth Borough Council 2015)

<sup>20</sup> Local Plan: Core Strategy (Great Yarmouth Borough Council 2015)

- 4.1.11 Within the Borough there is a significant legacy of historic buildings and monuments linked to its maritime heritage, including Caister Roman Fort and the 14<sup>th</sup> century medieval town wall in Great Yarmouth. Great Yarmouth is also home to the Tollhouse, which dates back to the late 13<sup>th</sup> century and is said to be the oldest municipal building in Britain<sup>21</sup>.
- 4.1.12 South Quay consists of an extensive row of buildings ranging from the Victorian Town Hall and Elizabethan House Museum to many 17<sup>th</sup> and 18<sup>th</sup> century former merchant houses, intersected with the Rows; a unique medieval street pattern. Across the river in Gorleston-on-Sea, quayside structures include a range of predominantly 19<sup>th</sup> century buildings such as the Ocean Rooms, a lighthouse, the Gorleston Pavilion and the old Lifeboat Shed<sup>22</sup>.
- 4.1.13 Away from the main urban area, most of the Borough's rural villages have medieval churches built from local materials such as flint. These are often surrounded by traditional thatched houses and a village green<sup>23</sup>.
- 4.1.14 As shown on **Figure 4.1**, the Great Yarmouth Borough Landscape Character Assessment<sup>24</sup> identifies the following Landscape Character Types and Areas which provide the local context for the settlement fringe assessments within Great Yarmouth Borough:

LANDSCAPE CHARACTER TYPES	LANDSCAPE CHARACTER AREAS
A: Rural Wooded Valleys	A1: Waveney Rural Wooded Valley
C: Broads River Valley	C1: Yare Valley – Great Yarmouth Edge
E: Dunes, Coastal Levels & Resorts	E1: Winterton Dunes and Coastal Strip E2: Great Yarmouth Coastal Strip
G: Settled Farmland	G1: East Flegg Settled Farmland G2: West Flegg Settled Farmland G3: Ormesby and Filby Settled Farmland G4: Hobland Settled Farmland
H: Tributary Valley Farmland	H1: Blundeston Tributary Valley Farmland

- 4.1.15 The key characteristics of the Great Yarmouth Borough Landscape Character Areas are provided in **Appendix A**.
- 4.1.16 In overview, the Broads Landscape Character Assessment describes the Broads as being a unique wetland landscape comprising a diverse range of wetland habitats associated with the main rivers and their tributaries. Much of the landscape was formerly coastal and estuarine, and the Broads is a result of many centuries of human intervention. Excavation of peat during

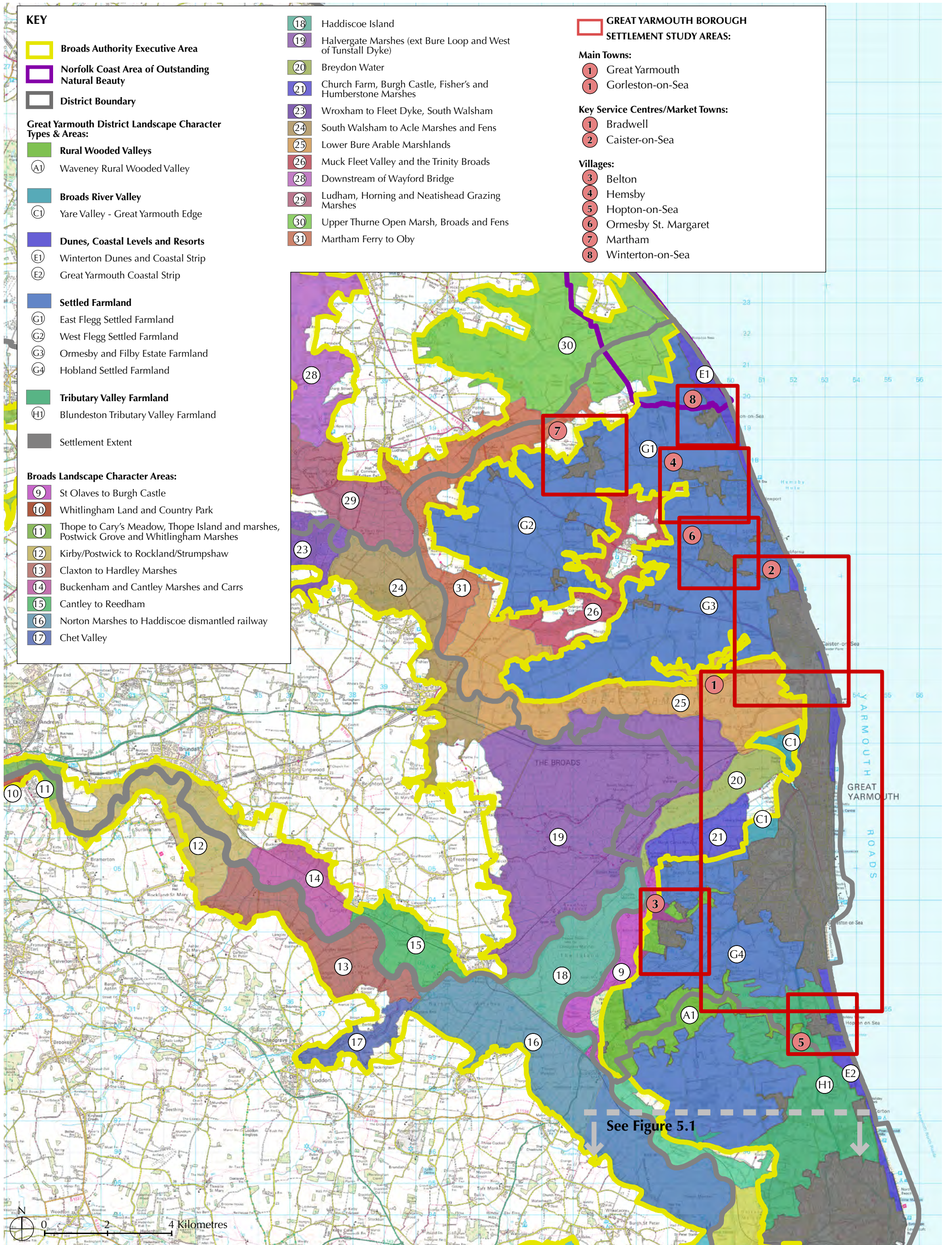
<sup>21</sup> Local Plan: Core Strategy (Great Yarmouth Borough Council, 2015)

<sup>22</sup> Local Plan: Core Strategy (Great Yarmouth Borough Council, 2015)

<sup>23</sup> Local Plan: Core Strategy (Great Yarmouth Borough Council, 2015)

<sup>24</sup> Great Yarmouth Landscape Character Assessment (Land Use Consultants, 2008)







the medieval period primarily focused on the river valleys has created large shallow wetlands. Land drainage, in particular of the estuarine marshes for agriculture, has created a diverse and dynamic landscape of wetland habitats often linked to traditional industries such as reed cutting. The special qualities of the Broads landscape defined by the Broads Plan<sup>25</sup> are:

- Remoteness and tranquillity
- Enclosure and scale
- Light and reflectivity
- Pattern and texture
- Sense of time depth
- Skylines
- Visibility and inter-visibility
- Accessibility and experience/recreation

4.1.17 As shown on **Figure 4.1**, the Broads Landscape Character Assessment<sup>26</sup> identifies the following Landscape Character Areas which provide the local context for the settlement fringe assessments within Great Yarmouth Borough:

- 9: St Olaves to Burgh Castle
- 18: Haddiscoe Island
- 19: Halvergate Marshes (excluding Bure Loop and West of Tunstall Dyke)
- 20: Breydon Water
- 21: Church Farm, Burgh Castle, Fisher's and Humberstone Marshes
- 25: Lower Bure Arable Marshlands
- 26: Muck Fleet valley and the Trinity Broads
- 31: Martham Ferry to Oby

4.1.18 The key characteristics of the Broads Landscape Character Areas are provided in **Appendix A**.

4.1.19 The special qualities of the Norfolk Coast AONB identified in the Management Plan<sup>27</sup> are:

- Dynamic Character and geomorphology of the coast
- Strong and distinctive links between land and sea
- Diversity and integrity of landscape, seascape and settlement character
- Exceptionally important, varied and distinctive biodiversity, based on locally distinctive habitats
- Nationally and internationally important geology
- Sense of remoteness, tranquillity and wildness
- Richness of archaeological heritage and historic environment, particularly that relating to the coast and its character.

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<sup>25</sup> The Broads Plan (2011) - the statutory management plan for the Broads

<sup>26</sup> The Broads Landscape Character Assessment (author not specified, 2006)

<sup>27</sup> The Norfolk Coast AONB Management Plan (Norfolk Coast Partnership, 2014-19)

## 4.2 Landscape Setting of Great Yarmouth

### Settlement Profile

- 4.2.1 Great Yarmouth is situated in the south-east corner of the Borough, sandwiched between the coast and Breydon Water; a large water-body designated as a Ramsar, Special Protection Area, Site of Special Scientific Interest, and Local Nature Reserve and part of the Broads. Coastal influences are notable, with extensive horizons and big skies in many views. The seascape adjacent to the settlement falls within the Outer Thames Estuary Special Protection Area.
- 4.2.2 Great Yarmouth today is a large town, rich in history; originally founded by the Angles. It was highly prosperous by the time of the Domesday Book (1086), and later developing around industries such as ship-building, fishing (for herring) and its importance as a trade port, Great Yarmouth continued to grow and prosper. The 19<sup>th</sup> Century saw the most significant growth of the town, primarily facilitated by the railway and its increasing popularity as a seaside resort.
- 4.2.3 Great Yarmouth was once a walled town, some of the medieval wall and tower defences still remain. The historic 'rows' of housing, built to house fishermen were destroyed during the Second World War. Settlement developed along the coastline partly to the north but mostly to the south. Industrial areas developed in the south-west of the town after the 1950s.

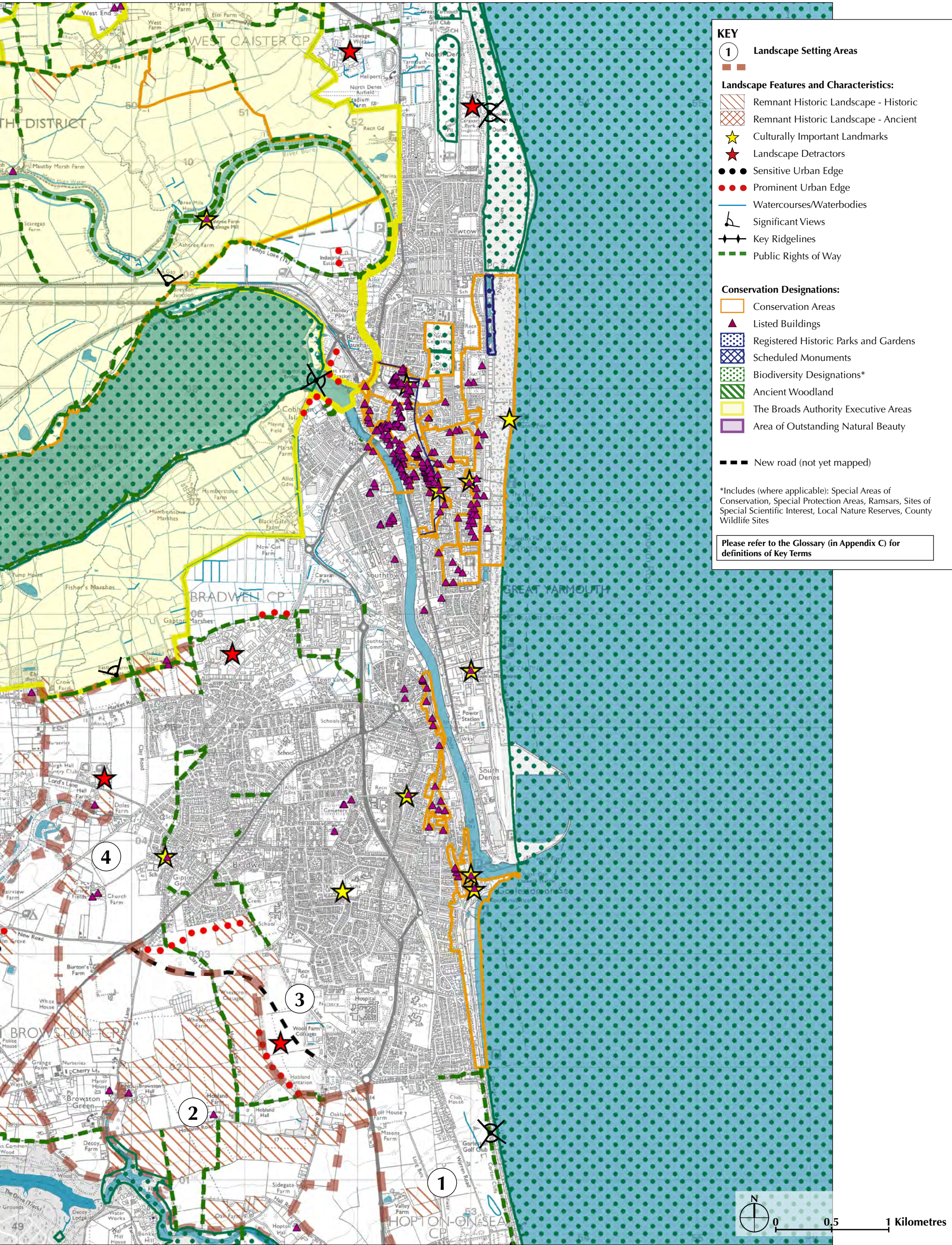
### Landscape Character

- 4.2.4 The landscape surrounding the settlement falls within the following Great Yarmouth and Waveney District Landscape Character Areas – see **Appendix A** for details:
- C1: Yare Valley – Great Yarmouth Edge
  - E2: Great Yarmouth Coastal Strip
  - G4: Hobland Settled Farmland
- 4.2.5 The landscape surrounding the settlement falls within the following Broads Landscape Character Areas – see **Appendix A** for details:
- 19: Halvergate Marshes (excl. Bure Loop and west of Tunstall Dyke)
  - 20: Breydon Water
  - 21: Church Farm, Burgh Castle, Fisher's and Humberstone Marshes
  - 25: Lower Bure Arable Marshlands

4.2.6 The key features and characteristics of the landscape around Great Yarmouth are illustrated on **Figure 4.2a** and summarised below:

- **Remnant Historic Landscapes:** Much of the landscape around Great Yarmouth is in the Broads floodplain. The predominant field types associated with this are 19<sup>th</sup> and 20<sup>th</sup> Century drained reclaimed land of rectilinear form. These fields demonstrate post-1950s boundary loss, and 20<sup>th</sup> Century enclosure. There are also some tracts of 18<sup>th</sup> and 19<sup>th</sup> Century new enclosure associated with the railway lines in the west. To the north, between Great Yarmouth and Caister-on-Sea there are extensive areas of land where past landscapes have been overwritten, now dominated by modern recreational and leisure uses, an airport, and sewage works. Along the coast to the immediate south of the settlement, the land is also utilised for modern recreational and leisure purposes (golf course). To the south-west of the settlement, beyond the built-up area of Bradwell, the landscape is predominantly comprised of 20<sup>th</sup> Century agriculture, in the form of 20<sup>th</sup> Century enclosure and post-1950s boundary loss. There are a small number of remnant historic fields, mainly piecemeal enclosure by agreement, to the west and south of the settlement.
- **Culturally Important Landmark(s):** Churches: St. Nicholas', St. Spyridon's and St. John's, Great Yarmouth; St. Andrew's, and St. Mary Magdalen, Gorleston; St. Nicholas' Church, Bradwell. The Grade I listed Nelson's Monument. The Britannia Pier; Gorleston Old Lighthouse, the Pavilion Theatre.
- **Landscape Detractor(s):** Large-scale industrial estates, new industrial units to the west of Woodfarm Lane, Holiday Parks.
- **Urban Edges:** Most of the edge of Great Yarmouth is abutted by the adjacent settlements of Gorleston and Bradwell. The western and northern edges of the town lie adjacent to the open broads' landscape, where much of the settlement edge is quite prominent due to limited screening and the industrial nature of the western edge of the town.
- **Watercourses/Waterbodies:** Breydon Water, which is a Ramsar, Special Protection Area, Site of Special Scientific Interest, and Local Nature Reserve; lies immediately to the west of the town, with the River Yare cutting through the urban area to the sea. The extensive areas of farmland that provide much of the northern and western settlement setting contain frequent ditches and small watercourses. To the south of the settlement, there are waterbodies on the southern side of Browston Green, including Mill Water. North of Belton is a network of small watercourses and waterbodies that link to the Broads in the west.
- **Significant View(s)/Key Ridgeline(s):** Views along the coast, both towards and away from the coastal edge of this group of settlements. Views from the A12 road bridge over the eastern end of Breydon Water, both towards and away from the town. View north from the A47 across the Broads – Ashtree Farm drainage mill is particularly striking. View across the Broads from rights of way near Eastles Farm.





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- **Footpaths/Bridleways:** There are a number of public rights of way around the town, particularly following the main watercourses in the Broads to the west. The Weavers' and Wherryman's Way promoted routes follow the northern edge of Breydon Water, whilst Angles Way follows its southern edge. To the south of the settlement are very few rights of way other than the coastal path, with a more extensive network to the west towards Browston Green.
- **Woodland:** Some narrow belts of woodland enclose field parcels, such as at Hobland Hall, and around the new industrial units to the west of Woodfarm Lane, where the wooded field edge has been retained as a screen. There is also woodland to the south of Browston Green, and along the watercourses at Belton.

4.2.7 Areas of distinctive landscape that have been identified around the settlement are shown on **Figure 4.2a** as 'Landscape Setting Areas' (LSA). The distinctive characteristics that define each Landscape Setting Area are highlighted within the table below:

Landscape Setting Area	Distinctive Characteristics
<b>1</b>	<ul style="list-style-type: none"> <li>• Blocks of trees</li> <li>• Few hedgerows separate fields, scattered lines of trees are typical</li> <li>• Long Belt tree-line</li> <li>• Medium-scale arable fields</li> <li>• Disused railway line</li> <li>• Views to offshore wind farm</li> </ul>
<b>2</b>	<ul style="list-style-type: none"> <li>• Medium to large-scale, some of which retain their historic pattern</li> <li>• Small settlement of Browston Green</li> <li>• Woodland at Hobland Hall</li> <li>• Scattered farmsteads</li> <li>• Bounded to the north by a new road</li> <li>• Lound Lakes County Wildlife Site</li> </ul>
<b>3</b>	<ul style="list-style-type: none"> <li>• Landscape enclosed between the new road and southern edge of Bradwell</li> <li>• New industrial units to the west of Woodfarm Lane with thick tree boundary</li> <li>• Regular medium to large-scale fields</li> </ul>
<b>4</b>	<ul style="list-style-type: none"> <li>• Arable fields of varying size</li> <li>• Hedgerows – some remnants of historic plantations</li> <li>• Disused railway line</li> <li>• Scattered farmsteads</li> <li>• Woodland around the watercourses and waterbodies at Hall Farm</li> <li>• Opportunities for some views across the Broads from rights of way</li> </ul>

## Landscape Sensitivity

- 4.2.8 The inherent Landscape Sensitivity of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area			
	1	2	3	4
<b>Strength of Place</b>				
Distinctiveness	Indistinct	Distinct	Indistinct	Distinct
Continuity	Recent	Historic	Recent	Recent
<b>Strength of Place</b>	<b>Very Weak</b>	<b>Moderate</b>	<b>Very Weak</b>	<b>Weak</b>
<b>Visibility</b>				
Landform	Apparent	Apparent	Insignificant	Insignificant
Tree Cover	Intermittent	Intermittent	Intermittent	Intermittent
<b>Visibility</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Low</b>	<b>Low</b>
<b>Landscape Sensitivity</b>				
<b>Landscape Sensitivity</b>	<b>Low</b>	<b>Moderate</b>	<b>Very Low</b>	<b>Low</b>

## Landscape Value

- 4.2.9 The inherent Landscape Value of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area			
	1	2	3	4
<b>Landscape Value</b>	Moderate	Moderate	Low	Moderate

## Contribution to Protected Landscape Setting

- 4.2.10 The contribution those landscape setting areas make to the setting of the Broads evaluated in line with the methodology set out in **Section 2.0**, are shown in the table below:

Criteria	Landscape Setting Area			
	1	2	3	4
<b>Contribution to Setting of the Broads</b>	Neutral	Neutral	Neutral	Major Contribution

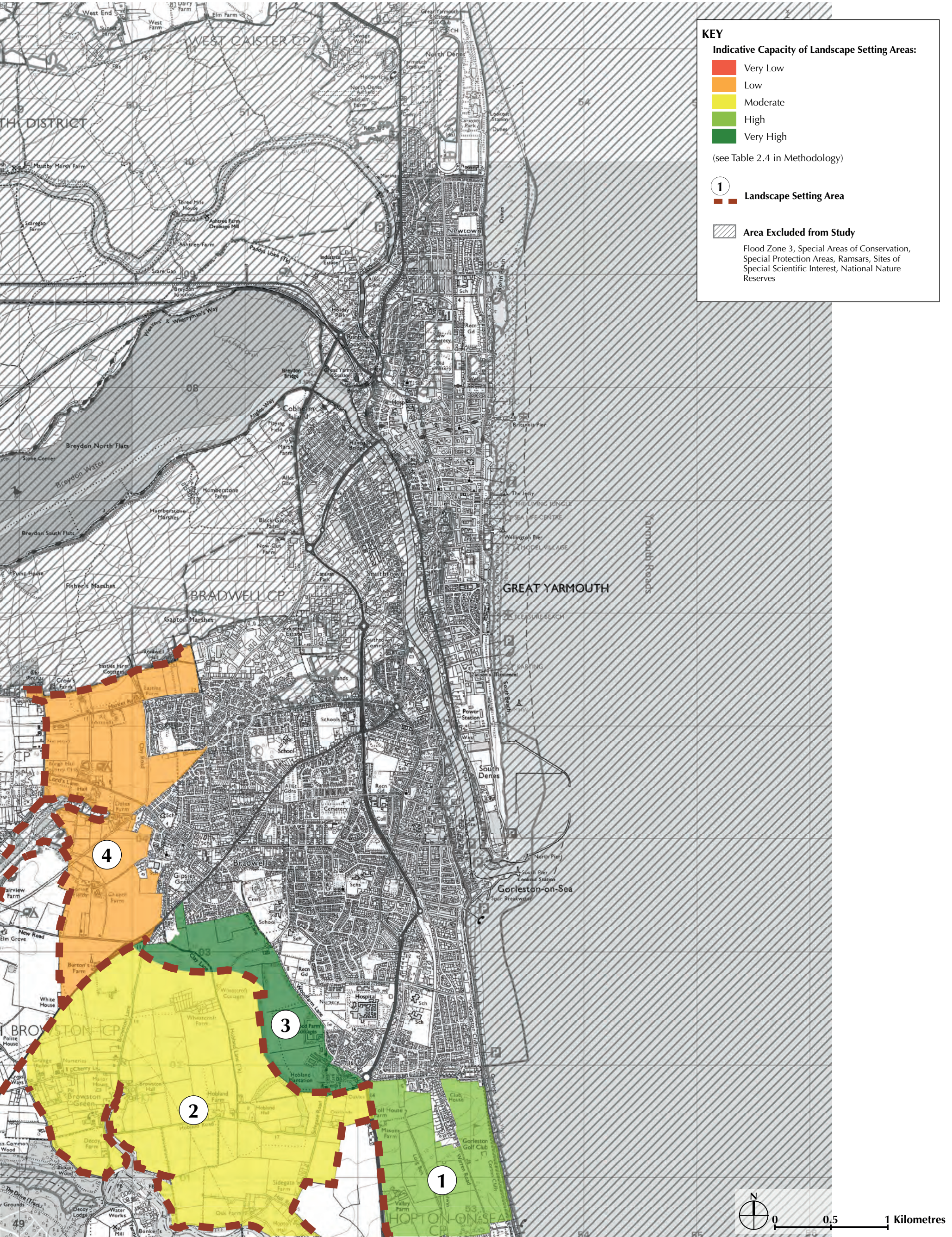
## Landscape Capacity

- 4.2.11 The indicative and moderated Landscape Capacity of each Landscape Setting Area to accommodate development, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below and on **Figure 4.2b**:

Criteria	Landscape Setting Area			
	1	2	3	4
Landscape Sensitivity	Low	Moderate	Very Low	Low
Landscape Value	Moderate	Moderate	Low	Moderate
<b>Landscape Capacity</b>	<b>High</b>	<b>Moderate</b>	<b>Very High</b>	<b>High</b>
<b>Moderated Landscape Capacity</b>	N/A	N/A	N/A	<b>Low</b>

- 4.2.12 The indicative landscape capacity of each Landscape Setting Area is assessed below in relation to the definitions provided by the methodology set out within **Section 2.0** (the landscape capacity definitions are repeated at the end of this section for ease of reference).
- 4.2.13 **Landscape Setting Area 1** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity and Moderate Landscape Value. This area has undergone recent changes so overall its historic continuity has been reduced. However, some more recent historic features remain in the landscape such as the Long Belt plantation and disused railway, which contribute to its local character and value. Coastal views from rights of way close to the coastline are expansive and significant. To the north the setting area is adjacent to a Conservation Area, both this and the influence of the seascape contributes to the area's character and its moderate landscape value.
- 4.2.14 **Landscape Setting Area 2** is considered to have **Moderate Landscape Capacity** as a result of its Moderate Landscape Sensitivity and Moderate Landscape Value. In general this area has strong historic coherence, as it retains many of its historic field patterns for example around Hobland Hall, historic lanes (often now rights of way) and the historic form of the linear settlement of Browston Green. These features also contribute to the area's landscape sensitivity. The presence of listed buildings and the wooded backdrop provided by an historic park and garden to the south contribute to the landscape value of this LSA.
- 4.2.15 **Landscape Setting Area 3** is considered to have **Very High Landscape Capacity** as a result of its Very Low Landscape Sensitivity and Low Landscape Value. Very recent changes within this setting area have contributed to the erosion of characteristic landscape features. The newly developed industrial estate is a visual detractor, currently seen above the band of trees around its perimeter. Historic field parcels and lanes have been split by the new road, affecting their





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coherence and although visibility overall is low, although internal views are possible, particularly of prominent edges of new developments.

- 4.2.16 **Landscape Setting Area 4** is considered to have **Low Landscape Capacity** as a result of its Low Landscape Sensitivity, Moderate Landscape Value and its Major Contribution to the setting of the Broads. This area includes features which contribute positively to character, such as wooded valleys and scattered farmsteads - including listed buildings. Landscape detractors in this setting area are typically holiday parks and recent changes have affected the historic continuity of this landscape. Visibility overall within the LSA is low due to the presence of small blocks of woodland and some hedgerows, in combination with the relatively flat topography. However, there are significant glimpsed views of undeveloped farmland within the LSA from rights of way within the Broads to the north; which provides the setting to the Broads at this location.

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**Indicative Landscape Capacity Definitions**

<b>Indicative Landscape Capacity Category</b>	<b>Definition</b>
<b>Very Low</b>	The landscape is assessed as having very high landscape sensitivity and very high landscape value. <b>Very limited potential to accommodate any scale of new development</b> as this is highly likely to erode the positive key features and characteristics of the landscape, which are desirable to safeguard in line with relevant national/local planning policy objectives.
<b>Low</b>	The landscape is assessed as having high landscape sensitivity and high landscape value. Large or medium-scale new development is likely to erode the positive key features and characteristics of the landscape which are desirable to safeguard in line with relevant national/local planning policy objectives. Taking into account site-specific constraints, there may be <b>potential to accommodate some small-scale development</b> in specific locations within the landscape with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>Moderate</b>	The landscape is assessed as either having very low to moderate landscape sensitivity and high landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard. Taking into account site-specific constraints, there may also be potential to accommodate some large-scale new development in specific locations with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>High</b>	The landscape is assessed as having low to very low landscape sensitivity and low to moderate landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> within the landscape without eroding positive key features and characteristics which are desirable to safeguard.
<b>Very High</b>	The landscape is assessed as having very low landscape sensitivity and very low landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard.

## 4.3 Landscape Setting of Gorleston-on-Sea

### Settlement Profile

- 4.3.1 Gorleston-on-Sea is situated in the south-east corner of the Borough, and its development is closely linked with Great Yarmouth, each developing on opposite banks of the River Yare. The coastal influences are strongly reflected in the history of Gorleston-on-Sea and both marine and freshwater environments form a key part of the town's overall character. The influence of the seascape however diminishes rapidly further inland. The sea adjacent to the settlement is part of the Outer Thames Estuary Special Protection Area.
- 4.3.2 Gorleston-on-Sea is a small town, like Great Yarmouth it developed as a fishing port at the mouth of the Yare, historically within Suffolk. Its reference in the Domesday Book hints at its long history. Herring fishing and salt production were key trades, by the 19<sup>th</sup> Century brewing and farming became more important locally. Later on in the 19<sup>th</sup> Century the resort of Gorleston developed to the south along Gorleston Cliffs, making the most of the wide sandy beach with associated public buildings such as the Pavilion (built in 1901).
- 4.3.3 The town expanded significantly during the 20<sup>th</sup> Century, in particular inland towards Bradwell as regular rows of post-war bungalows developed nearer the coast and more recent, mixed cul-de-sac developments further inland. Many characteristic rural lanes have been absorbed into these developments.

### Landscape Character

- 4.3.4 The landscape surrounding the settlement falls within the following Great Yarmouth and Waveney District Landscape Character Areas – see **Appendix A** for details:
- A1: Waveney Rural Wooded Valley
  - C1: Yare Valley – Great Yarmouth Edge
  - E2: Great Yarmouth Coastal Strip
  - G4: Hobland Settled Farmland
  - H1: Blundeston Tributary Valley Farmland
- 4.3.5 The landscape surrounding the settlement falls within the following Broads Landscape Character Area – see **Appendix A** for details::
- 21: Church Farm, Burgh Castle, Fisher's and Humberstone Marshes

4.3.6 The key features and characteristics of the landscape around Gorleston-on-Sea are illustrated on **Figure 4.2a** and summarised below:

- **Remnant Historic Landscapes:** The landscape around Gorleston-on-Sea is a mixture of remnant historic piecemeal enclosure by agreement and 20<sup>th</sup> Century agriculture. The 20<sup>th</sup> Century agriculture is predominantly comprised of 20<sup>th</sup> Century enclosure, with some areas demonstrating post-1950s boundary loss. To the north-west of the settlement, beyond Bradwell, the landscape adjacent to the Broads is mostly 19<sup>th</sup> and 20<sup>th</sup> Century drained reclamation land of rectilinear form. Most of the remnant historic piecemeal enclosure is found to the south-west of the settlement around Hobland Hall, where there are also a number of 18<sup>th</sup>-20<sup>th</sup> Century woodland plantations bordering fields and informal parkland.
- **Culturally Important Landmark(s):** Churches: St. Nicholas', St. Spyridon's and St. John's, Great Yarmouth; St. Andrew's, and St. Mary Magdalen, Gorleston; St. Nicholas' Church, Bradwell. The Grade I listed Nelson's Monument. The Britannia Pier; Gorleston Old Lighthouse, the Pavilion Theatre.
- **Landscape Detractor(s):** Large-scale industrial estates, new industrial units to the west of Woodfarm Lane, Holiday Parks.
- **Urban Edges:** Most of the edge of Gorleston-on-Sea is abutted by the adjacent settlements of Great Yarmouth and Bradwell. The southern edges of the town are neither particularly prominent nor sensitive, with some screening vegetation between the properties on the edge of the settlement and the adjacent countryside. Along the western edge of the town towards Bradwell, new industrial development is apparent, and although screening woodland to the west of Woodfarm Lane has been retained, the large industrial units are still very noticeable from the surrounding countryside due to their large scale. The new stretch of road between the south of Gorleston-on-Sea and Bradwell creates a new edge to the town.
- **Watercourses/Waterbodies:** Breydon Water, which is a Ramsar, Special Protection Area, Site of Special Scientific Interest, and Local Nature Reserve; lies to the north of the settlement, with the River Yare cutting through the urban area to the sea. The extensive areas of farmland that provide much of the northern and western settlement setting contain frequent ditches and small watercourses. To the south-west of the settlement, there are waterbodies on the southern side of Browston Green, including Mill Water. North of Belton, to the west of Gorleston-on-Sea is a network of small watercourses and waterbodies that link to the Broads in the west.
- **Significant View(s)/Key Ridgeline(s):** Views along the coast, both towards and away from the coastal edge of this group of settlements. Views from the A12 road bridge over the eastern end of Breydon Water, both towards and away from the town. View north from the A47 across the Broads – Ashtree Farm drainage mill is particularly striking. View across the Broads from rights of way near Eastles Farm.

- **Footpaths/Bridleways:** There are a number of public rights of way around the settlement, particularly following the main watercourses in the Broads to the north. The Weavers' and Wherryman's Way promoted routes follow the northern edge of Breydon Water, whilst Angles Way follows its southern edge. To the south of the settlement are very few rights of way other than the coastal path, with a more extensive network to the west towards Browston Green.
- **Woodland:** Some narrow belts of woodland enclose field parcels, such as at Hobland Hall, and around the new industrial units to the west of Woodfarm Lane, where the wooded field edge has been retained as a screen. There is also woodland to the south of Browston Green, and along the watercourses at Belton.

4.3.7 Areas of distinctive landscape that have been identified around the settlement are shown on **Figure 4.2a** as 'Landscape Setting Areas' (LSA). The distinctive characteristics that define each Landscape Setting Area are highlighted within the table below:

Landscape Setting Area	Distinctive Characteristics
<b>1</b>	<ul style="list-style-type: none"> <li>• Blocks of trees</li> <li>• Few hedgerows separate fields, scattered lines of trees are typical</li> <li>• Long Belt tree-line</li> <li>• Medium-scale arable fields</li> <li>• Disused railway line</li> <li>• Views to offshore wind farm</li> </ul>
<b>2</b>	<ul style="list-style-type: none"> <li>• Medium to large-scale, some of which retain their historic pattern</li> <li>• Small settlement of Browston Green</li> <li>• Woodland at Hobland Hall</li> <li>• Scattered farmsteads</li> <li>• Bounded to the north by a new road</li> <li>• Lound Lakes County Wildlife Site</li> </ul>
<b>3</b>	<ul style="list-style-type: none"> <li>• Landscape enclosed between the new road and southern edge of Bradwell</li> <li>• New industrial units to the west of Woodfarm Lane with thick tree boundary</li> <li>• Regular medium to large-scale fields</li> </ul>
<b>4</b>	<ul style="list-style-type: none"> <li>• Arable fields of varying size</li> <li>• Hedgerows – some remnants of historic plantations</li> <li>• Disused railway line</li> <li>• Scattered farmsteads</li> <li>• Woodland around the watercourses and waterbodies at Hall Farm</li> <li>• Opportunities for some views across the Broads from rights of way</li> </ul>



## Landscape Sensitivity

- 4.3.8 The inherent Landscape Sensitivity of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area			
	1	2	3	4
<b>Strength of Place</b>				
Distinctiveness	Indistinct	Distinct	Indistinct	Distinct
Continuity	Recent	Historic	Recent	Recent
<b>Strength of Place</b>	<b>Very Weak</b>	<b>Moderate</b>	<b>Very Weak</b>	<b>Weak</b>
<b>Visibility</b>				
Landform	Apparent	Apparent	Insignificant	Insignificant
Tree Cover	Intermittent	Intermittent	Intermittent	Intermittent
<b>Visibility</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Low</b>	<b>Low</b>
<b>Landscape Sensitivity</b>				
<b>Landscape Sensitivity</b>	<b>Low</b>	<b>Moderate</b>	<b>Very Low</b>	<b>Low</b>

## Landscape Value

- 4.3.9 The inherent Landscape Value of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area			
	1	2	3	4
<b>Landscape Value</b>	Moderate	Moderate	Low	Moderate

## Contribution to Protected Landscape Setting

- 4.3.10 The contribution those landscape setting areas make to the setting of the Broads evaluated in line with the methodology set out in **Section 2.0**, are shown in the table below:

Criteria	Landscape Setting Area			
	1	2	3	4
<b>Contribution to Setting of the Broads</b>	Neutral	Neutral	Neutral	Major Contribution

## Landscape Capacity

- 4.3.11 The indicative and moderated Landscape Capacity of each Landscape Setting Area to accommodate development, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below and on **Figure 4.2b**:

Criteria	Landscape Setting Area			
	1	2	3	4
Landscape Sensitivity	Low	Moderate	Very Low	Low
Landscape Value	Moderate	Moderate	Low	Moderate
<b>Landscape Capacity</b>	<b>High</b>	<b>Moderate</b>	<b>Very High</b>	<b>High</b>
<b>Moderated Landscape Capacity</b>	N/A	N/A	N/A	<b>Low</b>

- 4.3.12 The indicative landscape capacity of each Landscape Setting Area is assessed below in relation to the definitions provided by the methodology set out within **Section 2.0** (the landscape capacity definitions are repeated at the end of this section for ease of reference).
- 4.3.13 **Landscape Setting Area 1** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity and Moderate Landscape Value. This area has undergone recent changes so overall its historic continuity has been reduced. However, some more recent historic features remain in the landscape such as the Long Belt plantation and disused railway, which contribute to its local character and value. Coastal views from rights of way close to the coastline are expansive and significant. To the north the setting area is adjacent to a Conservation Area, both this and the influence of the seascape contributes to the area's character and its moderate landscape value.
- 4.3.14 **Landscape Setting Area 2** is considered to have **Moderate Landscape Capacity** as a result of its Moderate Landscape Sensitivity and Moderate Landscape Value. In general this area has strong historic coherence, as it retains many of its historic field patterns for example around Hobland Hall, historic lanes (often now rights of way) and the historic form of the linear settlement of Browston Green. These features also contribute to the area's landscape sensitivity. The presence of listed buildings and the wooded backdrop provided by an historic park and garden to the south contribute to the landscape value of this LSA.
- 4.3.15 **Landscape Setting Area 3** is considered to have **Very High Landscape Capacity** as a result of its Very Low Landscape Sensitivity and Low Landscape Value. Very recent changes within this setting area have contributed to the erosion of features which were characteristic. The newly developed industrial estate is a visual detractor, currently seen above the band of trees around its perimeter. Historic field parcels and lanes have been split by the new road, affecting their

coherence and although visibility overall is low, internal views are possible, particularly of prominent edges of new developments.

- 4.3.16 **Landscape Setting Area 4** is considered to have **Low Landscape Capacity** as a result of its Low Landscape Sensitivity, Moderate Landscape Value and its Major Contribution to the setting of the Broads. This area includes features which contribute positively to character, such as wooded valleys and scattered farmsteads - these include listed buildings. Landscape detractors in this setting area are typically holiday parks. Recent changes have affected the historic continuity of this landscape. Visibility overall within the LSA is low due to the presence of small blocks of woodland and some hedgerows, in combination with the relatively flat topography. However, there are significant glimpsed views of undeveloped farmland within the LSA from rights of way within the Broads to the north; which provides the setting to the Broads at this location.

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**Indicative Landscape Capacity Definitions**

<b>Indicative Landscape Capacity Category</b>	<b>Definition</b>
<b>Very Low</b>	The landscape is assessed as having very high landscape sensitivity and very high landscape value. <b>Very limited potential to accommodate any scale of new development</b> as this is highly likely to erode the positive key features and characteristics of the landscape, which are desirable to safeguard in line with relevant national/local planning policy objectives.
<b>Low</b>	The landscape is assessed as having high landscape sensitivity and high landscape value. Large or medium-scale new development is likely to erode the positive key features and characteristics of the landscape which are desirable to safeguard in line with relevant national/local planning policy objectives. Taking into account site-specific constraints, there may be <b>potential to accommodate some small-scale development</b> in specific locations within the landscape with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>Moderate</b>	The landscape is assessed as either having very low to moderate landscape sensitivity and high landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard. Taking into account site-specific constraints, there may also be potential to accommodate some large-scale new development in specific locations with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>High</b>	The landscape is assessed as having low to very low landscape sensitivity and low to moderate landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> within the landscape without eroding positive key features and characteristics which are desirable to safeguard.
<b>Very High</b>	The landscape is assessed as having very low landscape sensitivity and very low landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard.

## 4.4 Landscape Setting of Bradwell

### Settlement Profile

- 4.4.1 Bradwell is situated in the south-east of the Borough, in close proximity to Great Yarmouth and Gorleston-on-Sea. Today the village has merged with the coastal settlement of Gorleston-on-Sea; this limits the opportunity for coastal influences to extend within Bradwell itself.
- 4.4.2 Bradwell is a large village, now forming part of the wider settlement of Great Yarmouth. The area's settlement is a mixture of villages, hamlets and scattered farmsteads, often clustered around commons and greens. The history and development of Bradwell is similar in many ways to this. The church of St. Nicholas was established in the 12<sup>th</sup> Century, but many of the historic buildings; barns, and windpumps/mills associated with the village's earlier development have been lost. A green was also part of the settlement of Bradwell and the village school was built on part of it.
- 4.4.3 The most significant changes to the village occurred post-1950, with an expansion of residential development towards the railway in the north and towards Gorleston-on-Sea in the east. A new residential development is currently being built in farmland to the south of Bradwell with access via a new road link.

### Landscape Character

- 4.4.4 The landscape surrounding the settlement falls within the following Great Yarmouth and Waveney District Landscape Character Areas – see **Appendix A** for details:
- A1: Waveney Rural Wooded Valley
  - C1: Yare Valley – Great Yarmouth Edge
  - G4: Hobland Settled Farmland
- 4.4.5 The landscape surrounding the settlement falls within the following Broads Landscape Character Area – see **Appendix A** for details:
- 21: Church Farm, Burgh Castle, Fisher's and Humberstone Marshes
- 4.4.6 The key features and characteristics of the landscape around Bradwell are illustrated on **Figure 4.2a** and summarised below:

- **Remnant Historic Landscapes:** The landscape to the north-west of Bradwell is the Broads floodplain. The predominant field types associated with this area are 19<sup>th</sup> and 20<sup>th</sup> Century drained reclamation land of rectilinear form, and some fields demonstrating post-1950s boundary loss. To the west of the settlement, the landscape is predominantly 20<sup>th</sup> Century agriculture, both 20<sup>th</sup> Century enclosure and fields demonstrating post-1950s boundary loss. There is also some scattered remnant historic piecemeal enclosure by agreement within this area. To the south of the settlement, there are tracts of remnant historic piecemeal enclosure around Hobland Hall, where there are also a number of 18<sup>th</sup>-20<sup>th</sup> Century woodland plantations bordering fields and informal parkland.
- **Culturally Important Landmark(s):** Churches: St. Nicholas', St. Spyridon's and St. John's, Great Yarmouth; St. Andrew's, and St. Mary Magdalen, Gorleston; St. Nicholas' Church, Bradwell. The Grade I listed Nelson's Monument. The Britannia Pier; Gorleston Old Lighthouse, the Pavilion Theatre.
- **Landscape Detractor(s):** Large-scale industrial estates, new industrial units to the west of Woodfarm Lane, Holiday Parks.
- **Urban Edges:** Most of the edge of Bradwell is abutted by the adjacent settlements of Great Yarmouth and Gorleston-on-Sea. The south edge of the settlement is quite prominent, with little screening vegetation between the properties on the edge of the settlement and the adjacent countryside. Along the south-western edge of the settlement towards Gorleston-on-Sea, new industrial development is apparent, and although screening woodland to the west of Woodfarm Lane has been retained, the large industrial units are still very noticeable from the surrounding countryside due to their large scale. The new stretch of road between the south of Gorleston-on-Sea and Bradwell creates a new edge to the settlement.
- **Watercourses/Waterbodies:** Breydon Water, which is a Ramsar, Special Protection Area, Site of Special Scientific Interest, and Local Nature Reserve; lies to the north of the settlement, with the River Yare cutting through the urban area to the sea. The extensive areas of farmland that provide much of the northern and western settlement setting contain frequent ditches and small watercourses. To the south-west of the settlement, there are waterbodies on the southern side of Browston Green, including Mill Water. North of Belton, to the west of Gorleston-on-Sea is a network of small watercourses and waterbodies that link to the Broads in the west.
- **Significant View(s)/Key Ridgeline(s):** Views along the coast, both towards and away from the coastal edge of this group of settlements. Views from the A12 road bridge over the eastern end of Breydon Water, both towards and away from the town. View north from the A47 across the Broads – Ashtree Farm drainage mill is particularly striking. View across the Broads from rights of way near Eastles Farm.
- **Footpaths/Bridleways:** There are a number of public rights of way around the settlement, particularly following the main watercourses in the Broads to the north. The Weavers' and Wherryman's Way promoted routes follow the northern edge of Breydon Water, whilst

Angles Way follows its southern edge. South-west of the settlement, to the south of Gorleston-on-Sea are very few rights of way other than the coastal path, with a more extensive network to the west towards Browston Green.

- **Woodland:** Some narrow belts of woodland enclose field parcels, such as at Hobland Hall, and around the new industrial units to the west of Woodfarm Lane, where the wooded field edge has been retained as a screen. There is also woodland to the south of Browston Green, and along the watercourses at Belton.

4.4.7 Areas of distinctive landscape that have been identified around the settlement are shown on **Figure 4.4a** as 'Landscape Setting Areas' (LSA). The distinctive characteristics that define each Landscape Setting Area are highlighted within the table below:

Landscape Setting Area	Distinctive Characteristics
<b>1</b>	<ul style="list-style-type: none"> <li>• Golf course and associated blocks of trees</li> <li>• Few hedgerows separate fields, scattered lines of trees are typical</li> <li>• Long Belt tree-line</li> <li>• Medium-scale arable fields</li> <li>• Disused railway line</li> </ul>
<b>2</b>	<ul style="list-style-type: none"> <li>• Medium to large-scale fields, some of which retain their historic pattern</li> <li>• Small settlement of Browston Green</li> <li>• Woodland at Hobland Hall</li> <li>• Scattered farmsteads</li> <li>• Bounded to the north by a new road</li> <li>• Lound Lakes County Wildlife Site</li> </ul>
<b>3</b>	<ul style="list-style-type: none"> <li>• Landscape enclosed between the new road and southern edge of Bradwell</li> <li>• New industrial units to the west of Woodfarm Lane with thick tree boundary</li> <li>• Regular medium to large-scale fields</li> </ul>
<b>4</b>	<ul style="list-style-type: none"> <li>• Arable fields of varying size</li> <li>• Hedgerows – some remnants of historic plantations</li> <li>• Disused railway line</li> <li>• Scattered farmsteads</li> <li>• Woodland around the watercourses and waterbodies at Hall Farm</li> <li>• Opportunities for some views across the Broads from rights of way</li> </ul>

## Landscape Sensitivity

- 4.4.8 The inherent Landscape Sensitivity of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area			
	1	2	3	4
<b>Strength of Place</b>				
Distinctiveness	Indistinct	Distinct	Indistinct	Distinct
Continuity	Recent	Historic	Recent	Recent
<b>Strength of Place</b>	<b>Very Weak</b>	<b>Moderate</b>	<b>Very Weak</b>	<b>Weak</b>
<b>Visibility</b>				
Landform	Apparent	Apparent	Insignificant	Insignificant
Tree Cover	Intermittent	Intermittent	Intermittent	Intermittent
<b>Visibility</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Low</b>	<b>Low</b>
<b>Landscape Sensitivity</b>				
<b>Landscape Sensitivity</b>	<b>Low</b>	<b>Moderate</b>	<b>Very Low</b>	<b>Low</b>

## Landscape Value

- 4.4.9 The inherent Landscape Value of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area			
	1	2	3	4
<b>Landscape Value</b>	Moderate	Moderate	Low	Moderate

## Contribution to Protected Landscape Setting

- 4.4.10 The contribution those landscape setting areas make to the setting of the Broads evaluated in line with the methodology set out in **Section 2.0**, are shown in the table below:

Criteria	Landscape Setting Area			
	1	2	3	4
<b>Contribution to Setting of the Broads</b>	Neutral	Neutral	Neutral	Major Contribution

## Landscape Capacity

- 4.4.11 The indicative and moderated Landscape Capacity of each Landscape Setting Area to accommodate development, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below and on **Figure 4.2b**:

Criteria	Landscape Setting Area			
	1	2	3	4
Landscape Sensitivity	Low	Moderate	Very Low	Low
Landscape Value	Moderate	Moderate	Low	Moderate
<b>Landscape Capacity</b>	<b>High</b>	<b>Moderate</b>	<b>Very High</b>	<b>High</b>
<b>Moderated Landscape Capacity</b>	N/A	N/A	N/A	<b>Low</b>

- 4.4.12 The indicative landscape capacity of each Landscape Setting Area is assessed below in relation to the definitions provided by the methodology set out within **Section 2.0** (the landscape capacity definitions are repeated at the end of this section for ease of reference).
- 4.4.13 **Landscape Setting Area 1** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity and Moderate Landscape Value. This area has undergone recent changes so overall its historic continuity has been reduced. However, some more recent historic features remain in the landscape such as the Long Belt plantation and disused railway, which contribute to its local character and value. Coastal views from rights of way close to the coastline are expansive and significant. To the north the setting area is adjacent to a Conservation Area, both this and the influence of the seascape contributes to the area's character and its moderate landscape value.
- 4.4.14 **Landscape Setting Area 2** is considered to have **Moderate Landscape Capacity** as a result of its Moderate Landscape Sensitivity and Moderate Landscape Value. In general this area has strong historic coherence, as it retains many of its historic field patterns for example around Hobland Hall, historic lanes (often now rights of way) and the historic form of the linear settlement of Browston Green. These features also contribute to the area's landscape sensitivity. The presence of listed buildings and the wooded backdrop provided by an historic park and garden to the south contribute to the landscape value of this LSA.
- 4.4.15 **Landscape Setting Area 3** is considered to have **Very High Landscape Capacity** as a result of its Very Low Landscape Sensitivity and Low Landscape Value. Very recent changes within this setting area have contributed to the erosion of features which were characteristic. The newly developed industrial estate is a visual detractor, currently seen above the band of trees around its perimeter. Historic field parcels and lanes have been split by the new road, affecting their



coherence and although visibility overall is low, internal views are possible, particularly of prominent edges of new developments.

- 4.4.16 **Landscape Setting Area 4** is considered to have **Low Landscape Capacity** as a result of its Low Landscape Sensitivity, Moderate Landscape Value and its Major Contribution to the setting of the Broads. This area includes features which contribute positively to character, such as wooded valleys and scattered farmsteads - these include listed buildings. Landscape detractors in this setting area are typically holiday parks. Recent changes have affected the historic continuity of this landscape. Visibility overall within the LSA is low due to the presence of small blocks of woodland and some hedgerows, in combination with the relatively flat topography. However, there are significant glimpsed views of undeveloped farmland within the LSA from rights of way within the Broads to the north; which provides the setting to the Broads at this location.

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**Indicative Landscape Capacity Definitions**

<b>Indicative Landscape Capacity Category</b>	<b>Definition</b>
<b>Very Low</b>	The landscape is assessed as having very high landscape sensitivity and very high landscape value. <b>Very limited potential to accommodate any scale of new development</b> as this is highly likely to erode the positive key features and characteristics of the landscape, which are desirable to safeguard in line with relevant national/local planning policy objectives.
<b>Low</b>	The landscape is assessed as having high landscape sensitivity and high landscape value. Large or medium-scale new development is likely to erode the positive key features and characteristics of the landscape which are desirable to safeguard in line with relevant national/local planning policy objectives. Taking into account site-specific constraints, there may be <b>potential to accommodate some small-scale development</b> in specific locations within the landscape with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>Moderate</b>	The landscape is assessed as either having very low to moderate landscape sensitivity and high landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard. Taking into account site-specific constraints, there may also be potential to accommodate some large-scale new development in specific locations with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>High</b>	The landscape is assessed as having low to very low landscape sensitivity and low to moderate landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> within the landscape without eroding positive key features and characteristics which are desirable to safeguard.
<b>Very High</b>	The landscape is assessed as having very low landscape sensitivity and very low landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard.

## 4.5 Landscape Setting of Caister-on-Sea

### Settlement Profile

- 4.5.1 Caister-on-Sea is situated north of Great Yarmouth, next to the east coast and on the edge of the River Bure floodplain. The coastal environment forms a key part of the town's overall character, but the influence of the seascape on Caister-on-Sea diminishes rapidly further inland. The Broads nationally Protected Landscape lies to the south-west of Caister.
- 4.5.2 The origins of Caister-on-Sea are Roman and the Fort is still evident, now surrounded by residential estates. It was built when Caister was on an island, around AD 200. The landscape has undergone considerable change around Caister, as estuarine marshland was reclaimed in the medieval period. Originally, the small settlement of Caister-next-Yarmouth was situated at the southern end of the town as it is known today. Caister has grown significantly throughout the 20<sup>th</sup> Century, with expanding mostly residential development along the coastline northwards, and including extensive areas of holiday parks. The Caister bypass now provides a distinct western edge to the town, and recent new development gives a prominent settlement edge, particularly in the south.
- 4.5.3 The dunes, golf course and racecourse to the south of the settlement all fall within the Great Yarmouth and North Denes Site of Special Scientific Interest, part of which is also a Special Protection Area. The sea adjacent to Caister is designated, forming part of the Outer Thames Estuary Special Protection Area.

### Landscape Character

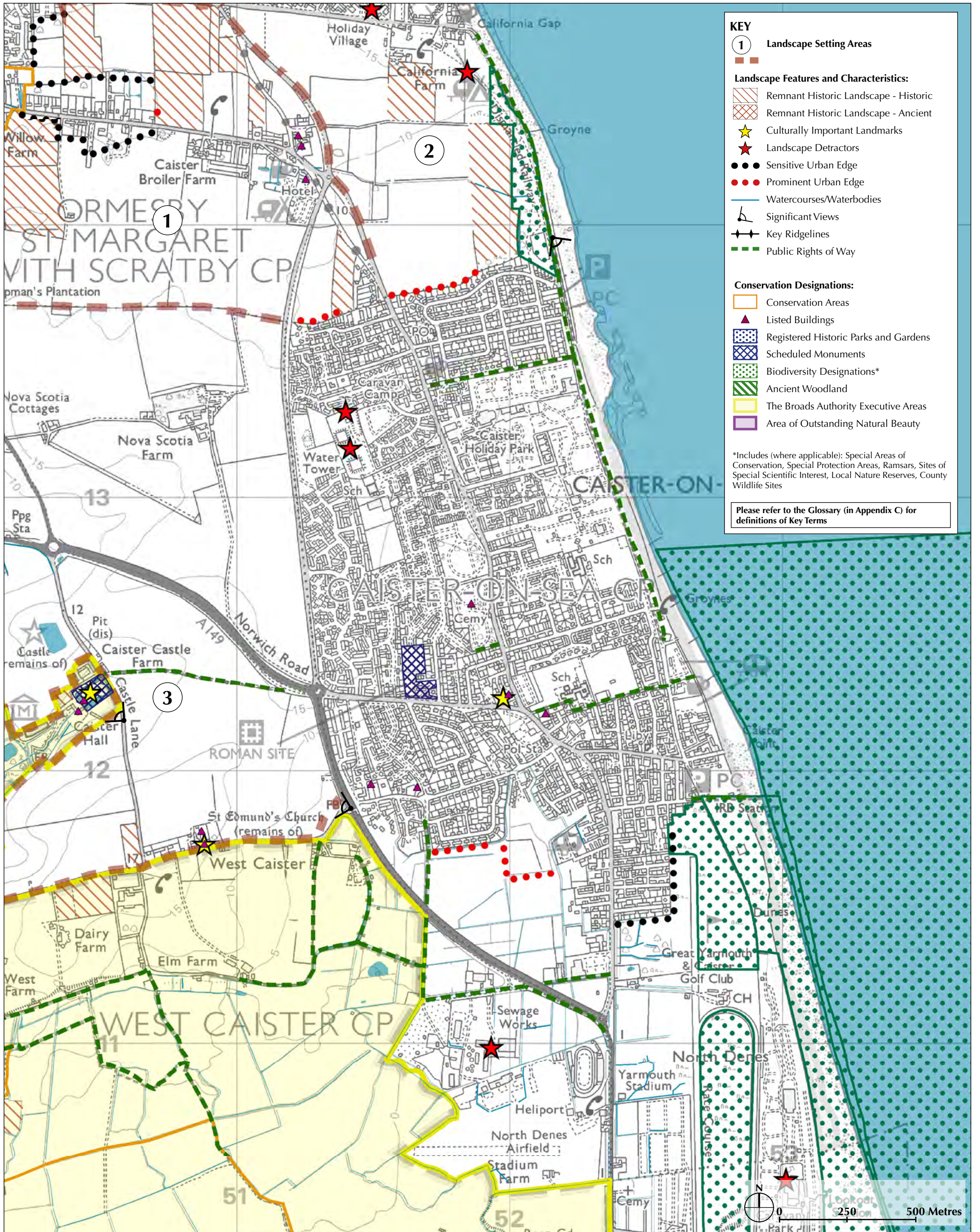
- 4.5.4 The landscape surrounding the settlement falls within the following Great Yarmouth and Waveney District Landscape Character Areas – see **Appendix A** for details:
- E1: Winterton Dunes and Coastal Strip
  - E2: Great Yarmouth Coastal Strip
  - G3: Ormesby and Filby Estate Farmland
- 4.5.5 The landscape surrounding the settlement falls within the following Broads Landscape Character Areas – see **Appendix A** for details:
- 25: Lower Bure Arable Marshlands

4.5.6 The key features and characteristics of the landscape around Caister-on-Sea are illustrated on **Figure 4.3a** and summarised below:

- **Remnant Historic Landscapes:** An enclosed landscape of regular fields, often bounded by hedges. Many fields have been amalgamated as agriculture intensified and large fields butt up against the expanded settlement. The landscape around Caister-on-Sea is predominantly comprised of 20<sup>th</sup> Century agriculture, in the form of 20<sup>th</sup> Century enclosure, post-1950s boundary loss, and post 1950s boundary loss with relict elements. To the south, the fields demonstrate post-1950s boundary loss, interspersed with parcels of land identified as 19<sup>th</sup> and 20<sup>th</sup> Century drained reclaimed land of rectilinear form. Some remnant historic fields are found in the north, particularly near Ormesby St. Margaret and along the coast. These fields display piecemeal enclosure by agreement, piecemeal style parliamentary enclosure, and new enclosure (associated with communications). There are also some small areas of carr woodland and regenerated alder carr woodland associated with Caister Hall and Castle in the west. To the south-west of the settlement, extensive areas of land are dominated by modern recreational and leisure uses, an airport, and a sewage works.
- **Culturally Important Landmark(s):** Caister Castle, remains of St. Edmund's Church, Holy Trinity Church.
- **Landscape Detractor(s):** Large water tower and pylon in the north-west of the town, sewage works to the south. Holiday parks at Scratby in the north.
- **Urban Edges:** Hard urban edges in particular where new developments exist.
- **Watercourses/Waterbodies:** Caister lies adjacent to the Broads in the south-west. Elsewhere, there are occasional ponds and drainage channels are common to the south.
- **Significant View(s)/Key Ridgeline(s):** The wooded backdrop of the Broads is important in some views out of Caister. Views around Caister Castle and Caister Hall are also notable, both towards and away from the settlement. Views looking southwards along the sea front from the County Wildlife Site to the north of the settlement.
- **Footpaths/Bridleways:** Many roads, paths and tracks follow the lines of historic routes. The coastal footpath follows part of the dismantled railway.
- **Woodland:** A predominantly open landscape, with small woodlands associated with farms and historic buildings such as Caister Hall.

4.5.7 Areas of distinctive landscape that have been identified around the settlement are shown on **Figure 4.3a** as 'Landscape Setting Areas' (LSA). The distinctive characteristics that define each Landscape Setting Area are highlighted within the table below:





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Landscape Setting Area	Distinctive Characteristics
<b>1</b>	<ul style="list-style-type: none"> <li>• Medium-scale, regular field pattern</li> <li>• Arable land use and small paddocks/fields closer to developed areas</li> <li>• Field boundaries typically low hedges and some trees</li> </ul>
<b>2</b>	<ul style="list-style-type: none"> <li>• Medium-scale, regular field pattern</li> <li>• Field boundaries typically low hedges, which become sparse towards the sea</li> <li>• Coastal scrub produces a different character to views east</li> <li>• Views of offshore wind farm</li> <li>• Tree clumps on higher ground</li> <li>• Evidence of the dismantled railway along the coastline</li> <li>• California Coastal Strip County Wildlife Site</li> <li>• Holiday parks at Scratby</li> <li>• Broad horizons and skies</li> </ul>
<b>3</b>	<ul style="list-style-type: none"> <li>• Large-scale regular field pattern</li> <li>• Some hedgerows, particularly along roads</li> <li>• Dual carriageway</li> <li>• Close views of the adjacent Caister Castle and farm</li> <li>• Wooded backdrop towards the Broads</li> <li>• Scattered farmsteads, which typically are wooded, and small clusters of residential properties</li> </ul>

### Landscape Sensitivity

4.5.8 The inherent Landscape Sensitivity of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area		
	1	2	3
<b>Strength of Place</b>			
Distinctiveness	Distinct	Distinct	Distinct
Continuity	Recent	Recent	Recent
<b>Strength of Place</b>	<b>Weak</b>	<b>Weak</b>	<b>Weak</b>
<b>Visibility</b>			
Landform	Apparent	Insignificant	Apparent
Tree Cover	Open	Intermittent	Open
<b>Visibility</b>	<b>High</b>	<b>Low</b>	<b>High</b>
<b>Landscape Sensitivity</b>			
<b>Landscape Sensitivity</b>	<b>Moderate</b>	<b>Low</b>	<b>Moderate</b>

### Landscape Value

4.5.9 The inherent Landscape Value of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area		
	1	2	3
<b>Landscape Value</b>	Low	Low	Moderate

## Contribution to Protected Landscape Setting

- 4.5.10 The contribution those landscape setting areas make to the setting of the Broads evaluated in line with the methodology set out in **Section 2.0**, are shown in the table below:

Criteria	Landscape Setting Area		
	1	2	3
<b>Contribution to Setting of the Broads</b>	Neutral	Neutral	Major Contribution

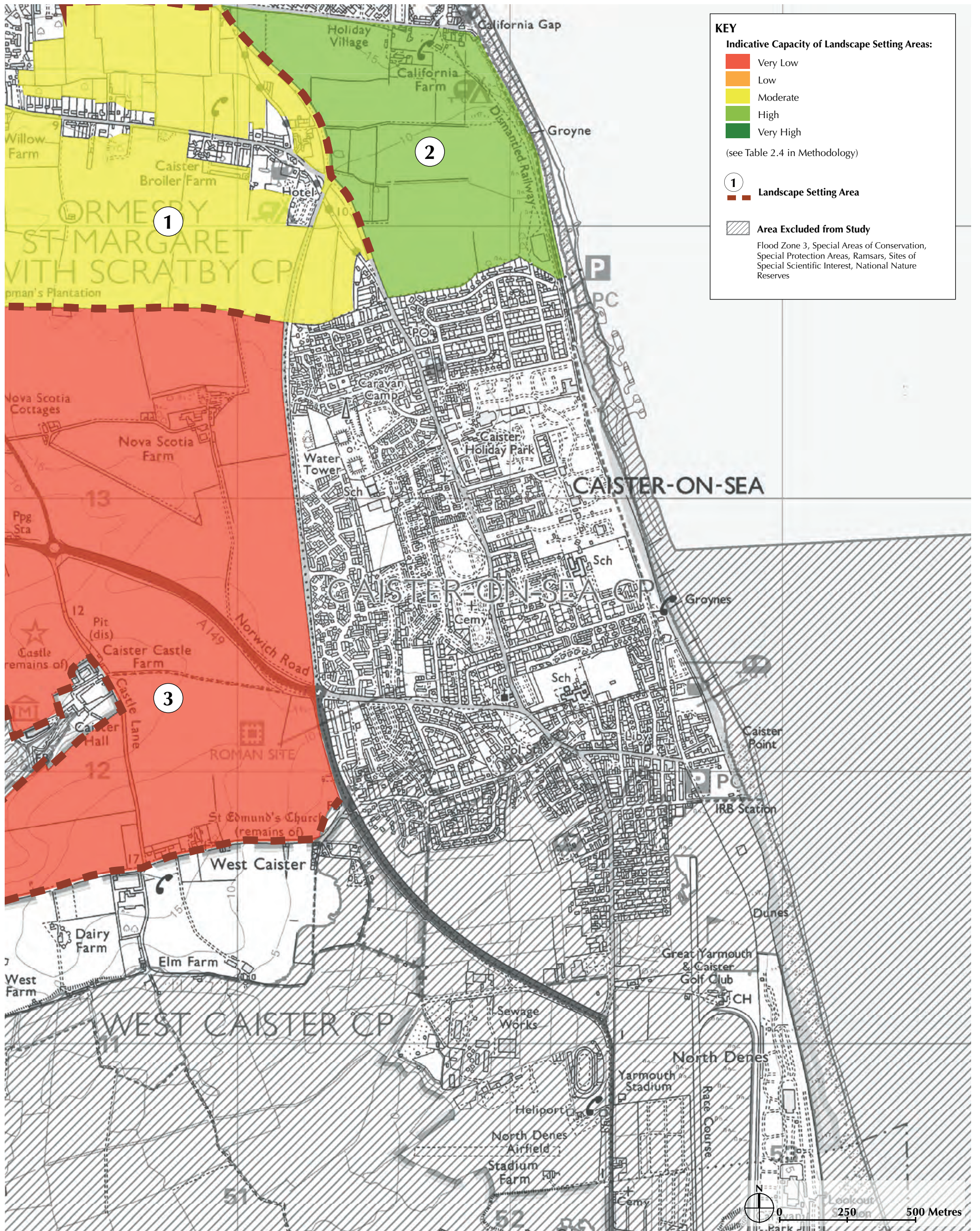
## Landscape Capacity

- 4.5.11 The indicative and moderated Landscape Capacity of each Landscape Setting Area to accommodate development, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below and on **Figure 4.3b**:

Criteria	Landscape Setting Area		
	1	2	3
Landscape Sensitivity	Moderate	Low	Moderate
Landscape Value	Low	Low	Moderate
<b>Landscape Capacity</b>	<b>Moderate</b>	<b>High</b>	<b>Moderate</b>
<b>Moderated Landscape Capacity</b>	N/A	N/A	<b>Very Low</b>

- 4.5.12 The indicative landscape capacity of each Landscape Setting Area is assessed below in relation to the definitions provided by the methodology set out within **Section 2.0** (the landscape capacity definitions are repeated at the end of this section for ease of reference).
- 4.5.13 **Landscape Setting Area 1** is considered to have **Moderate Landscape Capacity** as a result of its Moderate Landscape Sensitivity and Low Landscape Value. There is an absence of valued landscape features within this setting area, such as the loss of boundary features resulting from recent field amalgamation, contributing to its low landscape value. Visibility is high as a result of the gently undulating landform and limited tree cover. This area has undergone recent changes affecting its historic continuity across much of the area, contributing to its moderate landscape sensitivity.
- 4.5.14 **Landscape Setting Area 2** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity and Low Landscape Value. The presence of coastal vegetation and small woodlands together produce a distinct setting area. Recent changes to land use in particular field amalgamation further inland and the realignment of the road have affected its historic





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continuity. This together with low visibility afforded by intermittent trees and scrub primarily retained along the coast, but also elsewhere, combine to produce low sensitivity. The character of this coastal setting area is influenced by its proximity to coast, in particular along the east edge. Despite the presence of a County Wildlife Site, the combination of landscape detractors (holiday parks) and the intensively managed arable farmland continue to affect the area's landscape value.

- 4.5.15 **Landscape Setting Area 3** is considered to have **Very Low Landscape Capacity** as a result of its Moderate Landscape Sensitivity, Moderate Landscape Value, and Major Contribution to the setting of the Broads. The setting area overall has a weak strength of place resulting from recent intensive arable land-use causing the loss of field boundaries in order to create larger fields. However, some important landscape features remain which contribute positively to both the area's distinctiveness and landscape value, for example woodlands which include regenerated alder carr. Visibility across the LSA is extensive, afforded by a predominantly open, large-scale arable landscape and views towards Caister Hall and Castle are particularly noticeable, contributing to its moderate landscape sensitivity. These views extend into the Broads and in combination with the undulating topography, significant views are possible of undeveloped farmland within the LSA from rights of way within the Broads to the south; which provides the setting to the Broads at this location.

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**Indicative Landscape Capacity Definitions**

<b>Indicative Landscape Capacity Category</b>	<b>Definition</b>
<b>Very Low</b>	The landscape is assessed as having very high landscape sensitivity and very high landscape value. <b>Very limited potential to accommodate any scale of new development</b> as this is highly likely to erode the positive key features and characteristics of the landscape, which are desirable to safeguard in line with relevant national/local planning policy objectives.
<b>Low</b>	The landscape is assessed as having high landscape sensitivity and high landscape value. Large or medium-scale new development is likely to erode the positive key features and characteristics of the landscape which are desirable to safeguard in line with relevant national/local planning policy objectives. Taking into account site-specific constraints, there may be <b>potential to accommodate some small-scale development</b> in specific locations within the landscape with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>Moderate</b>	The landscape is assessed as either having very low to moderate landscape sensitivity and high landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard. Taking into account site-specific constraints, there may also be potential to accommodate some large-scale new development in specific locations with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>High</b>	The landscape is assessed as having low to very low landscape sensitivity and low to moderate landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> within the landscape without eroding positive key features and characteristics which are desirable to safeguard.
<b>Very High</b>	The landscape is assessed as having very low landscape sensitivity and very low landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard.



## 4.6 Landscape Setting of Belton

### Settlement Profile

- 4.6.1 Belton is situated in the south of Great Yarmouth Borough, between Bradwell in the east and the River Waveney and the Broads nationally Protected Landscape in the west. Burgh Castle lies to the north of Belton at the mouth of Breydon Water.
- 4.6.2 The area's settlement is a mixture of villages, hamlets and scattered farmsteads, often clustered around commons and greens. Belton is typical in this sense, developing as a small linear settlement. The village was bisected by the East Suffolk Railway line. Characteristically for the region, this historic settlement was associated with farmsteads, halls, wind pumps and a common. Now a large village its historic, linear form has been lost as infill development has taken place. All Saints Church at Belton dates to the 14<sup>th</sup> Century, with subsequent additions and changes. In common with many of the settlements in the area, Belton includes holiday parks, with static caravans and associated facilities.
- 4.6.3 Belton lost its railway station with the Beaching Cuts in the 1950s and the New Road follows part of the old railway line. Characteristic with many other settlements the common associated with Belton is now a golf course. The influence of the Broads and the river-scape on the settlement character is limited to the landscape north and west of Belton, much of which is used as a holiday park.

### Landscape Character

- 4.6.4 The landscape surrounding the settlement falls within the following Great Yarmouth and Waveney District Landscape Character Areas – see **Appendix A** for details:
- A1: Waveney Rural Wooded Valley
  - G4: Hobland Settled Farmland
- 4.6.5 The landscape surrounding the settlement falls within the following Broads Landscape Character Areas – see **Appendix A** for details:
- 9: St Olaves to Burgh
  - 18: Haddiscoe Island

4.6.6 The key features and characteristics of the landscape around Belton are illustrated on **Figure 4.4a** and summarised below:

- **Remnant Historic Landscapes:** The landscape around Belton is a mosaic of; 20<sup>th</sup> Century agriculture (both 20<sup>th</sup> Century enclosure and post-1950s boundary loss), leisure and recreational uses, regenerated alder carr woodlands, mineral extraction, and 18<sup>th</sup>-20<sup>th</sup> Century woodland plantation. Some small parcels of remnant historic piecemeal enclosure by agreement are also present. To the north-west, associated with the edge of the Broads are tracts of 19<sup>th</sup> and 20<sup>th</sup> Century drained reclaimed land of rectilinear form.
- **Culturally Important Landmark(s):** Church of All Saints.
- **Landscape Detractor(s):** Mast at Belton Hall, pylons, intensive equestrian land use.
- **Urban Edges:** The edges of Belton are predominantly sensitive, with significant amounts of vegetation in the landscape to the north, west and south of the settlement, and hedgerows that screen the settlement to the east.
- **Watercourses/Waterbodies:** The settlement lies close to the Broads in the west. The landscape to the west and north of the settlement has many ditches and small watercourses associated with the Broads. To the south and east, there are a few small ponds, but waterbodies and watercourses are more frequent north and west of Belton.
- **Significant View(s)/Key Ridgeline(s):** The wooded nature of the landscape around Belton limited opportunities for significant views. There are views to the Broads and along the River Waveney from the promoted Angles Way to the north-west of the settlement.
- **Footpaths/Bridleways:** Belton has a small network of public rights of way to the north and west of the settlement, with fewer to the south and east. Angles Way promoted route runs from the north-west to the south of the study area through the settlement.
- **Woodland:** Some woodland in the landscape around Belton, particularly to the north-east and south-west. Some of this woodland is designated as County Wildlife sites around the common in the south-west.

4.6.7 Areas of distinctive landscape that have been identified around the settlement are shown on **Figure 4.4a** as 'Landscape Setting Areas' (LSA). The distinctive characteristics that define each Landscape Setting Area are highlighted within the table below:

Landscape Setting Area	Distinctive Characteristics
1	<ul style="list-style-type: none"> <li>• Extensive areas of holiday parks – predominantly static caravans</li> <li>• Aggregates extraction and recycling site</li> <li>• 'Horsiculture'</li> <li>• Bremer Pony Stud County Wildlife Site lies on the south-western edge of the area</li> <li>• Varied, irregular field pattern – predominantly small fields close to settlement and medium-scale fields further away</li> <li>• High hedgerows, particularly associated with holiday parks</li> <li>• Undulating topography</li> </ul>







Landscape Setting Area	Distinctive Characteristics
<b>2</b>	<ul style="list-style-type: none"> <li>• Large-scale arable fields</li> <li>• Some thick belts of hedgerow trees, but elsewhere many field boundaries lost</li> <li>• Large pylons</li> <li>• Dismantled railway</li> <li>• Scheduled bowl barrow at Mill Hill</li> </ul>
<b>3</b>	<ul style="list-style-type: none"> <li>• Remnant historic field boundaries</li> <li>• Medium-scale fields with smaller fields immediately adjacent to the settlement</li> <li>• Enclosed by settlement on three sides and well-vegetated field boundary in the south</li> <li>• Mast south of Hall Farm</li> </ul>
<b>4</b>	<ul style="list-style-type: none"> <li>• Scrub and scattered trees on the golf course in the south – ‘common’</li> <li>• Holiday park and woodland in the north – predominantly static caravans</li> <li>• Large pylons</li> <li>• Belton Common County Wildlife Site - heathland</li> <li>• Howards Common County Wildlife Site</li> <li>• Wooded backdrop</li> <li>• Undulating topography</li> </ul>

### Landscape Sensitivity

4.6.8 The inherent Landscape Sensitivity of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area			
	1	2	3	4
<b>Strength of Place</b>				
Distinctiveness	Indistinct	Distinct	Distinct	Distinct
Continuity	Recent	Recent	Historic	Recent
Strength of Place	<b>Very Weak</b>	<b>Weak</b>	<b>Moderate</b>	<b>Weak</b>
<b>Visibility</b>				
Landform	Apparent	Insignificant	Insignificant	Apparent
Tree Cover	Intermittent	Open	Intermittent	Enclosed
Visibility	<b>Moderate</b>	<b>High</b>	<b>Low</b>	<b>Low</b>
<b>Landscape Sensitivity</b>				
<b>Landscape Sensitivity</b>	<b>Low</b>	<b>Moderate</b>	<b>Low</b>	<b>Low</b>

### Landscape Value

4.6.9 The inherent Landscape Value of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area			
	1	2	3	4
<b>Landscape Value</b>	Low	Moderate	Moderate	Moderate

## Contribution to Protected Landscape Setting

- 4.6.10 The contribution those landscape setting areas make to the setting of the Broads evaluated in line with the methodology set out in **Section 2.0**, are shown in the table below:

Criteria	Landscape Setting Area			
	1	2	3	4
<b>Contribution to Setting of the Broads</b>	Major Contribution	Limited Contribution	Neutral	Major Contribution

## Landscape Capacity

- 4.6.11 The indicative and moderated Landscape Capacity of each Landscape Setting Area to accommodate development, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below and on **Figure 4.4b**:

Criteria	Landscape Setting Area			
	1	2	3	4
Landscape Sensitivity	Low	Moderate	Low	Low
Landscape Value	Low	Moderate	Moderate	Moderate
<b>Landscape Capacity</b>	<b>High</b>	<b>Moderate</b>	<b>High</b>	<b>High</b>
<b>Moderated Landscape Capacity</b>	<b>Low</b>	<b>Moderate</b>	N/A	<b>Low</b>

- 4.6.12 The indicative landscape capacity of each Landscape Setting Area is assessed below in relation to the definitions provided by the methodology set out within **Section 2.0** (the landscape capacity definitions are repeated at the end of this section for ease of reference).
- 4.6.13 **Landscape Setting Area 1** is considered to have a **Low Landscape Capacity** as a result of its Low Landscape Sensitivity, Low Landscape Value, and Major Contribution to the setting of the Broads. Large-scale holiday parks dominate this landscape which has recent continuity, and features which make this setting area distinctive are uncommon contributing to the LSAs overall low landscape value. The landform here is dominant, with land falling towards the Broads; intermittent tree cover (typically coniferous/non-native hedges planted within the holiday parks), and the woodland along Belton Fen produce moderate visibility within this LSA. In addition, there are significant views of the holiday parks within the LSA from rights of way within the Broads to the west; which provides the setting to the Broads at this location.
- 4.6.14 **Landscape Setting Area 2** is considered to have **Moderate Landscape Capacity** as a result of its Moderate Landscape Sensitivity, Moderate Landscape Value, and Limited Contribution to the



KEY

Indicative Capacity of Landscape Setting Areas:

Very Low

Low

Moderate

High

Very High

(see Table 2.4 in Methodology)

Area Excluded from Study

Flood Zone 3, Special Areas of Conservation, Special Protection Areas, Ramsars, Sites of Special Scientific Interest, National Nature Reserves

1

Landscape Setting Area

The map displays the landscape setting of Belton, showing various farms, a marina, a boatyard, and a village. Four landscape setting areas are numbered 1, 2, 3, and 4. Area 1 is orange (Low), Area 2 is yellow (Moderate), Area 3 is green (High), and Area 4 is orange (Low). A red dashed line outlines the study area. A scale bar and north arrow are in the bottom right.

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CHRIS BLANDFORD ASSOCIATES

landscape | environment | heritage

GREAT YARMOUTH & WAVENEY SETTLEMENT FRINGE

LANDSCAPE SENSITIVITY STUDY

GREAT YARMOUTH BC & WAVENEY DC

FIGURE 4.4b

LANDSCAPE SETTING OF BELTON

- CAPACITY EVALUATION

September 2016  
11122101\_Landscape Capacity Evaluation\_02-09-16.indd



setting of the Broads. Large-scale arable land uses characterise this setting area, much of which has recently changed. Despite the area's recent continuity, some landscape features continue to reflect historic patterns, such as field boundaries and small copses. Some features of interest, including a bowl barrow at Mill Hill, the dismantled railway, and thick belts of hedgerow trees add to the moderate landscape value of the area, balanced with detractors such as the double row of pylons, present in many views within the LSA. Visibility overall is high due to the limited tree cover and relatively flat landform. Although ground levels are slightly raised around Belton Common, where it provides potential in places, for limited inter-visibility with glimpsed longer distance views of the undeveloped farmland within this LSA, from the Broads.

- 4.6.15 **Landscape Setting Area 3** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity and Moderate Landscape Value. This setting area has historic continuity which contributes significantly to its strength of place. Visibility is generally low, especially beyond the setting area itself, contributing to low landscape sensitivity. Key features such as Belton Hall, Back Lane (a historic route) and the tree cover close to the settlement edge, together contribute to its moderate landscape value and local distinctiveness.
- 4.6.16 **Landscape Setting Area 4** is considered to have **Low Landscape Capacity** as a result of its Low Landscape Sensitivity, Moderate Landscape Value, and Major Contribution to the setting of the Broads. Including large parts of Belton Common, this setting area has undergone more recent changes which affect its historic continuity. The woodland, local designations for wildlife and its historic origins as a common, contribute to the area's distinctive character and moderate landscape value. Landform in this area is particularly noticeable where it slopes towards the Broads, but the wooded nature of this LSA minimises opportunities for significant views, meaning overall visibility is low. Despite the low visibility within the LSA, there are glimpsed views of the wooded ridgeline within the LSA, from rights of way within the Broads to the west; which provides the setting the Broads at this location.

#### Indicative Landscape Capacity Definitions

Indicative Landscape Capacity Category	Definition
<b>Very Low</b>	The landscape is assessed as having very high landscape sensitivity and very high landscape value. <b>Very limited potential to accommodate any scale of new development</b> as this is highly likely to erode the positive key features and characteristics of the landscape, which are desirable to safeguard in line with relevant national/local planning policy objectives.
<b>Low</b>	The landscape is assessed as having high landscape sensitivity and high landscape value. Large or medium-scale new development is likely to erode the positive key features and characteristics of the landscape which are desirable to safeguard in line with relevant national/local planning policy objectives. Taking into account site-specific constraints, there may be <b>potential to accommodate some small-scale development</b> in specific locations within the landscape with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>Moderate</b>	The landscape is assessed as either having very low to moderate landscape sensitivity and high landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard. Taking into account site-specific constraints, there may also be potential to accommodate some large-scale new development in specific locations with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>High</b>	The landscape is assessed as having low to very low landscape sensitivity and low to moderate landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> within the landscape without eroding positive key features and characteristics which are desirable to safeguard.
<b>Very High</b>	The landscape is assessed as having very low landscape sensitivity and very low landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard.



## 4.7 Landscape Setting of Hemsby

### Settlement Profile

- 4.7.1 Hemsby is situated in the north of the Borough of Great Yarmouth, within close proximity to both Winterton-on-Sea and Martham. Today the settlement comprises a coalescence of Hemsby and Hemsby Beach, the latter is predominantly comprised of static caravans and associated holiday park facilities. The influence of the coast and seascape diminishes rapidly inland, particularly within the residential area of Hemsby itself. Extensive horizons and skies contribute to the character of the landscapes beyond the settlement.
- 4.7.2 Hemsby is a small village of Viking origin; it developed around a 14<sup>th</sup> Century church, in a linear pattern following key roads into and out of the village. Development significantly increased between the 1920s and 1950s, with the growth of Hemsby as a holiday destination, predominantly facilitated by the railway. Further infill residential developments then occurred within Hemsby in conjunction with the spread of holiday resorts towards and along the coast. Similar to other local settlements, the dismantled railway runs through Hemsby and parts of it are still evident in the landscape.
- 4.7.3 The dunes to the north-east of the settlement form part of a designated Special Area of Conservation and Site of Special Scientific Interest (Horse Dunes), and the adjacent intertidal area lies within the Great Yarmouth North Denes Special Protection Area. To the west of the settlement beyond Hall Farm is another small area designated as a Special Protection Area (Broadland), and Site of Special Scientific Interest (Hall Farm Fen).

### Landscape Character

- 4.7.4 The landscape surrounding the settlement falls within the following Great Yarmouth and Waveney District Landscape Character Areas – see **Appendix A** for details:
- E1: Winterton Dunes and Coastal Strip
  - G1: East Flegg Settled Farmland
  - G3: Ormesby and Filby Estate Farmland
- 4.7.5 The landscape surrounding the settlement falls within the following Broads Landscape Character Areas – see **Appendix A** for details:
- 26: Muck Fleet Valley and the Trinity Broads

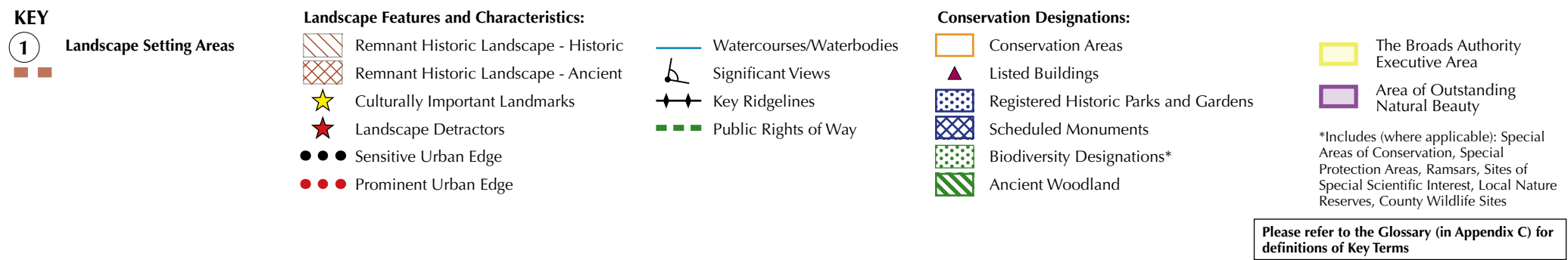
4.7.6 The key features and characteristics of the landscape around Hemsby are illustrated on **Figure 4.5a** and summarised below:

- **Remnant Historic Landscapes:** An enclosed landscape of regular fields, occasionally bounded by low, small hedges. Many fields have been amalgamated as agriculture intensified but smaller fields, which typically abut the settlement, remain largely unchanged, especially along the southern edge of the village. The landscape around Hemsby is dominated by 20<sup>th</sup> Century agriculture. To the north and west this is predominantly 20<sup>th</sup> Century enclosure, whilst to the south there are a number of fields identified as demonstrating 'Post-1950s Boundary Loss'. To the west are areas of 'Rectilinear grazing marsh', dated to between the 17<sup>th</sup> and 20<sup>th</sup> centuries. There are some small, scattered parcels of remnant historic 'Piecemeal enclosure by agreement' across the area.
- **Culturally Important Landmark(s):** Church of St. Mary the Virgin.
- **Landscape Detractor(s):** Large scale chalet developments, prominent large grain store on the site of the old Meteorological Station, intensive equestrian land use.
- **Urban Edges:** Hard urban edges in some locations, particularly in the south where newer developments exist.
- **Watercourses/Waterbodies:** Very few ponds and one or two drainage channels. Watercourses and waterbodies are not characteristic of this settlement setting.
- **Significant View(s)/Key Ridgeline(s):** The tree-lined backdrop to many longer distance views is important. Long distance views over arable farmland.
- **Footpaths/Bridleways:** Roads, paths and tracks are infrequent around Hemsby.
- **Woodland:** Small amounts of woodland at The Hall, to the west of the settlement. Some of this woodland is designated as a County Wildlife Site.

4.7.7 Areas of distinctive landscape that have been identified around the settlement are shown on **Figure 4.5a** as 'Landscape Setting Areas' (LSA). The distinctive characteristics that define each Landscape Setting Area are highlighted within the table below:

Landscape Setting Area	Distinctive Characteristics
1	<ul style="list-style-type: none"> <li>• Large-scale amalgamated regular fields</li> <li>• Scattered farmsteads on higher ground</li> <li>• Hedgerows are present but not common place</li> <li>• Mature oak trees along roads</li> <li>• Arable land use dominates and large fields are directly adjacent to the settlement</li> </ul>
2	<ul style="list-style-type: none"> <li>• Small-scale regular field patterns</li> <li>• Field amalgamations have occurred with few surviving historic field boundaries</li> <li>• Land use still predominantly arable, but with some grassland and scrub, seasonally used by caravans</li> </ul>
3	<ul style="list-style-type: none"> <li>• Small-scale regular field patterns</li> <li>• Grassland and fencing dominate the views with some hedgerows to the perimeters</li> <li>• Intensive equestrian land use dominates this landscape</li> <li>• Chalet developments form the backdrop to most views</li> </ul>







Landscape Setting Area	Distinctive Characteristics
4	<ul style="list-style-type: none"> <li>• Medium to large-scale fields of regular pattern, getting smaller towards the Broads</li> <li>• Typically bounded by hedgerows with scattered hedgerow trees</li> <li>• Prominent grain store on the site of the old Meteorological Station</li> <li>• Wooded backdrop to many views</li> <li>• Line of dismantled railway</li> </ul>
5	<ul style="list-style-type: none"> <li>• Historic Parkland around the Hall, and Hall Farm</li> <li>• Grade I listed barn at Hall Farm, and 2 Grade II listed properties.</li> <li>• Typically bounded by dense hedgerows with numerous hedgerow trees</li> <li>• Medium to small-scale, predominantly arable fields of regular pattern</li> <li>• Brick Kiln Coverts County Wildlife Site</li> </ul>

### Landscape Sensitivity

4.7.8 The inherent Landscape Sensitivity of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area				
	1	2	3	4	5
<b>Strength of Place</b>					
Distinctiveness	Indistinct	Indistinct	Indistinct	Distinct	Distinct
Continuity	Recent	Recent	Recent	Recent	Historic
<b>Strength of Place</b>	<b>Very Weak</b>	<b>Very Weak</b>	<b>Very Weak</b>	<b>Weak</b>	<b>Moderate</b>
<b>Visibility</b>					
Landform	Apparent	Insignificant	Insignificant	Apparent	Apparent
Tree Cover	Open	Intermittent	Open	Intermittent	Intermittent
<b>Visibility</b>	<b>High</b>	<b>Low</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Moderate</b>
<b>Landscape Sensitivity</b>					
<b>Landscape Sensitivity</b>	<b>Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Low</b>	<b>Moderate</b>

### Landscape Value

4.7.9 The inherent Landscape Value of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area				
	1	2	3	4	5
<b>Landscape Value</b>	Low	Low	Low	Moderate	Moderate

## Contribution to Protected Landscape Setting

- 4.7.10 The contribution those landscape setting areas make to the setting of the Broads evaluated in line with the methodology set out in **Section 2.0**, are shown in the table below:

Criteria	Landscape Setting Area				
	1	2	3	4	5
<b>Contribution to Setting of the Broads</b>	Moderate Contribution	Neutral	Neutral	Major Contribution	Major Contribution

## Landscape Capacity

- 4.7.11 The indicative and moderated Landscape Capacity of each Landscape Setting Area to accommodate development, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below and on **Figure 4.5b**:

Criteria	Landscape Setting Area				
	1	2	3	4	5
Landscape Sensitivity	Low	Very Low	Low	Low	Moderate
Landscape Value	Low	Low	Low	Moderate	Moderate
<b>Landscape Capacity</b>	<b>High</b>	<b>Very High</b>	<b>High</b>	<b>High</b>	<b>Moderate</b>
<b>Moderated Landscape Capacity</b>	<b>Moderate</b>	N/A	N/A	<b>Low</b>	<b>Very Low</b>

- 4.7.12 The indicative landscape capacity of each Landscape Setting Area is assessed below in relation to the definitions provided by the methodology set out within **Section 2.0** (the landscape capacity definitions are repeated at the end of this section for ease of reference).
- 4.7.13 **Landscape Setting Area 1** is considered to have **Moderate Landscape Capacity** as a result of its Low Landscape Sensitivity, Low Landscape Value and Moderate Contribution to the setting of the Broads. This area is dominated by intensive arable land uses and has limited features which contribute to local distinctiveness and landscape value. The combination of a lack of historic continuity and limited tree cover produces low landscape sensitivity. The topography gently rises away from the Broads and the lack of trees and hedgerows mean overall the visibility within this LSA is high. Moderate glimpsed views of undeveloped farmland within this LSA are available from rights of way within the Broads to the south, which provides the setting to the Broads in this location.
- 4.7.14 **Landscape Setting Area 2** is considered to have **Very High Landscape Capacity** as a result of its Very Low Landscape Sensitivity and Low Landscape Value. This area's overall very low sensitivity results from relatively few distinctive features contributing to strength of place, along



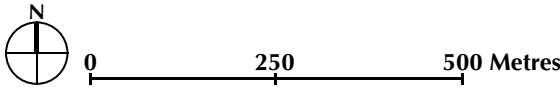
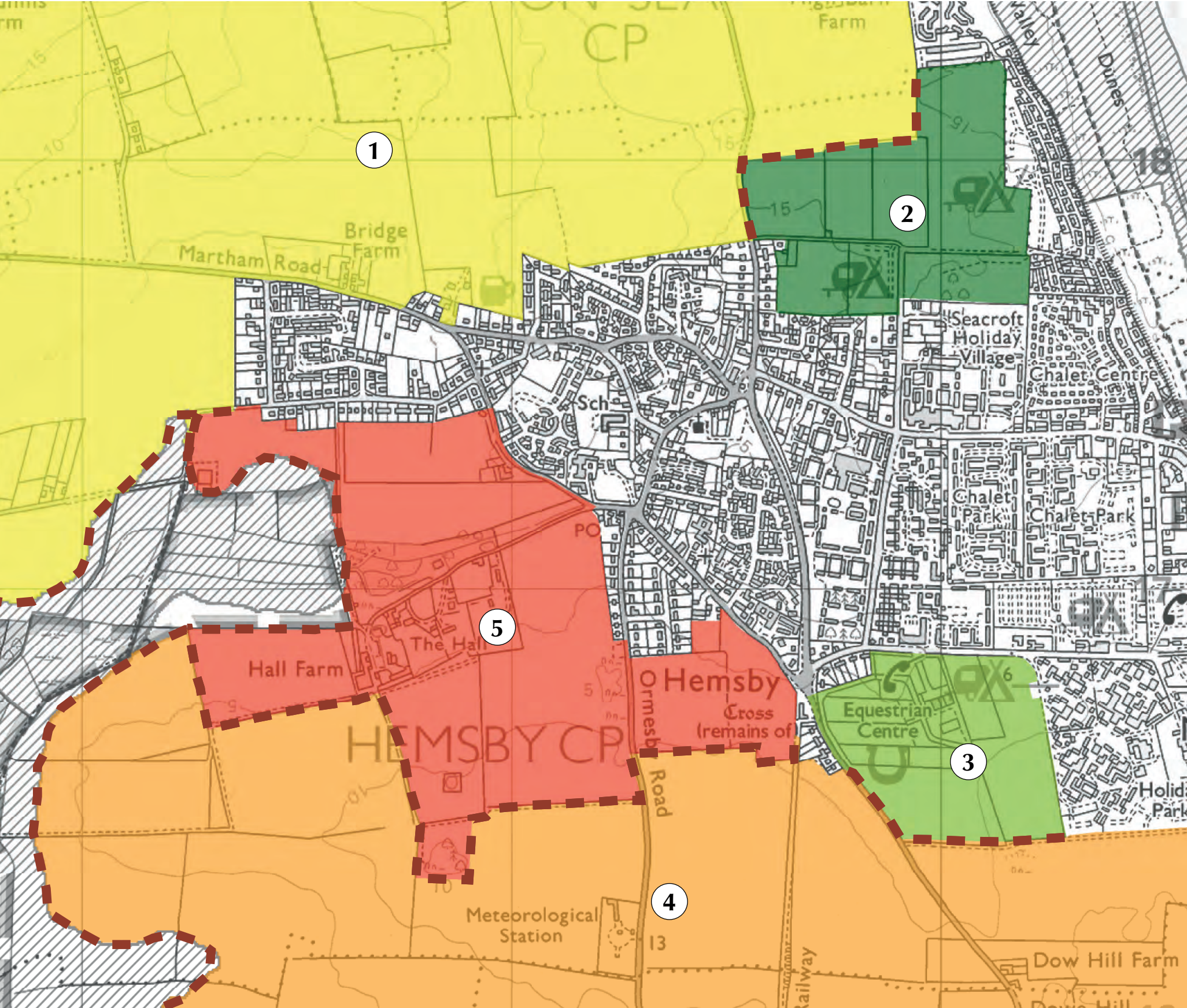
KEY

Indicative Capacity of Landscape Setting Areas:

- Very Low
- Low
- Moderate
- High
- Very High

(see Table 2.4 in Methodology)

- Area Excluded from Study  
Flood Zone 3, Special Areas of Conservation, Special Protection Areas, Ramsars, Sites of Special Scientific Interest, National Nature Reserves
- Landscape Setting Area



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with the presence of some intermittent tree cover close to the settlement edge which affords the area a more enclosed feel, reducing visibility. The area has also undergone recent changes affecting its historic continuity, contributing to the low landscape sensitivity. This landscape setting area has few notable features, and the landscape pattern is incoherent, with some use for caravanning, mixed with agriculture and scrubland areas, resulting in low landscape value. Coastal influence within this LSA is minimal due to coastal development creating limited inter-visibility.

- 4.7.15 **Landscape Setting Area 3** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity and Low Landscape Value. This area has undergone recent changes which have produced a very weak strength of place. Distinctive features and historic continuity have been affected primarily by intensive land use, which can also be a landscape detractor. A lack of tree cover and fairly flat landform produce moderate visibility across this setting area, which contributes to low landscape sensitivity. The overall poor condition of this landscape leads to an assessment of low landscape value.
- 4.7.16 **Landscape Setting Area 4** is considered to have **Low Landscape Capacity** as a result of its Low Landscape Sensitivity, Moderate Landscape Value and Major Contribution to the setting of the Broads. This large setting area is predominantly arable land; overall the area has undergone recent changes affecting its historic continuity, which in combination with moderate levels of visibility produces low landscape sensitivity. Some landscape features remain, retaining a relatively coherent landscape pattern. In particular, these include hedgerows and some hedgerow trees, as well as the dismantled railway as a feature of interest, giving a moderate landscape value. Views across this LSA are possible, particularly from the higher ground and from Ormesby Road, where the wooded edge of the Broads is visible. There are significant glimpsed views of undeveloped farmland within the LSA from rights of way within the Broads to the west; which provides the setting to the Broads at this location.
- 4.7.17 **Landscape Setting Area 5** is considered to have **Very Low Landscape Capacity** as a result of its Moderate Landscape Sensitivity, Moderate Landscape Value, and Major Contribution to the setting of the Broads. Distinctive features remain within this area which contributes to its strength of place, such as listed properties at The Hall, and its associated woodland, much of which is designated as a County Wildlife Site. Visibility is moderate as a result of the tree and hedgerow cover in particular in the north of the area, contributing to moderate landscape sensitivity. The proximity of a small part of Hemsby Conservation Area, contributes to this LSAs moderate landscape value. Much of the western edge of the setting area lies adjacent to the Broads, with strong inter-visibility between the two. There are significant glimpsed views of undeveloped farmland and woodland within this LSA from rights of way within the Broads to the west; which provides the setting to the Broads at this location.

#### Indicative Landscape Capacity Definitions

Indicative Landscape Capacity Category	Definition
<b>Very Low</b>	The landscape is assessed as having very high landscape sensitivity and very high landscape value. <b>Very limited potential to accommodate any scale of new development</b> as this is highly likely to erode the positive key features and characteristics of the landscape, which are desirable to safeguard in line with relevant national/local planning policy objectives.
<b>Low</b>	The landscape is assessed as having high landscape sensitivity and high landscape value. Large or medium-scale new development is likely to erode the positive key features and characteristics of the landscape which are desirable to safeguard in line with relevant national/local planning policy objectives. Taking into account site-specific constraints, there may be <b>potential to accommodate some small-scale development</b> in specific locations within the landscape with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>Moderate</b>	The landscape is assessed as either having very low to moderate landscape sensitivity and high landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard. Taking into account site-specific constraints, there may also be potential to accommodate some large-scale new development in specific locations with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>High</b>	The landscape is assessed as having low to very low landscape sensitivity and low to moderate landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> within the landscape without eroding positive key features and characteristics which are desirable to safeguard.
<b>Very High</b>	The landscape is assessed as having very low landscape sensitivity and very low landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard.



## 4.8 Landscape Setting of Hopton-on-Sea

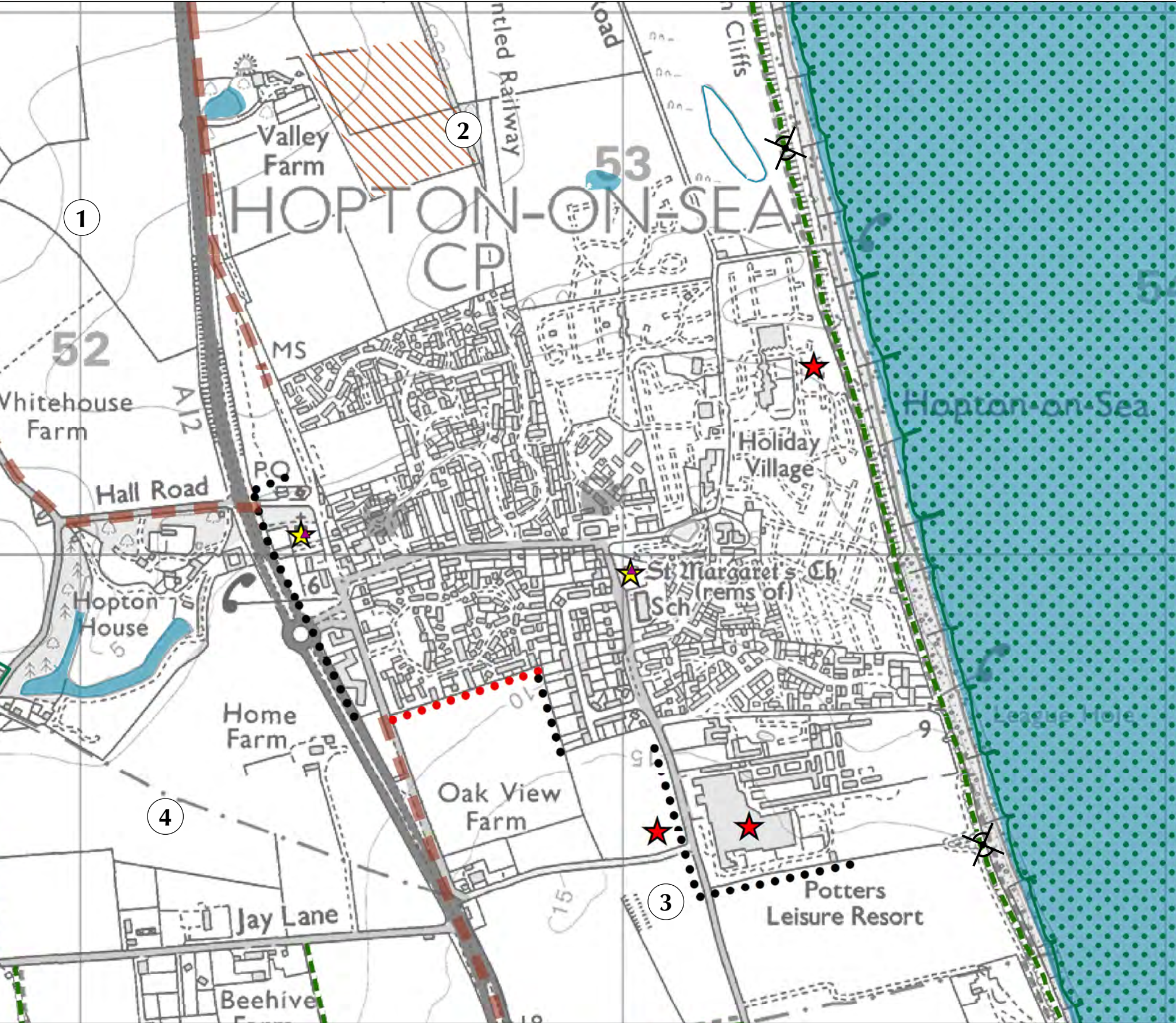
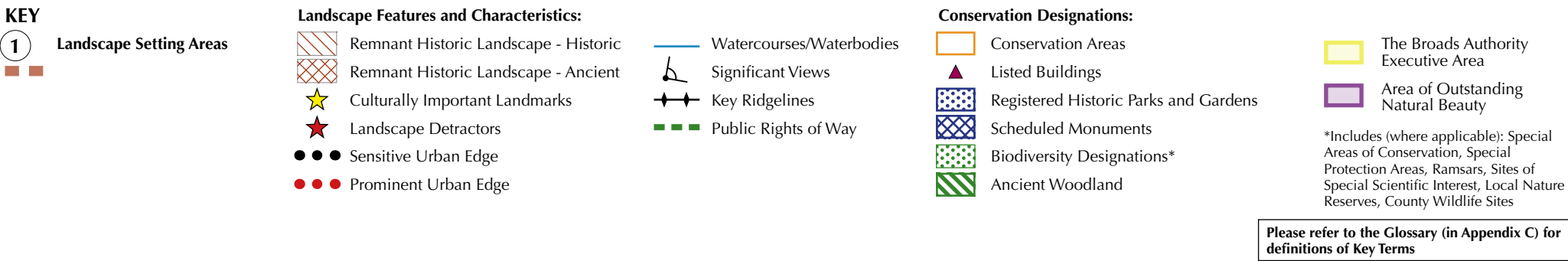
### Settlement Profile

- 4.8.1 Hopton-on-Sea is situated in the far south-east of the Borough, along the Norfolk coast between Gorleston-on-Sea and Corton in Suffolk. This settlement's surrounding landscape is characterised by extensive horizons, in particular around the coast. The sea adjacent to Hopton is designated as part of the Outer Thames Estuary Special Protection Area.
- 4.8.2 Hopton-on-Sea is a village typical of other settlements in the area, developing along a road with scattered farmsteads and more recent designed landscapes associated with Hopton Hall and Hopton House. The oldest surviving building dates back to the 14<sup>th</sup> Century – St. Margaret's Church, which is now a ruin. Although in common with other settlements in the local area, early evidence in the form of Neolithic and Bronze Age finds attest to their much longer history.
- 4.8.3 Hopton-on-Sea has undergone considerable changes over the past century, with the post-war development of holiday camps expanding the settlement toward the coast. Ultimately this expansion created a large nucleated village, with the eastern half of the settled area predominantly comprised of static holiday caravans and associated facilities. Similar to other settlements in the area, the railway has had huge effect on its character. Hopton-on-Sea's neighbouring village of Newtown was lost to the sea, so coastal erosion is also ever-present. The coastal influence however, diminishes rapidly inland with the coastal character of the settlement not particularly apparent within its residential areas.

### Landscape Character

- 4.8.4 The landscape surrounding the settlement falls within the following Great Yarmouth and Waveney District Landscape Character Areas – see **Appendix A** for details:
- A1: Waveney Rural Wooded Valley
  - E2: Great Yarmouth Coastal Strip
  - H1: Blundeston Tributary Valley Farmland
- 4.8.5 The key features and characteristics of the landscape around Hopton-on-Sea are illustrated on **Figure 4.6a** and summarised below:
- **Remnant Historic Landscapes:** The landscape around Hopton-on-Sea is predominantly comprised of 20<sup>th</sup> Century agriculture (both 20<sup>th</sup> Century enclosure and post-1950s







boundary loss), with leisure and recreational uses along the eastern, seaward edge. To the south of the settlement, within Suffolk, the land is identified as 18<sup>th</sup> Century and later enclosure. There is a single field parcel of remnant historic piecemeal enclosure by agreement to the north of the settlement near Valley Farm.

- **Culturally Important Landmark(s):** St. Margaret's Church on the western edge of the settlement, and the remains of Old St. Margaret's Church on Coast Road, which is currently undergoing major restoration work.
- **Landscape Detractor(s):** Holiday resort on the southern edge of the settlement, and associated land uses. Holiday accommodation/caravans on the coast.
- **Urban Edges:** The majority of the urban edges of Hopton-on-Sea are sensitive – with thick or high hedgerows and hedgerow trees. Where there is more recent development, for example on the south-western edge of the settlement, less mature boundaries mean that properties are visible from the surrounding countryside.
- **Watercourses/Waterbodies:** Small ponds associated with leisure (golf course), farms or parkland.
- **Significant View(s)/Key Ridgeline(s):** Views along the coast.
- **Footpaths/Bridleways:** Very few rights of way to the countryside surrounding the settlement, other than along the coast.
- **Woodland:** Small blocks of woodland around Hopton House, to the west of the settlement, and around St. Margaret's Church.

4.8.6 Areas of distinctive landscape that have been identified around the settlement are shown on **Figure 4.6a** as 'Landscape Setting Areas' (LSA). The distinctive characteristics that define each Landscape Setting Area are highlighted within the table below:

Landscape Setting Area	Distinctive Characteristics
1	<ul style="list-style-type: none"> <li>• Large-scale arable fields</li> <li>• Most field boundaries lost – some scattered hedgerow trees along the A12</li> </ul>
2	<ul style="list-style-type: none"> <li>• Medium-scale arable fields – scattered hedgerow trees</li> <li>• Leisure land-uses; Golf course, holiday park – static caravans</li> <li>• Small blocks of woodland, particularly around the golf course</li> <li>• Coastal influence diminishes rapidly inland</li> </ul>
3	<ul style="list-style-type: none"> <li>• Leisure resort</li> <li>• Medium-scale arable fields</li> <li>• Field boundaries vary, including hedgerows with hedgerow trees, and in other cases vegetated boundaries have been lost</li> <li>• Scrub and trees along the line of the old railway</li> <li>• Coastal influence diminishes rapidly inland</li> </ul>
4	<ul style="list-style-type: none"> <li>• Hopton House and associated grounds, including woodland and a lake</li> <li>• Medium-scale arable fields</li> <li>• Densely vegetated boundaries along roads and around settlement and farmsteads, elsewhere many boundaries are sparse or have been lost</li> <li>• Scattered farmsteads</li> </ul>

## Landscape Sensitivity

- 4.8.7 The inherent Landscape Sensitivity of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area			
	1	2	3	4
<b>Strength of Place</b>				
Distinctiveness	Indistinct	Indistinct	Indistinct	Distinct
Continuity	Recent	Recent	Recent	Recent
<b>Strength of Place</b>	<b>Very Weak</b>	<b>Very Weak</b>	<b>Very Weak</b>	<b>Weak</b>
<b>Visibility</b>				
Landform	Apparent	Apparent	Insignificant	Apparent
Tree Cover	Open	Intermittent	Intermittent	Intermittent
<b>Visibility</b>	<b>High</b>	<b>Moderate</b>	<b>Low</b>	<b>Moderate</b>
<b>Landscape Sensitivity</b>				
<b>Landscape Sensitivity</b>	<b>Low</b>	<b>Low</b>	<b>Very Low</b>	<b>Low</b>

## Landscape Value

- 4.8.8 The inherent Landscape Value of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area			
	1	2	3	4
<b>Landscape Value</b>	Low	Moderate	Low	Moderate

## Landscape Capacity

- 4.8.9 The indicative Landscape Capacity of each Landscape Setting Area to accommodate development, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below and on **Figure 4.6b**:

Criteria	Landscape Setting Area			
	1	2	3	4
Landscape Sensitivity	Low	Low	Very Low	Low
Landscape Value	Low	Moderate	Low	Moderate
<b>Landscape Capacity</b>	<b>High</b>	<b>High</b>	<b>Very High</b>	<b>High</b>



## KEY

### Indicative Capacity of Landscape Setting Areas:

- |           |
|-----------|
| Very Low  |
| Low       |
| Moderate  |
| High      |
| Very High |

(see Table 2.4 in Methodology)

 **Area Excluded from Study**

Flood Zone 3, Special Areas of Conservation, Special Protection Areas, Ramsars, Sites of Special Scientific Interest, National Nature Reserves

**1 Landscape Setting Area**



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- 4.8.10 The indicative landscape capacity of each Landscape Setting Area is assessed below in relation to the definitions provided by the methodology set out within **Section 2.0** (the landscape capacity definitions are repeated at the end of this section for ease of reference).
- 4.8.11 **Landscape Setting Area 1** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity and Low Landscape Value. This area has a lack of features, which contributes to its very weak strength of place, as fields have been amalgamated, creating large regular fields to support more intensive arable land-use. Subsequently visibility is high as trees and hedgerows in this setting area are infrequent. Landscape value is therefore low due to a lack of positive features.
- 4.8.12 **Landscape Setting Area 2** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity and Moderate Landscape Value. This area has undergone recent changes affecting its historic continuity; a small area retains historic character in the centre of this LSA based on historic landscape evidence. With the exception of a narrow strip along the coast where significant coastal views are available, there is generally a lack of connection to the sea or sense of coastal character. This contributes to the whole area's indistinctiveness, lowering its sensitivity. However, some features remain in the landscape such as the Long Belt plantation and disused railway, which do contribute to its local character, adding to a moderate landscape value.
- 4.8.13 **Landscape Setting Area 3** is considered to have **Very High Landscape Capacity** as a result of its Very Low Landscape Sensitivity and Low Landscape Value. This area has few distinctive landscape features, and recent continuity, producing a very weak strength of place overall. Visibility remains low as the topography varies little and intermittent tree cover and field boundaries break up any longer distance views. Some field boundaries and trees are planted to screen development using uncharacteristic species. With the exception of a narrow strip along the coast where significant coastal views are available, there is generally a lack of connection to the sea or sense of coastal character common to the whole of the setting area. Vegetation marks the line of the dismantled railway in common with other settlements in the area. The leisure resort and its associated land uses (including car parking) contribute to low landscape value.
- 4.8.14 **Landscape Setting Area 4** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity and Moderate Landscape Value. Some historic continuity remains evident in this area represented by key features such as Hopton House and its associated grounds, these features add to its distinctiveness and contribute to a moderate landscape value. Tree cover is associated primarily with Hopton House and large farms. Many hedgerows have been removed, providing intermittent views across the area; however access is limited within this setting area as few footpaths are present.



#### Indicative Landscape Capacity Definitions

Indicative Landscape Capacity Category	Definition
<b>Very Low</b>	The landscape is assessed as having very high landscape sensitivity and very high landscape value. <b>Very limited potential to accommodate any scale of new development</b> as this is highly likely to erode the positive key features and characteristics of the landscape, which are desirable to safeguard in line with relevant national/local planning policy objectives.
<b>Low</b>	The landscape is assessed as having high landscape sensitivity and high landscape value. Large or medium-scale new development is likely to erode the positive key features and characteristics of the landscape which are desirable to safeguard in line with relevant national/local planning policy objectives. Taking into account site-specific constraints, there may be <b>potential to accommodate some small-scale development</b> in specific locations within the landscape with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>Moderate</b>	The landscape is assessed as either having very low to moderate landscape sensitivity and high landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard. Taking into account site-specific constraints, there may also be potential to accommodate some large-scale new development in specific locations with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>High</b>	The landscape is assessed as having low to very low landscape sensitivity and low to moderate landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> within the landscape without eroding positive key features and characteristics which are desirable to safeguard.
<b>Very High</b>	The landscape is assessed as having very low landscape sensitivity and very low landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard.

## 4.9 Landscape Setting of Ormesby St. Margaret

### Settlement Profile

- 4.9.1 Ormesby St. Margaret is situated to the north-east of the Borough of Great Yarmouth, south of Hemsby and north-west of Caister-on-Sea. This large village lies over a mile east of Ormesby Broad and around one and a half miles from the coast.
- 4.9.2 The area's settlement is a mixture of villages, hamlets and dispersed farmsteads, often clustered around commons and greens. Ormesby St. Margaret is typical in this sense as a linear settlement developing around a village green. Ormesby Old Hall is a mid-17<sup>th</sup> Century house, with very rare architectural features. Ormesby Hall was built in the 18<sup>th</sup> Century with Gothic additions dating from the 19<sup>th</sup> century.
- 4.9.3 The settlement has expanded post-war, similar to many of the settlements in this area, with housing estates now spread eastwards as far as the line of the dismantled railway, which provides a distinctive, curved edge to the residential development. The close proximity of numerous halls and farms scattered around Ormesby St. Margaret continue to contribute to the settlement's character and distinctiveness.

### Landscape Character

- 4.9.4 The landscape surrounding the settlement falls within the following Great Yarmouth and Waveney District Landscape Character Area – see **Appendix A** for details:
- G3: Ormesby and Filby Estate Farmland
- 4.9.5 The key features and characteristics of the landscape around Ormesby St. Margaret are illustrated on **Figure 4.7a** and summarised below:
- **Remnant Historic Landscapes:** The landscape around Ormesby St. Margaret is dominated by 20<sup>th</sup> Century agriculture. This consists of a mixture of 20<sup>th</sup> Century enclosure and post-1950s boundary loss. There are some, older (18<sup>th</sup>-19<sup>th</sup> Century), areas of new enclosure – associated with communications, particularly in the north-east associated with roads and the old line of the railway. Some small, scattered parcels of remnant historic 'piecemeal enclosure by agreement' also exist, predominantly in the south-east. Around the 'halls' there are areas of informal parkland and 18<sup>th</sup>-20<sup>th</sup> Century woodland plantation.
  - **Culturally Important Landmark(s):** The mid-18<sup>th</sup> Century, Grade II listed Duncan Hall School/Scratby Hall to the north-east of the settlement; Ormesby Old Hall – Grade II\* listed;



KEY

1 Landscape Setting Areas

Landscape Features and Characteristics:

Remnant Historic Landscape - Historic

Remnant Historic Landscape - Ancient

Culturally Important Landmarks

Landscape Detractors

Sensitive Urban Edge

Prominent Urban Edge

Watercourses/Waterbodies

Significant Views

Key Ridgelines

Public Rights of Way

Conservation Designations:

Conservation Areas

Listed Buildings

Registered Historic Parks and Gardens

Scheduled Monuments

Biodiversity Designations\*

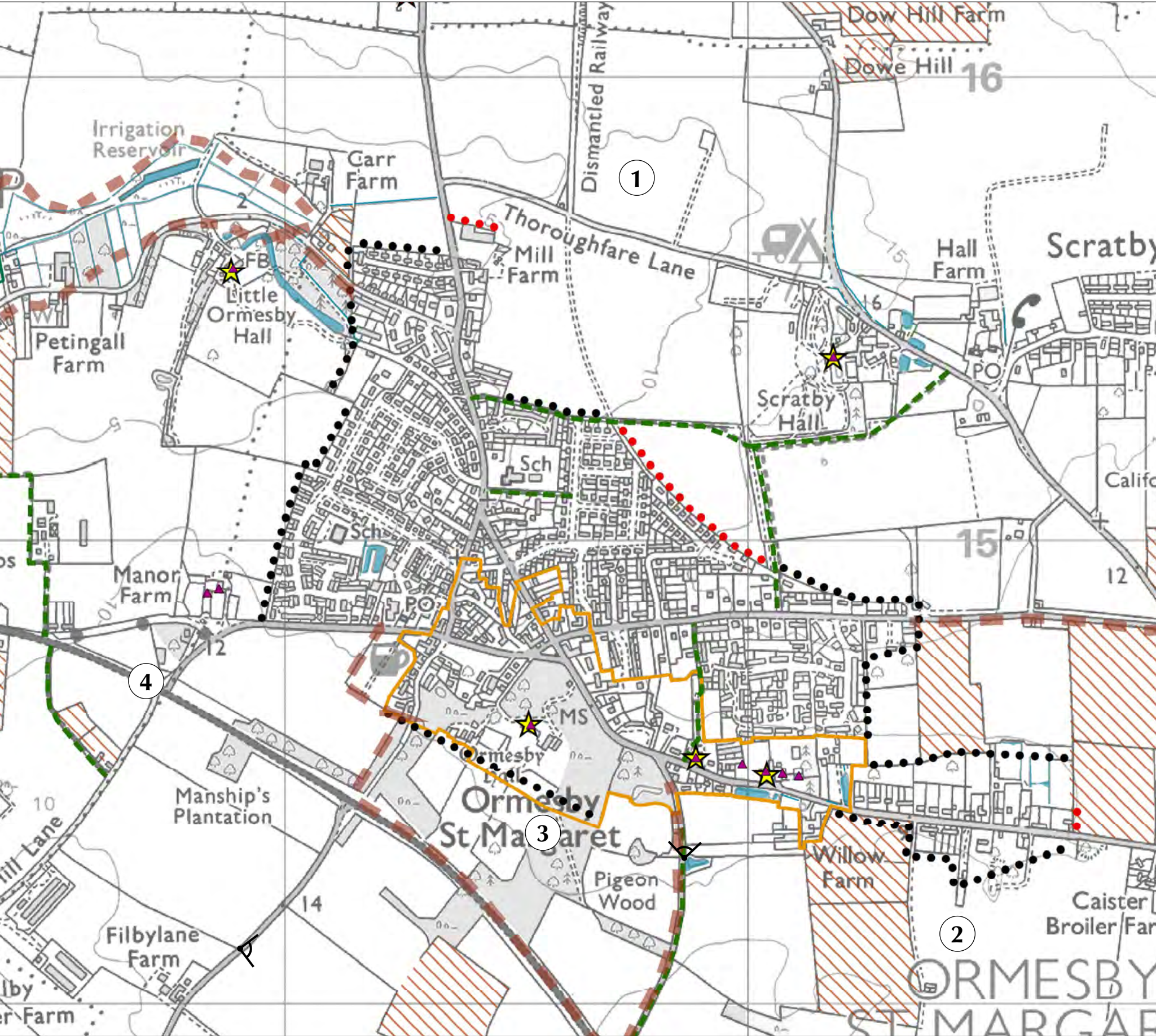
Ancient Woodland

The Broads Authority Executive Area

Area of Outstanding Natural Beauty

\*Includes (where applicable): Special Areas of Conservation, Special Protection Areas, Ramsars, Sites of Special Scientific Interest, Local Nature Reserves, County Wildlife Sites

Please refer to the Glossary (in Appendix C) for definitions of Key Terms



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Ormesby Lodge to the south of the settlement, Grade II listed, and dated to 1848. Little Ormesby Hall is mid-18<sup>th</sup> Century, located to the north-west of the settlement; it is Grade II listed; church of Ormesby St. Margaret. Remnant parkland/avenues and designed landscapes associated with these buildings remain in the landscape.

- **Landscape Detractor(s):** No significant landscape detractors were noted.
- **Urban Edges:** The edges of the settlement are predominantly sensitive, frequently due to the presence of woodland or vegetation associated with the parkland around historic estates. Along the north-western edge, following the line of the old railway is a more prominent edge, but it is enclosed within a single field parcel and not apparent from the wider landscape.
- **Watercourses/Waterbodies:** A number of small ponds, particularly around farms and the historic estates, some drainage channels.
- **Significant View(s)/Key Ridgeline(s):** Views are limited by the vegetated edges of the settlement. Trees or woodland form a characteristic backdrop to views around Ormesby St. Margaret, with views of the distinctive 'parkland farmland' in the south. Glimpsed views towards the church.
- **Footpaths/Bridleways:** Roads, paths and tracks are commonplace in and around Ormesby St. Margaret. Many follow the lines of historic roads and tracks; the disused railway is still present within the landscape, forming a distinctive curved edge to the settlement.
- **Woodland:** Woodland is typically associated with historic properties, particularly around Ormesby Lodge to the south of the settlement, Little Ormesby Hall to the north-west and Scratby Hall in the north. Carr woodlands associated with the Broads form backdrop to some views.

4.9.6 Areas of distinctive landscape that have been identified around the settlement are shown on **Figure 4.7a** as 'Landscape Setting Areas' (LSA). The distinctive characteristics that define each Landscape Setting Area are highlighted within the table below:

Landscape Setting Area	Distinctive Characteristics
1	<ul style="list-style-type: none"> <li>• Scratby Hall (Grade II listed as Duncan Hall School) and associated parkland</li> <li>• The line of the dismantled railway</li> <li>• Large arable fields and scattered farmsteads</li> <li>• Small blocks and lines of woodland</li> <li>• Some hedgerow with hedgerow trees</li> </ul>
2	<ul style="list-style-type: none"> <li>• Medium to large-scale fields and scattered farmsteads</li> <li>• Some hedgerows with hedgerow trees</li> </ul>
3	<ul style="list-style-type: none"> <li>• Ormesby Hall and associated parkland (including Grade II listed Ormesby Lodge)</li> <li>• Woodland</li> <li>• Small, regular-shaped fields</li> </ul>
4	<ul style="list-style-type: none"> <li>• 'Parkland farmland'</li> <li>• Scattered farmsteads</li> <li>• Predominantly arable fields</li> <li>• Hedgerows of varying condition, significant numbers of hedgerow trees</li> <li>• Small blocks of woodland</li> </ul>



## Landscape Sensitivity

- 4.9.7 The inherent Landscape Sensitivity of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area			
	1	2	3	4
<b>Strength of Place</b>				
Distinctiveness	Distinct	Distinct	Unique/Rare	Distinct
Continuity	Recent	Historic	Historic	Recent
Strength of Place	<b>Weak</b>	<b>Moderate</b>	<b>Strong</b>	<b>Weak</b>
<b>Visibility</b>				
Landform	Apparent	Apparent	Insignificant	Insignificant
Tree Cover	Intermittent	Open	Enclosed	Intermittent
Visibility	<b>Moderate</b>	<b>High</b>	<b>Very Low</b>	<b>Low</b>
<b>Landscape Sensitivity</b>				
<b>Landscape Sensitivity</b>	<b>Low</b>	<b>High</b>	<b>Moderate</b>	<b>Low</b>

## Landscape Value

- 4.9.8 The inherent Landscape Value of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area			
	1	2	3	4
<b>Landscape Value</b>	Moderate	Low	High	Moderate

## Landscape Capacity

- 4.9.9 The indicative Landscape Capacity of each Landscape Setting Area to accommodate development, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below and on **Figure 4.7b**:

Criteria	Landscape Setting Area			
	1	2	3	4
Landscape Sensitivity	Low	High	Moderate	Low
Landscape Value	Moderate	Low	High	Moderate
<b>Landscape Capacity</b>	<b>High</b>	<b>Moderate</b>	<b>Moderate</b>	<b>High</b>

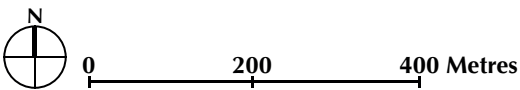
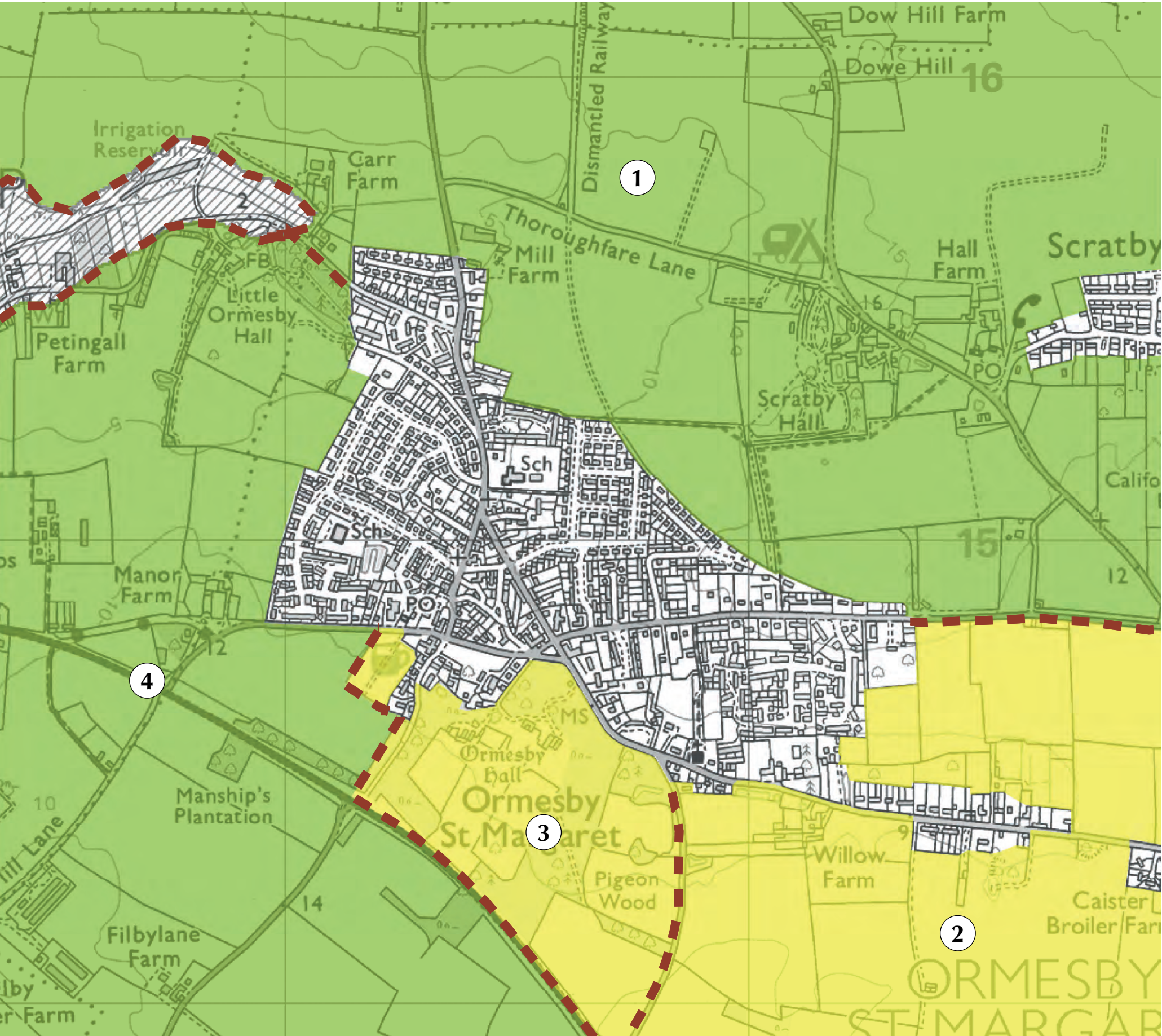
KEY

Indicative Capacity of Landscape Setting Areas:

- Very Low
- Low
- Moderate
- High
- Very High

(see Table 2.4 in Methodology)

- Area Excluded from Study  
Flood Zone 3, Special Areas of Conservation, Special Protection Areas, Ramsars, Sites of Special Scientific Interest, National Nature Reserves
- Landscape Setting Area



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- 4.9.10 The indicative landscape capacity of each Landscape Setting Area is assessed below in relation to the definitions provided by the methodology set out within **Section 2.0** (the landscape capacity definitions are repeated at the end of this section for ease of reference).
- 4.9.11 **Landscape Setting Area 1** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity and Moderate Landscape Value. Whilst overall the evidence for historic continuity demonstrates this landscape is recent, this setting area includes significant distinctive historic features which contribute to its moderate landscape value, such as Scratby Hall and its associated designed landscape with features such as the avenue of trees. Further north, field amalgamation has been more significant, affecting the historic continuity in this part of the setting area. Rights of way and the dismantled railway line continue historic patterns in the landscape. Visibility is moderate as tree cover (particularly close to the settlement) breaks up views within this gently undulating landscape.
- 4.9.12 **Landscape Setting Area 2** is considered to have **Moderate Landscape Capacity** as a result of its High Landscape Sensitivity and Low Landscape Value. Some field amalgamation has occurred within this setting area, as numerous field boundaries have been removed. However, a large part of this setting area still retains a historic landscape character. Visibility is high as a result of a gently undulating landform, and the area has generally limited tree cover. When combined with the area's historic continuity, overall this setting area is of high landscape sensitivity. Generally, the intensive land use of this area has reduced the condition of key landscape features particularly in the south of the setting area which reduces landscape value. The conservation area which is adjacent to a small part of the northern edge of the setting area could increase the landscape value in a localised area within this LSA.
- 4.9.13 **Landscape Setting Area 3** is considered to have **Moderate Landscape Capacity** as a result of its Moderate Landscape Sensitivity and High Landscape Value. Retaining its historic coherence, albeit split by the A149, which forms the southern edge of the setting area, this area includes unique features associated with Ormesby Hall. These features produce a strong strength of place and along with the presence of a Conservation Area covering much of the northern half of the setting area; also contribute to the LSAs high landscape value. The Hall and its setting are an enclosed, relatively heavily wooded landscape with limited visibility, which together with its strong strength of place produces an area with moderate sensitivity.
- 4.9.14 **Landscape Setting Area 4** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity and Moderate Landscape Value. Whilst overall the historic continuity of this landscape is recent, there are some features of cultural importance that contribute to its distinctiveness such as listed buildings at Little Ormesby Hall and Manor Farm. Intermittent trees and hedgerows serve to minimise many longer distance views from within this LSA, contributing to overall low landscape sensitivity. The setting area includes significant features



which contribute to its moderate landscape value, such as Little Ormesby Hall, and the distinctive 'parkland farmland' to the south of the A149.

#### *Indicative Landscape Capacity Definitions*

<b>Indicative Landscape Capacity Category</b>	<b>Definition</b>
<b>Very Low</b>	The landscape is assessed as having very high landscape sensitivity and very high landscape value. <b>Very limited potential to accommodate any scale of new development</b> as this is highly likely to erode the positive key features and characteristics of the landscape, which are desirable to safeguard in line with relevant national/local planning policy objectives.
<b>Low</b>	The landscape is assessed as having high landscape sensitivity and high landscape value. Large or medium-scale new development is likely to erode the positive key features and characteristics of the landscape which are desirable to safeguard in line with relevant national/local planning policy objectives. Taking into account site-specific constraints, there may be <b>potential to accommodate some small-scale development</b> in specific locations within the landscape with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>Moderate</b>	The landscape is assessed as either having very low to moderate landscape sensitivity and high landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard. Taking into account site-specific constraints, there may also be potential to accommodate some large-scale new development in specific locations with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>High</b>	The landscape is assessed as having low to very low landscape sensitivity and low to moderate landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> within the landscape without eroding positive key features and characteristics which are desirable to safeguard.
<b>Very High</b>	The landscape is assessed as having very low landscape sensitivity and very low landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard.



## 4.10 Landscape Setting of Martham

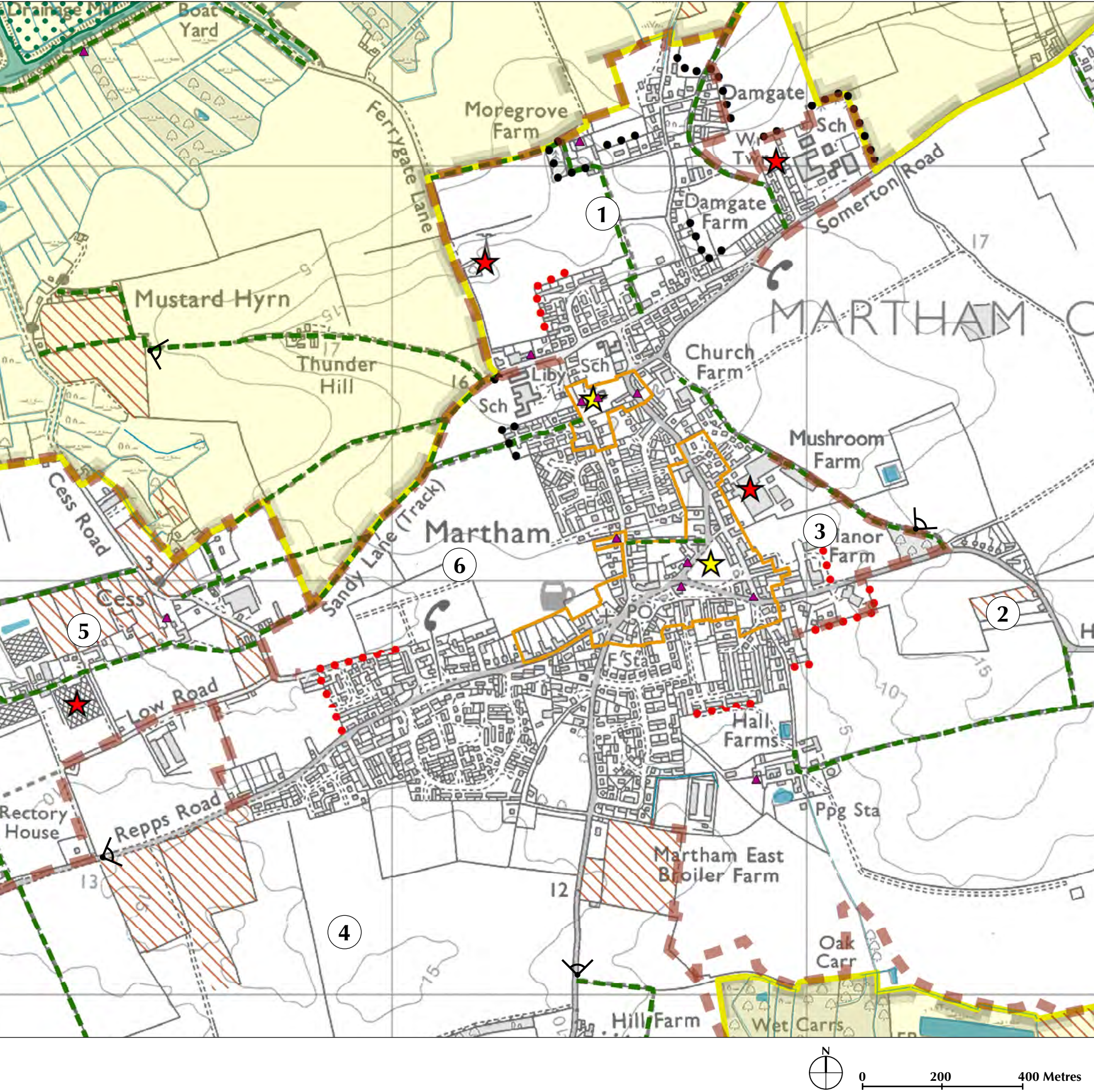
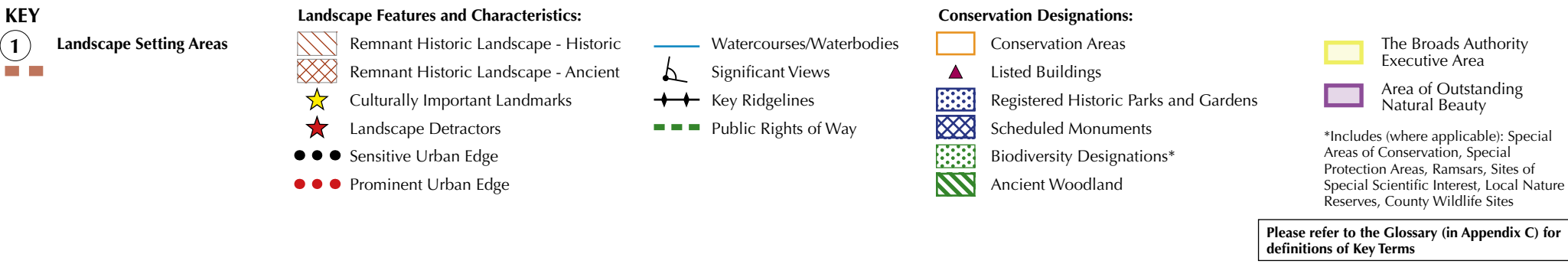
### Settlement Profile

- 4.10.1 Martham is situated to the north-east of the Borough of Great Yarmouth, between Repps-with-Bastwick to the west and Winterton-on-Sea on the east coast. The Broads lies to both the north and south of Martham; which is location on an island of higher ground along the edges of the river floodplain and coast.
- 4.10.2 The area's settlement is a mixture of villages, hamlets and dispersed farmsteads, often clustered around commons and greens; Martham is typical in this sense. It is a large village of Saxon origin, a linear settlement which developed along roads around the village green and church. The large medieval parish church was completed in the mid-1400s and its distinctive tower is a key feature in the local landscape.
- 4.10.3 Over time, infill development has taken place, creating a more nucleated settlement; however the village green and many of the farmsteads associated with the settlement remain and continue to make an important contribution to Martham's character and setting.

### Landscape Character

- 4.10.4 The landscape surrounding the settlement falls within the following Great Yarmouth and Waveney District Landscape Character Areas – see **Appendix A** for details:
- G1: East Flegg Settled Farmland
  - G2: West Flegg Settled Farmland
- 4.10.5 The landscape surrounding the settlement falls within the following Broads Landscape Character Areas – see **Appendix A** for details:
- 26: Muck Fleet Valley and the Trinity Broads
  - 30: Upper Thurne Open Marsh, Broads and Fens
  - 31: Martham Ferry to Oby
- 4.10.6 The key features and characteristics of the landscape around Martham are illustrated on **Figure 4.8a** and summarised below:
- **Remnant Historic Landscapes:** An enclosed landscape of medium to large-scale regular fields. Smaller fields which typically abut the settlement, remain largely unchanged







especially along the southern edge of the village. Historic farmsteads remain scattered around the edges of the settlement and Halls typical of the area still exist, including Hall Farm. The majority of the land around Martham is categorised as 20<sup>th</sup> Century agriculture. Much of the agricultural land that abuts the settlement and the roads represent post-1950s enclosure. To the east of the settlement, and to the south of Sandy Lane (adjacent to the allotments), the land has been identified as ‘Post-1950s Boundary Loss’ or ‘Post-1950s Boundary Loss – with relict element’. These are parcels of land where fields have been amalgamated in recent decades, but with varying degrees of historic boundary lines remaining extant. There are some small parcels of land that retain their historic character, most notably to the west of the settlement near to Cess Road, where some ‘Piecemeal Enclosure by Agreement’ remains; and to the south of the settlement along Repps Road and Martham Road, where some ‘Piecemeal style Parliamentary enclosure’, ‘Piecemeal Enclosure by Agreement’, and ‘New enclosure – associated with communications’ remains. Within the wetland area of the Broads, the majority of the landscape is identified as ‘Rectilinear grazing marsh’, dating between the 17<sup>th</sup> and 20<sup>th</sup> centuries.

- **Culturally Important Landmark(s):** The village green and parish church of St. Mary’s are locally significant features. Some veteran trees are found along key routes and junctions or points of access. Ash is more typically associated with commons.
- **Landscape Detractor(s):** Water tower, communication mast, some large-scale agricultural buildings and polytunnels. In some areas, low voltage wooden pole electricity lines become more visible.
- **Urban Edges:** The town has some sensitive edges, of trees or hedgerows. Exposed or prominent urban edges exist typically where newer development is located. For example the settlement edge around Hall Farms or the approach in to Martham from Hemsby Road.
- **Watercourses/Waterbodies:** The River Thurne lies at the far north of the study area. Many historic ponds remain, especially within the settlement, but also within farmsteads. Some drainage channels exist closer to the Broads.
- **Significant View(s)/Key Ridgeline(s):** A landscape of predominantly low lying topography, some higher ground exists creating opportunities for views, including towards the distinctive church tower. Higher ground was historically inhabited, evidence of which includes Hill Farm and Thunder Hill Farm which affords views towards the Broads, and Martham itself. Views across agricultural landscape towards turbines.
- **Footpaths/Bridleways:** Roads, paths and tracks are commonplace in and around Martham, following a radiating pattern. Many are historic, following the lines of roads and tracks.
- **Woodland:** Areas of wet woodland associated with the Broads form a distinctive backdrop to setting areas in both the north and south of the study area.

4.10.7 Areas of distinctive landscape that have been identified around the settlement are shown on **Figure 4.8a** as 'Landscape Setting Areas' (LSA). The distinctive characteristics that define each Landscape Setting Area are highlighted within the table below:

Landscape Setting Area	Distinctive Characteristics
<b>1</b>	<ul style="list-style-type: none"> <li>• A new school with screening trees, atypical of the area</li> <li>• Water tower &amp; telecoms mast</li> <li>• Historic farmsteads with listed farm building</li> </ul>
<b>2</b>	<ul style="list-style-type: none"> <li>• Amalgamated, large-scale regular arable fields with occasional hedgerows and hedgerow trees</li> <li>• Old routes remain as access tracks or rights of way</li> <li>• Historic farmstead – Hall Farm</li> <li>• Views to wind turbines</li> <li>• Wooded backdrop in views towards the Broads</li> </ul>
<b>3</b>	<ul style="list-style-type: none"> <li>• Extensive agricultural buildings, some in process of demolition</li> <li>• Historic brickworks – planted with trees</li> <li>• Historic farmstead – Manor Farm</li> </ul>
<b>4</b>	<ul style="list-style-type: none"> <li>• Partial hedge-lined field boundaries</li> <li>• Veteran trees, along the roads and tracks</li> <li>• Regular field pattern, arable land use</li> <li>• Smaller surviving historic fields along the settlement edge</li> </ul>
<b>5</b>	<ul style="list-style-type: none"> <li>• 'Horsiculture', polytunnels and glass houses</li> <li>• Regular small fields, some coherent historic fields</li> <li>• Historic farmsteads – Rectory Farm, some diversified to small scale industrial uses</li> <li>• Wooded backdrop in views towards the Broads</li> </ul>
<b>6</b>	<ul style="list-style-type: none"> <li>• Allotments</li> <li>• Large scale, regular arable fields</li> <li>• Hedgerows and hedgerow trees</li> <li>• Adjacent to conservation area</li> </ul>

### Landscape Sensitivity

4.10.8 The inherent Landscape Sensitivity of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area					
	1	2	3	4	5	6
<b>Strength of Place</b>						
Distinctiveness	Indistinct	Distinct	Indistinct	Distinct	Indistinct	Indistinct
Continuity	Recent	Recent	Recent	Recent	Recent	Recent
<b>Strength of Place</b>	<b>Very weak</b>	<b>Weak</b>	<b>Very weak</b>	<b>Weak</b>	<b>Very weak</b>	<b>Very weak</b>
<b>Visibility</b>						
Landform	Insignificant	Apparent	Insignificant	Insignificant	Insignificant	Apparent
Tree Cover	Intermittent	Open	Intermittent	Intermittent	Intermittent	Open
<b>Visibility</b>	<b>Low</b>	<b>High</b>	<b>Low</b>	<b>Low</b>	<b>Low</b>	<b>High</b>
<b>Landscape Sensitivity</b>						
<b>Landscape Sensitivity</b>	<b>Very Low</b>	<b>Moderate</b>	<b>Very Low</b>	<b>Low</b>	<b>Very low</b>	<b>Low</b>



## Landscape Value

- 4.10.9 The inherent Landscape Value of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area					
	1	2	3	4	5	6
<b>Landscape Value</b>	Low	Low	Low	Moderate	Low	Moderate

## Contribution to Protected Landscape Setting

- 4.10.10 The contribution those landscape setting areas make to the setting of the Broads evaluated in line with the methodology set out in **Section 2.0**, are shown in the table below:

Criteria	Landscape Setting Area					
	1	2	3	4	5	6
<b>Contribution to Setting of the Broads</b>	Major Contribution	Major Contribution	Neutral	Limited Contribution	Moderate Contribution	Major Contribution

## Landscape Capacity

- 4.10.11 The indicative and moderated Landscape Capacity of each Landscape Setting Area to accommodate development, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below and on **Figure 4.8b**:

Criteria	Landscape Setting Area					
	1	2	3	4	5	6
Landscape Sensitivity	Very low	Moderate	Very low	Low	Very low	Low
Landscape Value	Low	Low	Low	Moderate	Low	Moderate
<b>Landscape Capacity</b>	<b>Very High</b>	<b>Moderate</b>	<b>Very High</b>	<b>High</b>	<b>Very High</b>	<b>High</b>
<b>Moderated Landscape Capacity</b>	<b>Moderate</b>	<b>Very Low</b>	N/A	<b>High</b>	<b>High</b>	<b>Low</b>

- 4.10.12 The indicative landscape capacity of each Landscape Setting Area is assessed below in relation to the definitions provided by the methodology set out within **Section 2.0** (the landscape capacity definitions are repeated at the end of this section for ease of reference).
- 4.10.13 **Landscape Setting Area 1** is considered to have **Moderate Landscape Capacity** as a result of its Very Low Landscape Sensitivity, Low Landscape Value, and Major Contribution to the Setting of the Broads. There is an absence of valuable landscape features within this setting area as



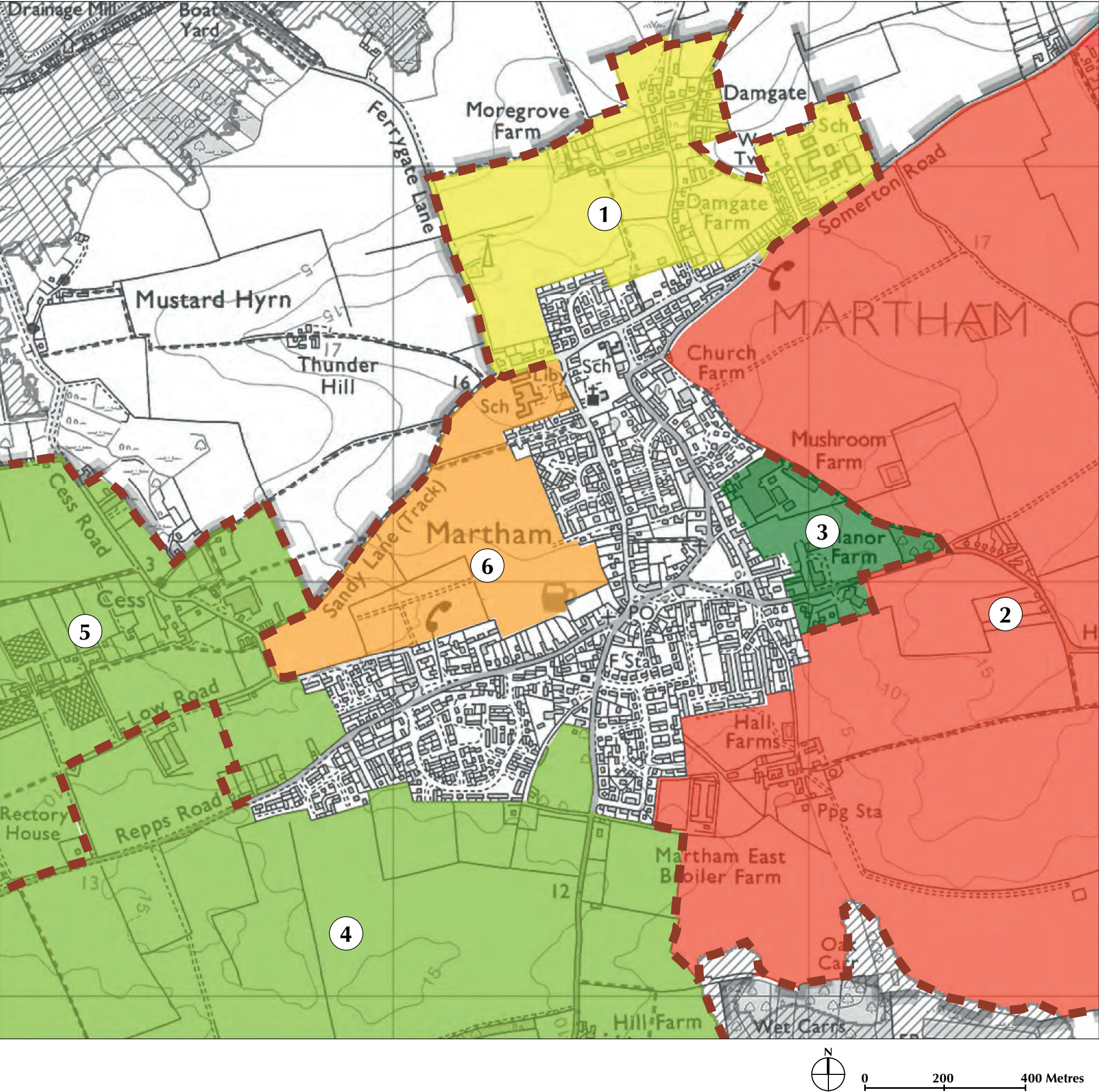
KEY

Indicative Capacity of Landscape Setting Areas:

- Very Low
- Low
- Moderate
- High
- Very High

(see Table 2.4 in Methodology)

- Area Excluded from Study  
Flood Zone 3, Special Areas of Conservation, Special Protection Areas, Ramsars, Sites of Special Scientific Interest, National Nature Reserves
- 1 Landscape Setting Area



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many fields have been amalgamated or developed, which in combination with the relatively flat topography and intermittent tree cover give a very low sensitivity landscape. Visual detractors within this setting area, such as the mast and water tower, contribute to the low landscape value. Visibility overall within the LSA is low due to the presence of small blocks of trees and some hedgerows, in combination with the relatively flat topography. However, there are significant glimpsed views of undeveloped farmland within the LSA from rights of way within the Broads to the north; which provides the setting to the Broads at this location.

- 4.10.14 **Landscape Setting Area 2** is considered to have **Very Low Landscape Capacity** as a result of its Moderate Landscape Sensitivity, Low Landscape Value and Major Contribution to the Setting of the Broads. There is a weak strength of place within this area which is a recently changed landscape that has little historic continuity. Intensive arable land use has largely eroded characteristic features within this LSA. However, features such as the historic farmstead at Hall Farm, and some, albeit infrequent hedgerows and hedgerow trees contribute to the LSAs value. The gently undulating topography, and large fields with few scattered hedgerows, results in an exposed landscape with opportunities for extensive views within and beyond this LSA. There are significant glimpsed views of undeveloped farmland within the LSA from rights of way and roads within the Broads, particularly to the north but also in places to the south; which provides the setting to the Broads at this location.
- 4.10.15 **Landscape Setting Area 3** is considered to have **Very High Landscape Capacity** as a result of its Very Low Landscape Sensitivity and Low Landscape Value. There is a weak strength of place within this area which has little historic continuity. Land use changes have reduced the number of valuable landscape features within the setting area. Visual detractors such as the large-scale farm buildings in various degrees of demolition, and poor landscape condition contribute to an assessment of low landscape value, despite the adjacent conservation area.
- 4.10.16 **Landscape Setting Area 4** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity, Moderate Landscape Value, and Limited Contribution to the Setting of the Broads. Having undergone less field amalgamation than other parts of the settlement setting, this area is a more historically coherent landscape. The medium-scale fields retain more hedged boundaries than in other areas. The surviving small-scale historic field patterns immediately adjacent to the settlement edge are particularly important. The condition of landscape features and presence of veteran trees contribute to the moderate landscape value, along with significant views back towards the settlement from roads and paths near Hill Farm in the south. The falling topography to the east of Hill Farm affords limited inter-visibility with the Broads. There are limited glimpsed views of undeveloped farmland within this LSA from within the Broads to the east; which provides the setting to the Broads at this location.

- 4.10.17 **Landscape Setting Area 5** is considered to have **High Landscape Capacity** as a result of its Very Low Landscape Sensitivity, Low Landscape Value and Moderate Contribution to the Setting of the Broads. Few landscape features of value remain within this setting area, and the landscape is predominantly recent in continuity, although some small pockets of historic field pattern remain. The landscape value is considered to be low due to numerous landscape detractors such as intensive equestrian land use, glasshouses, and generally poor landscape condition. Visibility overall within this LSA is low due to the presence of carr woodland and some hedgerows and trees, particularly close to buildings. However, there are moderate glimpsed views of farmland within this LSA from rights of way within the Broads to the north-east; which provides the setting to the Broads at this location.
- 4.10.18 **Landscape Setting Area 6** is considered to have **Low Landscape Capacity** as a result of its Moderate Landscape Sensitivity, Moderate Landscape Value, and Major Contribution to the Setting of the Broads. This LSA has a moderate landscape value resulting in part from its contribution to the setting of the Conservation Area within Martham. Strength of place is low as a result of poor historic continuity, and many distinctive landscape features have been lost – caused by intensive agricultural land uses. Despite this, sensitivity overall is moderate, partly due to the relatively high visibility within this LSA, afforded by fairly flat topography and few trees or hedgerows. There are significant views of undeveloped farmland within this LSA from rights of way and lanes within the Broads to the north; which provides the setting to the Broads at this location.

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**Indicative Landscape Capacity Definitions**

<b>Indicative Landscape Capacity Category</b>	<b>Definition</b>
<b>Very Low</b>	The landscape is assessed as having very high landscape sensitivity and very high landscape value. <b>Very limited potential to accommodate any scale of new development</b> as this is highly likely to erode the positive key features and characteristics of the landscape, which are desirable to safeguard in line with relevant national/local planning policy objectives.
<b>Low</b>	The landscape is assessed as having high landscape sensitivity and high landscape value. Large or medium-scale new development is likely to erode the positive key features and characteristics of the landscape which are desirable to safeguard in line with relevant national/local planning policy objectives. Taking into account site-specific constraints, there may be <b>potential to accommodate some small-scale development</b> in specific locations within the landscape with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>Moderate</b>	The landscape is assessed as either having very low to moderate landscape sensitivity and high landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard. Taking into account site-specific constraints, there may also be potential to accommodate some large-scale new development in specific locations with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>High</b>	The landscape is assessed as having low to very low landscape sensitivity and low to moderate landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> within the landscape without eroding positive key features and characteristics which are desirable to safeguard.
<b>Very High</b>	The landscape is assessed as having very low landscape sensitivity and very low landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard.



## 4.11 Landscape Setting of Winterton-on-Sea

### Settlement Profile

- 4.11.1 Winterton-on-Sea is a coastal village situated in the north-east of the Borough of Great Yarmouth, north of Hemsby and east of East Somerton. On its northern edge, it abuts the Norfolk Coast Area of Outstanding Natural Beauty (AONB). The sea and views from the coast contribute significantly to the character of the settlement. The dunes are designated as a Special Area of Conservation and Site of Special Scientific Interest (Horsey Dunes), and part of the intertidal area lies within the Great Yarmouth North Denes Special Protection Area.
- 4.11.2 Mentioned in the Domesday Book, parts of the church date from the 13<sup>th</sup> Century and the distinctive 130 foot tower was completed in the 15<sup>th</sup> Century. The village grew around 2 key industries; fishing and farming. Tucked behind rolling sand dunes, the sea is not visible from the village until the very edge of the settlement is reached, however the coastal character of the settlement is apparent. The lighthouse, built in 1840 is a key feature of the village. Mills and halls typical of the region were present in Winterton historically, but do not survive.
- 4.11.3 Winterton is similar to the area's other settlements; historically it was a small-scale linear settlement with more recent, post-war infill and beach front developments. Holiday resorts have expanded further south along the coast.

### Landscape Character

- 4.11.4 The landscape surrounding the settlement falls within the following Great Yarmouth and Waveney District Landscape Character Areas – see **Appendix A** for details:
- E1: Winterton Dunes and Coastal Strip
  - G1: East Flegg Settled Farmland
- 4.11.5 The key features and characteristics of the landscape around Winterton-on-Sea are illustrated on **Figure 4.9a** and summarised below:
- **Remnant Historic Landscapes:** The landscape around Winterton-on-Sea is dominated by 20<sup>th</sup> Century agriculture. To the south-west this is predominantly 20<sup>th</sup> Century enclosure, whilst to the north of Winterton Road, there are fields with varying degrees of boundary loss. The coastal edge of the settlement is dominated by unimproved intertidal landscapes and unimproved rough pasture. To the north there are areas of 'Rectilinear grazing marsh', dated to between the 17<sup>th</sup> and 20<sup>th</sup> centuries, and regenerated alder carr woodlands. Where



**KEY**

**1** Landscape Setting Areas

■ ■ ■

**Landscape Features and Characteristics:**

Remnant Historic Landscape - Historic  
 Remnant Historic Landscape - Ancient  
 Culturally Important Landmarks  
 Landscape Detractors  
 Sensitive Urban Edge  
 Prominent Urban Edge

Watercourses/Waterbodies  
 Significant Views  
 Key Ridgelines  
 Public Rights of Way

**Conservation Designations:**

Conservation Areas  
 Listed Buildings  
 Registered Historic Parks and Gardens  
 Scheduled Monuments  
 Biodiversity Designations\*  
 Ancient Woodland

The Broads Authority Executive Area  
 Area of Outstanding Natural Beauty

\*Includes (where applicable): Special Areas of Conservation, Special Protection Areas, Ramsars, Sites of Special Scientific Interest, Local Nature Reserves, County Wildlife Sites

Please refer to the Glossary (in Appendix C) for definitions of Key Terms





remnant historic landscapes exist, these are small scattered parcels of 'Piecemeal enclosure by agreement'.

- **Culturally Important Landmark(s):** Holy Trinity and All Saints' Church, the old lighthouse.
- **Landscape Detractor(s):** No significant landscape detractors noted.
- **Urban Edges:** The edges of Winterton-on-Sea are mixed, with some slightly more prominent edges, particularly where there is new development, such as that to the south of Beach Road facing the sea.
- **Watercourses/Waterbodies:** Ponds and drainage channels are particularly notable features to the north of the settlement and much less frequent further south.
- **Significant View(s)/Key Ridgeline(s):** Some views back towards the church from the junction between Low Road (a public right of way) and Manor Farm Road (west of the settlement). Some interesting views from Beach Road (east of the settlement) looking west/south-west across the dunes, taking in the colourful thatched roundhouses and lighthouse on the edge of the settlement. Wind turbines are visible in some views out towards East Somerton, and there are views from the low ridgeline to the south. Coastal views.
- **Footpaths/Bridleways:** Roads, paths and tracks are fairly commonplace in and around Winterton-on-Sea. Many follow the lines of historic roads and tracks. There are a number of paths, some which are historic to the east of the settlement allowing access to the beach.
- **Woodland:** Woodland is predominantly found in the north of the study area.

4.11.6 Areas of distinctive landscape that have been identified around the settlement are shown on **Figure 4.9a** as 'Landscape Setting Areas' (LSA). The distinctive characteristics that define each Landscape Setting Area are highlighted within the table below:

Landscape Setting Area	Distinctive Characteristics
1	<ul style="list-style-type: none"> <li>• Predominantly small scale, regular pattern of fields</li> <li>• Mixed field boundaries; some hedges, some ditches</li> <li>• Winterton PCC Land County Wildlife Site</li> <li>• A significant wooded backdrop to views north</li> <li>• Adjacent to conservation area</li> </ul>
2	<ul style="list-style-type: none"> <li>• Large and regular amalgamated fields, primarily in arable use</li> <li>• Scattered farmsteads</li> <li>• Low and sparse hedgerows, scattered veteran hedgerow trees</li> </ul>

## Landscape Sensitivity

- 4.11.7 The inherent Landscape Sensitivity of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area	
	1	2
<b>Strength of Place</b>		
Distinctiveness	Distinct	Indistinct
Continuity	Recent	Recent
<b>Strength of Place</b>	<b>Weak</b>	<b>Very Weak</b>
<b>Visibility</b>		
Landform	Insignificant	Apparent
Tree Cover	Intermittent	Open
<b>Visibility</b>	<b>Low</b>	<b>High</b>
<b>Landscape Sensitivity</b>		
<b>Landscape Sensitivity</b>	<b>Low</b>	<b>Low</b>

## Landscape Value

- 4.11.8 The inherent Landscape Value of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area	
	1	2
<b>Landscape Value</b>	High	Low

## Contribution to Protected Landscape Setting

- 4.11.9 The contribution those landscape setting areas make to the setting of the Norfolk Coast AONB evaluated in line with the methodology set out in **Section 2.0**, are shown in the table below:

Criteria	Landscape Setting Area	
	1	2
<b>Contribution to Setting of the Norfolk Coast AONB</b>	Major Contribution	Limited Contribution



## Landscape Capacity

- 4.11.10 The indicative and moderated Landscape Capacity of each Landscape Setting Area to accommodate development, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below and on **Figure 4.9b**:

Criteria	Landscape Setting Area	
	1	2
Landscape Sensitivity	Low	Low
Landscape Value	High	Low
<b>Landscape Capacity</b>	<b>Moderate</b>	<b>High</b>
<b>Moderated Landscape Capacity</b>	<b>Very Low</b>	<b>High</b>

- 4.11.11 The indicative landscape capacity of each Landscape Setting Area is assessed below in relation to the definitions provided by the methodology set out within **Section 2.0** (the landscape capacity definitions are repeated at the end of this section for ease of reference).
- 4.11.12 **Landscape Setting Area 1** is considered to have **Very Low Landscape Capacity** as a result of its Low Landscape Sensitivity, High Landscape Value and Major Contribution to the setting of the AONB. A distinctive landscape of small-scale fields, with a wooded backdrop, where features of value have been retained; however, the landscape has undergone recent changes reducing its strength of place, such as some field amalgamation close to Winterton. The western-most conservation area contributes to the high value of this setting area, and views to the settlement (and church tower) from the setting area are significant. Visibility overall within the LSA is low due to the presence of mature hedgerows in combination with the relatively flat topography. However, there are significant glimpsed views of undeveloped farmland within the LSA from rights of way within the Broads to the north; which provides the setting to the Broads at this location.
- 4.11.13 **Landscape Setting Area 2** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity, Low Landscape Value, and Limited Contribution to the setting of the AONB. The setting area lacks valued landscape features as a result of recent intensive arable farming. Overall, landscape value is considered to be low as many hedgerows have been removed and field boundaries are marked often by a wide grassy strip. Nevertheless the presence of distinctive veteran trees along field boundaries contributes to the character of this setting area. The larger fields contribute to the area's open character, which combines with gently rolling topography leading to high visibility within this LSA. There are limited glimpsed views of undeveloped farmland within the LSA from rights of way within the Broads to the north; which provides the setting to the Broads at this location.

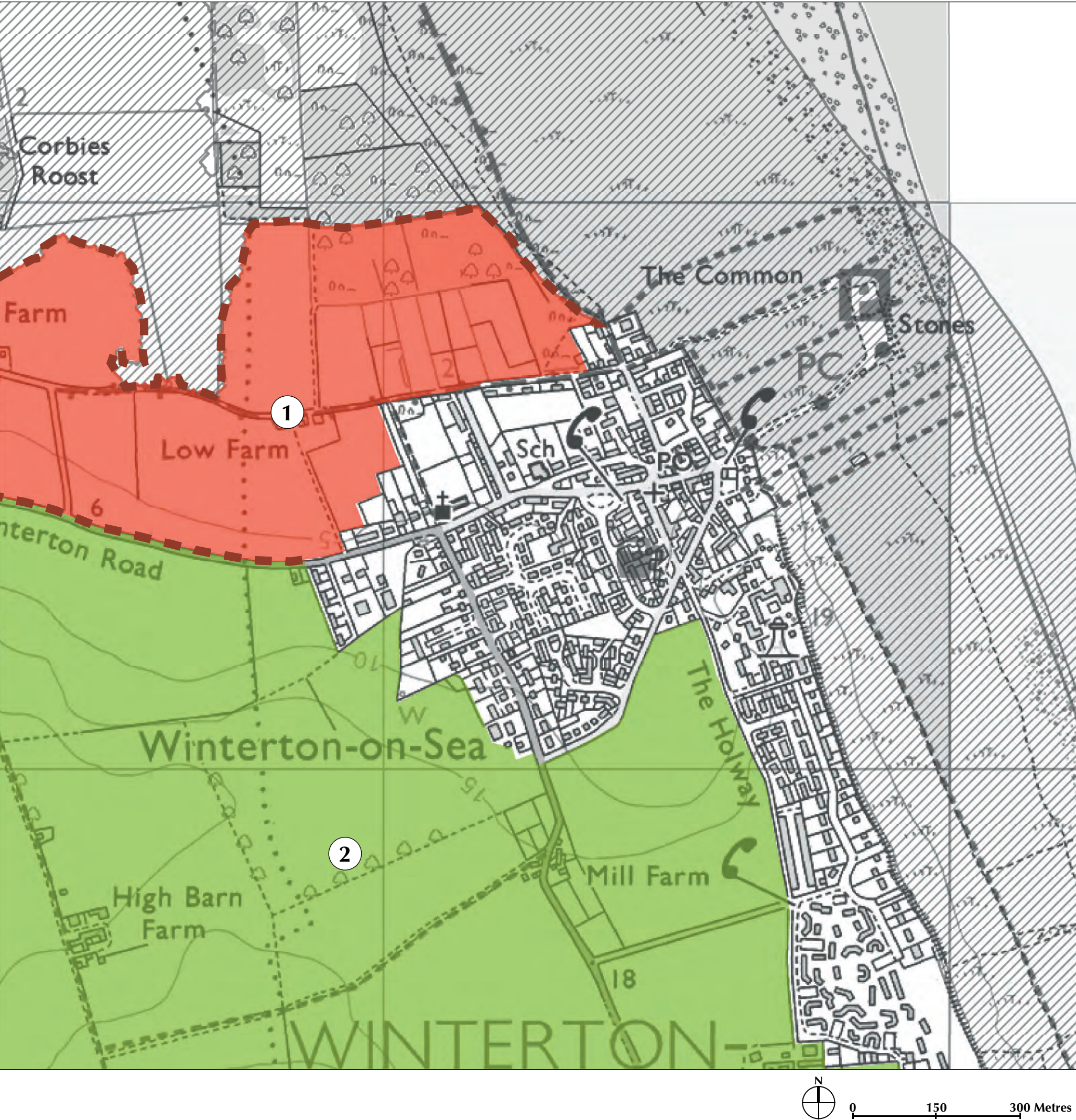


Indicative Capacity of Landscape Setting Areas:

- Very Low
- Low
- Moderate
- High
- Very High

(see Table 2.4 in Methodology)

- Area Excluded from Study  
Flood Zone 3, Special Areas of Conservation, Special Protection Areas, Ramsars, Sites of Special Scientific Interest, National Nature Reserves
- Landscape Setting Area



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#### Indicative Landscape Capacity Definitions

Indicative Landscape Capacity Category	Definition
<b>Very Low</b>	The landscape is assessed as having very high landscape sensitivity and very high landscape value. <b>Very limited potential to accommodate any scale of new development</b> as this is highly likely to erode the positive key features and characteristics of the landscape, which are desirable to safeguard in line with relevant national/local planning policy objectives.
<b>Low</b>	The landscape is assessed as having high landscape sensitivity and high landscape value. Large or medium-scale new development is likely to erode the positive key features and characteristics of the landscape which are desirable to safeguard in line with relevant national/local planning policy objectives. Taking into account site-specific constraints, there may be <b>potential to accommodate some small-scale development</b> in specific locations within the landscape with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>Moderate</b>	The landscape is assessed as either having very low to moderate landscape sensitivity and high landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard. Taking into account site-specific constraints, there may also be potential to accommodate some large-scale new development in specific locations with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>High</b>	The landscape is assessed as having low to very low landscape sensitivity and low to moderate landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> within the landscape without eroding positive key features and characteristics which are desirable to safeguard.
<b>Very High</b>	The landscape is assessed as having very low landscape sensitivity and very low landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard.

## 5.0 WAVENEY DISTRICT SETTLEMENT FRINGE ASSESSMENTS

### 5.1 Landscape Character Context

5.1.1 As shown on **Figure 1.1**, the following National Character Areas<sup>28</sup> provide the national context for the settlement fringe assessments within Waveney District:

- (80) The Broads
- (82) Suffolk Coast and Heaths
- (83) South Norfolk and High Suffolk Claylands

5.1.2 **Figure 1.1** also shows the relationship of Waveney District to the nationally designated landscapes of The Broads and the Suffolk Coast & Heaths Area of Outstanding Natural Beauty (AONB).

5.1.3 Waveney District is located in the east of England, covering approximately 375 square kilometres. Lowestoft is the main service centre and Halesworth, Beccles, Bungay and Southwold are all market towns within the District. Small rural villages, hamlets and scattered settlements characterise much of the District and include 'The Saints' villages which lie between the river Blyth and Waveney, in the western part of the District<sup>29</sup>.

5.1.4 The District includes part of the Norfolk and Suffolk Broads (which have National Park Status, are the largest protected wetlands in Britain and the third largest inland waterway), with the Broads Authority Executive Area fringing and partly within the westernmost part of the District alongside the Waveney Valley. As such, landscapes within Waveney District form part of the setting of the Broads. The coastline between Southwold and Kessingland is designated as part of the Suffolk Coast and Heaths AONB<sup>30</sup>.

5.1.5 The Broads are recognised as a naturally functioning wetland ecosystem of international cultural, environmental and ecological importance. The network of inland waterways and large scale water bodies which are the legacy of flooded former peat extraction creates not only significant opportunities for water based recreation, but also a rich range of wetland habitats, including wet meadow and grazing marsh/pasture, in addition to areas of alder and willow carr and reedbeds. The landscape of the Broads, in particular the wide, flat Waveney Valley, is open and exposed, and of relatively large scale and simple composition at points, and there is strong inter-visibility with other landscapes within Waveney District<sup>31</sup>.

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<sup>28</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

<sup>29</sup> Waveney District Landscape Character Assessment (Land Use Consultants, 2008)

<sup>30</sup> Waveney District Landscape Character Assessment (Land Use Consultants, 2008)

<sup>31</sup> Waveney District Landscape Character Assessment (Land Use Consultants, 2008)



- 5.1.6 The Suffolk Coast and Heaths AONB, part of which falls within Waveney District encompasses a varied range of landscape types defined by geology and shaped by the interaction of coastal processes and the elements with the coastal landscape. A simple geology based on sedimentary processes, such as the sandy Crag bedrock has resulted in the creation of soft, erosion prone cliff faces at Southwold and Pakefield. A number of estuarine valleys cut the landscape, creating broad, marshland estuaries as they open onto the coast, with small scale coastal broads and meres often evident, behind low coastal spits and shingle bars<sup>32</sup>.
- 5.1.7 The presence of sandy drift deposits created a landscape of acid heathland behind the coastal cliffs, although these were vulnerable to early Enclosure as medieval and later landowners sought to maximise the productivity of their land for grazing and later arable cultivation into the 18<sup>th</sup>-19<sup>th</sup> Centuries and the modern period. Scots pine windbreaks, planted to stabilise this unstable 'duneland' sandy soil are a distinctive, emblematic feature of this landscape which is commonly known as the 'Sandlings'. Equally characteristic are areas of coniferous plantation and gorse scrub/birch pioneer woodland denoting areas of relict heathland<sup>33</sup>.
- 5.1.8 Beyond the AONB and the estuaries are low lying pastoral river valleys and areas of transitional, undulating farmland cut by minor tributary watercourses, and ultimately rising to more elevated plateau landscapes on the clays and Lowestoft tills. The plateaux are characterised by the influence of historic landed estates and wooded parklands such as Sotterley and Benacre, and by an intricate early Enclosure co-axial field pattern. As such the landscape of Waveney District has a diverse 'mosaic' character, often complex and strongly transitional in quality<sup>34</sup>.
- 5.1.9 Situated in the north-eastern corner of the District, Lowestoft is the largest town accommodating approximately half of the District's population. The rural part of the District is characterised by the historic market towns of Beccles (with Worlingham), Bungay, Halesworth and Southwold (with Reydon), along with small hamlets and farmsteads.
- 5.1.10 Settlements within Waveney District typically demonstrate a dispersed pattern, comprising farmsteads (often of medieval origin) interspersed with small hamlets and occasional larger villages. Concentrations of small settlements can be found on higher ground along marsh edges. Historically, settlements developed around churches (round towers) commons and greens, many examples of which make an important contribution to the settlement and landscape character of the District today. Farmsteads and their associated buildings and

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<sup>32</sup> Waveney District Landscape Character Assessment (Land Use Consultants, 2008)

<sup>33</sup> Waveney District Landscape Character Assessment (Land Use Consultants, 2008)

<sup>34</sup> Waveney District Landscape Character Assessment (Land Use Consultants, 2008)

materials contribute significantly to the rural character of the District, and the area is noted for having one of the highest concentrations nationally of surviving of pre-1750 farm buildings<sup>35</sup>. Halls and other high status dwellings are a frequent occurrence within settlements; in particular moated sites such as Mettingham Castle and Flixton Hall, which are characteristic of this part of Suffolk.

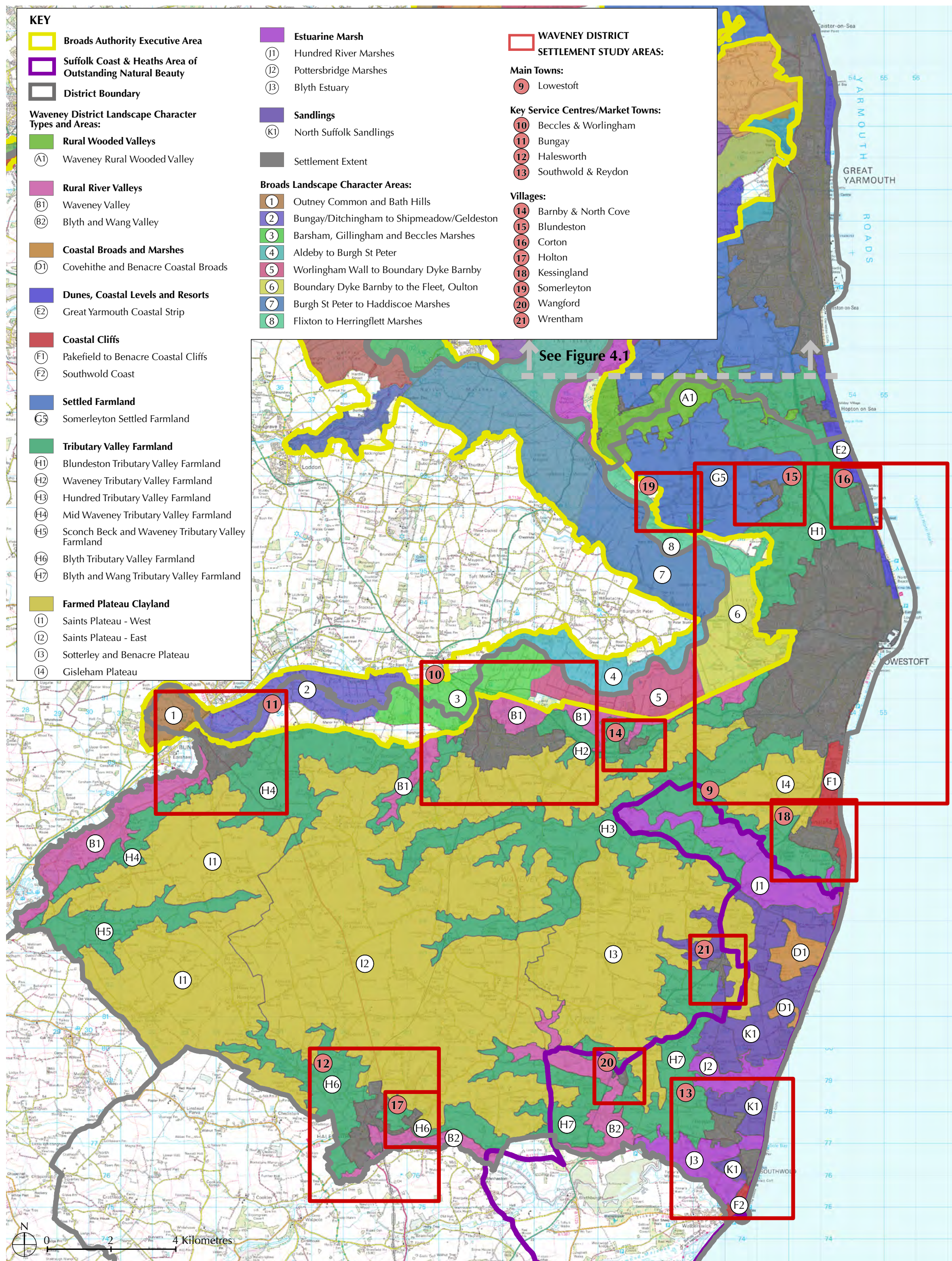
- 5.1.11 The current settlement pattern within Waveney reflects to a large extent that which was defined during the medieval period. Medieval villages such as Bungay and Beccles have, like other settlements, experienced rapid expansion in the latter stages of the 20<sup>th</sup> Century. However post-war settlement expansion in Waveney occurred much later than in other areas. Coastal settlements have also expanded, predominantly driven by tourism growth. The District's strong relationship to the sea is reflected in the character of its coastal settlements. The port at Lowestoft reflects the region's maritime industry and piers, and beach huts contribute to the distinctive coastal character of the District.
- 5.1.12 As shown on **Figure 5.1**, the Waveney District Landscape Character Assessment<sup>36</sup> identifies the following Landscape Character Types and Areas which provide the local context for the settlement fringe assessments within Waveney District:

LANDSCAPE CHARACTER TYPES	LANDSCAPE CHARACTER AREAS
A: Rural Wooded Valleys	A1: Waveney Rural Wooded Valley
B: Rural River Valleys	B1: Waveney Valley B2: Blyth and Wang Valley
D: Coastal Broads and Marshes	D1: Covehithe and Benacre Coastal Broads
E: Dunes, Coastal Levels & Resorts	E2: Great Yarmouth Coastal Strip
F: Coastal Cliffs	F1: Pakefield to Benacre Coastal Cliffs F2: Southwold Coast
G: Settled Farmland	G5: Somerleyton Settled Farmland
H: Tributary Valley Farmland	H1: Blundeston Tributary Valley Farmland H2: Waveney Tributary Valley Farmland H3: Hundred Tributary Valley Farmland H4: Mid Waveney Tributary Valley Farmland H5: Sconch Beck & Waveney Tributary Valley Farmland H6: Blyth Tributary Valley Farmland H7: Blyth and Wang Tributary Valley Farmland
I: Farmed Plateau Clayland	I1: Saints Plateau - West I2: Saints Plateau - East I3: Sotterley and Benacre Plateau I4: Gisleham Plateau
J: Estuarine Marsh	J1: Hundred River Marshes J2: Pottersbridge Marshes

<sup>35</sup> Historic Farmsteads: Preliminary Character Statement – East of England Region (English Heritage, 2006)

<sup>36</sup> Waveney District Landscape Character Assessment (Land Use Consultants, 2008)







LANDSCAPE CHARACTER TYPES	LANDSCAPE CHARACTER AREAS
	J3: Blyth Estuary
K: Sandlings	K1: North Suffolk Sandlings

5.1.13 The key characteristics of the Waveney District Landscape Character Areas are provided in **Appendix B**.

5.1.14 In overview, the Broads Landscape Character Assessment describes the Broads as being a unique wetland landscape comprising a diverse range of wetland habitats associated with the main rivers and their tributaries. Much of the landscape was formerly coastal and estuarine, and the Broads is a result of many centuries of human intervention. Excavation of peat during the medieval period primarily focused on the river valleys has created large shallow wetlands. Land drainage, in particular of the estuarine marshes for agriculture, has created a diverse and dynamic landscape of wetland habitats often linked to traditional industries such as reed cutting. The special qualities of the Broads landscape defined by the Broads Plan<sup>37</sup> are:

- Remoteness and tranquillity
- Enclosure and scale
- Light and reflectivity
- Pattern and texture
- Sense of time depth
- Skylines
- Visibility and inter-visibility
- Accessibility and experience/recreation

5.1.15 As shown on **Figure 5.1**, the Broads Landscape Character Assessment<sup>38</sup> identifies the following Landscape Character Areas which provide the local context for the settlement fringe assessments within Waveney District:

- 1: Outney Common and Bath Hills
- 2: Bungay/Ditchingham to Shipmeadow/Geldeston
- 3: Barsham, Gillingham and Beccles Marshes
- 4: Aldeby to Burgh St Peter
- 5: Worlingham Wall to Boundary Dyke Barnby
- 6: Boundary Dyke Barnby to the Fleet, Oulton
- 7: Burgh St Peter to Haddiscoe Marshes
- 8: Flixton to Herringflett Marshes

5.1.16 The key characteristics of the Broads Landscape Character Areas are provided in **Appendix B**.

5.1.17 The special qualities of the Suffolk Coast and Heaths AONB defined in the Management Plan<sup>39</sup> that are relevant to the Study Area are:

<sup>37</sup> The Broads Plan (2011) - the statutory management plan for the Broads

<sup>38</sup> The Broads Landscape Character Assessment (author not specified, 2006)

<sup>39</sup> Suffolk Coast and Heaths AONB Management Plan (Suffolk Coast and Heaths Partnership, 2013-18)

- Bodies of water (broads/saline lagoons)
- Sense of space, isolation and tranquillity, and long distance walking routes
- Coastal towns and villages (Aldeburgh, Southwold, Walberswick, Dunwich)
- Specialist wildlife species
- Extensive wet grazing marshes
- Ancient drainage and enclosure patterns
- Ancient woodlands, distinctive field patterns and designed parkland landscapes with ancient trees.

## 5.2 Landscape Setting of Lowestoft

### Settlement Profile

- 5.2.1 Lowestoft is situated on the coast, to the north of Kessingland and south of Great Yarmouth. The town itself is the most easterly settlement in the UK. The sea around Lowestoft is designated as part of the Outer Thames Estuary Special Protection Area. The seascape and surrounding waterways of the Broads produce wide horizons and broad skies, contributing significantly to the character and experiential qualities within landscapes around Lowestoft.
- 5.2.2 Lowestoft is one of the earliest known sites of human habitation in the UK and its name is known to have derived from Viking origins. Today it is a large nucleated town surrounding Lake Lothing and the inner harbour on the edge of Oulton Broad.
- 5.2.3 The town has developed further inland only over the past 100 years, absorbing numerous scattered farmsteads and small settlements such as Kirkley, Normanston and Carlton Colville. Significant changes were brought about with the railways, as new markets for the fishing industry at Lowestoft were opened up, facilitating a parallel increase in the tourist industry affecting many towns and villages along the eastern coast of Suffolk and Norfolk. Lowestoft's position as a port led to it being a key target for bombing during the Second World War which destroyed much of the town's built character.

### Landscape Character

- 5.2.4 The landscape surrounding the settlement falls within the following Great Yarmouth and Waveney District Landscape Character Areas – see **Appendix B** for details:
- B1: Waveney Valley
  - E2: Great Yarmouth Coastal Strip
  - F1: Pakefield to Benacre Coastal Cliffs
  - G5: Somerleyton Settled Farmland
  - H1: Blundeston Tributary Valley Farmland
  - H2: Waveney Tributary Valley Farmland
  - H3: Hundred Tributary Valley Farmland
  - I2: Saints Plateau – East
  - I4: Gisleham Plateau



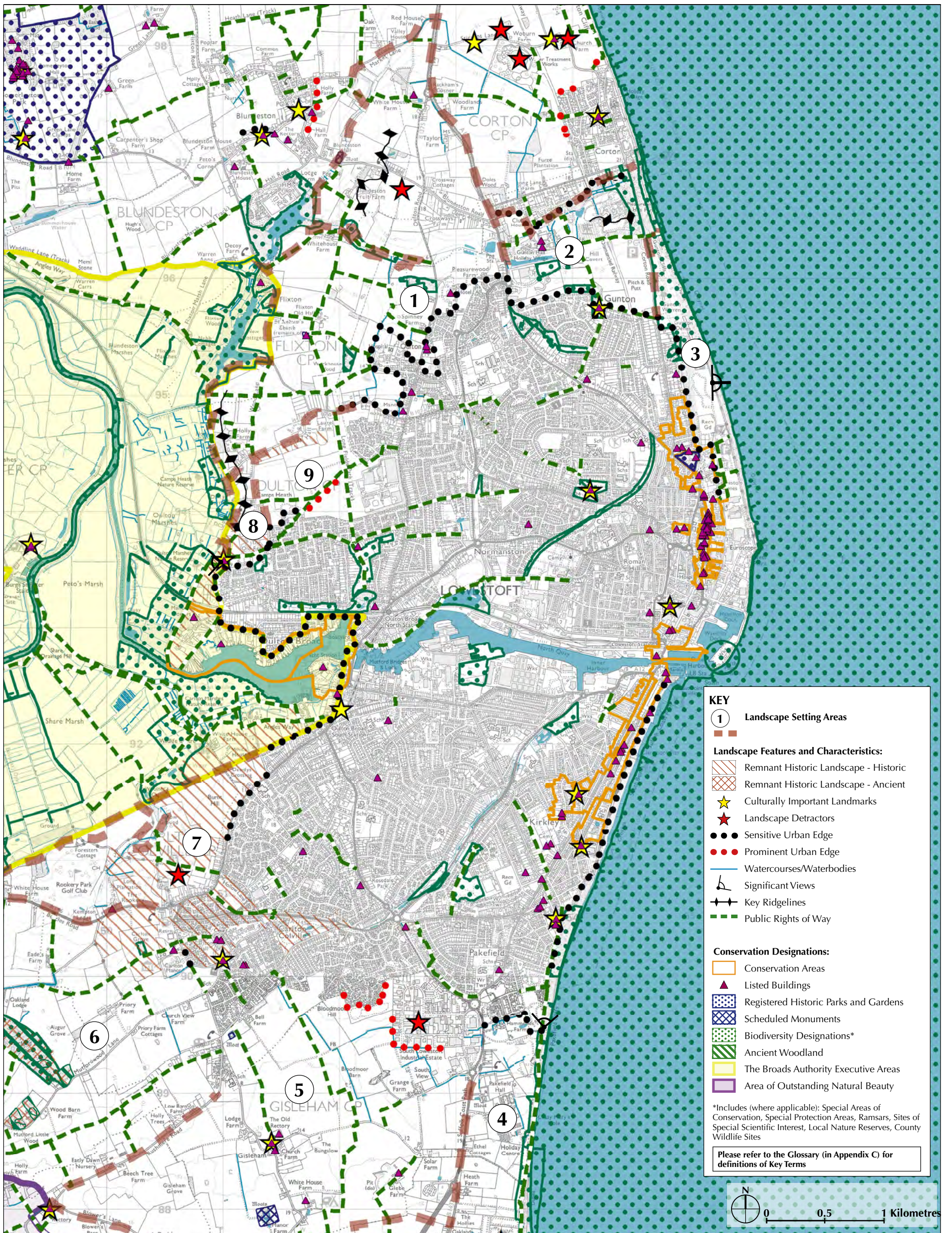
5.2.5 The landscape surrounding the settlement falls within the following Broads Landscape Character Areas – see **Appendix B** for details:

- 4: Aldeby to Burgh St Peter
- 5: Worlingam Wall to Boundary Dyke Barnby
- 6: Boundary Dyke Barnby to the Fleet, Oulton
- 7: Burgh St Peter to Haddiscoe Marshes
- 8: Flixton to Herringflett Marshes

5.2.6 The key features and characteristics of the landscape around Lowestoft are illustrated on **Figure 5.2a** and summarised below:

- **Remnant Historic Landscapes:** The landscape to the north of Lowestoft is predominantly 18<sup>th</sup> century and later enclosure of former common arable or heathland. Scattered across the area are small settlements, farmsteads and a range of other historic landscape features, including: small parcels of modern woodland plantation on former common arable or heath. Areas of unimproved land and meadows associated with waterbodies/watercourses; a post-medieval informal park associated with Flixton House; park woodlands and pre-18<sup>th</sup> Century enclosure – rectilinear fields. The western part of the study area, within the floodplain is 18<sup>th</sup> Century and later enclosure, former marsh or fenland, with some remnant historic, pre-18<sup>th</sup> Century enclosure between the flood plain and the settlement edge. The area to the south and south-west of Lowestoft is predominantly a post-1950s agricultural landscape showing boundary loss from irregular co-axial fields. The land adjacent to the coast to the south of Lowestoft comprises 18<sup>th</sup> Century and later enclosure of former heath, 18<sup>th</sup> Century and later enclosure of former common arable or heathland, and modern leisure uses.
- **Culturally Important Landmark(s):** Church of St. Michael (Oulton Broad), Church of St. Mary (Burgh St. Peter), Church of St. Peter (Gunton), Church of St. Margaret (Lowestoft), Church of Our Lady Star of the Sea (Lowestoft), Church of St. Peter and St. John (Kirkley), Church of St. Margaret and All Saints (Pakefield), Church of St. Nicholas (Kirkley), Church of the Holy Trinity (Gisleham), Church of St. Peter (Carlton Colville), St. Mark's Church (Oulton Broad).
- **Landscape Detractor(s):** Industrial estates, intensive equestrian land uses. Pylons.
- **Urban Edges:** Many of the edges of Lowestoft are sensitive, particularly to the west and north. Where there is new development such as that at Oulton, there has not yet been time for screening vegetation to establish and sensitivity of the new settlement edge is therefore reduced. The southern edge of the settlement has more prominent edges, particularly around industrial estates and newer development, and where subtle changes in topography and lack of screening vegetation make the edges more visible from the surrounding open farmland landscape.





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- **Watercourses/Waterbodies:** There are a number of significant watercourses and waterbodies in the landscape around Lowestoft. Oulton Broad lies immediately to the west of the settlement, and Oulton Dyke links Oulton Broad to the River Waveney in the west. Mutford Lock provides access between the freshwater Broads and Lake Lothing, which cuts through the centre of the settlement to the sea. To the south of Oulton Broad, Sprat's Water and Marshes is designated a Site of Special Scientific Interest, Ramsar, Special Protection Area and Special Area of Conservation. A second, smaller watercourse cuts through the urban area of Lowestoft, from the agricultural landscape south of the town, through Carlton Colville, north-westwards to Lake Lothing. The landscape to the west and north-west of the settlement falls within the Broads, and has a large number of ditches and small watercourses crossing it, as well as larger waterbodies such as Flixton Decoy. To the north and south are a number of small ditches and watercourses, as well as ponds often associated with farms.
- **Significant View(s)/Key Ridgeline(s):** Views across the Broads from the Church of St. Michael, Oulton Broad, and glimpses from Beccles Road. Ridgeline to the north of the settlement between Blundeston and Corton. Panoramic views across the sea and north and south from the coast.
- **Footpaths/Bridleways:** Lowestoft has a large number of public rights of way connecting the settlement to its surrounding landscape. These include the Angles Way promoted route, which runs along the River Waveney to the south-west, around Oulton Broad, along the western edge of the settlement, and then north-west towards Somerleyton. The promoted Suffolk Coastal path runs along the coast in the southern half of Lowestoft, ending near the marina and the outer harbour in the town. Elsewhere, an extensive network of footpaths and bridleways provide access across the predominantly agricultural landscapes around the town.
- **Woodland:** There are a scattering of small belts and blocks of woodland around Lowestoft, and a small number of larger woods. These include Flixton Wood (a County Wildlife Site) to the north-west of the town, which connects to a long narrow belt of woodland along the adjacent edge of the Broads. The Broads edge running south-west from Oulton Broad also has a number of woodland blocks, including Old Broad. Mutford Big Wood, to the south-west of the town is also significant woodland, and is Ancient Woodland, and designated a County Wildlife Site.

5.2.7 Areas of distinctive landscape that have been identified around the settlement are shown on **Figure 5.2a** as 'Landscape Setting Areas' (LSA). The distinctive characteristics that define each Landscape Setting Area are highlighted within the table below:



Landscape Setting Area	Distinctive Characteristics
1	<ul style="list-style-type: none"> <li>• Small to medium-scale irregular field pattern</li> <li>• Diverse mosaic landscape</li> <li>• Predominantly arable</li> <li>• Small blocks of woodland</li> <li>• Some hedgerow loss, and scattered hedgerow trees</li> <li>• Urban influence closer to edge of Lowestoft</li> </ul>
2	<ul style="list-style-type: none"> <li>• Woodland – some of which is designated as Corton Woods County Wildlife Site, Gunton Wood Local Nature Reserve</li> <li>• Theme park, pitch and putt, holiday camp</li> <li>• Small areas of grassland – including Gunton Meadow County Wildlife Site.</li> <li>• Corton Cliffs Site of Special Scientific Interest</li> <li>• Strong urban influence closer to edge of Lowestoft</li> <li>• Dismantled railway</li> </ul>
3	<ul style="list-style-type: none"> <li>• Coastal Character</li> <li>• Gunton Warren Coastal Mosaic – County Wildlife Site</li> <li>• Recreation ground</li> <li>• Panoramic coastal views</li> </ul>
4	<ul style="list-style-type: none"> <li>• Small-scale fields – predominantly recreational uses in the north and arable in the south</li> <li>• Pakefield Lighthouse and Coastwatch station</li> <li>• Holiday park</li> <li>• Field boundaries predominantly with thick hedgerows</li> <li>• Pakefield Cliffs County Wildlife Site</li> <li>• Exposed, wild and windswept along the coast</li> </ul>
5	<ul style="list-style-type: none"> <li>• Scattered farmsteads</li> <li>• Predominantly arable fields of varying size/regularity</li> <li>• Scattered hedgerow trees</li> <li>• Some small infrequent belts of woodland</li> <li>• Many hedgerows have been lost</li> <li>• Church of Holy Trinity, Gisleham</li> <li>• Moated site at Manor Farm</li> <li>• Winding roads</li> <li>• Prominent industrial estate in the north</li> </ul>
6	<ul style="list-style-type: none"> <li>• Small to medium-scale woodland blocks, including Mutford Big Wood (Ancient Woodland and County Wildlife Site)</li> <li>• Scattered farmsteads</li> <li>• Small to medium-scale, predominantly arable fields</li> <li>• Mature oak trees along hedgerows and roadsides</li> </ul>
7	<ul style="list-style-type: none"> <li>• Trees and scattered woodland</li> <li>• Small to medium-scale, predominantly arable fields</li> <li>• Golf course</li> <li>• Small fields – some ‘horsiculture’</li> </ul>
8	<ul style="list-style-type: none"> <li>• Steep drop to the Broads</li> <li>• Church of St. Michael – Grade I listed</li> <li>• Long views from the church</li> <li>• Small-scale regular field patterns</li> </ul>
9	<ul style="list-style-type: none"> <li>• Hedgerows in poor condition and rare</li> <li>• Prominent edges to recent development</li> <li>• Small fields</li> </ul>

## Landscape Sensitivity

5.2.8 The inherent Landscape Sensitivity of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area				
	1	2	3	4	5
<b>Strength of Place</b>					
Distinctiveness	Distinct	Distinct	Distinct	Indistinct	Distinct
Continuity	Recent	Recent	Recent	Recent	Recent
<b>Strength of Place</b>	<b>Weak</b>	<b>Weak</b>	<b>Weak</b>	<b>Very Weak</b>	<b>Weak</b>
<b>Visibility</b>					
Landform	Dominant	Dominant	Dominant	Apparent	Insignificant
Tree Cover	Intermittent	Intermittent	Intermittent	Intermittent	Open
<b>Visibility</b>	<b>High</b>	<b>High</b>	<b>High</b>	<b>Moderate</b>	<b>Moderate</b>
<b>Landscape Sensitivity</b>					
<b>Landscape Sensitivity</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Low</b>	<b>Low</b>

Criteria	Landscape Setting Area			
	6	7	8	9
<b>Strength of Place</b>				
Distinctiveness	Distinct	Distinct	Distinct	Indistinct
Continuity	Recent	Historic	Historic	Recent
<b>Strength of Place</b>	<b>Weak</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Very Weak</b>
<b>Visibility</b>				
Landform	Apparent	Insignificant	Apparent	Insignificant
Tree Cover	Intermittent	Intermittent	Intermittent	Open
<b>Visibility</b>	<b>Moderate</b>	<b>Low</b>	<b>Moderate</b>	<b>Moderate</b>
<b>Landscape Sensitivity</b>				
<b>Landscape Sensitivity</b>	<b>Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Low</b>

## Landscape Value

5.2.9 The inherent Landscape Value of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area				
	1	2	3	4	5
<b>Landscape Value</b>	Moderate	Moderate	Moderate	Low	Moderate

Criteria	Landscape Setting Area			
	6	7	8	9
<b>Landscape Value</b>	Moderate	Moderate	High	Low

## Contribution to Protected Landscape Setting

5.2.10 The contribution those landscape setting areas make to the setting of the Broads evaluated in line with the methodology set out in **Section 2.0**, are shown in the table below:

Criteria	Landscape Setting Area				
	1	2	3	4	5
<b>Contribution to Setting of the Broads</b>	Moderate Contribution	Neutral Contribution	Neutral Contribution	Neutral Contribution	Neutral Contribution

Criteria	Landscape Setting Area			
	6	7	8	9
<b>Contribution to Setting of the Broads</b>	Neutral Contribution	Major Contribution	Major Contribution	Neutral Contribution

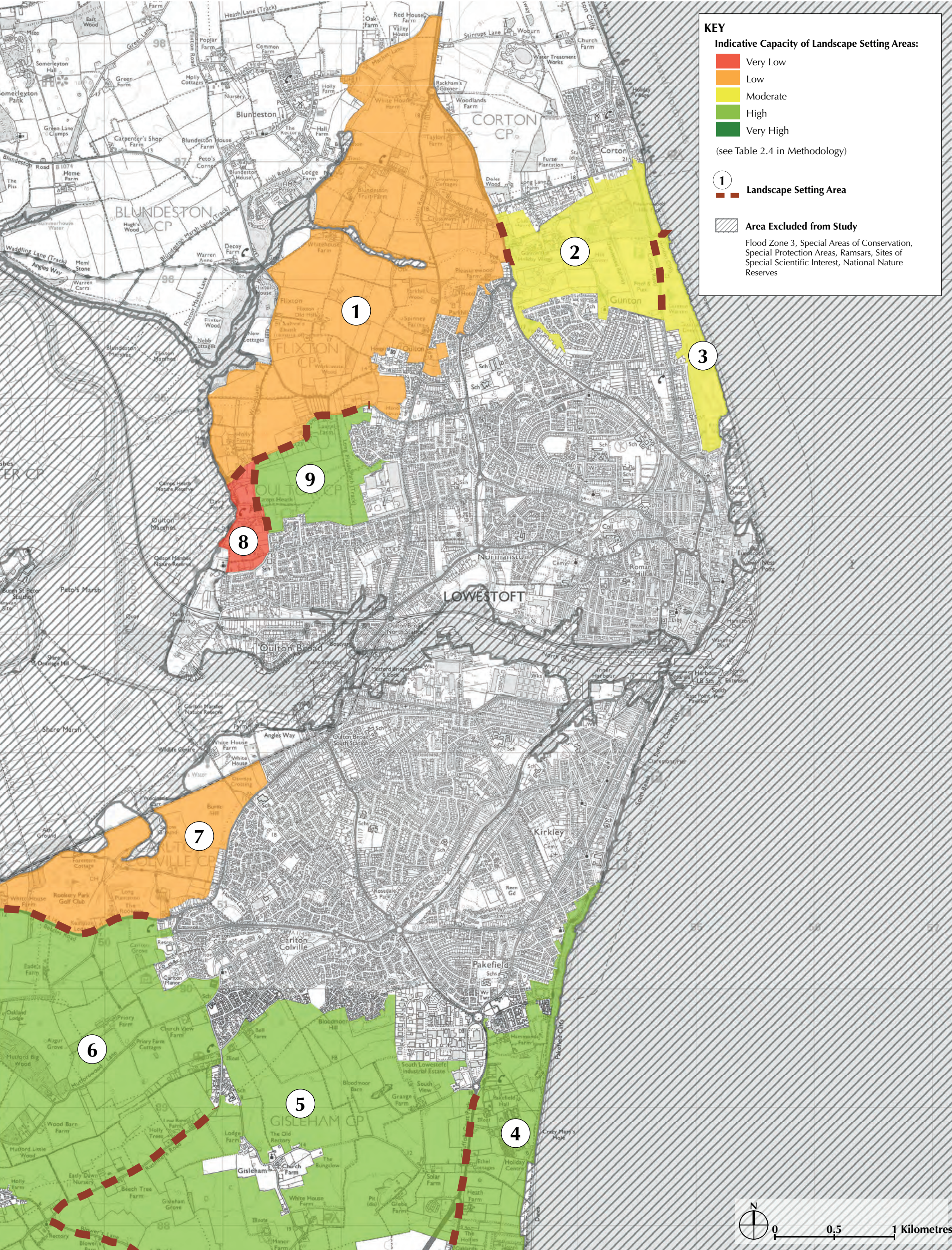
## Landscape Capacity

5.2.11 The indicative and moderated Landscape Capacity of each Landscape Setting Area to accommodate development, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below and on **Figure 5.2b**:

Criteria	Landscape Setting Area				
	1	2	3	4	5
Landscape Sensitivity	Moderate	Moderate	Moderate	Low	Low
Landscape Value	Moderate	Moderate	Moderate	Low	Moderate
<b>Landscape Capacity</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Moderate</b>	<b>High</b>	<b>High</b>
<b>Moderated Landscape Capacity</b>	<b>Low</b>	N/A	N/A	N/A	N/A

Criteria	Landscape Setting Area			
	6	7	8	9
Landscape Sensitivity	Low	Low	Moderate	Low
Landscape Value	Moderate	Moderate	High	Low
<b>Landscape Capacity</b>	<b>High</b>	<b>High</b>	<b>Moderate</b>	<b>High</b>
<b>Moderated Landscape Capacity</b>	N/A	<b>Low</b>	<b>Very Low</b>	N/A





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- 5.2.12 The indicative landscape capacity of each Landscape Setting Area is assessed below in relation to the definitions provided by the methodology set out within **Section 2.0** (the landscape capacity definitions are repeated at the end of this section for ease of reference).
- 5.2.13 **Landscape Setting Area 1** is considered to have **Low Landscape Capacity** as a result of its Moderate Landscape Sensitivity, Moderate Landscape Value and Moderate Contribution to the setting of the Broads. Across the setting area landscape features such as small woodlands, wet woodland associated with the Broads and characteristic features such as Flixton Old Hall contribute to its distinctiveness. These features and their generally good condition also contribute to the setting area's landscape value. The scattered small woodlands, many hedgerows and undulating topography, particularly nearer the Broads produce an LSA with overall moderate visibility. However, opportunities exist for some glimpsed views of undeveloped rising farmland within this LSA from roads and rights of way within the Broads to the west; which provides the setting to the Broads at this location.
- 5.2.14 **Landscape Setting Area 2** is considered to have **Moderate Landscape Capacity** as a result of its Moderate Landscape Sensitivity and Moderate Landscape Value. Intermittent tree cover and the area's variable landform give opportunities for longer-distance views. This combination produces a setting area with overall high visibility, contributing to its moderate landscape sensitivity. Whilst the land use within this LSA is varied giving a fairly incoherent landscape, the landscape value is increased by its features of conservation interest, notably locally designated woodlands, and Corton Cliffs Site of Special Scientific Interest, as well as some listed properties. Sea views within this setting area are restricted to the coastal parts only.
- 5.2.15 **Landscape Setting Area 3** is considered to have **Moderate Landscape Capacity** as a result of its Moderate Landscape Sensitivity and Moderate Landscape Value. This setting area has a coastal character supported by Gunton Warren – an area designated for its coastal habitats, which contributes to a moderate landscape value. Visibility is high as a result of the views afforded from the cliffs, particularly in the north of the area, although these are broken up by the vegetation. This high visibility in combination with limited historic continuity caused by more recent changes to land use affecting historic landscape features produces moderate landscape sensitivity.
- 5.2.16 **Landscape Setting Area 4** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity and Low Landscape Value. This area has few notable landscape features that contribute to its distinctiveness, and as a result of land use changes such as holiday accommodation and associated features, some historic landscape features have been lost. Historic continuity is therefore limited and the evidence shows this is a recent landscape and subsequently a relatively low sensitivity. However, the smaller scale of this landscape remains as it appears less affected by extensive field amalgamation more commonly experienced

inland. Along the right of way, this setting area has a strong coastal character with long coastal views available, but this diminishes quickly further inland. The landscape overall has poor coherence and is in relatively poor condition, producing an overall low landscape value.

- 5.2.17 **Landscape Setting Area 5** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity and Moderate Landscape Value. Due to the limited variation in topography across the area, particularly close to the settlement edge, along with the overall lack of significant tree cover, visibility is moderate. In addition the historic landscape evidence for this area shows the landscape continuity overall is recent, likely as a result of arable intensification and the removal of field boundaries. In combination together these produce a setting area with low landscape sensitivity. Some key features contribute to the area's moderate landscape value, and make this area distinct from others around Lowestoft, such as the distinctive tree-lined lanes and the moated site at Manor Farm.
- 5.2.18 **Landscape Setting Area 6** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity and Moderate Landscape Value. This gently undulating landscape with thick hedges (restricted to the north of the area) produces moderate visibility across the setting area. Whilst overall this is a recent landscape which together with moderate visibility produces a low sensitivity, it does contain some important features such as Mutford Big Wood, a designated Ancient Woodland and County Wildlife Site. Despite its overall lack of historic continuity, a small area to the north-east retains its historic landscape character and may lead to a local variation in capacity within the setting area. These features contribute in part to both the area's local distinctiveness and its moderate landscape value. Visual detractors such as the solar farm are generally only experienced locally from the numerous rights of way within this setting area.
- 5.2.19 **Landscape Setting Area 7** is considered to have **Low Landscape Capacity** as a result of its Low Landscape Sensitivity, Moderate Landscape Value and Major Contribution to the setting of the Broads. Overall this is a historic landscape, with evidence of landscape features present dating to around 1800. This historic coherence has contributed to the area's moderate strength of place. The landscape is however degraded in parts, with small-scale intensive equestrian land use close to the settlement edge. Visibility is limited by intermittent tree cover, mostly associated with the golf course. However, despite this low visibility within the LSA, there are significant glimpsed views of woods and trees within this LSA from rights of way within the Broads to the north; which provides the setting to the Broads at this location.
- 5.2.20 **Landscape Setting Area 8** is considered to have **Very Low Landscape Capacity** as a result of its Moderate Landscape Sensitivity, High Landscape Value and Major Contribution to the setting of the Broads. This small setting area has historic continuity and retains some significant historic features, such as St. Michael's Church which contribute to its strength of place. The setting area lies adjacent to County Wildlife Sites, contributing to its high landscape value.



However, some parts of the setting area remain degraded as a result of intensive equestrian land uses. Whilst visibility within this LSA is moderate, interrupted primarily by small copses of trees, inter-visibility with the Broads is significant with views of the wooded ridgeline within this LSA from rights of way within the Broads to the west; which provides the setting to the Broads at this location.

- 5.2.21 **Landscape Setting Area 9** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity and Low Landscape Value. This area has few features which contribute to its distinctive character, those which remain are generally in poor condition leading to its low landscape value. Visibility across the area is moderate, as whilst some external hedges remain, many within the setting area have been lost. Additionally trees are infrequent, which in combination with a lack of historic continuity leads to low landscape sensitivity. The northern edge of this area retains historic landscape continuity and may be more sensitive than other parts of the setting area. New development within this setting area produces a prominent urban edge which is visible from surrounding setting areas.

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**Indicative Landscape Capacity Definitions**

<b>Indicative Landscape Capacity Category</b>	<b>Definition</b>
<b>Very Low</b>	The landscape is assessed as having very high landscape sensitivity and very high landscape value. <b>Very limited potential to accommodate any scale of new development</b> as this is highly likely to erode the positive key features and characteristics of the landscape, which are desirable to safeguard in line with relevant national/local planning policy objectives.
<b>Low</b>	The landscape is assessed as having high landscape sensitivity and high landscape value. Large or medium-scale new development is likely to erode the positive key features and characteristics of the landscape which are desirable to safeguard in line with relevant national/local planning policy objectives. Taking into account site-specific constraints, there may be <b>potential to accommodate some small-scale development</b> in specific locations within the landscape with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>Moderate</b>	The landscape is assessed as either having very low to moderate landscape sensitivity and high landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard. Taking into account site-specific constraints, there may also be potential to accommodate some large-scale new development in specific locations with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>High</b>	The landscape is assessed as having low to very low landscape sensitivity and low to moderate landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> within the landscape without eroding positive key features and characteristics which are desirable to safeguard.
<b>Very High</b>	The landscape is assessed as having very low landscape sensitivity and very low landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard.

## 5.3 Landscape Setting of Beccles and Worlingham

### Settlement Profile

- 5.3.1 Beccles and Worlingham are situated in the north of Waveney District, close to the River Waveney and west of Barnby and North Cove. The Broads nationally Protected Landscape is directly north of the town. Beccles and Worlingham are two separate settlements, which have merged through the extension of residential development, particularly to the south of Lowestoft Road.
- 5.3.2 Beccles lies on the river Waveney and was a river-port, and it remains a popular centre for boating. Characteristic landscape features associated with Suffolk settlements are present here – commons, halls and greens are all found in Beccles. St. Michael's church, built in the 16<sup>th</sup> Century, lies at the centre of the historic core of the settlement, adjacent to the river. Post-war estates have grown up to the south-east of Beccles expanding the town towards Worlingham.
- 5.3.3 Worlingham historically comprised All Saint's Church, Worlingham Hall and a small number of scattered farmsteads. The village has undergone significant and rapid post-war change, including much more recent new estates. Part of the parkland around Worlingham Hall has also been developed, with veteran trees such as those on Park Drive demonstrating the site's parkland history.

### Landscape Character

- 5.3.4 The landscape surrounding the settlement falls within the following Great Yarmouth and Waveney District Landscape Character Areas – see **Appendix B** for details:
- B1: Waveney Valley
  - H2: Waveney Tributary Valley Farmland
  - H3: Hundred Tributary Valley Farmland
  - H4: Mid Waveney Tributary Valley Farmland
  - I2: Saints Plateau – East

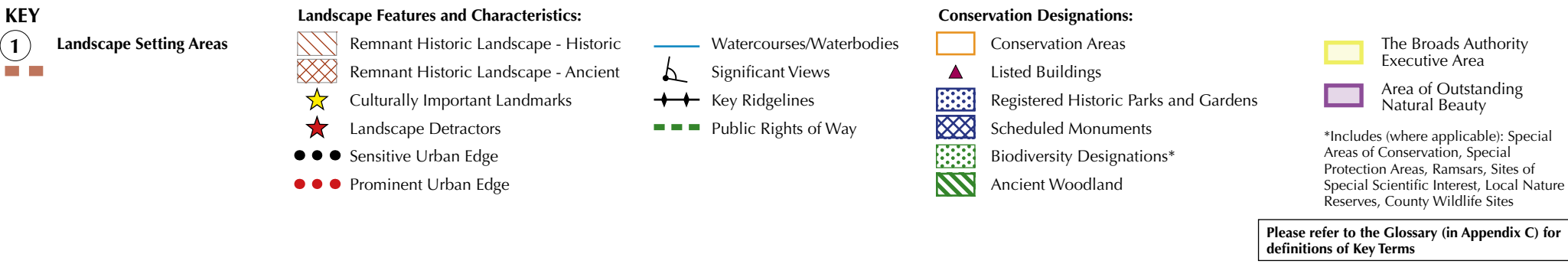
The landscape surrounding the settlement falls within the following Broads Landscape Character Areas – see **Appendix B** for details:

- 3: Barsham, Gillingham and Beccles Marshes
- 4: Aldeby to Burgh St Peter
- 5: Worlingham Wall to Boundary Dyke Barnby

5.3.5 The key features and characteristics of the landscape around Beccles and Worlingham are illustrated on **Figure 5.3a** and summarised below:

- **Remnant Historic Landscapes:** To the north of Beccles, within the floodplain adjacent to the railway, the landscape is predominantly 18<sup>th</sup> Century and later enclosure of former marsh or fenland. Beccles Common and its adjacent field parcel demonstrate a mosaic of landscape types and ages, including modern leisure uses (the golf course), some areas of former marsh or fenland, wet woodland or alder carr, former common arable or heathland, and allotments. The landscape around Worlingham Hall, which lies to the east of Beccles Common, is remnant post-medieval park and leisure - informal park. This informal park is enclosed by an area of park woodland, to the east of which is an agricultural landscape defined as pre-18<sup>th</sup> Century enclosure. To the south of Beccles there are large swathes of post-1950s agricultural landscapes – boundary loss from long co-axial fields, and areas of pre-18<sup>th</sup> Century enclosure of long co-axial fields.
- **Culturally Important Landmark(s):** St. Michael's Church and St. Benet's Minster in Beccles, and the Parish Church of All Saints in Worlingham.
- **Landscape Detractor(s):** Extensive industrial buildings in two locations to the south of the settlement, at Ellough Moor, and immediately to the south of Beccles and east of the railway.
- **Urban Edges:** The edges of Beccles and Worlingham are sensitive; the settlement is well screened from the surrounding countryside by vegetation, typically woodland, small blocks of trees and hedgerows.
- **Watercourses/Waterbodies:** The north of the settlement abuts the Broads, with its associated ditches and small waterbodies. The River Waveney runs adjacent to the north-western edge of the town, it is designated a County Wildlife Site to the east of Beccles New Bridge. Beyond the Broads designated landscape, to the south of Beccles Common, also a County Wildlife Site, the pattern of ditches and small waterbodies continues. South of Beccles there are fewer watercourses and waterbodies, with a small number ditches and ponds scattered across the landscape.
- **Significant View(s)/Key Ridgeline(s):** Along Lowestoft Road some glimpsed longer distance views across the Broads landscape to the north are possible from this 'ridge' along the edge of the settlement; likewise from Bungay Road and its adjacent footpath near to Roos Hall looking north. Views from Common Lane looking north across the Broads. Views from and to the Broads, particularly in the west.
- **Footpaths/Bridleways:** Beccles has an extensive network of public rights of way, particularly across the agricultural landscapes to the south and west of the settlement. In the north, the promoted Angles Way follows the River Waveney.
- **Woodland:** There are a number of belts and blocks of woodland in the landscape setting to Beccles and Worlingham, particularly to the north of Worlingham where the Hall is







surrounded by extensive woodland. Elsewhere, there are small woodlands along the edge of the Broads, some of which are designated as County Wildlife Sites (North Cove Alder Carrs), and around some of the scattered settlement, such as that at Chenery's Farm south of Beccles.

5.3.6 Areas of distinctive landscape that have been identified around the settlement are shown on **Figure 5.3a** as 'Landscape Setting Areas' (LSA). The distinctive characteristics that define each Landscape Setting Area are highlighted within the table below:

Landscape Setting Area	Distinctive Characteristics
1	<ul style="list-style-type: none"> <li>• Long views towards Beccles Common with glimpsed views towards the Broads</li> <li>• Small parcel of land immediately adjacent to the settlement and enclosed on the east and west by the wooded edges of the settlement</li> </ul>
2	<ul style="list-style-type: none"> <li>• Worlingham Hall and parkland</li> <li>• Woodland, the northern part of which is designated as North Cove Alder Carrs County Wildlife Site</li> <li>• Sewage works</li> </ul>
3	<ul style="list-style-type: none"> <li>• Medium scale arable fields which retain their historic character</li> <li>• Woodland near the Broads</li> <li>• Scattered farmsteads</li> </ul>
4	<ul style="list-style-type: none"> <li>• Extensive industrial estate</li> <li>• Predominantly large scale arable fields, with some smaller field parcels adjacent to the settlement in the north that retain their ancient character</li> <li>• Beccles airfield – remains of hard standing, partially still in use.</li> <li>• Elough Airfield County Wildlife Site</li> </ul>
5	<ul style="list-style-type: none"> <li>• Predominantly small scale fields</li> <li>• Densely vegetated field boundaries retain their historic patterns</li> <li>• Hedgerow trees</li> </ul>
6	<ul style="list-style-type: none"> <li>• Irregular, predominantly arable fields</li> <li>• Scattered farmsteads</li> <li>• Railway line cuts north-south through the setting area</li> <li>• Fields to the west of the railway retain their ancient landscape character</li> <li>• Industrial buildings to the east of the railway line</li> </ul>
7	<ul style="list-style-type: none"> <li>• View to Roos Hall Grade I listed building</li> <li>• Views across open farmland to the wooded line of the River Waveney</li> <li>• Ashmans Hall and grounds</li> </ul>

## Landscape Sensitivity

- 5.3.7 The inherent Landscape Sensitivity of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area						
	1	2	3	4	5	6	7
<b>Strength of Place</b>							
Distinctiveness	Indistinct	Distinct	Distinct	Indistinct	Distinct	Distinct	Unique /Rare
Continuity	Recent	Recent	Historic	Recent	Ancient	Historic	Recent
<b>Strength of Place</b>	<b>Very Weak</b>	<b>Weak</b>	<b>Moderate</b>	<b>Very Weak</b>	<b>Strong</b>	<b>Moderate</b>	<b>Moderate</b>
<b>Visibility</b>							
Landform	Apparent	Apparent	Apparent	Apparent	Apparent	Apparent	Apparent
Tree Cover	Open	Enclosed	Intermittent	Intermittent	Intermittent	Intermittent	Intermittent
<b>Visibility</b>	<b>High</b>	<b>Low</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Moderate</b>
<b>Landscape Sensitivity</b>							
<b>Landscape Sensitivity</b>	<b>Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Low</b>	<b>High</b>	<b>Moderate</b>	<b>Moderate</b>

## Landscape Value

- 5.3.8 The inherent Landscape Value of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area						
	1	2	3	4	5	6	7
<b>Landscape Value</b>	Low	High	Moderate	Low	High	Moderate	High

## Contribution to Protected Landscape Setting

- 5.3.9 The contribution those landscape setting areas make to the setting of the Broads evaluated in line with the methodology set out in **Section 2.0**, are shown in the table below:

Criteria	Landscape Setting Area						
	1	2	3	4	5	6	7
<b>Contribution to Setting of the Broads</b>	Moderate Contribution	Major Contribution	Major Contribution	Neutral Contribution	Neutral Contribution	Neutral Contribution	Major Contribution



## Landscape Capacity

- 5.3.10 The indicative and moderated Landscape Capacity of each Landscape Setting Area to accommodate development, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below and on **Figure 5.3b**:

Criteria	Landscape Setting Area						
	1	2	3	4	5	6	7
Landscape Sensitivity	Low	Low	Moderate	Low	High	Moderate	Moderate
Landscape Value	Low	High	Moderate	Low	High	Moderate	High
<b>Landscape Capacity</b>	<b>High</b>	<b>Moderate</b>	<b>Moderate</b>	<b>High</b>	<b>Low</b>	<b>Moderate</b>	<b>Moderate</b>
<b>Moderated Landscape Capacity</b>	<b>Moderate</b>	<b>Very Low</b>	<b>Very Low</b>	N/A	N/A	N/A	<b>Very Low</b>

- 5.3.11 The indicative landscape capacity of each Landscape Setting Area is assessed below in relation to the definitions provided by the methodology set out within **Section 2.0** (the landscape capacity definitions are repeated at the end of this section for ease of reference).
- 5.3.12 **Landscape Setting Area 1** is considered to have **Moderate Landscape Capacity** as a result of its Low Landscape Sensitivity, Low Landscape Value and Moderate Contribution to the setting of the Broads. The area contains few trees except around the perimeter, but generally these do not significantly prevent views. As a single small field, the LSA has limited distinctive features to contribute to its landscape value. This LSA has high visibility within the site, which is an open field. And as a result of the lack of significant field boundaries, and rising nature of the land there are moderate, long distance views of the undeveloped farmland within the LSA from roads and rights of way within the Broads to the north; which provides the setting to the Broads at this location.
- 5.3.13 **Landscape Setting Area 2** is considered to have **Very Low Landscape Capacity** as a result of its Low Landscape Sensitivity, High Landscape Value and Major Contribution to the setting of the Broads. Despite overall the landscape having recent continuity caused by parts of the original parkland being developed, a significant part of the original parkland estate of Worlingham Hall remains intact. The original estate and the parkland and woodland features within it contribute to this areas high landscape value and distinctive character, and much of the woodland adjacent to this LSA is designated a County Wildlife Site, contributing to its high landscape value. This LSA, set on the higher ground adjacent to the Broads is highly enclosed by woodland and trees, so visibility within it is low. However, there are significant glimpsed views of the wooded ridgeline within the LSA from right of way within the Broads to the north; which provides the setting to the Broads at this location.



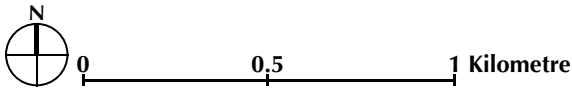
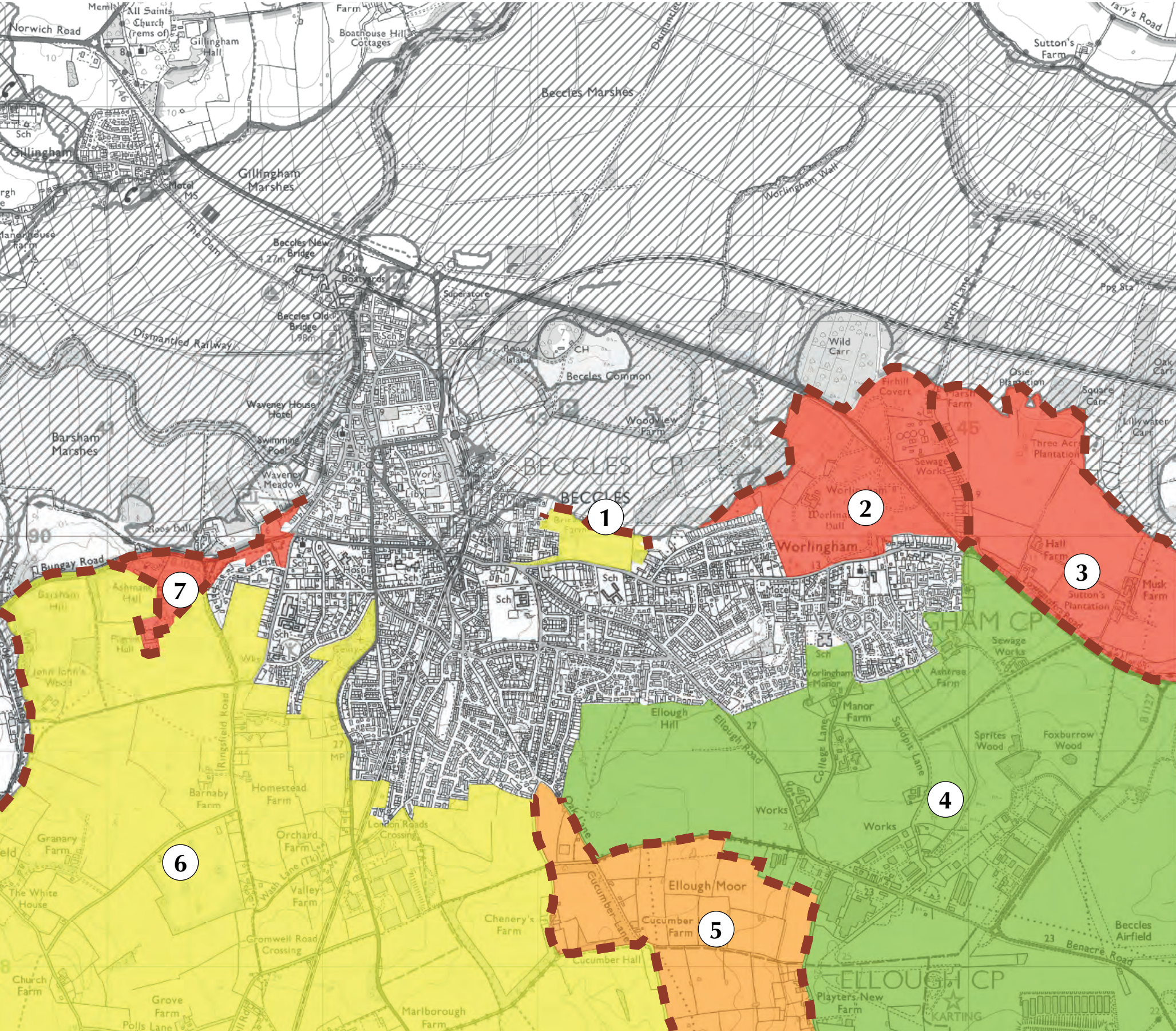
KEY

Indicative Capacity of Landscape Setting Areas:

- Very Low
- Low
- Moderate
- High
- Very High

(see Table 2.4 in Methodology)

- Area Excluded from Study  
Flood Zone 3, Special Areas of Conservation, Special Protection Areas, Ramsars, Sites of Special Scientific Interest, National Nature Reserves
- 1 Landscape Setting Area



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- 5.3.14 **Landscape Setting Area 3** is considered to have **Very Low Landscape Capacity** as a result of its Moderate Landscape Sensitivity, Moderate Landscape Value and Major Contribution to the setting of the Broads. This setting area retains historic continuity consistently across the area. Whilst some field boundaries have been lost, many characteristic landscape features remain, such as small regular-shaped carr woodlands and ditches, providing a strong landscape framework. The proximity to the Broads and numerous County Wildlife Sites, contribute to the area's moderate landscape value. Visibility within this area is moderate, as views within the site are partly constrained by woodland plantations. Whilst views towards the Broads from within this LSA are limited, there are significant views of the undeveloped farmland and woodland within the LSA from rights of way within the Broads to the north; which provides the setting to the Broads at this location.
- 5.3.15 **Landscape Setting Area 4** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity and Low Landscape Value. This area has undergone significant changes, primarily; field amalgamation, the complex of small-scale regular fields and small regular woodlands have been removed over time creating large-scale fields. In addition, significant development has affected both the historic continuity and the presence of notable landscape features such as historic tracks and hedgerows. Visibility is moderate across the setting area, as a result of the small woodlands and large buildings which reduce opportunities for long-distance views and contribute to low landscape sensitivity. Overall this evidence leads to a low value landscape with poor coherence of character and the presence of significant detractors, primarily in the form of the industrial estate.
- 5.3.16 **Landscape Setting Area 5** is considered to have **Low Landscape Capacity** as a result of its High Landscape Sensitivity and High Landscape Value. This is an ancient and distinctive landscape predominantly comprised of small-scale regular fields with intact hedgerows. Small copses of trees mark out historic ponds, and mature oaks are characteristically found within the hedgerows. Narrow hedged lanes provide access to scattered small-holdings and farms. In combination with a gently undulating landscape, numerous hedges produce moderate visibility. This area has a unified and coherent landscape character, comprising numerous features, whose value is increased by their long history. Its small-scale produces a more intimate landscape experience in stark contrast to the large-scale more open landscape within setting area 4.
- 5.3.17 **Landscape Setting Area 6** is considered to have **Moderate Landscape Capacity** as a result of its Moderate Landscape Sensitivity and Moderate Landscape Value. This large setting area has a distinctive character whose pattern also reflects its historic continuity, considerable parts of which are ancient. It contains features which contribute to this character, notably hedgerows, small regular-shaped woodlands and numerous rights of way, many of which historically were



green lanes and tracks. The intermittent presence of hedgerows and small woods, in combination with a gently undulating landscape produce moderate visibility. A small part of the setting area lies within the Conservation Area which contributes to the areas moderate landscape value. However, extensive field amalgamation has reduced the number of hedgerows, and there are some landscape detractors, such as the railway and large industrial buildings, but generally the landscape pattern remains coherent, leading to a moderate landscape value.

- 5.3.18 **Landscape Setting Area 7** is considered to have **Moderate Landscape Capacity** as a result of its Moderate Landscape Sensitivity, High Landscape Value and Major Contribution to the setting of the Broads. This small setting area surrounding the Grade II\* Listed Ashmans Hall is distinctive; a steeply sloping wooded landscape set around the historic Hall with remnant parkland features. Views within this setting area are restricted by the woodland, however there are significant glimpsed views of this wooded landscape within the LSA from rights of way in the Broads to the north-west; which provides the setting to the Broads at this location.

#### *Indicative Landscape Capacity Definitions*

<b>Indicative Landscape Capacity Category</b>	<b>Definition</b>
<b>Very Low</b>	The landscape is assessed as having very high landscape sensitivity and very high landscape value. <b>Very limited potential to accommodate any scale of new development</b> as this is highly likely to erode the positive key features and characteristics of the landscape, which are desirable to safeguard in line with relevant national/local planning policy objectives.
<b>Low</b>	The landscape is assessed as having high landscape sensitivity and high landscape value. Large or medium-scale new development is likely to erode the positive key features and characteristics of the landscape which are desirable to safeguard in line with relevant national/local planning policy objectives. Taking into account site-specific constraints, there may be <b>potential to accommodate some small-scale development</b> in specific locations within the landscape with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>Moderate</b>	The landscape is assessed as either having very low to moderate landscape sensitivity and high landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard. Taking into account site-specific constraints, there may also be potential to accommodate some large-scale new development in specific locations with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>High</b>	The landscape is assessed as having low to very low landscape sensitivity and low to moderate landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> within the landscape without eroding positive key features and characteristics which are desirable to safeguard.
<b>Very High</b>	The landscape is assessed as having very low landscape sensitivity and very low landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard.

## 5.4 Landscape Setting of Bungay

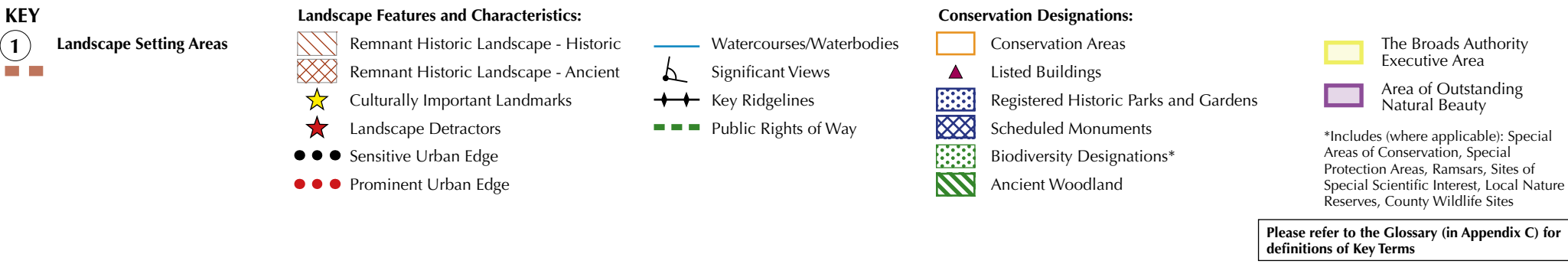
### Settlement Profile

- 5.4.1 Bungay is situated in the north-west of Waveney District, west of Beccles and at the south-western most tip of the Broads. The town is situated on a promontory of higher ground adjacent to the River Waveney with extensive views across the Broads nationally Protected Landscape. This strategic location protected by marshes was popular with early settlers.
- 5.4.2 Bungay is a small nucleated town with a long and rich history, whose current form developed around the 12<sup>th</sup> Century Norman Castle. It was a thriving town, particularly during the Roman and Saxon periods and its historic core is clearly identified by a large number of listed buildings, including a Roman well and Saxon church. As in other settlements, fairs (markets) were important and permission was originally established in 1382 - the markets continue today. Much of the historic core of the town, which makes up the north-western area of the settlement today, was lost during the Great Fire in 1688.
- 5.4.3 In more recent times and particularly post-war, Bungay has expanded to the south along the B1062 and east-wards, away from the river. This expansion of primarily residential properties has increased Bungay in size considerably. The majority of this new development has taken place in the 20<sup>th</sup> Century.

### Landscape Character

- 5.4.4 The landscape surrounding the settlement falls within the following Great Yarmouth and Waveney District Landscape Character Areas – see **Appendix B** for details:
- B1: Waveney Valley
  - H4: Mid Waveney Tributary Valley Farmland
  - I1: Saints Plateau - West
- 5.4.5 The landscape surrounding the settlement falls within the following Broads Landscape Character Areas – see **Appendix B** for details:
- 1: Outney Common and Bath Hills
  - 2: Bungay/Ditchingham to Shipmeadow/Geldeston
- 5.4.6 The key features and characteristics of the landscape around Bungay are illustrated on **Figure 5.4a** and summarised below:







- **Remnant Historic Landscapes:** To the north and west of Bungay, the floodplain landscapes are predominantly 18<sup>th</sup> Century and later enclosure of former marsh or fenland. To the north-west, Outney Common is common pasture with an open margin. To the east of the settlement the fieldscape is comprised of remnant ancient irregular co-axial fields, whilst to the south is an expanse of pre-18<sup>th</sup> Century random fields. Between these remnant historic landscapes are areas of post 1950s agricultural landscapes demonstrating boundary loss from long co-axial fields. In the south-west of the study area, there is a former medieval deer park around Stow Park, and an area of disused military land (previously an airfield) to the south.
- **Culturally Important Landmark(s):** 12<sup>th</sup> Century Castle, St. Mary's Church, Holy Trinity Church, 14<sup>th</sup> Century Mettingham Castle.
- **Landscape Detractor(s):** Industrial units south of the A143.
- **Urban Edges:** The edges of Bungay are predominantly sensitive and well-treed, with a short length of slightly more prominent edge to either side of St. John's Road in the south of the settlement.
- **Watercourses/Waterbodies:** The northern edge of Bungay abuts the Broads and its many small ditches and watercourses, and lies adjacent to the River Waveney. Chenbridge Beck and Old River also lie within the Broads to the north of the settlement. Broad Water and its associated floodplain lie to the west of Bungay, outside of the designated Broads landscape. Elsewhere, scattered small ponds are often associated with farms.
- **Significant View(s)/Key Ridgeline(s):** Views across the Broads are possible from various locations along the ridgeline that runs to the south of the main west-east road through Bungay. Of particular note is the panoramic view from Angles Way near Grove Farm. From where it is possible to see the town in the west, including St. Mary's Church tower, the Malthouse at Wainford, the new development at the Maltings on the southern edge of Broome, the farmland in the valley, and a predominantly wooded horizon.
- **Footpaths/Bridleways:** The Angles Way promoted route loops around the settlement; from Mettingham Castle in the east, to the River Waveney in the north-west, through Earsham in the west, and south past Upland Hall. There is an extensive network of public rights of way around Bungay, particularly in the south.
- **Woodland:** There are few large woodlands in the landscape, but the prevalence of smaller woods, hedgerows with trees and watercourses give the landscape a wooded appearance from elevated views.

5.4.7 Areas of distinctive landscape that have been identified around the settlement are shown on **Figure 5.4a** as 'Landscape Setting Areas' (LSA). The distinctive characteristics that define each Landscape Setting Area are highlighted within the table below:

Landscape Setting Area	Distinctive Characteristics
<b>1</b>	<ul style="list-style-type: none"> <li>Long views from the southern half of the setting area towards the town and the Broads</li> <li>Scattered farmsteads</li> <li>Land in agricultural use, predominantly arable on the higher ground to the south and predominantly pasture to the north</li> <li>Ancient field patterns, small-medium scale, regular fields</li> <li>Angle's Way cuts through the setting area</li> </ul>
<b>2</b>	<ul style="list-style-type: none"> <li>Grade II listed Mettingham Castle remains, situated in parkland</li> <li>College remains at Mettingham Castle – Grade II listed</li> <li>Mix of historic, ancient and recent fieldscapes – medium-large scale regular field patterns</li> <li>Field boundaries mostly well vegetated</li> <li>Hedgerows along rural roads, footpaths and trackways</li> <li>Tranquil</li> </ul>
<b>3</b>	<ul style="list-style-type: none"> <li>Historic fieldscapes in the north and recent fieldscapes in the south</li> <li>Predominantly medium-large scale fields</li> <li>Well-vegetated field boundaries</li> <li>Scattered woodland belts</li> </ul>
<b>4</b>	<ul style="list-style-type: none"> <li>Small blocks and belts of woodland</li> <li>Mix of remnant ancient, remnant historic and recent fieldscapes</li> <li>Steeply rising land to the south of Flixton Road</li> <li>Grade II listed properties at Stow Park and Upland Hall</li> <li>Views to the Broads in the north</li> </ul>

## Landscape Sensitivity

5.4.8 The inherent Landscape Sensitivity of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area			
	1	2	3	4
<b>Strength of Place</b>				
Distinctiveness	Unique/Rare	Distinct	Indistinct	Distinct
Continuity	Ancient	Historic	Historic	Historic
<b>Strength of Place</b>	<b>Very Strong</b>	<b>Moderate</b>	<b>Weak</b>	<b>Moderate</b>
<b>Visibility</b>				
Landform	Dominant	Dominant	Apparent	Dominant
Tree Cover	Open	Intermittent	Intermittent	Intermittent
<b>Visibility</b>	<b>Very High</b>	<b>High</b>	<b>Moderate</b>	<b>High</b>
<b>Landscape Sensitivity</b>				
<b>Landscape Sensitivity</b>	<b>Very High</b>	<b>High</b>	<b>Low</b>	<b>High</b>

## Landscape Value

- 5.4.9 The inherent Landscape Value of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area			
	1	2	3	4
Landscape Value	Moderate	Moderate	Low	Moderate

## Contribution to Protected Landscape Setting

The contribution those landscape setting areas make to the setting of the Broads evaluated in line with the methodology set out in **Section 2.0**, are shown in the table below:

Criteria	Landscape Setting Area			
	1	2	3	4
Contribution to Setting of the Broads	Major Contribution	Neutral Contribution	Neutral Contribution	Limited Contribution

## Landscape Capacity

- 5.4.10 The indicative and moderated Landscape Capacity of each Landscape Setting Area to accommodate development, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below and on **Figure 5.4b**:

Criteria	Landscape Setting Area			
	1	2	3	4
Landscape Sensitivity	Very High	High	Low	High
Landscape Value	Moderate	Moderate	Low	Moderate
Landscape Capacity	Low	Moderate	High	Moderate
Moderated Landscape Capacity	Very Low	N/A	N/A	Moderate

- 5.4.11 The indicative landscape capacity of each Landscape Setting Area is assessed below in relation to the definitions provided by the methodology set out within **Section 2.0** (the landscape capacity definitions are repeated at the end of this section for ease of reference).
- 5.4.12 **Landscape Setting Area 1** is considered to have **Very Low Landscape Capacity** as a result of its Very High Landscape Sensitivity, Moderate Landscape Value and Major Contribution to the setting of the Broads. This setting area retains its ancient landscape character; small copses of



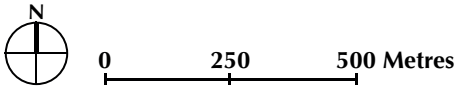
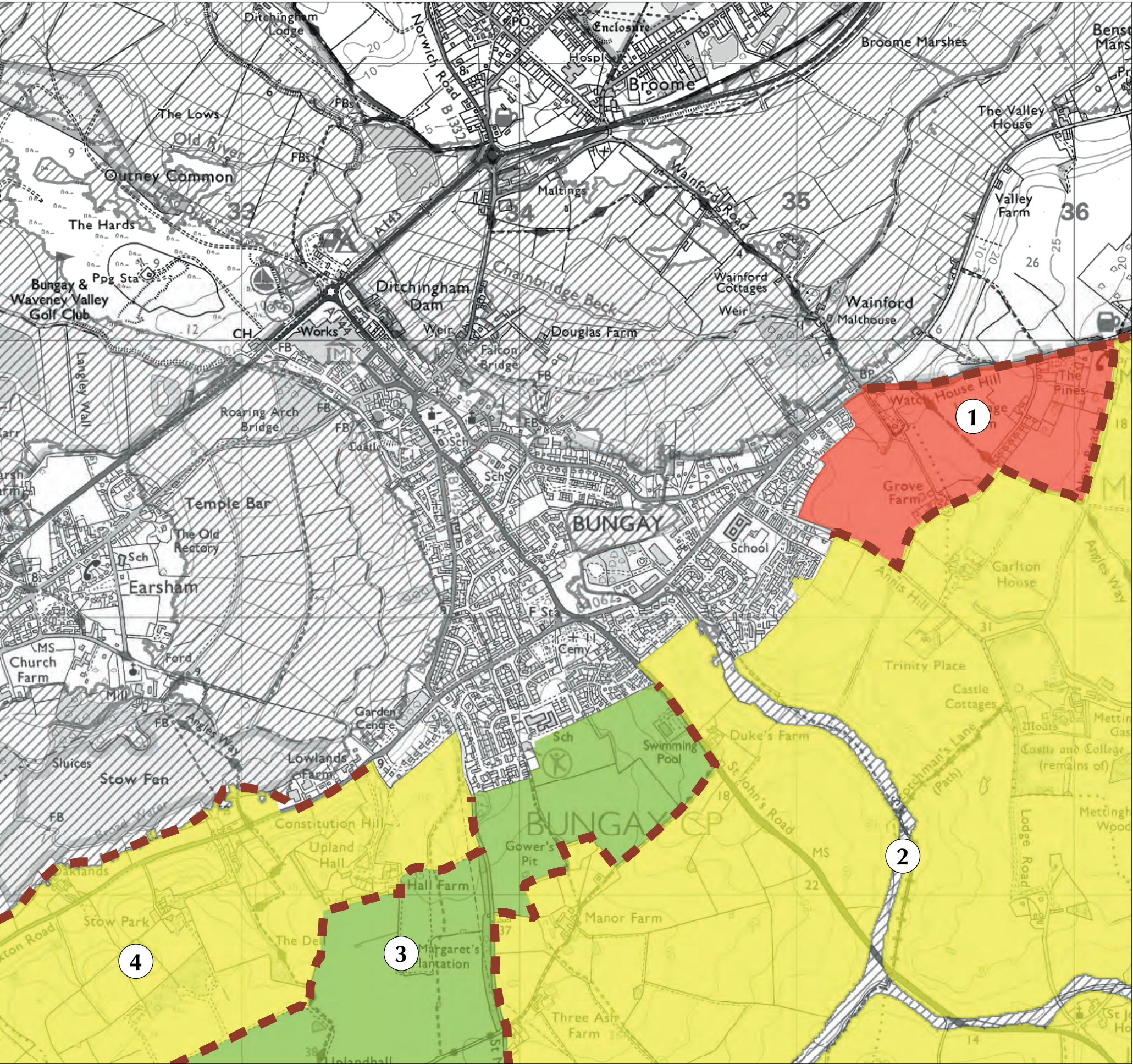
KEY

Indicative Capacity of Landscape Setting Areas:

- Very Low
- Low
- Moderate
- High
- Very High

(see Table 2.4 in Methodology)

- Area Excluded from Study  
Flood Zone 3, Special Areas of Conservation, Special Protection Areas, Ramsars, Sites of Special Scientific Interest, National Nature Reserves
- Landscape Setting Area



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trees mark out historic ponds, and mature oaks are characteristically found within the hedgerows. Historic field patterns remain largely intact and the area's proximity to the Broads contributes to its moderate landscape value. This area's sensitivity results in part from its strong inter-visibility with the Broads. Its topography close to the Broads becomes dominant as it begins to slope down towards the floodplain allowing for significant views right across the floodplain. There are also significant views of largely undeveloped farmland on higher ground within this LSA from rights of way within the Broads to the north; which provides the setting to the Broads at this location.

- 5.4.13 **Landscape Setting Area 2** is considered to have **Moderate Landscape Capacity** as a result of its High Landscape Sensitivity and Moderate Landscape Value. The sensitivity of this area is high as a result of its high visibility – created in part by its varied topography. Some fields have been enlarged over the years with the loss of hedgerows which serves to increase visibility in some areas, particularly along the A144. To the east this setting area retains its ancient landscape character, experienced through features such as Mettingham Castle and its parkland which contribute to the area's distinctiveness. Further west the landscape is historic, and many of the rights of way are historic routes such as Scotchman's Lane, whose patterns contribute to landscape character.
- 5.4.14 **Landscape Setting Area 3** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity and Low Landscape Value. This setting area contains few distinctive features primarily resulting from the amalgamation of fields to facilitate more intensive arable farming. Parts of this setting area particularly close to the settlement edge retain historic continuity and therefore have the potential to be more sensitive. Intermittent tree cover breaks up the views across this undulating landscape. Due at least in part to field amalgamation this area contains few landscape features, however those which do remain such as the wooded St. Margaret's Lane make a contribution to the area's character. Those hedgerows which remain are often gappy but do include characteristic standard oak trees.
- 5.4.15 **Landscape Setting Area 4** is considered to have **Moderate Landscape Capacity** as a result of its High Landscape Sensitivity, Moderate Landscape Value and Limited Contribution to the setting of the Broads. The area's ancient landscapes around Stow Park and historic landscape character present elsewhere contribute to its high sensitivity. The presence of distinctive landscape features and their strong time-depth, such as the Parkland at Stow Park contribute to the area's landscape value. The topography dominates this area as it falls steeply towards Flixton Road and the floodplain. This produces high visibility in particular across the Waveney Valley towards the Broads. There are limited, long-distance glimpsed views over the floodplain of the largely undeveloped farmland within this LSA, from rights of way within the Broads to the north; which provides the setting to the Broads at this location.

#### Indicative Landscape Capacity Definitions

Indicative Landscape Capacity Category	Definition
<b>Very Low</b>	The landscape is assessed as having very high landscape sensitivity and very high landscape value. <b>Very limited potential to accommodate any scale of new development</b> as this is highly likely to erode the positive key features and characteristics of the landscape, which are desirable to safeguard in line with relevant national/local planning policy objectives.
<b>Low</b>	The landscape is assessed as having high landscape sensitivity and high landscape value. Large or medium-scale new development is likely to erode the positive key features and characteristics of the landscape which are desirable to safeguard in line with relevant national/local planning policy objectives. Taking into account site-specific constraints, there may be <b>potential to accommodate some small-scale development</b> in specific locations within the landscape with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>Moderate</b>	The landscape is assessed as either having very low to moderate landscape sensitivity and high landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard. Taking into account site-specific constraints, there may also be potential to accommodate some large-scale new development in specific locations with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>High</b>	The landscape is assessed as having low to very low landscape sensitivity and low to moderate landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> within the landscape without eroding positive key features and characteristics which are desirable to safeguard.
<b>Very High</b>	The landscape is assessed as having very low landscape sensitivity and very low landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard.



## 5.5 Landscape Setting of Halesworth

### Settlement Profile

- 5.5.1 Halesworth is situated inland to the west of Southwold in the south-west corner of Waveney. The town has a strong relationship with the river Blyth, which contributes significantly to the settlement's character. The topography surrounding this settlement strongly influences both the townscape and landscape character, with both major and minor river valleys creating a definite landscape structure.
- 5.5.2 Halesworth is a small nucleated town located on the banks of the river Blyth – a settlement has been recorded here since 3000BC. Halesworth itself is thought to originate from the Middle Saxon period (650-850AD), probably developing as a strategic crossing point of the river Blyth. Stone Street runs through the town, marking its importance during the Roman period. The Church (St. Mary's) was referenced in the Domesday Book (1086), and the market charter was bought in 1222.
- 5.5.3 The settlement of Halesworth expanded, mostly southwards along the valley sides, from its historic core near the river in the decades following the Second World War, and now consists of a series of areas of predominantly residential character branching off the north-south running A144.

### Landscape Character

- 5.5.4 The landscape surrounding the settlement falls within the following Great Yarmouth and Waveney District Landscape Character Areas – see **Appendix B** for details:
- B2: Blyth and Wang Valley
  - H6: Blyth Tributary Valley Farmland
  - I1: Saint Plateau – West
  - I2: Saints Plateau – East
- 5.5.5 The key features and characteristics of the landscape around Halesworth are illustrated on **Figure 5.5a** and summarised below:
- **Remnant Historic Landscapes:** The landscape around Halesworth is comprised of a variety of field types. To the west and south, many of the landscapes are recent, including post-1950s boundary loss from irregular or long co-axial fields, and modern leisure uses of post-medieval park and leisure landscapes. These are interspersed with remnant ancient fieldscapes, including areas of pre-18<sup>th</sup> Century irregular coaxial fields. Adjacent to the River Blyth in the south of the settlement are meadows. To the north and north-west of the



KEY

1

Landscape Setting Areas

Remnant Historic Landscape - Historic

Remnant Historic Landscape - Ancient

Culturally Important Landmarks

Landscape Detractors

Sensitive Urban Edge

Prominent Urban Edge

Watercourses/Waterbodies

Significant Views

Key Ridgelines

Public Rights of Way

Conservation Designations:

Conservation Areas

Listed Buildings

Registered Historic Parks and Gardens

Scheduled Monuments

Biodiversity Designations\*

Ancient Woodland

The Broads Authority Executive Area

Area of Outstanding Natural Beauty

\*Includes (where applicable): Special Areas of Conservation, Special Protection Areas, Ramsars, Sites of Special Scientific Interest, Local Nature Reserves, County Wildlife Sites

Please refer to the Glossary (in Appendix C) for definitions of Key Terms

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CHRIS BLANDFORD ASSOCIATES

landscape | environment | heritage

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September 2016

GREAT YARMOUTH & WAVENEY SETTLEMENT FRINGE

LANDSCAPE SENSITIVITY STUDY

GREAT YARMOUTH BC & WAVENEY DC

FIGURE 5.5a

LANDSCAPE SETTING OF HALESWORTH

- CHARACTER ANALYSIS



settlement are a range of historic and ancient fieldscapes, including long co-axial fields, and pre-18<sup>th</sup> Century random fields. A large disused airfield in the north-east of the study area is classified as a current industrial landscape. The landscape around Holton, which falls within the eastern part of the Halesworth study area, is predominantly comprised of remnant ancient landscapes, including a large area of pre-18<sup>th</sup> Century irregular co-axial fields surrounding the northern and western settlement edge. To the south, there are meadows associated with watercourses. To the immediate east of the settlement is an area characterised by mineral extraction.

- **Culturally Important Landmark(s):** St. Mary's Church, Halesworth. The Church of St. Peter, Holton. Disused airfield.
- **Landscape Detractor(s):** Industrial buildings and an extensive network of pylons to the north of the town. Sewage works and industrial units to the south-east of the town and west of the railway.
- **Urban Edges:** The edges of Halesworth are predominantly sensitive with significant numbers of trees, particularly in the north.
- **Watercourses/Waterbodies:** A number of small watercourses and waterbodies are scattered across the landscape. New Reach cuts through the centre of the town, along which are two County Wildlife Sites (New Reach River and Marsh, and Bird's Folly), and the River Blyth runs to the south.
- **Significant View(s)/Key Ridgeline(s):** Views from Spexhall, and the ridgeline along the southern edge of the town. The historic core of Halesworth lies in a valley, with a number of key ridgelines apparent around the town. More recent development is situated on two of these ridges that lie to the north and south of the historic core.
- **Footpaths/Bridleways:** Halesworth has an extensive network of rights of way radiating out from the settlement.
- **Woodland:** Some large woodlands, such as to the north of Holton, and north of Chediston Street to the west of the town. Elsewhere, there are scattered small woodlands and tree belts. Dense hedgerows, often containing a number of hedgerow trees are also a common feature.



5.5.6 Areas of distinctive landscape that have been identified around the settlement are shown on **Figure 5.5a** as 'Landscape Setting Areas' (LSA). The distinctive characteristics that define each Landscape Setting Area are highlighted within the table below:

Landscape Setting Area	Distinctive Characteristics
<b>1</b>	<ul style="list-style-type: none"> <li>• Moated site at Bleach Farm</li> <li>• Spexhall Manor and associated remnant parkland features</li> <li>• Scattered farmsteads</li> <li>• Remnant ancient and historic fieldscapes comprise much of the area – small and irregular in pattern</li> <li>• A large modern field parcel between Hall Farm and the railway</li> <li>• Well vegetated field boundaries and a number of small blocks and belts of woodland</li> </ul>
<b>2</b>	<ul style="list-style-type: none"> <li>• Remnant ancient fieldscapes comprise much of the area</li> <li>• Scattered farmsteads</li> <li>• Well vegetated field boundaries with significant numbers of hedgerow trees</li> <li>• Small woodlands</li> <li>• Narrow rural lanes</li> <li>• Halesworth Cemetery County Wildlife Sites</li> <li>• Fairview Farm Meadow County Wildlife Site</li> <li>• Holton Hall Park County Wildlife Site</li> <li>• Holton Sandpits County Wildlife Site</li> </ul>
<b>3</b>	<ul style="list-style-type: none"> <li>• Golf course</li> <li>• Some ancient fieldscapes</li> <li>• Scattered farmsteads and isolated properties</li> <li>• Scattered small blocks and belts of woodland</li> <li>• Field boundaries with hedgerow trees</li> </ul>
<b>4</b>	<ul style="list-style-type: none"> <li>• Ancient and historic fieldscapes in the west and south</li> <li>• Farmsteads</li> <li>• Very large fields which have undergone extensive amalgamation</li> </ul>
<b>5</b>	<ul style="list-style-type: none"> <li>• Chediston Hall</li> <li>• Predominantly modern arable fieldscape, with a belt of smaller ancient fields to the north of Mill Road</li> <li>• Some small woodland blocks and hedgerow trees.</li> <li>• Field boundaries vary, with some hedgerows but in many cases boundaries have been degraded</li> </ul>

## Landscape Sensitivity

- 5.5.7 The inherent Landscape Sensitivity of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area				
	1	2	3	4	5
<b>Strength of Place</b>					
Distinctiveness	Distinct	Distinct	Distinct	Distinct	Distinct
Continuity	Ancient	Ancient	Historic	Historic	Historic
<b>Strength of Place</b>	<b>Strong</b>	<b>Strong</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Moderate</b>
<b>Visibility</b>					
Landform	Dominant	Apparent	Dominant	Dominant	Dominant
Tree Cover	Intermittent	Intermittent	Intermittent	Open	Intermittent
<b>Visibility</b>	<b>High</b>	<b>Moderate</b>	<b>High</b>	<b>Very High</b>	<b>High</b>
<b>Landscape Sensitivity</b>					
<b>Landscape Sensitivity</b>	<b>High</b>	<b>High</b>	<b>High</b>	<b>High</b>	<b>High</b>

## Landscape Value

- 5.5.8 The inherent Landscape Value of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area				
	1	2	3	4	5
<b>Landscape Value</b>	High	Moderate	Moderate	Moderate	Moderate

## Landscape Capacity

- 5.5.9 The indicative Landscape Capacity of each Landscape Setting Area to accommodate development, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below and on **Figure 5.5b**:

Criteria	Landscape Setting Area				
	1	2	3	4	5
Landscape Sensitivity	High	High	High	High	High
Landscape Value	High	Moderate	Moderate	Moderate	Moderate
<b>Landscape Capacity</b>	<b>Low</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Moderate</b>



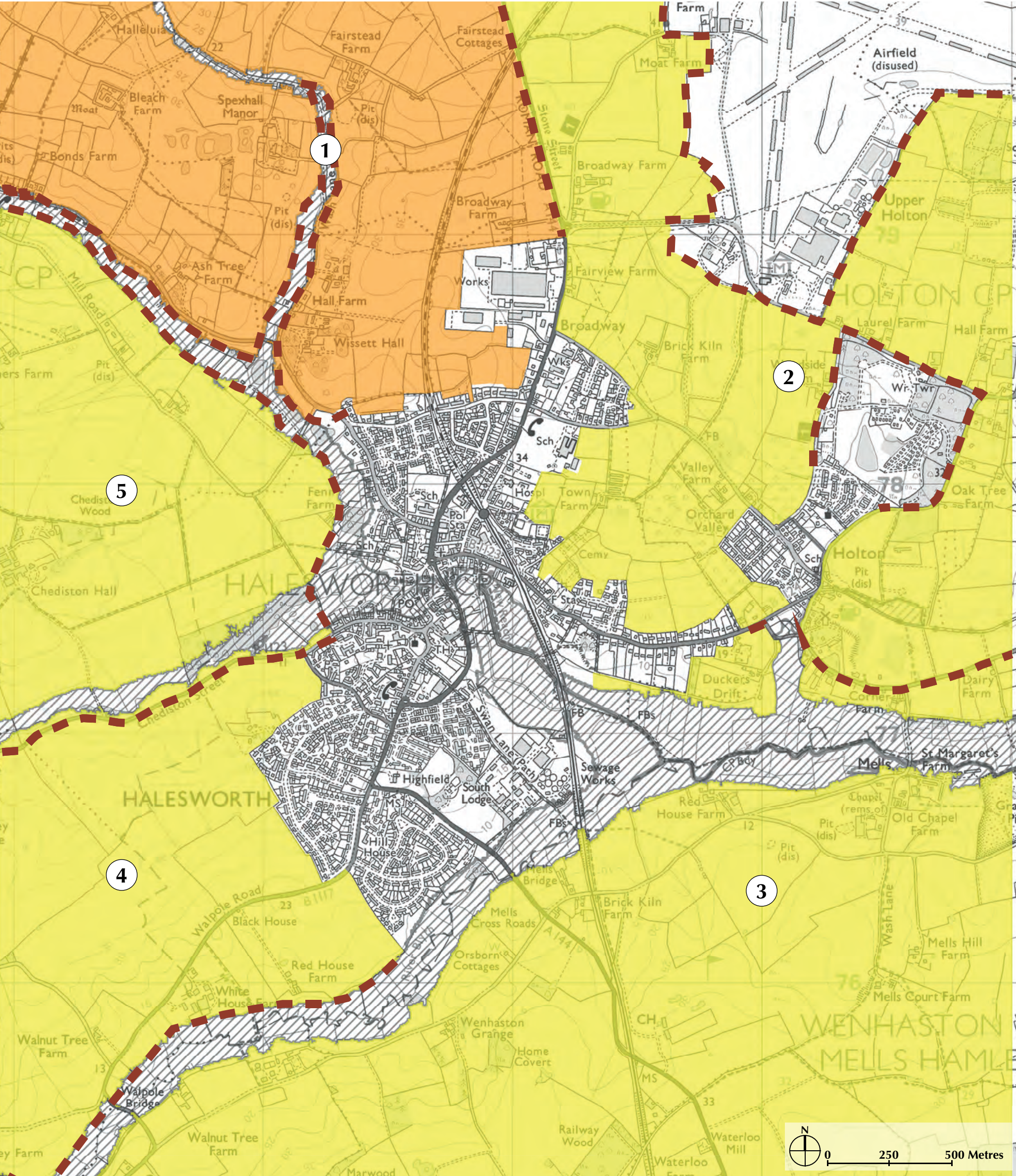
KEY

Indicative Capacity of Landscape Setting Areas:

- Very Low
- Low
- Moderate
- High
- Very High

(see Table 2.4 in Methodology)

- Area Excluded from Study  
Flood Zone 3, Special Areas of Conservation, Special Protection Areas, Ramsars, Sites of Special Scientific Interest, National Nature Reserves
- Landscape Setting Area



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- 5.5.10 The indicative landscape capacity of each Landscape Setting Area is assessed below in relation to the definitions provided by the methodology set out within **Section 2.0** (the landscape capacity definitions are repeated at the end of this section for ease of reference).
- 5.5.11 **Landscape Setting Area 1** is considered to have **Low Landscape Capacity** as a result of its High Landscape Sensitivity and High Landscape Value. This is a predominantly ancient landscape contains numerous features which contribute positively to its distinctiveness. These include hedgerows, veteran trees and listed buildings. Visibility is high as a result of intermittent tree cover, which includes mature oaks within hedgerows and a varied landform. Long views from Spexhall south across the setting area are significant. The area has a strongly unified landscape pattern with a strong sense of tranquillity, and features of conservation value such as the nationally designated moated site at Bleach Farm. The presence of these features contributes to its high landscape value, in spite of the presence of some landscape detractors such as pylons and industrial estates.
- 5.5.12 **Landscape Setting Area 2** is considered to have **Moderate Landscape Capacity** as a result of its High Landscape Sensitivity and Moderate Landscape Value. Overall this is an ancient landscape, with landscape features such as small-scale regular fields bounded by thick hedges. Fields increase in size towards the north of the setting area, where some fields have been amalgamated. Orchards also contribute to local character within this setting area. The topography of this setting area is gently undulating, but visibility is moderate as a result of tree cover and land uses such as orchards which constrain any potential longer views. The presence of listed buildings typically associated with farmsteads and the mosaic of land uses with designated County Wildlife Sites together contribute to the setting area's moderate landscape value and character.
- 5.5.13 **Landscape Setting Area 3** is considered to have **Moderate Landscape Capacity** as a result of its High Landscape Sensitivity and Moderate Landscape Value. This area has a complex topography which creates opportunities for significant and sometimes long distance views north and eastwards, particularly back towards Halesworth. This setting area includes some small areas of ancient continuity, but generally it is recorded as a recent landscape. Field amalgamation and modern land uses such as Halesworth golf course have eroded some of the area's historic character. However, some landscape features such as roads, some ditches and other field boundaries do remain and together continue an important and relatively coherent landscape pattern. This contributes to the setting area's moderate landscape value.
- 5.5.14 **Landscape Setting Area 4** is considered to have **Moderate Landscape Capacity** as a result of its High Landscape Sensitivity and Moderate Landscape Value. The complex topography and lack of tree cover or hedgerows contribute significantly to the area's sensitivity because visibility is so high. Significant field boundary loss has occurred in this setting area especially close to Halesworth, creating vast arable fields. Further west the landscape retains its ancient

continuity, contributing to the area's high sensitivity. The wooded Blyth valley is significant in views from this setting area.

- 5.5.15 **Landscape Setting Area 5** is considered to have **Moderate Landscape Capacity** as a result of its High Landscape Sensitivity and Moderate Landscape Value. This area has a complex topography which creates opportunity for significant and sometimes long distance views contributing to its high sensitivity. Numerous views from both Mill Road and the rights of way are possible. This landscape's continuity is ancient in the north, but has undergone some significant changes elsewhere. Notable changes are field amalgamation and the loss of the parkland associated with Chediston Hall. However some important features remain which contribute to the area's strength of place; small regular-shaped copses and hedgerows, and some scattered listed properties and proximity to Conservation Areas contribute to a moderate landscape value.

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**Indicative Landscape Capacity Definitions**

<b>Indicative Landscape Capacity Category</b>	<b>Definition</b>
<b>Very Low</b>	The landscape is assessed as having very high landscape sensitivity and very high landscape value. <b>Very limited potential to accommodate any scale of new development</b> as this is highly likely to erode the positive key features and characteristics of the landscape, which are desirable to safeguard in line with relevant national/local planning policy objectives.
<b>Low</b>	The landscape is assessed as having high landscape sensitivity and high landscape value. Large or medium-scale new development is likely to erode the positive key features and characteristics of the landscape which are desirable to safeguard in line with relevant national/local planning policy objectives. Taking into account site-specific constraints, there may be <b>potential to accommodate some small-scale development</b> in specific locations within the landscape with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>Moderate</b>	The landscape is assessed as either having very low to moderate landscape sensitivity and high landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard. Taking into account site-specific constraints, there may also be potential to accommodate some large-scale new development in specific locations with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>High</b>	The landscape is assessed as having low to very low landscape sensitivity and low to moderate landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> within the landscape without eroding positive key features and characteristics which are desirable to safeguard.
<b>Very High</b>	The landscape is assessed as having very low landscape sensitivity and very low landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard.

## 5.6 Landscape Setting of Southwold and Reydon

### Settlement Profile

- 5.6.1 Southwold and Reydon are situated on the Suffolk coast, east of Halesworth and north of Walberswick. The settlements are located within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB).
- 5.6.2 Southwold is a small nucleated town on an area of higher land surrounded by the river Blyth and Buss Creek. Referenced in the Domesday Book (1086), Southwold was devastated by a fire in 1659. The small greens created as fire breaks contribute to Southwold's distinctive character. Dutch architecture is still visible in the town, notable by characteristic gables on the Museum building for example. In contrast to many settlements in the area, the pattern of development in Southwold remains broadly unchanged since the Second World War, with little expansion or infill development. The coastal environment, beach huts and pier along with significant coastal views form a key part of the town's character.
- 5.6.3 Reydon was originally a small settlement, developing around farmsteads, the church, and hamlets of Blackwater and Mount Pleasant. The church of St. Margaret originates from 1325 when the tower was built. Reydon's most significant period of development however occurred more recently – within the past 100 years. It has seen significant infill residential development, coinciding with Southwold's increasing popularity and therefore increasingly expensive accommodation.
- 5.6.4 The landscape surrounding both settlements has a number of designations for biodiversity, including Pakefield to Easton Bavents Site of Special Scientific Interest in the north, part of which is also Benacre to Easton Bavents Special Protection Area. To the south of the settlements, Minsmere-Walberswick Heaths and Marshes Site of Special Scientific Interest, part of which is also a Special Area of Conservation, Special Protection Area and Ramsar, lies on either side of the River Blyth. The seascape is also a Special Protection Area, the Outer Thames Estuary.

### Landscape Character

- 5.6.5 The landscape surrounding the settlement falls within the following Great Yarmouth and Waveney District Landscape Character Areas – see **Appendix B** for details:
- F2: Southwold Coast
  - H7: Blyth and Wang Tributary Farmland
  - J2: Pottersbridge Marshes
  - J3: Blyth Estuary

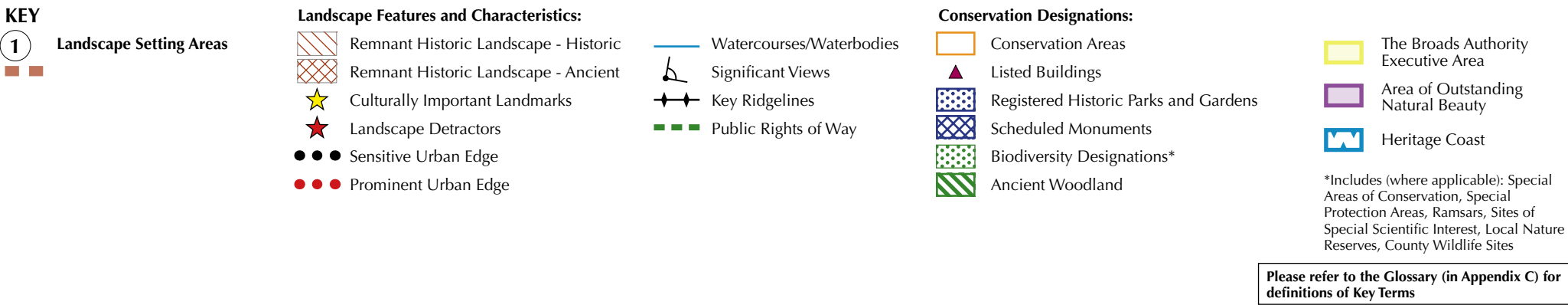


- K1: North Suffolk Sandlings

5.6.6 The key features and characteristics of the landscape around Southwold and Reydon are illustrated on **Figure 5.6a** and summarised below:

- **Remnant Historic Landscapes:** The landscape to the north-west and west of Reydon is predominantly remnant ancient and historic pre-18<sup>th</sup> Century enclosure, including irregular co-axial fields and random fields. Adjacent to the western edge of the settlement is an area of land now predominantly associated with a school that comprises a patchwork of park woodland and post-medieval formal and informal leisure. To the north-east and east of Reydon, and between Reydon and Southwold, the landscape is predominantly comprised of 18<sup>th</sup> Century and later enclosure; including former common arable or heathland, former common pasture, and former coastal marsh. Much of the landscape surrounding Southwold is comprised of a continuation of the former coastal marsh that separates the two settlements, with the exception of Southwold Common, to the immediate west of the settlement, which is categorised as post-medieval park and leisure – modern leisure. In the south of the study area adjacent to Walberswick, Walberswick Common is categorised as common pasture. In the south, there are also further areas of former common arable or heathland.
- **Culturally Important Landmark(s):** Southwold Lighthouse; St. Edmund's Church, Southwold; Old Water Tower, Southwold; Sacred Heart Church, Southwold; Saint Felix School, Reydon; St. Margaret's Church, Reydon; St. Andrew's Church, Walberswick.
- **Landscape Detractor(s):** No significant landscape detractors noted.
- **Urban Edges:** The edges of both settlements are predominantly sensitive, with a prominent edge where Southwold abuts the common. This edge is however, very distinctive and forms part of the conservation area.
- **Watercourses/Waterbodies:** Buss Creek, a County Wildlife Site, cuts between the two settlements, along with its associated marshland, some of which is also designated as a County Wildlife Site. The River Blyth runs to the south of Southwold. The landscape around Southwold and along the River Blyth is predominantly marshland, with many small watercourses and waterbodies. The landscape surrounding the northern edge of Reydon contains fewer watercourses and waterbodies, with scattered ponds such as that found at Reydon Smear.
- **Significant View(s)/Key Ridgeline(s):** Views from the common over the Blyth floodplain and back towards the town, particularly the distinctive edge of the conservation area. A key ridgeline runs west-east to the north of Reydon.
- **Footpaths/Bridleways:** There are a number of rights of way in the landscape around Southwold and Reydon, including part of the promoted routes the Suffolk Coast Path, and Sandlings Walk.







- **Woodland:** There are significant blocks of woodland in the grounds of Saint Felix School (a County Wildlife Site) to the west of Reydon, and to the north of Reydon Smear. Otherwise, woodland in this landscape is limited to small woods and scattered trees. There is also scrub associated with the common and coastal landscapes.

5.6.7 Areas of distinctive landscape that have been identified around the settlement are shown on **Figure 5.6a** as 'Landscape Setting Areas' (LSA). The distinctive characteristics that define each Landscape Setting Area are highlighted within the table below:

Landscape Setting Area	Distinctive Characteristics
<b>1</b>	<ul style="list-style-type: none"> <li>• Predominantly arable fields (some pig farming) of remnant historic character, with some ancient and some recent fields</li> <li>• Saint Felix School and associated parkland (part of which is a County Wildlife Site)</li> <li>• Scattered farmsteads</li> <li>• Small scattered blocks and belts of woodland</li> <li>• Hedgerow trees</li> <li>• Reydon Fishing Lakes County Wildlife Site</li> <li>• Narrow country lanes</li> <li>• Strong sense of tranquillity</li> </ul>
<b>2</b>	<ul style="list-style-type: none"> <li>• Predominantly modern arable fieldscape</li> <li>• Varying hedgerow condition with some scattered hedgerow trees</li> <li>• Farmsteads with large agricultural buildings</li> <li>• Limited coastal influence</li> </ul>
<b>3</b>	<ul style="list-style-type: none"> <li>• Two water towers – one of which is Grade II listed</li> <li>• Golf course, with associated scattered trees and scrub</li> <li>• Heathland and common</li> <li>• Views of Southwold conservation area</li> </ul>

### Landscape Sensitivity

5.6.8 The inherent Landscape Sensitivity of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area		
	1	2	3
<b>Strength of Place</b>			
Distinctiveness	Distinct	Distinct	Distinct
Continuity	Historic	Recent	Recent
Strength of Place	<b>Moderate</b>	<b>Weak</b>	<b>Weak</b>
<b>Visibility</b>			
Landform	Insignificant	Insignificant	Apparent
Tree Cover	Intermittent	Intermittent	Intermittent
<b>Visibility</b>	<b>Low</b>	<b>Low</b>	<b>Moderate</b>
<b>Landscape Sensitivity</b>			
<b>Landscape Sensitivity</b>	<b>Low</b>	<b>Low</b>	<b>Low</b>



## Landscape Value

- 5.6.9 The inherent Landscape Value of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area		
	1	2	3
Landscape Value	Very High	Very High	Very High

## Landscape Capacity

- 5.6.10 The indicative Landscape Capacity of each Landscape Setting Area to accommodate development, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below and on **Figure 5.6b**:

Criteria	Landscape Setting Area		
	1	2	3
Landscape Sensitivity	Low	Low	Low
Landscape Value	Very High	Very High	Very High
Landscape Capacity	Low	Low	Low

- 5.6.11 The indicative landscape capacity of each Landscape Setting Area is assessed below in relation to the definitions provided by the methodology set out within **Section 2.0** (the landscape capacity definitions are repeated at the end of this section for ease of reference).
- 5.6.12 **Landscape Setting Area 1** is considered to have **Low Landscape Capacity** as a result of its Low Landscape Sensitivity and Very High Landscape Value. Overall this setting area has historic continuity, although the western edge of the setting area is ancient and therefore may be more sensitive. Many features within the setting area therefore contribute to its historic character, such as field boundaries, small regular copses/coverts and small, regular-shaped fields. Topography is generally flat but becomes more apparent close to the marshes creating opportunities for views reaching beyond the setting area. This Landscape Setting Area lies within the Suffolk Coasts and Heaths AONB, partly within the Suffolk Heritage Coast and adjacent to County Wildlife Sites which together contribute to the area's very high landscape value and resulting low landscape capacity.
- 5.6.13 **Landscape Setting Area 2** is considered to have **Low Landscape Capacity** as a result of its Low Landscape Sensitivity and Very High Landscape Value. This landscape is on the coast and is subject to coastal erosion. Strength of place is low as a result of its recent continuity however some historic features remain, in particular field boundaries. The flat landform and presence of



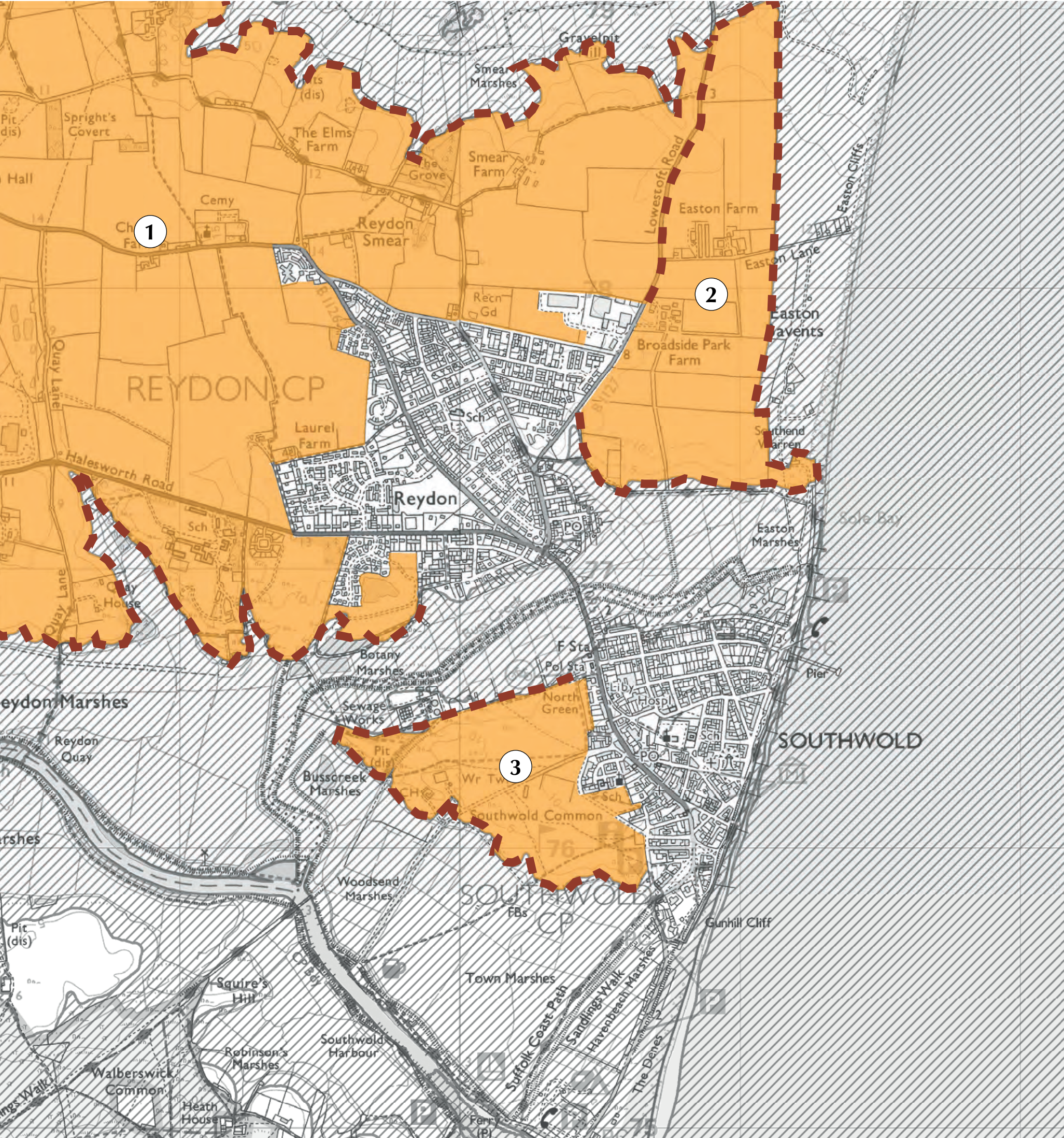
KEY

Indicative Capacity of Landscape Setting Areas:

- Very Low
- Low
- Moderate
- High
- Very High

(see Table 2.4 in Methodology)

- Area Excluded from Study  
Flood Zone 3, Special Areas of Conservation, Special Protection Areas, Ramsars, Sites of Special Scientific Interest, National Nature Reserves
- 1 Landscape Setting Area



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hedgerows means generally visibility is low, but along the coast long coastal views are available. This Landscape Setting Area lies within the Suffolk Coasts and Heaths AONB and the Suffolk Heritage Coast, which contributes to the area's very high landscape value and resulting low landscape capacity.

- 5.6.14 **Landscape Setting Area 3** is considered to have **Low Landscape Capacity** as a result of its Low Landscape Sensitivity and Very High Landscape Value. This recent landscape is the common associated with Southwold. It contains features which contribute to its distinctiveness in particular the vegetation along the slopes around the edge of the common. Overall visibility is moderate; however there are many opportunities for long distance views over the Blyth floodplain towards Walberswick, which are significant. This Landscape Setting Area lies within the Suffolk Coasts and Heaths AONB and the Suffolk Heritage Coast, which contributes to the area's very high landscape value and resulting low landscape capacity.

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**Indicative Landscape Capacity Definitions**

<b>Indicative Landscape Capacity Category</b>	<b>Definition</b>
<b>Very Low</b>	The landscape is assessed as having very high landscape sensitivity and very high landscape value. <b>Very limited potential to accommodate any scale of new development</b> as this is highly likely to erode the positive key features and characteristics of the landscape, which are desirable to safeguard in line with relevant national/local planning policy objectives.
<b>Low</b>	The landscape is assessed as having high landscape sensitivity and high landscape value. Large or medium-scale new development is likely to erode the positive key features and characteristics of the landscape which are desirable to safeguard in line with relevant national/local planning policy objectives. Taking into account site-specific constraints, there may be <b>potential to accommodate some small-scale development</b> in specific locations within the landscape with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>Moderate</b>	The landscape is assessed as either having very low to moderate landscape sensitivity and high landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard. Taking into account site-specific constraints, there may also be potential to accommodate some large-scale new development in specific locations with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>High</b>	The landscape is assessed as having low to very low landscape sensitivity and low to moderate landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> within the landscape without eroding positive key features and characteristics which are desirable to safeguard.
<b>Very High</b>	The landscape is assessed as having very low landscape sensitivity and very low landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard.



## 5.7 Landscape Setting of Barnby and North Cove

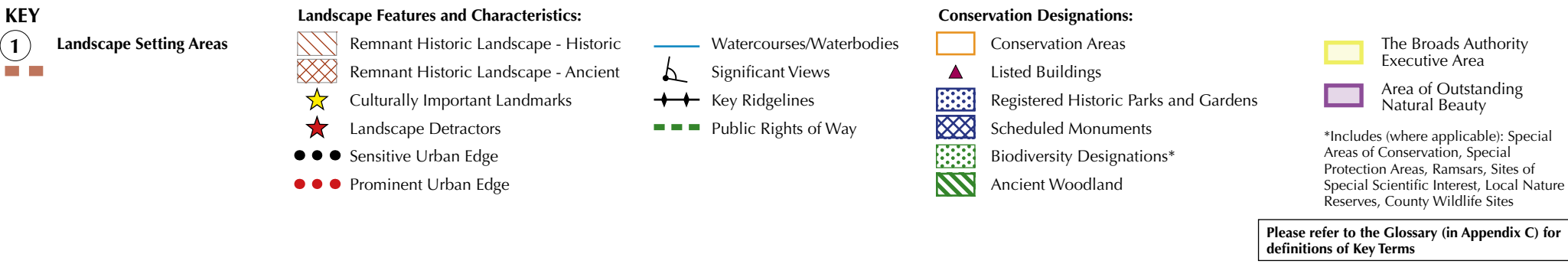
### Settlement Profile

- 5.7.1 Barnby and North Cove are situated in the north-east of Waveney District, just south of the River Waveney and east of Beccles.
- 5.7.2 Barnby and North Cove are two small, originally linear settlements occupying rising ground to the south of the River Waveney. Both settlements have a long history which is represented in part by their surviving buildings; Barnby is referenced in the Domesday Book (1086) and the thatched church of St. John the Baptist originates from the 13<sup>th</sup> Century, Wade Hall and North Cove Hall both date from the 17<sup>th</sup> Century.
- 5.7.3 Both Barnby and North Cove have expanded significantly since the Second World War, increasing from the two Halls and a series of scattered farmsteads, to a number of small housing estates branching off the main road, ultimately merging the two settlements. Associated infrastructure has also increased in parallel with development in recent decades, including the A146 bypass.

### Landscape Character

- 5.7.4 The landscape surrounding the settlement falls within the following Great Yarmouth and Waveney District Landscape Character Areas – see **Appendix B** for details:
- B1: Waveney Valley
  - H2: Waveney Tributary Valley Farmland
  - I2: Saints Plateau – East
- 5.7.5 The key features and characteristics of the landscape around Barnby and North Cove are illustrated on **Figure 5.7a** and summarised below:
- **Remnant Historic Landscapes:** The landscape to the south of the settlements at Barnby and North Cove is predominantly a post-1950s agricultural landscape, comprising both boundary loss from irregular co-axial fields, and some boundary loss from long co-axial fields around Gent's Farm. To the north of the settlement the fieldscapes are remnant historic or ancient, including pre-18<sup>th</sup> Century random fields and long co-axial fields. There is also an expanse of former marsh or fenland along the watercourses to the north. The landscape around North Cove Hall is post-medieval informal park.
  - **Culturally Important Landmark(s):** Church of St. John the Baptist, Barnby, which lies to the east of the settlement. The Grade I listed North Cove Hall.







- **Landscape Detractor(s):** No significant landscape detractors were noted.
- **Urban Edges:** The edges of Barnby and North Cove are sensitive.
- **Watercourses/Waterbodies:** The Hundred Drain, a small watercourse, runs north south through the study area, creating a shallow valley between Barnby and North Cove. Small drainage ditches join this from surrounding fields. Elsewhere in the study area are scattered small watercourses and waterbodies, often associated with farms or other property, such as at North Cove Hall and Covehall Farm.
- **Significant View(s)/Key Ridgeline(s):** View south-east from the footpath that runs between the northern edge of Barnby and Wade Hall. View northwards from Green Lane, on the ridgeline that runs to the south of the settlement.
- **Footpaths/Bridleways:** Barnby and North Cove have a number of public rights of way radiating out to the surrounding countryside.
- **Woodland:** The landscape around Barnby and North Cove is quite enclosed, with a number of belts and blocks of woodland, such as around North Cove Hall and Beulah Hall. Some of this, such as the woodland to the north of Low farm, is designated as County Wildlife Sites (North Cove Alder Carrs).

5.7.6 Areas of distinctive landscape that have been identified around the settlement are shown on **Figure 5.7a** as 'Landscape Setting Areas' (LSA). The distinctive characteristics that define each Landscape Setting Area are highlighted within the table below:

Landscape Setting Area	Distinctive Characteristics
1	<ul style="list-style-type: none"> <li>• Pasture and rough grassland – some ancient and historic fields</li> <li>• Small woodlands</li> <li>• Hedgerows with scattered hedgerow trees</li> </ul>
2	<ul style="list-style-type: none"> <li>• Pasture fields with thick hedgerows – some ancient and historic fields</li> <li>• Small trees</li> <li>• Dense hedgerows with scattered hedgerow trees</li> </ul>
3	<ul style="list-style-type: none"> <li>• Arable field parcel enclosed by the A146 in the south, and settlement to the north</li> <li>• Densely vegetated field boundary to the south</li> </ul>
4	<ul style="list-style-type: none"> <li>• Predominantly medium-scale, modern arable fields</li> <li>• Some vegetated field boundaries sparse or lost</li> <li>• Beulah Hall</li> <li>• Scattered isolated properties and farmsteads, often surrounded by trees or small woodland blocks</li> <li>• Scattered hedgerow trees</li> <li>• Bounded to the north by the prominent A146</li> </ul>
5	<ul style="list-style-type: none"> <li>• North Cove Hall – Grade I listed, and associated parkland</li> <li>• Small woodland blocks and scattered parkland trees</li> <li>• Farmstead</li> </ul>
6	<ul style="list-style-type: none"> <li>• Predominantly medium to large-scale arable fields, historic in character</li> <li>• Farmstead</li> <li>• Scattered trees</li> <li>• County Wildlife Site (North Cove Alder Carrs)</li> <li>• Some hedgerows</li> </ul>



## Landscape Sensitivity

- 5.7.7 The inherent Landscape Sensitivity of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area					
	1	2	3	4	5	6
<b>Strength of Place</b>						
Distinctiveness	Distinct	Distinct	Indistinct	Distinct	Distinct	Distinct
Continuity	Historic	Ancient	Historic	Recent	Historic	Historic
<b>Strength of Place</b>	<b>Moderate</b>	<b>Strong</b>	<b>Weak</b>	<b>Weak</b>	<b>Moderate</b>	<b>Moderate</b>
<b>Visibility</b>						
Landform	Apparent	Apparent	Insignificant	Apparent	Insignificant	Insignificant
Tree Cover	Intermittent	Intermittent	Intermittent	Intermittent	Intermittent	Intermittent
<b>Visibility</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Low</b>	<b>Moderate</b>	<b>Low</b>	<b>Low</b>
<b>Landscape Sensitivity</b>						
<b>Landscape Sensitivity</b>	<b>Moderate</b>	<b>High</b>	<b>Low</b>	<b>Low</b>	<b>Low</b>	<b>Low</b>

## Landscape Value

- 5.7.8 The inherent Landscape Value of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area					
	1	2	3	4	5	6
<b>Landscape Value</b>	Moderate	Moderate	Low	Moderate	Moderate	Moderate

## Contribution to Protected Landscape Setting

- 5.7.9 The contribution those landscape setting areas make to the setting of the Broads evaluated in line with the methodology set out in **Section 2.0**, are shown in the table below. It should be noted that whilst not shown on **Figure 5.7b**, the area just to the north of Barnby and North Cove is designated the Broads, this is illustrated on **Figure 1.1**. Therefore consideration has been given to the contribution LSAs around Barnby and North Cove make to the setting of the Broads:

Criteria	Landscape Setting Area					
	1	2	3	4	5	6
<b>Contribution to Setting of the Broads</b>	Major Contribution	Moderate Contribution	Limited Contribution	N/A	N/A	Limited Contribution

## Landscape Capacity

- 5.7.10 The indicative Landscape Capacity of each Landscape Setting Area to accommodate development, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below, and on **Figure 5.7b**:

Criteria	Landscape Setting Area					
	1	2	3	4	5	6
Landscape Sensitivity	Moderate	High	Low	Low	Low	Low
Landscape Value	Moderate	Moderate	Low	Moderate	Moderate	Moderate
<b>Landscape Capacity</b>	<b>Moderate</b>	<b>Moderate</b>	<b>High</b>	<b>High</b>	<b>High</b>	<b>High</b>
<b>Moderated Landscape Capacity</b>	<b>Very Low</b>	<b>Low</b>	<b>High</b>	<b>N/A</b>	<b>N/A</b>	<b>High</b>

- 5.7.11 The indicative landscape capacity of each Landscape Setting Area is assessed below in relation to the definitions provided by the methodology set out within **Section 2.0** (the landscape capacity definitions are repeated at the end of this section for ease of reference).
- 5.7.12 **Landscape Setting Area 1** is considered to have **Very Low Landscape Capacity** as a result of its Moderate Landscape Sensitivity, Moderate Landscape Value and Major Contribution to the setting of the Broads. This area has a varied landform and intermittent tree cover which offers opportunities for some significant views from rights of way across the wooded valley. This LSA has historic continuity and key landscape features such as field boundaries, tracks and footpaths together maintain a unified historic landscape pattern. The moderate landscape value is partly produced by this relatively coherent landscape pattern afforded by landscape features in generally good condition.
- 5.7.13 **Landscape Setting Area 2** is considered to have **Low Landscape Capacity** as a result of its High Landscape Sensitivity, Moderate Landscape Value and Moderate Contribution to the setting of the Broads. This area has a varied landform and intermittent tree cover which produces some opportunities for views. Small-scale regular fields, generally with thick hedges and trees contribute to the areas distinctiveness. The landscape within this LSA is ancient and despite some field boundary loss, generally provides coherent landscape pattern, distinctive from other setting areas and leading to its strong strength of place.
- 5.7.14 **Landscape Setting Area 3** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity, Low Landscape Value and Limited Contribution to the setting of the Broads. This small setting area has few features which contribute to its distinctive character, although it remains historically coherent. Visibility is low as a result of a fairly flat landform and views beyond the setting area are generally prevented by the hedgerows which bound the

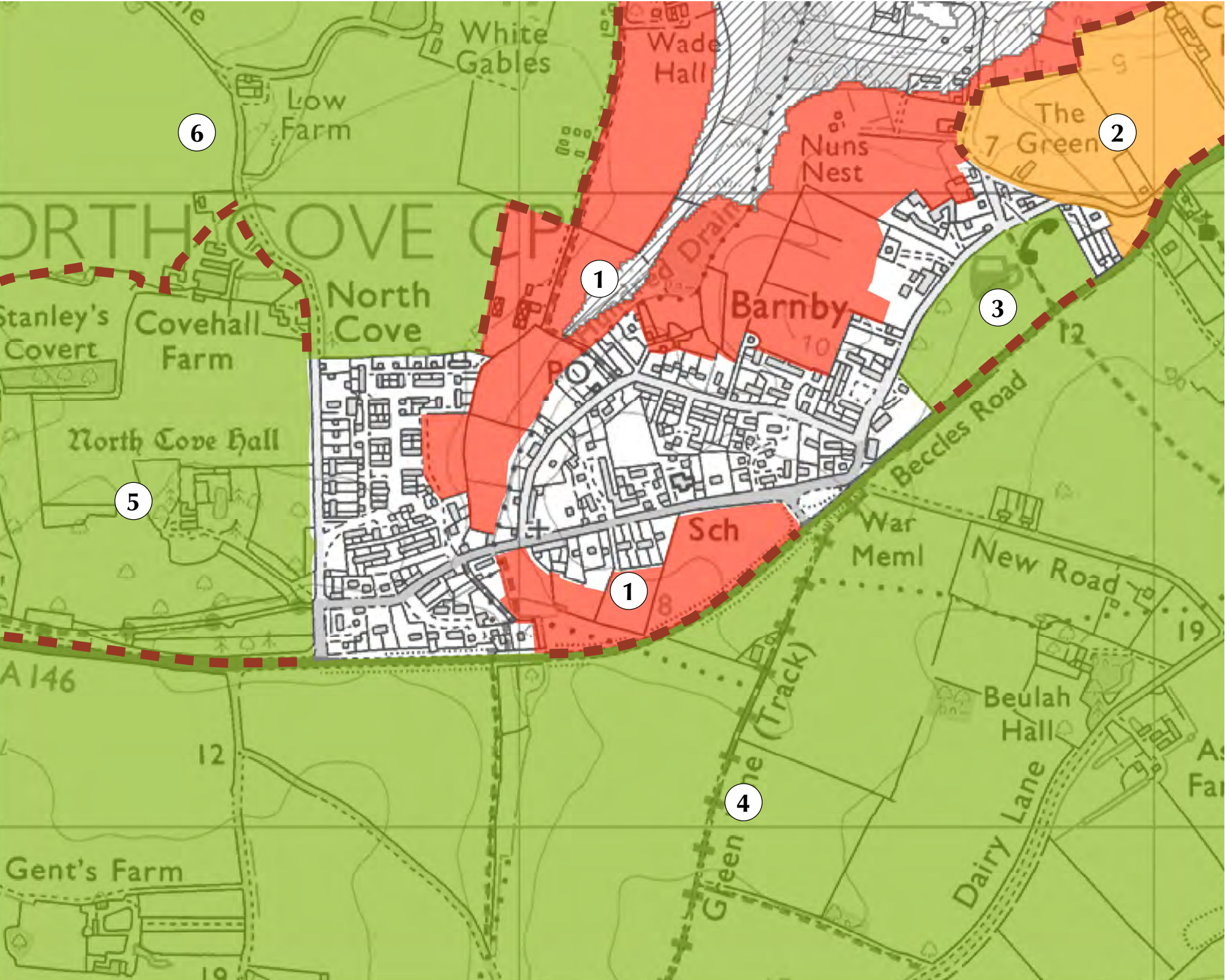
KEY

Indicative Capacity of Landscape Setting Areas:

- Very Low
- Low
- Moderate
- High
- Very High

(see Table 2.4 in Methodology)

- Area Excluded from Study  
Flood Zone 3, Special Areas of Conservation, Special Protection Areas, Ramsars, Sites of Special Scientific Interest, National Nature Reserves
- Landscape Setting Area



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area. The lack of features of conservation value and the proximity to the A146 producing a limited sense of tranquillity generate an overall low landscape value.

- 5.7.15 **Landscape Setting Area 4** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity and Moderate Landscape Value. Overall this is a landscape of recent continuity; with some landscape features which contribute to its distinctiveness, including in particular field boundaries and small copses of trees. A few fields within this setting area have been amalgamated but the landscape pattern remains relatively coherent, contributing to the LSAs moderate landscape value. The landform is gently undulating and ridgelines provide some opportunities for longer distance views, in particular views back towards Barnby and North Cove from the rights of way – many of which follow historic tracks and routes. The presence of some trees, in particular standard oak trees and hedgerows produce moderate visibility and contribute to this area's character.
- 5.7.16 **Landscape Setting Area 5** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity and Moderate Landscape Value. This is a distinct setting area created by woods and parkland associated with Grade I listed North Cove Hall. The area has historic continuity as whilst some changes have occurred, the extent of the parkland and its overall character remains intact. Visibility is generally low as a result of the trees both within and surrounding this setting area. Some more sensitive features such as North Cove Hall and key elements of the parkland which contribute to its setting remain. In particular scattered mature trees and planted woodland which supports the LSAs moderate landscape value.
- 5.7.17 **Landscape Setting Area 6** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity, Moderate Landscape Value and Limited Contribution to the setting of the Broads. This historic landscape includes landscape features such as thick hedges and narrow tree lined, winding lanes which contribute to its distinctiveness. Together these features produce a uniform and coherent landscape character across this setting area. A County Wildlife Site (North Cove Alder Carrs) in the north of this area contributes to the landscape value of this LSA. The combination of a relatively flat landform along with the presence of hedgerows and trees creates an area with overall low visibility.

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**Indicative Landscape Capacity Definitions**

<b>Indicative Landscape Capacity Category</b>	<b>Definition</b>
<b>Very Low</b>	<i>The landscape is assessed as having very high landscape sensitivity and very high landscape value. <b>Very limited potential to accommodate any scale of new development</b> as this is highly likely to erode the positive key features and characteristics of the landscape, which are desirable to safeguard in line with relevant national/local planning policy objectives.</i>
<b>Low</b>	<i>The landscape is assessed as having high landscape sensitivity and high landscape value. Large or medium-scale new development is likely to erode the positive key features and characteristics of the landscape which are desirable to safeguard in line with relevant national/local planning policy objectives. Taking into account site-specific constraints, there may be <b>potential to</b></i>

<b>Indicative Landscape Capacity Category</b>	<b>Definition</b>
	<i>accommodate some small-scale development in specific locations within the landscape with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.</i>
<b>Moderate</b>	<i>The landscape is assessed as either having very low to moderate landscape sensitivity and high landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard. Taking into account site-specific constraints, there may also be potential to accommodate some large-scale new development in specific locations with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.</i>
<b>High</b>	<i>The landscape is assessed as having low to very low landscape sensitivity and low to moderate landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> within the landscape without eroding positive key features and characteristics which are desirable to safeguard.</i>
<b>Very High</b>	<i>The landscape is assessed as having very low landscape sensitivity and very low landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard.</i>

## 5.8 Landscape Setting of Blundeston

### Settlement Profile

- 5.8.1 Blundeston is situated in the north-east of Waveney District, to the north-west of Lowestoft and east of Somerleyton.
- 5.8.2 Blundeston is a small village, having developed as a linear settlement along key roads. Scattered farmsteads, halls and parklands typical of the area are all characteristic features in Blundeston. Referenced in the Domesday Book, like many of the local settlements, Blundeston has ancient roots. The distinctive round tower at the Church of St. Mary the Virgin was built in 988, and now lies on the edge of the village surrounded by open fields.
- 5.8.3 The village has expanded post-war with some infill development between The Street and Market Lane, and with increasing numbers of properties along the roads stretching from the core of the settlement, but for the most part the village's linear character remains. The parkland at Blundeston Lodge has been developed as a prison, but its wooded boundary remains generally intact. The village is associated with Dickens as Blundeston formed one of the locations in David Copperfield.

### Landscape Character

- 5.8.4 The landscape surrounding the settlement falls within the following Great Yarmouth and Waveney District Landscape Character Areas – see **Appendix B** for details:
- G5: Somerleyton Settled Farmland
  - H1: Blundeston Tributary Valley Farmland
- 5.8.5 The key features and characteristics of the landscape around Blundeston are illustrated on **Figure 5.8a** and summarised below:
- **Remnant Historic Landscapes:** The landscape around Blundeston is predominantly former common arable or heathland. There are some small areas of modern woodland plantation on former common arable or heath, and to the south of the settlement, the modern Blundeston Prison is enclosed by park woodland.
  - **Culturally Important Landmark(s):** St. Mary's Church – Grade I listed; moat at Blundeston Hall. Blundeston Mill – a corn tower mill now converted to residential use.
  - **Landscape Detractor(s):** No significant landscape detractors noted.



KEY

1 Landscape Setting Areas

Landscape Features and Characteristics:

Remnant Historic Landscape - Historic

Remnant Historic Landscape - Ancient

Culturally Important Landmarks

Landscape Detractors

Sensitive Urban Edge

Prominent Urban Edge

Watercourses/Waterbodies

Significant Views

Key Ridgelines

Public Rights of Way

Conservation Designations:

Conservation Areas

Listed Buildings

Registered Historic Parks and Gardens

Scheduled Monuments

Biodiversity Designations\*

Ancient Woodland

The Broads Authority Executive Area

Area of Outstanding Natural Beauty

\*Includes (where applicable): Special Areas of Conservation, Special Protection Areas, Ramsars, Sites of Special Scientific Interest, Local Nature Reserves, County Wildlife Sites

Please refer to the Glossary (in Appendix C) for definitions of Key Terms

The map illustrates the landscape setting of Blundeston, highlighting various features and conservation areas. Key elements include:

- Landscape Setting Areas:** Indicated by numbered circles (1, 2, 3, 4, 5) on the map.
- Landscape Features and Characteristics:** Includes Remnant Historic Landscapes (Historic and Ancient), Culturally Important Landmarks (marked with yellow stars), Landscape Detractors (marked with red stars), Sensitive Urban Edges (marked with black dots), and Prominent Urban Edges (marked with red dots).
- Conservation Designations:** Includes Conservation Areas (orange outline), Listed Buildings (purple triangle), Registered Historic Parks and Gardens (blue hatched), Scheduled Monuments (blue grid), Biodiversity Designations (green dots), and Ancient Woodland (green diagonal lines).
- Geographical Features:** Watercourses/Waterbodies (blue lines), Significant Views (black line with arrow), Key Ridgelines (black line with cross-ticks), and Public Rights of Way (green dashed line).
- Local Landmarks and Roads:** Heath Lane (Track), Flixton Road, Market Lane, Hall Road, and various farms (Poplar Farm, Common Farm, Oak Farm, White Horse Farm, Blundeston House Farm, Peto's Corner, Blundeston House, Lodge Farm, Blundeston Fruit Farm).
- Infrastructure:** The Rectory, Hall Farm, Blundeston Hall, Moat, and HM Prison.
- Scale and Orientation:** A north arrow and a scale bar (0 to 300 Metres) are provided at the bottom right.

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CHRIS BLANDFORD ASSOCIATES

landscape | environment | heritage

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September 2016

GREAT YARMOUTH & WAVENEY SETTLEMENT FRINGE

LANDSCAPE SENSITIVITY STUDY

GREAT YARMOUTH BC & WAVENEY DC

FIGURE 5.8a

LANDSCAPE SETTING OF BLUNDESTON

- CHARACTER ANALYSIS

- **Urban Edges:** The eastern boundary of the settlement, to the south of Market Lane, has fairly prominent edges. Elsewhere the edges are more sensitive, particularly to the north of the church.
- **Watercourses/Waterbodies:** There are a number of small watercourses and waterbodies in the landscape around Blundeston, the most significant being a stream that runs from Market Lane through the moated Blundeston Hall to a lake to the south of the prison.
- **Significant View(s)/Key Ridgeline(s):** Ridgeline to the south-east of the settlement, upon which Blundeston Fruit Farm is located. Views across arable fields to the church, and across the wider landscape in the north.
- **Footpaths/Bridleways:** Blundeston has a network of public rights of way that cut across and radiate from the settlement.
- **Woodland:** The landscape around Blundeston is well wooded, particularly to the east and south. Around the prison, the woodland is designated as a County Wildlife Site. To the north and west there are a number of small blocks and belts of woodland.

5.8.6 Areas of distinctive landscape that have been identified around the settlement are shown on **Figure 5.8a** as 'Landscape Setting Areas' (LSA). The distinctive characteristics that define each Landscape Setting Area are highlighted within the table below:

Landscape Setting Area	Distinctive Characteristics
1	<ul style="list-style-type: none"> <li>• Few hedgerows, some scattered hedgerow trees</li> <li>• Oak standards</li> <li>• Long views eastwards</li> <li>• Predominantly medium to large-scale arable</li> </ul>
2	<ul style="list-style-type: none"> <li>• Some hedgerows in poor condition</li> <li>• Blundeston Hall moated site</li> <li>• Medium-scale, predominantly arable fields</li> <li>• Fruit farm</li> <li>• Wooded valley</li> </ul>
3	<ul style="list-style-type: none"> <li>• Small scale fields</li> <li>• Hedgerows with scattered hedgerow trees</li> <li>• Recreation ground</li> </ul>
4	<ul style="list-style-type: none"> <li>• Blundeston Prison</li> <li>• Woodland and lake – Blundeston Prison Lake and Woods County Wildlife Site</li> </ul>
5	<ul style="list-style-type: none"> <li>• Small woodland blocks</li> <li>• Predominantly medium to large-scale arable fields</li> <li>• Scattered hedgerow trees</li> <li>• Fields predominantly bounded by hedgerows, but some boundary loss evident</li> <li>• Small rural lanes</li> <li>• Views to the church</li> </ul>

## Landscape Sensitivity

- 5.8.7 The inherent Landscape Sensitivity of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area				
	1	2	3	4	5
<b>Strength of Place</b>					
Distinctiveness	Distinct	Distinct	Indistinct	Indistinct	Distinct
Continuity	Recent	Recent	Recent	Recent	Recent
<b>Strength of Place</b>	<b>Weak</b>	<b>Weak</b>	<b>Very Weak</b>	<b>Very Weak</b>	<b>Weak</b>
<b>Visibility</b>					
Landform	Insignificant	Dominant	Insignificant	Insignificant	Insignificant
Tree Cover	Intermittent	Intermittent	Open	Enclosed	Intermittent
<b>Visibility</b>	<b>Low</b>	<b>High</b>	<b>Moderate</b>	<b>Very Low</b>	<b>Low</b>
<b>Landscape Sensitivity</b>					
<b>Landscape Sensitivity</b>	<b>Low</b>	<b>Moderate</b>	<b>Low</b>	<b>Very Low</b>	<b>Low</b>

## Landscape Value

- 5.8.8 The inherent Landscape Value of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area				
	1	2	3	4	5
<b>Landscape Value</b>	Moderate	Moderate	Low	Low	Moderate

## Landscape Capacity

- 5.8.9 The indicative Landscape Capacity of each Landscape Setting Area to accommodate development, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below and on **Figure 5.8b**:

Criteria	Landscape Setting Area				
	1	2	3	4	5
Landscape Sensitivity	Low	Moderate	Low	Very Low	Low
Landscape Value	Moderate	Moderate	Low	Low	Moderate
<b>Landscape Capacity</b>	<b>High</b>	<b>Moderate</b>	<b>High</b>	<b>Very High</b>	<b>High</b>



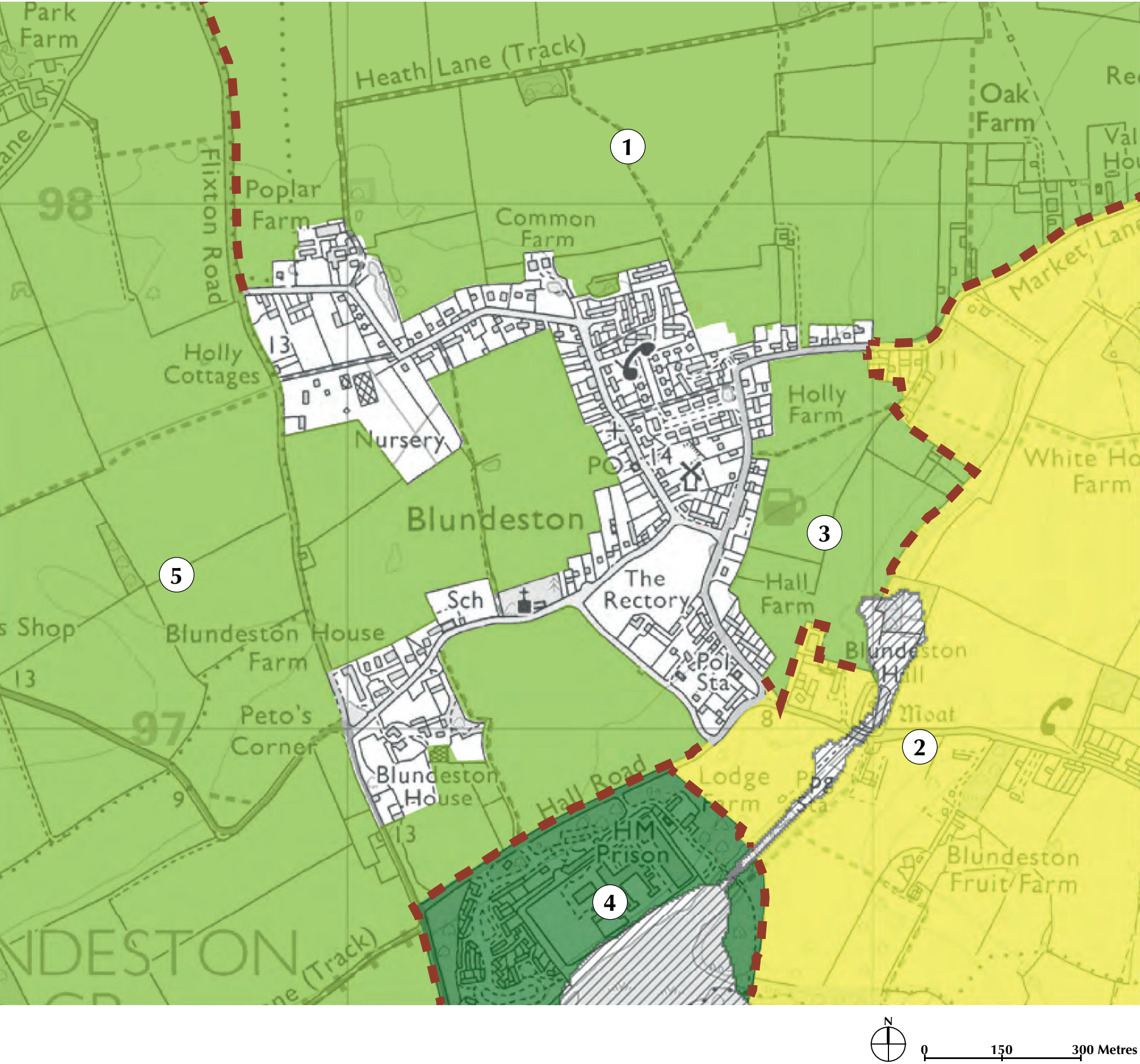
KEY

Indicative Capacity of Landscape Setting Areas:

- Very Low
- Low
- Moderate
- High
- Very High

(see Table 2.4 in Methodology)

- Area Excluded from Study  
Flood Zone 3, Special Areas of Conservation, Special Protection Areas, Ramsars, Sites of Special Scientific Interest, National Nature Reserves
- Landscape Setting Area



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- 5.8.10 The indicative landscape capacity of each Landscape Setting Area is assessed below in relation to the definitions provided by the methodology set out within **Section 2.0** (the landscape capacity definitions are repeated at the end of this section for ease of reference).
- 5.8.11 **Landscape Setting Area 1** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity and Moderate Landscape Value. Whilst overall this is a recent landscape with weak strength of place, some key historic features remain which contribute to the area's distinctiveness and moderate landscape value. In particular Heath Lane, a historic route and now a right of way, and remaining field boundaries contribute to the areas relatively coherent landscape pattern. Mature oak standard trees are common and a characteristic feature of this setting area. The fairly flat topography and intermittent tree cover means visibility overall is low; however significant views eastwards are possible.
- 5.8.12 **Landscape Setting Area 2** is considered to have **Moderate Landscape Capacity** as a result of its Moderate Landscape Sensitivity and Moderate Landscape Value. This large setting area is characterised by its varied landform and coherent landscape pattern. Views are possible within this setting area but many longer distance views are restricted by small woodlands, highly glimpsed views towards the wooded edge of the Broads are possible from parts of this LSA. A mosaic of land uses also contributes to its local distinctiveness. Whilst overall this is a recent landscape, some key historic features remain which contribute to the areas strength of place and landscape value, in particular the nationally protected moated site at Blundeston Hall.
- 5.8.13 **Landscape Setting Area 3** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity and Low Landscape Value. This relatively small area has recent continuity having undergone some modern changes to the field patterns. The area is fairly incoherent, with a mixture of field sizes and intensive land uses, such as a sports pitch, arable and equestrian uses have degraded the areas condition contributing to low landscape value. Some hedgerows and trees present but mostly to the east and north-east of the setting area where they are associated with a watercourse. As a result, overall the visibility within the site is moderate. From the footpath crossing the site, which is a historic route, views are contained by the prominent properties surrounding the site.
- 5.8.14 **Landscape Setting Area 4** is considered to have **Very High Landscape Capacity** as a result of its Very Low Landscape Sensitivity, Low Landscape Value. Historically this setting area was Blundeston Lodge and its associated parkland. The areas historic character has mostly been lost, but the heavily wooded boundary and the lake still remain. Parts of these features are designated County Wildlife Sites. As a result of the significant changes that have occurred within this area its strength of place is weak, but it remains visually contained by the retained boundary woodlands.

5.8.15 **Landscape Setting Area 5** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity and Moderate Landscape Value. This is a large, farmed setting area of predominantly arable land uses. Whilst overall this is a recent landscape, some historic features remain which contribute to the area's distinctiveness. These include listed buildings and many historic field boundaries which produce a coherent landscape pattern across this setting area. Field amalgamation has occurred very little within this setting area, restricted only to the fields close to the settlement, around the church. Visibility is low as the landform is relatively flat, and hedgerows and trees are frequent, restricting views. Small copses, hedgerow trees, small woodlands – in particular along watercourses are frequent and in good condition, contributing to the area's moderate landscape value.

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**Indicative Landscape Capacity Definitions**

<b>Indicative Landscape Capacity Category</b>	<b>Definition</b>
<b>Very Low</b>	The landscape is assessed as having very high landscape sensitivity and very high landscape value. <b>Very limited potential to accommodate any scale of new development</b> as this is highly likely to erode the positive key features and characteristics of the landscape, which are desirable to safeguard in line with relevant national/local planning policy objectives.
<b>Low</b>	The landscape is assessed as having high landscape sensitivity and high landscape value. Large or medium-scale new development is likely to erode the positive key features and characteristics of the landscape which are desirable to safeguard in line with relevant national/local planning policy objectives. Taking into account site-specific constraints, there may be <b>potential to accommodate some small-scale development</b> in specific locations within the landscape with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>Moderate</b>	The landscape is assessed as either having very low to moderate landscape sensitivity and high landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard. Taking into account site-specific constraints, there may also be potential to accommodate some large-scale new development in specific locations with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>High</b>	The landscape is assessed as having low to very low landscape sensitivity and low to moderate landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> within the landscape without eroding positive key features and characteristics which are desirable to safeguard.
<b>Very High</b>	The landscape is assessed as having very low landscape sensitivity and very low landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard.



## 5.9 Landscape Setting of Corton

### Settlement Profile

- 5.9.1 Corton is situated to the north-east of Waveney District, on the coast south of Hopton and north of Lowestoft. The village is on a cliff where collapses caused by coastal erosion have occurred in the past.
- 5.9.2 Corton is a small nucleated village, recorded in the Domesday Book, and thought to be of Viking origin. The settlement expanded with the railway, but has grown more significantly since the Second World War. Housing developments have increased to the north, expanding into the small-scale fields so characteristic of the coast in this area. The coastal fringes of the village are mostly developed as holiday resorts. The disused railway forms the western edge of the settlement and contributes to the character of this settlement. Coastal views are constrained in Corton, restricted to the coast itself, much of which in Corton is private holiday parks.
- 5.9.3 The cliffs to the south of Corton are designated as a Site of Special Scientific Interest (Corton Cliffs), and the seas alongside Corton are designated, Outer Thames Estuary Special Protection Area.

### Landscape Character

- 5.9.4 The landscape surrounding the settlement falls within the following Great Yarmouth and Waveney District Landscape Character Areas – see **Appendix B** for details:
- H1: Blundeston Tributary Valley Farmland
  - E2: Great Yarmouth Coastal Strip
- 5.9.5 The key features and characteristics of the landscape around Corton are illustrated on **Figure 5.9a** and summarised below:
- **Remnant Historic Landscapes:** The landscape to the north and west of Corton is predominantly 18<sup>th</sup> Century and later enclosure of former common arable or heathland. Within this are small parcels of modern woodland plantation on former common arable of heath, modern leisure, and an area of current industrial landscape around the sewage works to the north-west of the settlement. To the south, there is a belt of park woodland and an extensive area of modern leisure development.
  - **Culturally Important Landmark(s):** Church of St. Bartholomew – Grade II\* listed. Tower Mill – Grade II listed.



**KEY**

**1 Landscape Setting Areas**

■ ■ ■

**Landscape Features and Characteristics:**

▨ Remnant Historic Landscape - Historic

▩ Remnant Historic Landscape - Ancient

★ Culturally Important Landmarks

★ Landscape Detractors

● Sensitive Urban Edge

● Prominent Urban Edge

— Watercourses/Waterbodies

⌒ Significant Views

— Key Ridgelines

— Public Rights of Way

**Conservation Designations:**

□ Conservation Areas

▲ Listed Buildings

▤ Registered Historic Parks and Gardens

▥ Scheduled Monuments

▧ Biodiversity Designations\*

▨ Ancient Woodland

□ The Broads Authority Executive Area

□ Area of Outstanding Natural Beauty

\*Includes (where applicable): Special Areas of Conservation, Special Protection Areas, Ramsars, Sites of Special Scientific Interest, Local Nature Reserves, County Wildlife Sites



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- **Landscape Detractor(s):** Mast, water treatment works, some fly-tipping off Church Lane.
- **Urban Edges:** To the north and west, Corton has some fairly prominent urban edges, where there is little vegetation or screening between the settlement edge and the surrounding countryside. Further south, the wooded nature of the landscape makes the edge more sensitive.
- **Watercourses/Waterbodies:** There are a number of small watercourses and waterbodies in the landscape around Corton, including a large stream that runs through Furze plantation to the west of the settlement, and along the boundary of the water treatment works. Elsewhere there are a number of small ponds and ditches.
- **Significant View(s)/Key Ridgeline(s):** Ridgeline to the south of the settlement, upon which the Pleasurewood Hills Park is located. Views towards the coast.
- **Footpaths/Bridleways:** There are a number of rights of way in and around Corton allowing access to the surrounding countryside. The footpath to the north of the settlement along the cliff top has been lost due to erosion.
- **Woodland:** There are a number of significant blocks of woodland in the landscape around Corton, particularly to the south around Pleasurewood Hills Park. Part of the woodland on the coastal side of the park is designated as Corton Woods County Wildlife Site and Gunton Warren and Corton Woods Local Nature Reserve. To the west of the settlement, are regular-shaped woodlands at Furze Plantation.

5.9.6 Areas of distinctive landscape that have been identified around the settlement are shown on **Figure 5.9a** as 'Landscape Setting Areas' (LSA). The distinctive characteristics that define each Landscape Setting Area are highlighted within the table below:

Landscape Setting Area	Distinctive Characteristics
1	<ul style="list-style-type: none"> <li>• Flat, limited coastal influence</li> <li>• Land slips and erosion</li> <li>• Few hedgerows</li> <li>• Turbines and mast</li> <li>• Church of St. Bartholomew</li> </ul>
2	<ul style="list-style-type: none"> <li>• Woodland – some of which is designated as Corton Woods County Wildlife Site and Gunton Warren and Corton Woods Local Nature Reserve.</li> <li>• Hilly</li> <li>• Theme park, pitch and putt, holiday camp</li> </ul>
3	<ul style="list-style-type: none"> <li>• Regular-shaped woodlands</li> <li>• Predominantly arable fields of varying scale</li> <li>• Scattered trees</li> <li>• Few hedgerows, other than along main roads</li> </ul>



## Landscape Sensitivity

- 5.9.7 The inherent Landscape Sensitivity of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area		
	1	2	3
<b>Strength of Place</b>			
Distinctiveness	Indistinct	Distinct	Distinct
Continuity	Recent	Recent	Recent
<b>Strength of Place</b>	<b>Very Weak</b>	<b>Weak</b>	<b>Weak</b>
<b>Visibility</b>			
Landform	Insignificant	Apparent	Apparent
Tree Cover	Open	Enclosed	Intermittent
<b>Visibility</b>	<b>Moderate</b>	<b>Low</b>	<b>Moderate</b>
<b>Landscape Sensitivity</b>			
<b>Landscape Sensitivity</b>	<b>Low</b>	<b>Low</b>	<b>Low</b>

## Landscape Value

- 5.9.8 The inherent Landscape Value of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area		
	1	2	3
<b>Landscape Value</b>	Low	Moderate	Moderate

## Landscape Capacity

- 5.9.9 The indicative Landscape Capacity of each Landscape Setting Area to accommodate development, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below and on **Figure 5.9b**:

Criteria	Landscape Setting Area		
	1	2	3
Landscape Sensitivity	Low	Low	Low
Landscape Value	Low	Moderate	Moderate
<b>Landscape Capacity</b>	<b>High</b>	<b>High</b>	<b>High</b>





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- 5.9.10 The indicative landscape capacity of each Landscape Setting Area is assessed below in relation to the definitions provided by the methodology set out within **Section 2.0** (the landscape capacity definitions are repeated at the end of this section for ease of reference).
- 5.9.11 **Landscape Setting Area 1** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity and Low Landscape Value. This area has recent continuity as recent changes to the landscape have affected its historic coherence. The landform is generally flat and few features within the landscape mean visibility across the setting area is moderate. The wooded disused railway line restricts views west. Views back towards Corton are possible, where prominent edges of the settlement can be seen. The church is an important landmark within this setting area. Occasional glimpses towards the sea are possible, but the setting area does not have a coastal character, partly due to arable farming being carried out right up to the cliff edge. Intensive arable farming and landscape detractors such as fly-tipping result in a low landscape value.
- 5.9.12 **Landscape Setting Area 2** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity and Moderate Landscape Value. This setting area has a number of land uses which contribute to its low visibility, notably the theme park and fairly extensive woodland cover, which restricts inter-visibility with the coast and sea. There is some coastal influence along the far eastern edge of the setting area. The area has recent continuity having undergone fairly significant changes, in particular the loss of historic features such as Gunton Hall and Gunton Old Hall and their parkland settings. However, the woodland is designated a County Wildlife Site and is well-connected which contributes to the area's moderate landscape value.
- 5.9.13 **Landscape Setting Area 3** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity and Moderate Landscape Value. Whilst overall this is a recent landscape, some features remain which contribute to the area's sense of place and landscape value. These include some woodland, small copses in fields and some historic field boundaries, which together combine to form a relatively coherent landscape pattern. Fields have been increased in size, resulting in the loss of hedgerows within this setting area. Visibility is moderate with a few opportunities for longer distance glimpsed views between the woodland over undulating farmland. Views back towards Corton are dominated by prominent settlement edges.



#### Indicative Landscape Capacity Definitions

Indicative Landscape Capacity Category	Definition
<b>Very Low</b>	The landscape is assessed as having very high landscape sensitivity and very high landscape value. <b>Very limited potential to accommodate any scale of new development</b> as this is highly likely to erode the positive key features and characteristics of the landscape, which are desirable to safeguard in line with relevant national/local planning policy objectives.
<b>Low</b>	The landscape is assessed as having high landscape sensitivity and high landscape value. Large or medium-scale new development is likely to erode the positive key features and characteristics of the landscape which are desirable to safeguard in line with relevant national/local planning policy objectives. Taking into account site-specific constraints, there may be <b>potential to accommodate some small-scale development</b> in specific locations within the landscape with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>Moderate</b>	The landscape is assessed as either having very low to moderate landscape sensitivity and high landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard. Taking into account site-specific constraints, there may also be potential to accommodate some large-scale new development in specific locations with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>High</b>	The landscape is assessed as having low to very low landscape sensitivity and low to moderate landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> within the landscape without eroding positive key features and characteristics which are desirable to safeguard.
<b>Very High</b>	The landscape is assessed as having very low landscape sensitivity and very low landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard.

## 5.10 Landscape Setting of Holton

### Settlement Profile

- 5.10.1 Holton is situated close to Halesworth, on the eastern side of the town. The village lies directly west of Southwold, and like Halesworth it is situated on higher ground close to the river Blyth.
- 5.10.2 Holton is a small village, referenced in the Domesday Book (1086), Holton lies within a predominantly agricultural parish which influences the village's character. The round Norman Tower at St. Peter's Church was built in the 1100s. The village is typical of the area, developing along key routes and originally forming a small linear settlement. Numerous farmsteads, St. Peter's Church, the parkland at Holton Park and the windmill are all features characteristic of settlements in the area.
- 5.10.3 Like many settlements in the region, Holton was affected by both the first and second world wars, and the airstrip at upper Holton was built during the Second World War. Recent development since the 1950s has been focused along Bungay Road and Beccles Road, as blocks of residential estates. One of which developed within Holton Park itself affecting its historic coherence.

### Landscape Character

- 5.10.4 The landscape surrounding the settlement falls within the following Great Yarmouth and Waveney District Landscape Character Areas – see **Appendix B** for details:
- I2: Saints Plateau – East
  - H6: Blyth Tributary Valley Farmland
  - B2: Blyth and Wang Valley
- 5.10.5 The key features and characteristics of the landscape around Holton are illustrated on **Figure 5.10a** and summarised below:
- **Remnant Historic Landscapes:** The landscape around Holton is predominantly comprised of remnant ancient landscapes, including a large area of pre-18<sup>th</sup> Century irregular co-axial fields surrounding the northern and western settlement edge. To the south, there are meadows associated with watercourses. To the immediate east of the settlement is an area characterised by mineral extraction.
  - **Culturally Important Landmark(s):** Church of St. Peter – Grade II\* listed. Holton Mill – Grade II listed.
  - **Landscape Detractor(s):** No significant landscape detractors were noted.



**KEY**

**1** Landscape Setting Areas

■ ■ ■

**Landscape Features and Characteristics:**

Remnant Historic Landscape - Historic

Remnant Historic Landscape - Ancient

Culturally Important Landmarks

Landscape Detractors

Sensitive Urban Edge

Prominent Urban Edge

Watercourses/Waterbodies

Significant Views

Key Ridgelines

Public Rights of Way

**Conservation Designations:**

Conservation Areas

Listed Buildings

Registered Historic Parks and Gardens

Scheduled Monuments

Biodiversity Designations\*

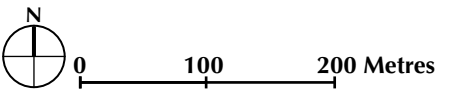
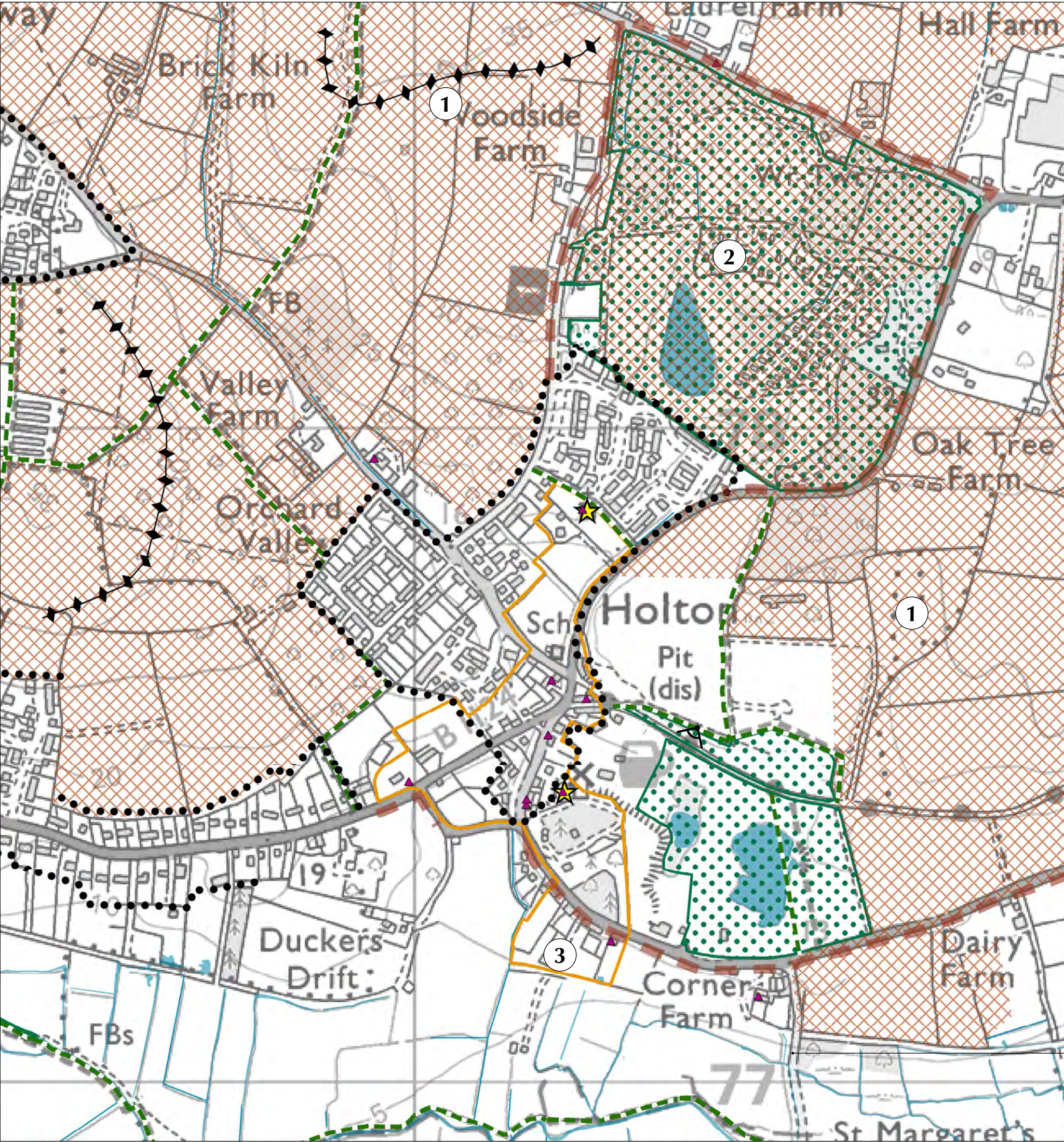
Ancient Woodland

The Broads Authority Executive Area

Area of Outstanding Natural Beauty

\*Includes (where applicable): Special Areas of Conservation, Special Protection Areas, Ramsars, Sites of Special Scientific Interest, Local Nature Reserves, County Wildlife Sites

Please refer to the Glossary (in Appendix C) for definitions of Key Terms



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- **Urban Edges:** The edges of Holton are predominantly sensitive.
- **Watercourses/Waterbodies:** The landscape around Holton has a scattering of watercourses and waterbodies, most significantly the River Blyth runs to the south of the settlement. The river floodplain has a number of ditches. There are large waterbodies at Holton Hall Park and Holton Sandpits, and scattered small ditches and ponds elsewhere in the settlement setting.
- **Significant View(s)/Key Ridgeline(s):** View south towards the southern part of Holton conservation area from footpath north of Holton Sandpits County Wildlife site. Key ridgelines lie to the north of Holton.
- **Footpaths/Bridleways:** Holton has a network of rights of way from the east and west of the settlement, but limited off-road routes directly connecting the settlement to the landscape in the north and south. To the west, footpaths connect to neighbouring Halesworth.
- **Woodland:** The landscape around Holton has a number of significant blocks of woodland. To the north, Holton Hall Park County Wildlife Site has a large wooded area, and to the south-east, the habitat mosaic at Holton Sandpits, also a County Wildlife Site, has some wooded areas.

5.10.6 Areas of distinctive landscape that have been identified around the settlement are shown on **Figure 5.10a** as 'Landscape Setting Areas'. The distinctive characteristics that define each Landscape Setting Area are highlighted within the table below:

Landscape Setting Area	Distinctive Characteristics
<b>1</b>	<ul style="list-style-type: none"> <li>• Fieldscape that is predominantly ancient in character</li> <li>• Mostly arable, some woodland and orchards</li> <li>• Field boundaries mostly dense hedgerows with hedgerow trees</li> <li>• Scattered farmsteads</li> <li>• Holton Sandpits County Wildlife Site and Holton Pit Site of Special Scientific Interest</li> <li>• Holton Mill – Grade II listed</li> </ul>
<b>2</b>	<ul style="list-style-type: none"> <li>• Holton Hall Park County Wildlife Site</li> <li>• Dense woodland</li> <li>• Historic Parkland and lake</li> <li>• Water tower</li> </ul>
<b>3</b>	<ul style="list-style-type: none"> <li>• Some fields ancient in character</li> <li>• Field boundaries mostly dense hedgerows with hedgerow trees</li> <li>• Scattered farmsteads</li> <li>• Mixture of arable and pasture fields</li> </ul>

## Landscape Sensitivity

- 5.10.7 The inherent Landscape Sensitivity of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area		
	1	2	3
<b>Strength of Place</b>			
Distinctiveness	Distinct	Distinct	Distinct
Continuity	Ancient	Ancient	Historic
<b>Strength of Place</b>	<b>Strong</b>	<b>Strong</b>	<b>Moderate</b>
<b>Visibility</b>			
Landform	Apparent	Apparent	Apparent
Tree Cover	Intermittent	Enclosed	Intermittent
<b>Visibility</b>	<b>Moderate</b>	<b>Low</b>	<b>Moderate</b>
<b>Landscape Sensitivity</b>			
<b>Landscape Sensitivity</b>	<b>High</b>	<b>Moderate</b>	<b>Moderate</b>

## Landscape Value

- 5.10.8 The inherent Landscape Value of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area		
	1	2	3
<b>Landscape Value</b>	Moderate	Moderate	Moderate

## Landscape Capacity

- 5.10.9 The indicative Landscape Capacity of each Landscape Setting Area to accommodate development, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below and on **Figure 5.10b**:

Criteria	Landscape Setting Area		
	1	2	3
Landscape Sensitivity	High	Moderate	Moderate
Landscape Value	Moderate	Moderate	Moderate
<b>Landscape Capacity</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Moderate</b>

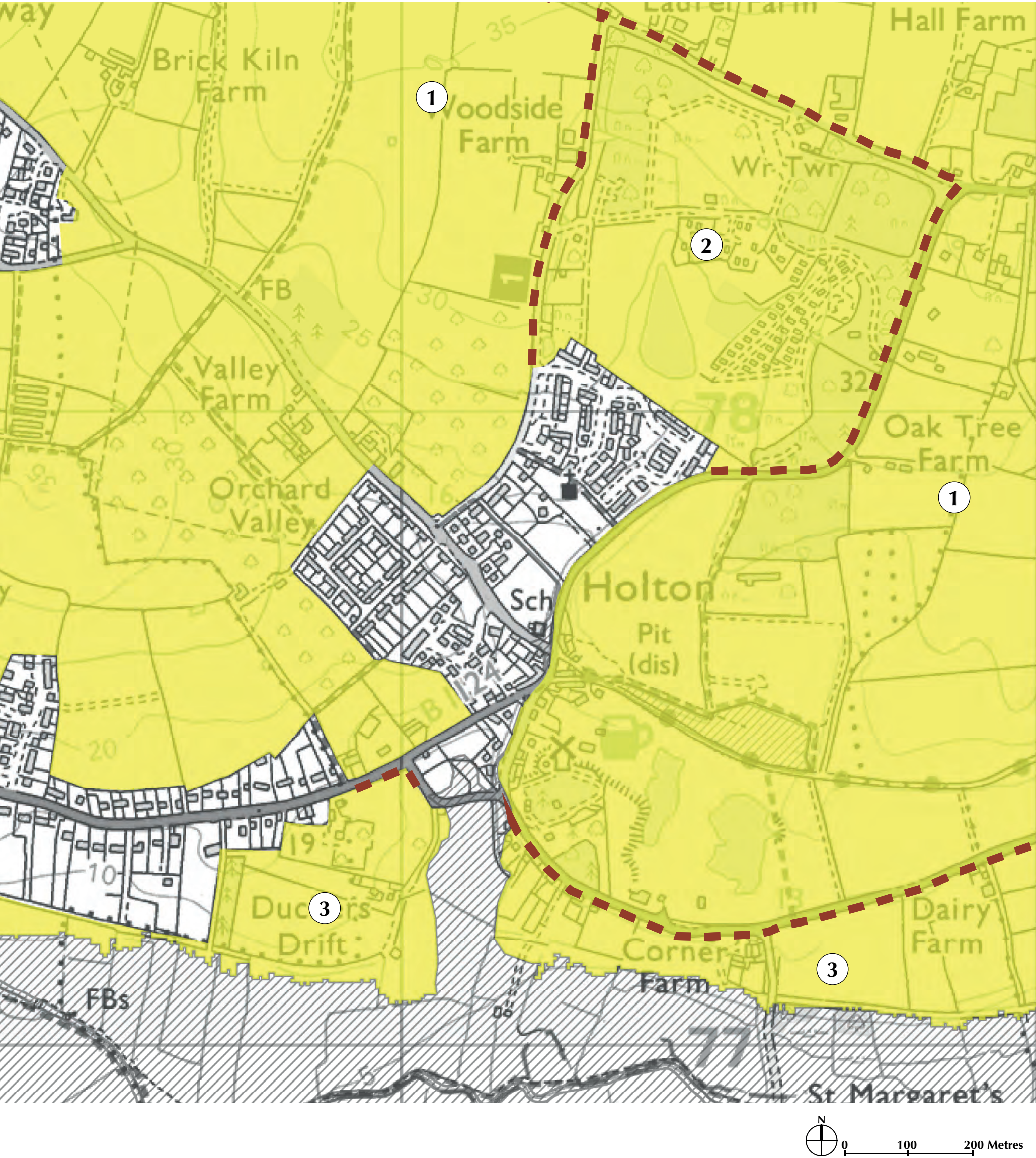


Indicative Capacity of Landscape Setting Areas:

- Very Low
- Low
- Moderate
- High
- Very High

(see Table 2.4 in Methodology)

- Area Excluded from Study  
Flood Zone 3, Special Areas of Conservation, Special Protection Areas, Ramsars, Sites of Special Scientific Interest, National Nature Reserves
- Landscape Setting Area



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- 5.10.10 The indicative landscape capacity of each Landscape Setting Area is assessed below in relation to the definitions provided by the methodology set out within **Section 2.0** (the landscape capacity definitions are repeated at the end of this section for ease of reference).
- 5.10.11 **Landscape Setting Area 1** is considered to have **Moderate Landscape Capacity** as a result of its High Landscape Sensitivity and Moderate Landscape Value. This is overall an ancient landscape with landscape features which contribute positively to its distinctiveness and generate its high sensitivity. This is a large setting area which wraps around Holton, and is characterised by its agricultural land uses. A small part of the setting area falls within, and adjacent to Holton's Conservation Area and County Wildlife Sites, contributing to its moderate landscape value. The area contains a number of rights of way, and in combination with the area's undulating topography means significant views are possible, notably views south over the valley from within the Holton Sandpits County Wildlife Site. Trees, small woodlands and thick hedgerows along with orchards are in good condition but serve to restrict some views.
- 5.10.12 **Landscape Setting Area 2** is considered to have **Moderate Landscape Capacity** as a result of its Moderate Landscape Sensitivity and Moderate Landscape Value. There is a strong strength of place in this area which has ancient continuity. Internal changes and new developments have eroded some features of the parkland and woodland associated with Holton Hall. However, its extent and wooded character broadly remain, which are of landscape value and designated a County Wildlife Site. There are few opportunities for views both within and beyond this area.
- 5.10.13 **Landscape Setting Area 3** is considered to have **Moderate Landscape Capacity** as a result of its Moderate Landscape Sensitivity and Moderate Landscape Value. A small pocket of landscape with ancient continuity remains in this setting area which overall has undergone more recent changes. The medium-scale fields along the valley sides retain some of their historic pattern, the presence of numerous hedgerows and hedgerow trees, and a small part of the Holton Conservation Area all contribute to the setting area's moderate landscape value.

## 5.11 Landscape Setting of Kessingland

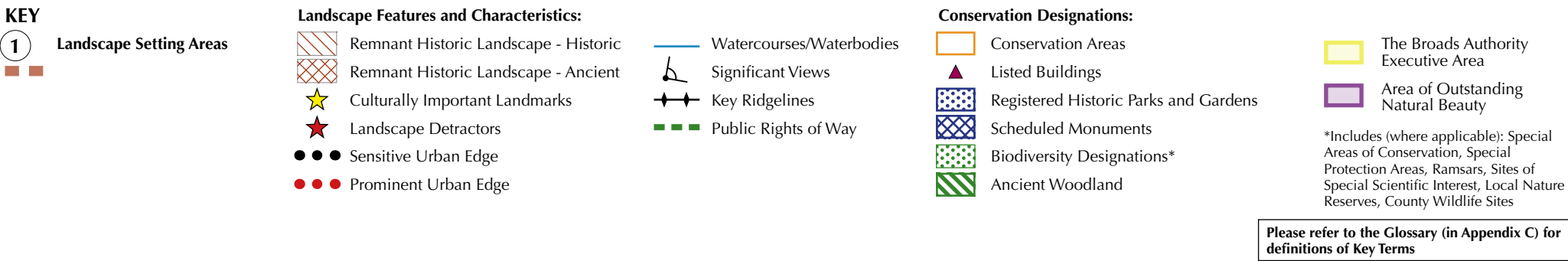
### Settlement Profile

- 5.11.1 Kessingland is situated on the coast, south of Lowestoft. The Suffolk Coast and Heaths AONB lies to the south of the village, along the Hundred River valley.
- 5.11.2 Kessingland is a large nucleated village, which was originally two separate settlements; Kessingland and Beach End (now Kessingland Beach). The two settlements have now merged as development increased, largely in the past 100 years, with significant areas of residential development to the north of the B1437. Today the coast is significantly developed with a concentration of holiday chalets stretching south beyond the extent of the village. The church of St. Edmund and its tall tower, built in the 1400s is typical of coastal parishes and a key local feature. The settlement has long been affected by its coastal location, the cliffs are continually eroding at Kessingland, and the village itself now lies behind a seawall.
- 5.11.3 Most of the coastal strip is designated as Pakefield to Easton Bavents Site of Special Scientific Interest. To the south of the settlement this area is also designated as Benacre to Easton Bavents Special Protection Area, and Benacre to Easton Bavents Lagoons Special Area of Conservation. The sea is designated Special Protection area, the Outer Thames Estuary.

### Landscape Character

- 5.11.4 The landscape surrounding the settlement falls within the following Great Yarmouth and Waveney District Landscape Character Areas – see **Appendix B** for details:
- F1: Pakefield to Benacre Coastal Cliffs
  - H3: Hundred Tributary Valley Farmland
  - I4: Gisleham Plateau
  - J1: Hundred River Marshes
- 5.11.5 The key features and characteristics of the landscape around Kessingland are illustrated on **Figure 5.11a** and summarised below:
- **Remnant Historic Landscapes:** The landscape around Kessingland is predominantly made up of 18<sup>th</sup> Century and later enclosure of former common arable or heathland. In the far north of the study area is an area of former heath, and to the north-east and south-west of the settlement, there are parcels of land in use for modern leisure purposes. In the south of the study area along the Hundred River are meadows.
  - **Culturally Important Landmark(s):** Church of St. Edmund.







- **Landscape Detractor(s):** Water tower on the south-western edge of the settlement. Holiday Park to the north.
- **Urban Edges:** The edges of Kessingland are predominantly sensitive.
- **Watercourses/Waterbodies:** The Hundred River runs to the south of the settlement. Around this is a floodplain with a number of other ditches and small watercourses, much of which is designated as a County Wildlife Site, the Kessingland Levels. Elsewhere in the landscape around Kessingland are a scattering of small watercourses, ditches and ponds, often associated with farms.
- **Significant View(s)/Key Ridgeline(s):** There are views from the Suffolk Coastal Path north of Kessingland in both directions, but including to the Church of St. Edmund. To the south of the settlement there are long views towards the AONB from near the west to east ridgeline.
- **Footpaths/Bridleways:** There is a substantial network of public rights of way in and around Kessingland, particularly to the north and along the coast. The Suffolk Coastal Path promoted route runs through the settlement and along the coast.
- **Woodland:** There are a few small woodlands in the landscape around Kessingland, most notably at the Africa Alive attraction to the south-west of the town, and along the Hundred River in the south. Elsewhere are scattered hedgerow trees and small groups of trees, often associated with properties.

5.11.6 Areas of distinctive landscape that have been identified around the settlement are shown on **Figure 5.11a** as 'Landscape Setting Areas' (LSA). The distinctive characteristics that define each Landscape Setting Area are highlighted within the table below:

Landscape Setting Area	Distinctive Characteristics
1	<ul style="list-style-type: none"> <li>• Large-scale, predominantly arable fields</li> <li>• Some hedgerows, with frequent hedgerow trees particularly along lanes</li> <li>• Oak standards</li> <li>• The A12 divides the setting area</li> </ul>
2	<ul style="list-style-type: none"> <li>• Small-scale fields, predominantly arable</li> <li>• Field boundaries mostly hedgerows</li> <li>• Oaks along field boundaries</li> <li>• Some views to the church</li> <li>• Abrupt cliff edge in the east, with limited experience of coastal character across the setting area</li> <li>• Urbanising influences are apparent</li> <li>• Holiday park in the north</li> </ul>
3	<ul style="list-style-type: none"> <li>• Predominantly large-scale, arable fields</li> <li>• Water tower</li> <li>• Africa Alive – zoo/wildlife park</li> <li>• Church of St. Edmund – Grade I listed</li> <li>• Visually connected to the AONB</li> <li>• Rolling topography</li> <li>• Some hedgerows with scattered hedgerow trees</li> <li>• Small blocks of trees</li> <li>• Kessingland Reedbed County Wildlife Site</li> </ul>

## Landscape Sensitivity

- 5.11.7 The inherent Landscape Sensitivity of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area		
	1	2	3
<b>Strength of Place</b>			
Distinctiveness	Distinct	Indistinct	Distinct
Continuity	Recent	Recent	Recent
Strength of Place	<b>Weak</b>	<b>Very Weak</b>	<b>Weak</b>
<b>Visibility</b>			
Landform	Insignificant	Apparent	Dominant
Tree Cover	Open	Intermittent	Intermittent
<b>Visibility</b>	<b>Moderate</b>	<b>Moderate</b>	<b>High</b>
<b>Landscape Sensitivity</b>			
<b>Landscape Sensitivity</b>	<b>Low</b>	<b>Low</b>	<b>Moderate</b>

## Landscape Value

- 5.11.8 The inherent Landscape Value of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area		
	1	2	3
<b>Landscape Value</b>	Low	Low	Moderate

## Contribution to Protected Landscape Setting

- 5.11.9 The contribution those landscape setting areas make to the setting of the Suffolk Coast and Heaths AONB evaluated in line with the methodology set out in **Section 2.0**, are shown in the table below.

Criteria	Landscape Setting Area		
	1	2	3
<b>Contribution to Setting of the Suffolk Coast &amp; Heaths AONB</b>	Neutral Contribution	Neutral Contribution	Major Contribution

## Landscape Capacity

- 5.11.10 The indicative and moderated Landscape Capacity of each Landscape Setting Area to accommodate development, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below and on **Figure 5.11b**:

Criteria	Landscape Setting Area		
	1	2	3
Landscape Sensitivity	Low	Low	Moderate
Landscape Value	Low	Low	Moderate
<b>Landscape Capacity</b>	<b>High</b>	<b>High</b>	<b>Moderate</b>
<b>Moderated Landscape Capacity</b>	N/A	N/A	<b>Very Low</b>

- 5.11.11 The indicative landscape capacity of each Landscape Setting Area is assessed below in relation to the definitions provided by the methodology set out within **Section 2.0** (the landscape capacity definitions are repeated at the end of this section for ease of reference).
- 5.11.12 **Landscape Setting Area 1** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity and Moderate Landscape Value. The setting area lacks valued landscape features as a result of recent intensive arable farming. The vast arable fields contribute to the area's open character, which combines with a relatively flat topography (especially close to the settlement) to produce moderate visibility. There are no significant views within this setting area. Overall landscape value is considered to be low as many hedgerows have been removed affecting both landscape character and value for wildlife. Nevertheless, many field boundaries which do remain include narrow hedges with numerous hedgerow trees. Lines of trees along lanes and around settlement edges are notable features within this setting area.
- 5.11.13 **Landscape Setting Area 2** is considered to have **High Landscape Capacity** as a result of its Low Landscape Sensitivity and Low Landscape Value. The smaller scale of this landscape remains as it appears less affected by field amalgamation, which is more common inland. However, land use changes have affected this setting area's historic continuity. The setting area has a gently undulating topography and intermittent hedgerows and small copses of trees which together produce moderate visibility overall. The coastal character of this setting area is restricted to the coastline itself where extensive views are possible and some coastal vegetation remains. Numerous rights of way exist, offering opportunities for views within and beyond the setting area, but only views along the coast are extensive. The church tower can be seen from parts of this setting area.



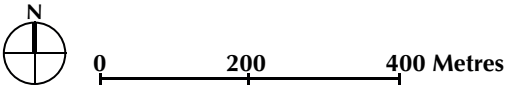
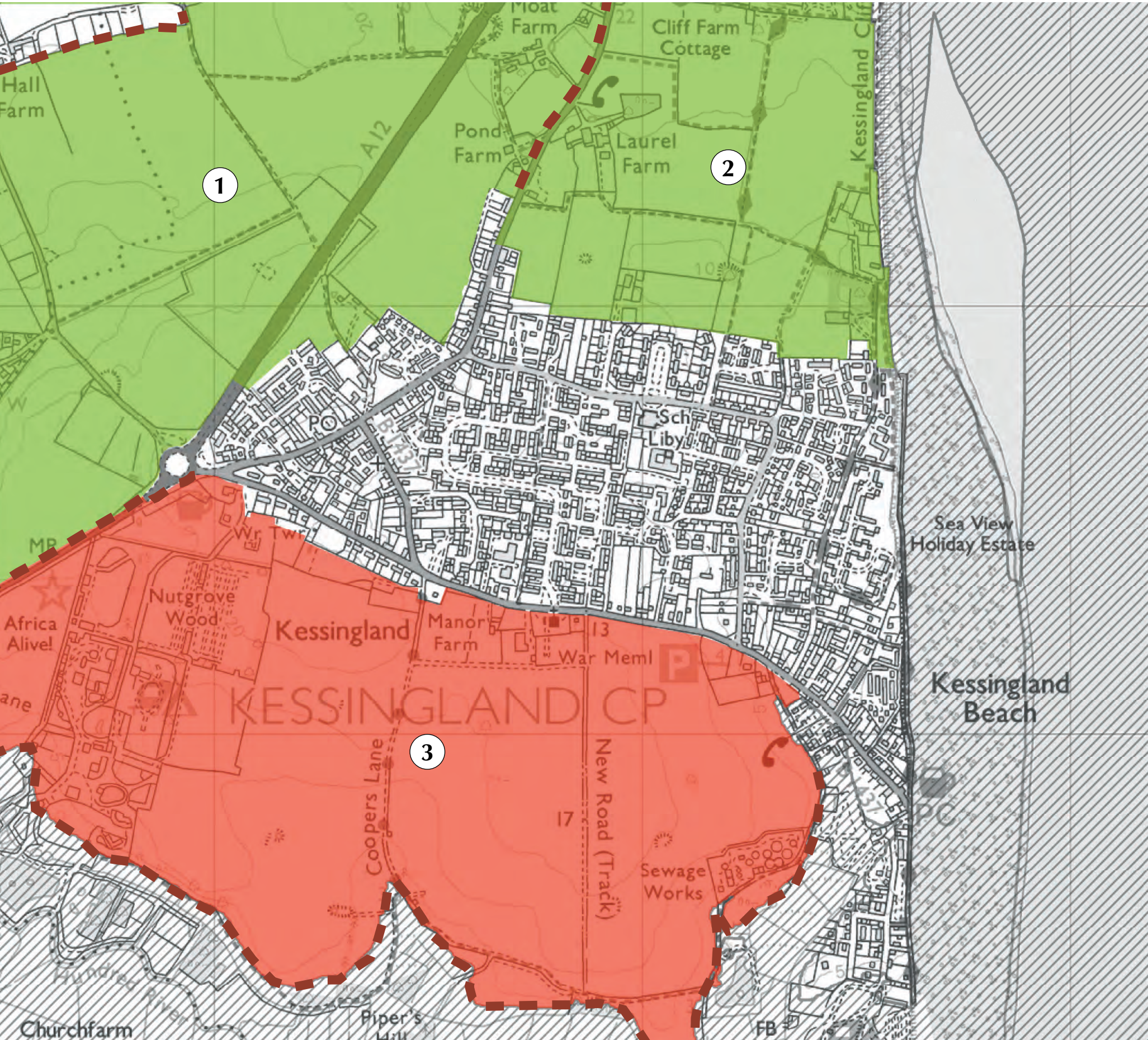
KEY

Indicative Capacity of Landscape Setting Areas:

- Very Low
- Low
- Moderate
- High
- Very High

(see Table 2.4 in Methodology)

- Area Excluded from Study  
Flood Zone 3, Special Areas of Conservation, Special Protection Areas, Ramsars, Sites of Special Scientific Interest, National Nature Reserves
- Landscape Setting Area



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5.11.14 **Landscape Setting Area 3** is considered to have **Very Low Landscape Capacity** as a result of its Moderate Landscape Sensitivity, Moderate Landscape Value and Major Contribution to the setting of the Suffolk Coast and Heaths AONB. Extensive field amalgamation has caused the loss of many field boundaries and affected the strength of place of this setting area. However, the boundaries which do remain are historic and mark historic routes to the Hundred River valley. The land rises up from the valley towards Kessingland and offers significant views back towards the church tower and over the valley to the south. There is a weak strength of place within this area which has little historic continuity. Visual detractors such as the sewage works are balanced with the positive contribution made by the field trees and wooded perimeter, and significant views from this setting area. Views of the sea can only be glimpsed from within this LSA and as a result the setting area only has very limited coastal character. Within this LSA visibility is high, afforded by the undulating topography and open fields, and views of the AONB are possible. In addition there are also significant glimpsed views of the undeveloped farmland within this LSA from rights of way within the AONB.

#### **Indicative Landscape Capacity Definitions**

<b>Indicative Landscape Capacity Category</b>	<b>Definition</b>
<b>Very Low</b>	The landscape is assessed as having very high landscape sensitivity and very high landscape value. <b>Very limited potential to accommodate any scale of new development</b> as this is highly likely to erode the positive key features and characteristics of the landscape, which are desirable to safeguard in line with relevant national/local planning policy objectives.
<b>Low</b>	The landscape is assessed as having high landscape sensitivity and high landscape value. Large or medium-scale new development is likely to erode the positive key features and characteristics of the landscape which are desirable to safeguard in line with relevant national/local planning policy objectives. Taking into account site-specific constraints, there may be <b>potential to accommodate some small-scale development</b> in specific locations within the landscape with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>Moderate</b>	The landscape is assessed as either having very low to moderate landscape sensitivity and high landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard. Taking into account site-specific constraints, there may also be potential to accommodate some large-scale new development in specific locations with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>High</b>	The landscape is assessed as having low to very low landscape sensitivity and low to moderate landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> within the landscape without eroding positive key features and characteristics which are desirable to safeguard.
<b>Very High</b>	The landscape is assessed as having very low landscape sensitivity and very low landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard.

## 5.12 Landscape Setting of Somerleyton

### Settlement Profile

- 5.12.1 Somerleyton is situated to the west of Blundeston and south of Belton in the north of Waveney District, and adjacent to the River Waveney, which in this location is also part of the Broads nationally Protected Landscape.
- 5.12.2 Somerleyton is a small, linear model estate village lying between the River Waveney to the west and Somerleyton Park to the east. The small hamlet of Herringfleet lies just to the north. Somerleyton Park is one of a number of halls with parklands typically associated with settlements in the area. The church of St. Mary lies within the Park (outside the study area) and the small village green remains, and is central to the settlement. The church was rebuilt in 1854 but the 15<sup>th</sup> Century tower is still intact. The settlement can chart its beginnings to the Vikings, and the Estate itself has a 900 year history. The close relationship between Somerleyton village and the Estate continues.
- 5.12.3 Somerleyton has undergone few significant changes since it was designed in the mid-19<sup>th</sup> Century. The peaceful village retains its historic settlement form and character, the surrounding landscape plays an important role in this character; the distinct estate vernacular includes maroon paint and thatch. In the 1940s, the large brickworks along the river were closed, and a small marina for boats has been created.

### Landscape Character

- 5.12.4 The landscape surrounding the settlement falls within the following Great Yarmouth and Waveney District Landscape Character Area – see **Appendix B** for details:
- G5: Somerleyton Settled Farmland
- 5.12.5 The landscape surrounding the settlement falls within the following Broads Landscape Character Areas – see **Section 5.1** for details:
- 7: Burgh St Peter to Haddiscoe Marshes
  - 8: Flixton to Herringflett Marshes
- 5.12.6 The key features and characteristics of the landscape around Somerleyton are illustrated on **Figure 5.12a** and summarised below:



KEY

1 Landscape Setting Areas

Landscape Features and Characteristics:

Remnant Historic Landscape - Historic

Remnant Historic Landscape - Ancient

Culturally Important Landmarks

Landscape Detractors

Sensitive Urban Edge

Prominent Urban Edge

Watercourses/Waterbodies

Significant Views

Key Ridgelines

Public Rights of Way

Conservation Designations:

Conservation Areas

Listed Buildings

Registered Historic Parks and Gardens

Scheduled Monuments

Biodiversity Designations\*

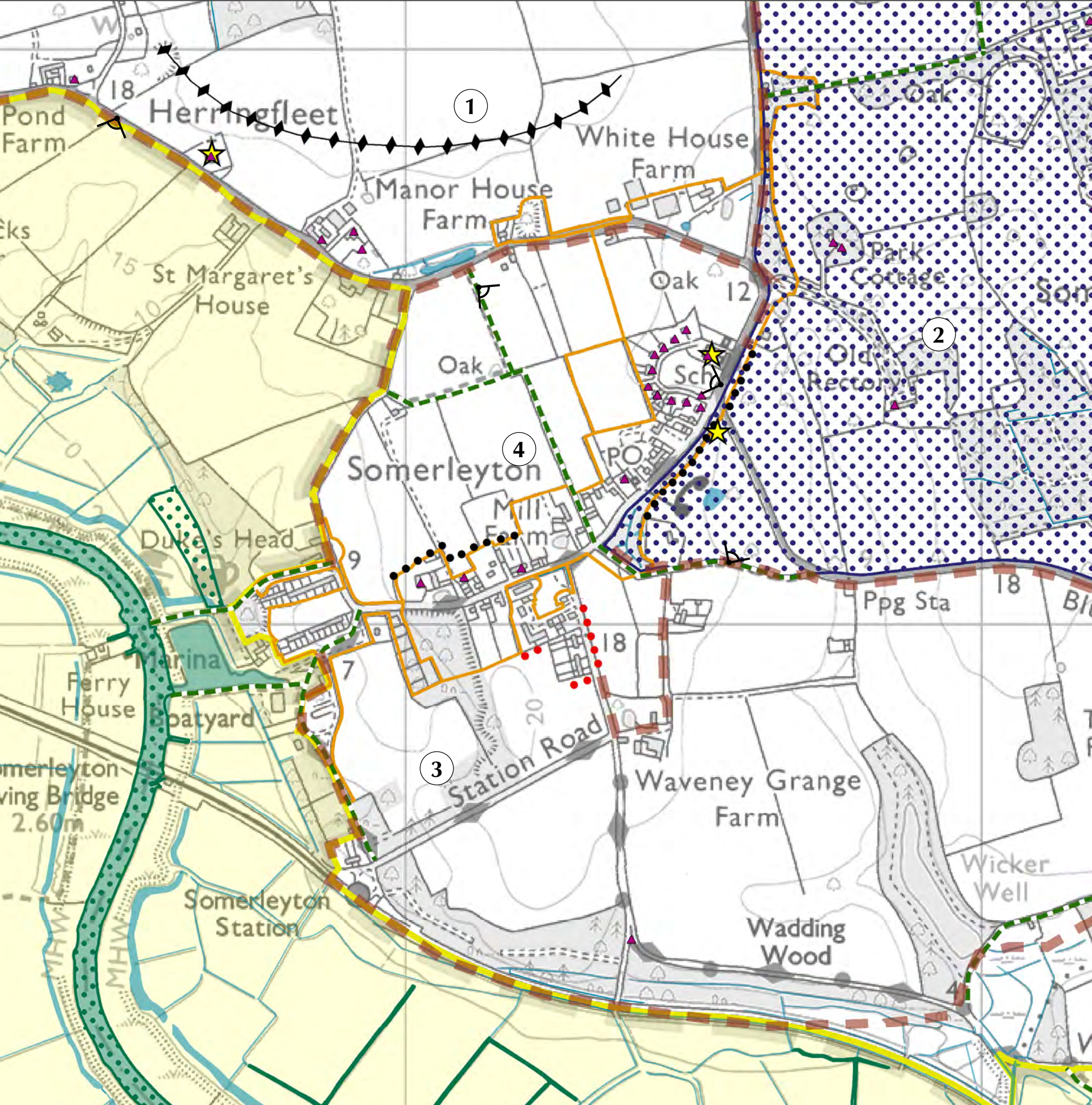
Ancient Woodland

The Broads Authority Executive Area

Area of Outstanding Natural Beauty

\*Includes (where applicable): Special Areas of Conservation, Special Protection Areas, Ramsars, Sites of Special Scientific Interest, Local Nature Reserves, County Wildlife Sites

Please refer to the Glossary (in Appendix C) for definitions of Key Terms





- **Remnant Historic Landscapes:** The landscape to the south-west of Somerleyton, associated with the Broads and railway line, is 18<sup>th</sup> Century and later enclosure of former marsh or fenland. Around the settlement itself, particularly to the east, west and south, the landscape is 18<sup>th</sup> Century and later enclosure of former common pasture; whilst the landscape to the north and further away from the settlement to the south-east is 18<sup>th</sup> Century and later enclosure of former common arable or heathland. Between the farmland and the marshes to the south of the settlement is an area of modern woodland plantation on former common pasture. To the east of the settlement, Somerleyton Park includes areas of park woodland, post-medieval park and leisure - informal park, and 18<sup>th</sup> Century and later enclosure of former post-medieval park.
- **Culturally Important Landmark(s):** Church of St. Margaret, Herringfleet – Grade I listed. Somerleyton Primary School. The hovercraft column; commemorating its invention by Sir Christopher Cockerell.
- **Landscape Detractor(s):** No significant landscape detractors were noted.
- **Urban Edges:** The edges of Somerleyton are predominantly sensitive. There are some locations in which more recent development creates a more prominent edge, such as along the southern-most settlement edge adjacent to the playing fields.
- **Watercourses/Waterbodies:** The River Waveney runs to the south-west of the settlement, where it is a County Wildlife Site, and the adjacent Broads landscape has a significant number of ditches, small watercourses and waterbodies; these include Herringfleet Marshes, Blundeston Marshes and Somerleyton Marshes, parts of which are County Wildlife Sites. To the north of the settlement are scattered small ponds, predominantly associated with farms, and to the south-east, there is a lake (Wicker Well).
- **Significant View(s)/Key Ridgeline(s):** There are views to the Broads from the B1074 looking south, where a ridgeline runs to the north of Herringfleet. The woodland and parkland around Somerleyton provide an important wooded backdrop in views from the Broads. The parkland also provides some distinctive views, such as from the footpath to the south-east of the village looking to the north-east towards the Old Rectory. Views across the green are distinctive, and the settlement is visible from the B1074 in the north.
- **Footpaths/Bridleways:** There are a number of public rights of way in and around Somerleyton, linking the settlement to the Broads and to the northern part of Somerleyton Park. The Angles Way promoted route also winds through the settlement.
- **Woodland:** The landscape surrounding Somerleyton has a number of belts and blocks of woodland. Along the edge of the Broads, north of the railway and adjacent to the marina, is a wide belt of woodland, and Somerleyton Park has a number of thick copses, small woodlands and belts of trees.

5.12.7 Areas of distinctive landscape that have been identified around the settlement are shown on **Figure 5.12a** as 'Landscape Setting Areas' (LSA). The distinctive characteristics that define each Landscape Setting Area are highlighted within the table below:

Landscape Setting Area	Distinctive Characteristics
<b>1</b>	<ul style="list-style-type: none"> <li>• Mix of arable and pasture medium-scale fields bounded by hedges</li> <li>• Farmsteads</li> <li>• Church of St. Margaret – Grade I listed</li> <li>• Working historic farmsteads</li> </ul>
<b>2</b>	<ul style="list-style-type: none"> <li>• Somerleyton Park – Grade II* listed</li> <li>• Multiple listed buildings</li> <li>• Parkland, scattered mature or veteran trees, thick copses and small woodlands</li> <li>• Distinctive brick wall along much of its boundary</li> </ul>
<b>3</b>	<ul style="list-style-type: none"> <li>• Large-scale, predominantly arable, rolling farmland</li> <li>• Some hedgerows</li> <li>• Tree-lined fields - Oak standards</li> <li>• Small blocks of woodland</li> <li>• Some views to the Broads in the north of the setting area</li> <li>• Tranquil</li> </ul>
<b>4</b>	<ul style="list-style-type: none"> <li>• Small-scale regular fields with hedgerows and hedgerow trees</li> <li>• Mix of arable and pasture</li> <li>• Allotments</li> <li>• Backdrop of houses and chimneys</li> <li>• Small working historic farmstead</li> </ul>

### Landscape Sensitivity

5.12.8 The inherent Landscape Sensitivity of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area			
	1	2	3	4
<b>Strength of Place</b>				
Distinctiveness	Distinct	Distinct	Distinct	Distinct
Continuity	Recent	Historic	Recent	Recent
<b>Strength of Place</b>	<b>Weak</b>	<b>Moderate</b>	<b>Weak</b>	<b>Weak</b>
<b>Visibility</b>				
Landform	Insignificant	Dominant	Apparent	Insignificant
Tree Cover	Intermittent	Intermittent	Intermittent	Intermittent
<b>Visibility</b>	<b>Low</b>	<b>High</b>	<b>Moderate</b>	<b>Low</b>
<b>Landscape Sensitivity</b>				
<b>Landscape Sensitivity</b>	<b>Low</b>	<b>High</b>	<b>Low</b>	<b>Low</b>



## Landscape Value

- 5.12.9 The inherent Landscape Value of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area			
	1	2	3	4
Landscape Value	Moderate	High	High	High

## Contribution to Protected Landscape Setting

- 5.12.10 The contribution those landscape setting areas make to the setting of the Broads evaluated in line with the methodology set out in **Section 2.0**, are shown in the table below:

Criteria	Landscape Setting Area			
	1	2	3	4
Contribution to Setting of the Broads	Major Contribution	Neutral Contribution	Major Contribution	Major Contribution

## Landscape Capacity

- 5.12.11 The indicative and moderated Landscape Capacity of each Landscape Setting Area to accommodate development, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below and on **Figure 5.12b**:

Criteria	Landscape Setting Area			
	1	2	3	4
Landscape Sensitivity	Low	High	Low	Low
Landscape Value	Moderate	High	High	High
Landscape Capacity	High	Low	Moderate	Moderate
Moderated Landscape Capacity	Low	N/A	Very Low	Very Low

- 5.12.12 The indicative landscape capacity of each Landscape Setting Area is assessed below in relation to the definitions provided by the methodology set out within **Section 2.0** (the landscape capacity definitions are repeated at the end of this section for ease of reference).
- 5.12.13 **Landscape Setting Area 1** is considered to have **Low Landscape Capacity** as a result of its Low Landscape Sensitivity, Moderate Landscape Value and Major Contribution to the setting of the



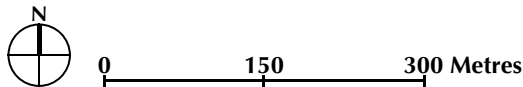
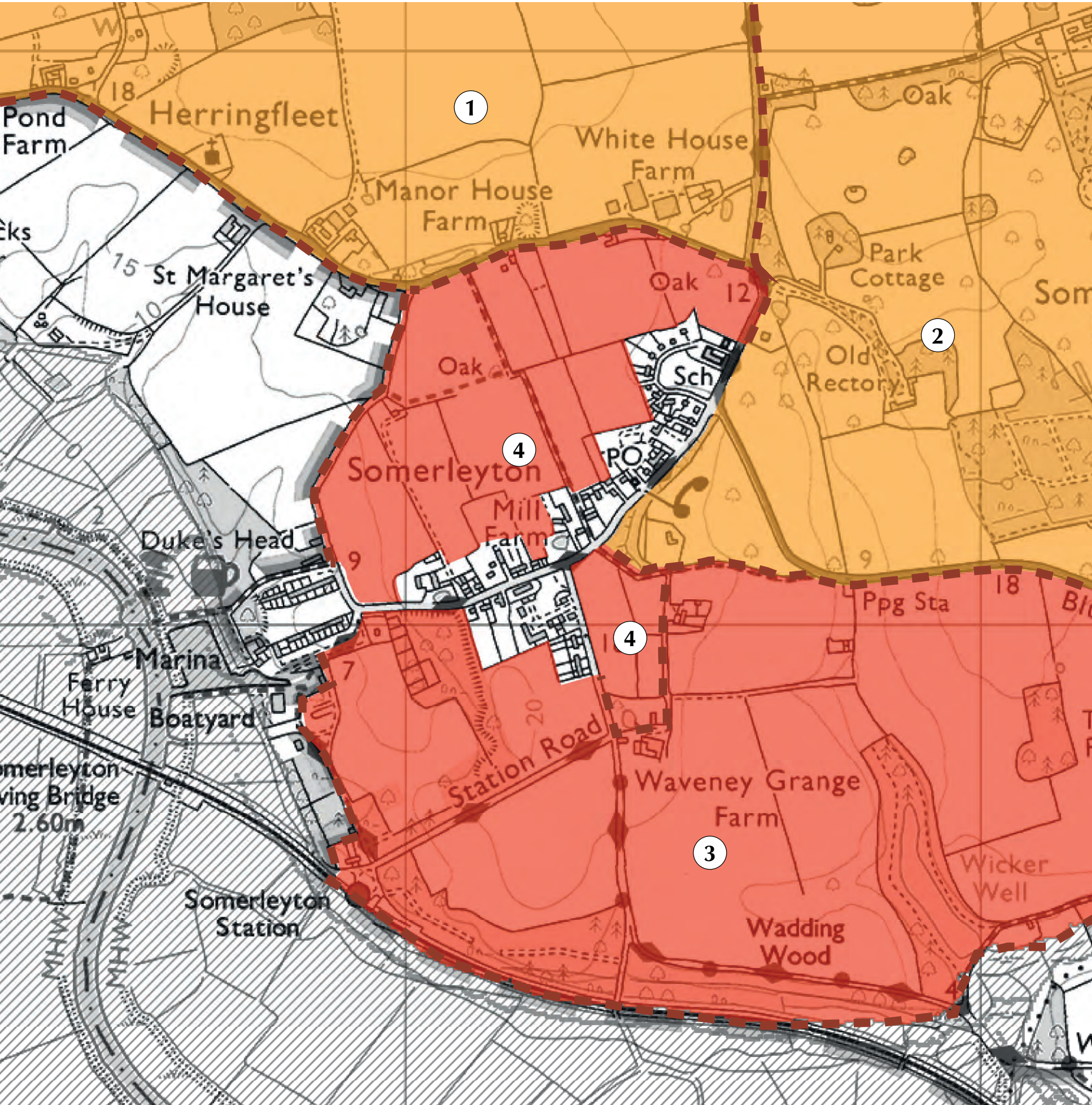
KEY

Indicative Capacity of Landscape Setting Areas:

- Very Low
- Low
- Moderate
- High
- Very High

(see Table 2.4 in Methodology)

- Area Excluded from Study  
Flood Zone 3, Special Areas of Conservation, Special Protection Areas, Ramsars, Sites of Special Scientific Interest, National Nature Reserves
- Landscape Setting Area



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Broads. This is a recent landscape which nevertheless retains some historic landscape features. Notably features such as small woodland copses and hedgerows marking historic field boundaries which are in good condition and contribute to the area's landscape value. To the south this setting area includes part of the Conservation Area, which also contributes to its value. Listed buildings associated with historic farmsteads contribute significantly to local distinctiveness and value. This setting area has an undulating landform and the land rises up away from the Waveney valley, offering significant views towards the Broads. There are also significant glimpsed views of the undeveloped farmland and church within this LSA from rights of way within the Broads to the south-west; which provides the setting to the Broads at this location.

- 5.12.14 **Landscape Setting Area 2** is considered to have **Low Landscape Capacity** as a result of its High Landscape Sensitivity and High Landscape Value. The extent and structure of Somerleyton Park remains intact and therefore the character of the area remains strong. The topography is undulating and within the parkland it rises up, providing a wooded setting to the village and its conservation area. The parkland features characteristic of this setting area, in particular veteran trees are in good condition. The brick perimeter wall and the numerous listed buildings within the area contribute significantly to its local distinctiveness and are underlined by the areas designation as a nationally important Historic Park and Garden. The LSA also partially includes the Conservation Area along much of the western edge, which contributes to its high landscape value.
- 5.12.15 **Landscape Setting Area 3** is considered to have **Very Low Landscape Capacity** as a result of its Moderate Landscape Sensitivity, High Landscape Value and Major Contribution to the setting of the Broads. A distinctive agricultural landscape this setting area includes numerous valuable landscape features such as carr woodland and thick hedges in good condition, which together contribute to its landscape value. Parts of the Conservation Area at Somerleyton lie within this setting area, contributing to its landscape value. The undulating topography offers opportunities for some extensive glimpsed views within this setting area. Views towards the river valley are restricted in many places by woodland. However, there are significant glimpsed views of undeveloped wooded ridgeline within this LSA from rights of way within the Broads to the west; which provides the setting to the Broads at this location.
- 5.12.16 **Landscape Setting Area 4** is considered to have **Very Low Landscape Capacity** as a result of its Low Landscape Sensitivity, High Landscape Value and Major Contribution to the setting of the Broads. This area's small-scale fields are closely associated with the settlement and are typically bounded by tall hedgerows, producing a very distinctive setting area. Whilst the use of fields has changed (orchards were once frequent) the pattern of the fields remains coherent and this, along with partial coverage of the Conservation Area designation contribute to this area's landscape value. Views are not extensive within this LSA as the topography here is



relatively flat and trees and hedges are common. However, there are significant glimpsed views of undeveloped farmland within this LSA from roads within the Broads to the west; which provides the setting to the Broads at this location.

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**Indicative Landscape Capacity Definitions**

<b>Indicative Landscape Capacity Category</b>	<b>Definition</b>
<b>Very Low</b>	The landscape is assessed as having very high landscape sensitivity and very high landscape value. <b>Very limited potential to accommodate any scale of new development</b> as this is highly likely to erode the positive key features and characteristics of the landscape, which are desirable to safeguard in line with relevant national/local planning policy objectives.
<b>Low</b>	The landscape is assessed as having high landscape sensitivity and high landscape value. Large or medium-scale new development is likely to erode the positive key features and characteristics of the landscape which are desirable to safeguard in line with relevant national/local planning policy objectives. Taking into account site-specific constraints, there may be <b>potential to accommodate some small-scale development</b> in specific locations within the landscape with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>Moderate</b>	The landscape is assessed as either having very low to moderate landscape sensitivity and high landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard. Taking into account site-specific constraints, there may also be potential to accommodate some large-scale new development in specific locations with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>High</b>	The landscape is assessed as having low to very low landscape sensitivity and low to moderate landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> within the landscape without eroding positive key features and characteristics which are desirable to safeguard.
<b>Very High</b>	The landscape is assessed as having very low landscape sensitivity and very low landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard.

## 5.13 Landscape Setting of Wangford

### Settlement Profile

- 5.13.1 Wangford is situated to the north-west of Reydon, and east of Halesworth, close to the river Wang. Most of the settlement and its surrounding landscape lie within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB).
- 5.13.2 Wangford is a small village typical of the area, with development around a series of roads and the church of St. Peter and St. Paul, which was founded in 1160. Referred to in the Domesday Book, the village retains much of its historic character. Henham Park, a large historic park and garden lies on the western edge of the village; the Tudor Hall within the park was built in 1538.
- 5.13.3 The pattern of the settlement and development in Wangford has changed little since the Second World War, but residential development has increased, mostly in a linear pattern along Norfolk Road and Hill Road.

### Landscape Character

- 5.13.4 The landscape surrounding the settlement falls within the following Great Yarmouth and Waveney District Landscape Character Areas – **Appendix B** for details:
- B2: Blyth and Wang Valley
  - H7: Blyth and Wang Tributary Valley Farmland
  - I3: Sotterley and Benacre Plateau
- 5.13.5 The key features and characteristics of the landscape around Wangford are illustrated on **Figure 5.13a** and summarised below:
- **Remnant Historic Landscapes:** The landscape to the north and east of Wangford is comprised of remnant historic, pre-18<sup>th</sup> Century enclosure of random fields, with a parcel of ancient woodland at Reydon Wood in the east. In the far north of the study area are parcels of post-1950s agricultural landscape – boundary loss from irregular co-axial fields. The landscape to the south is comprised of remnant ancient co-axial fields. Along the river, predominantly within the floodplain are meadows. Henham Park, in the far west of the study area, is mostly post-medieval informal parkland, with a small parcel of post-1950s agricultural landscape adjacent to its northern boundary.
  - **Culturally Important Landmark(s):** Church of St. Peter and St. Paul – Grade I listed.
  - **Landscape Detractor(s):** No significant landscape detractors noted.







- **Urban Edges:** The edges of Wangford are predominantly sensitive.
- **Watercourses/Waterbodies:** The River Wang and the adjacent School Marshes and Wangford Marshes (both designated as County Wildlife Sites) run to the west of the settlement, with a significant number of small ditches and watercourses in the floodplain that lies adjacent to the river. To the north and east of the settlement are very few watercourses and waterbodies, but a number of small ponds are predominantly associated with farms.
- **Significant View(s)/Key Ridgeline(s):** Views from footpaths to the west of the settlement looking back across the A12 towards the church. Distinctive woodland backdrop to views looking east from the edge of the settlement. A ridgeline to the south-west of the settlement at Wangford Hill.
- **Footpaths/Bridleways:** There are very few public rights of way in and around Wangford, with no footpath access at all to the landscape south of the settlement. North of the A12 a couple of footpaths provide access across the farmland.
- **Woodland:** There are some significant blocks of woodland in the landscape around Wangford, including Reydon Wood, which is Ancient Woodland and a County Wildlife Site, to the east of the settlement.

5.13.6 Areas of distinctive landscape that have been identified around the settlement are shown on **Figure 5.13a** as 'Landscape Setting Areas' (LSA). The distinctive characteristics that define each Landscape Setting Area are highlighted within the table below:

Landscape Setting Area	Distinctive Characteristics
1	<ul style="list-style-type: none"> <li>• Medium to large-scale, predominantly arable farmland</li> <li>• Small blocks of woodland, hedgerows and hedgerow trees</li> <li>• Farmsteads</li> <li>• Divided by the A12 which reduces tranquillity</li> <li>• Narrow lanes</li> </ul>
2	<ul style="list-style-type: none"> <li>• Small to medium-scale, predominantly arable rolling ancient farmland</li> <li>• Small blocks of woodland, hedgerows and hedgerow trees</li> <li>• Farmsteads</li> <li>• Narrow lanes</li> </ul>

## Landscape Sensitivity

- 5.13.7 The inherent Landscape Sensitivity of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area	
	1	2
<b>Strength of Place</b>		
Distinctiveness	Distinct	Unique/rare
Continuity	Historic	Ancient
<b>Strength of Place</b>	<b>Moderate</b>	<b>Very Strong</b>
<b>Visibility</b>		
Landform	Apparent	Apparent
Tree Cover	Intermittent	Open
<b>Visibility</b>	<b>Moderate</b>	<b>High</b>
<b>Landscape Sensitivity</b>		
<b>Landscape Sensitivity</b>	<b>Moderate</b>	<b>Very High</b>

## Landscape Value

- 5.13.8 The inherent Landscape Value of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area	
	1	2
<b>Landscape Value</b>	High	Very High

## Contribution to Protected Landscape Setting

- 5.13.9 The contribution those landscape setting areas make to the setting of the Suffolk Coast and Heaths AONB evaluated in line with the methodology set out in **Section 2.0**, are shown in the table below.

Criteria	Landscape Setting Area	
	1	2
<b>Contribution to Setting of the Suffolk Coast and Heaths AONB</b>	Major Contribution	N/A



## Landscape Capacity

- 5.13.10 The indicative and moderated Landscape Capacity of each Landscape Setting Area to accommodate development, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below and on **Figure 5.13b**:

Criteria	Landscape Setting Area	
	1	2
Landscape Sensitivity	Moderate	Very High
Landscape Value	High	Very High
<b>Landscape Capacity</b>	<b>Moderate</b>	<b>Very Low</b>
<b>Moderated Landscape Capacity</b>	<b>Very Low</b>	N/A

- 5.13.11 The indicative landscape capacity of each Landscape Setting Area is assessed below in relation to the definitions provided by the methodology set out within **Section 2.0** (the landscape capacity definitions are repeated at the end of this section for ease of reference).
- 5.13.12 **Landscape Setting Area 1** is considered to have **Very Low Landscape Capacity** as a result of its Moderate Landscape Sensitivity, High Landscape Value and Major Contribution to the setting of the AONB. The presence of distinctive features such as historic field boundaries and characteristic small copses in field corners contribute to the area's landscape value and part of the LSA is within the Suffolk Coast and Heaths AONB. Overall the topography changes very gently and offers limited opportunities for extensive views, although a significant view back towards Wangford and the church tower exists on the western edge of the LSA. However, there are significant views of the undeveloped farmland within the LSA from rights of way within the AONB to the west; which provides the setting to the AONB at this location.
- 5.13.13 **Landscape Setting Area 2** is considered to have **Very Low Landscape Capacity** as a result of its Very High Landscape Sensitivity and Very High Landscape Value. This LSA lies wholly within the Suffolk Coast and Heath's AONB and the gently undulating landform and ridgeline produces some opportunities for longer distance views. The LSA has ancient continuity and as a result many landscape features have a significant history which contributes to the area's strong strength of place. Distinctive features within this LSA include historic field boundaries and small copses which are in good condition – contributing further to the area's landscape value and providing coherent landscape character.



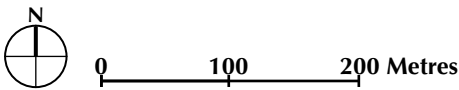
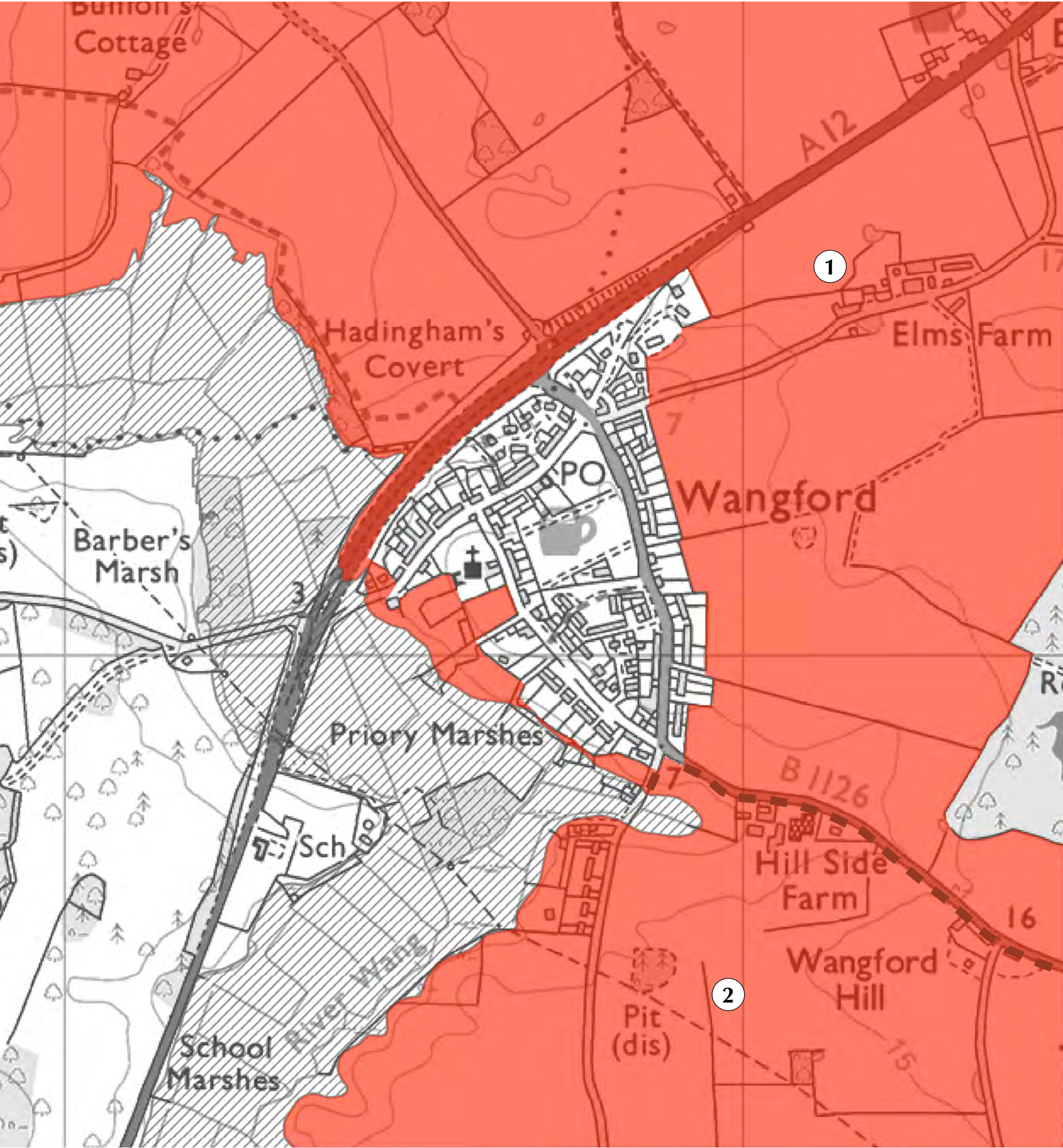
KEY

Indicative Capacity of Landscape Setting Areas:

- Very Low
- Low
- Moderate
- High
- Very High

(see Table 2.4 in Methodology)

- Area Excluded from Study  
Flood Zone 3, Special Areas of Conservation, Special Protection Areas, Ramsars, Sites of Special Scientific Interest, National Nature Reserves
- Landscape Setting Area



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#### Indicative Landscape Capacity Definitions

Indicative Landscape Capacity Category	Definition
<b>Very Low</b>	The landscape is assessed as having very high landscape sensitivity and very high landscape value. <b>Very limited potential to accommodate any scale of new development</b> as this is highly likely to erode the positive key features and characteristics of the landscape, which are desirable to safeguard in line with relevant national/local planning policy objectives.
<b>Low</b>	The landscape is assessed as having high landscape sensitivity and high landscape value. Large or medium-scale new development is likely to erode the positive key features and characteristics of the landscape which are desirable to safeguard in line with relevant national/local planning policy objectives. Taking into account site-specific constraints, there may be <b>potential to accommodate some small-scale development</b> in specific locations within the landscape with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>Moderate</b>	The landscape is assessed as either having very low to moderate landscape sensitivity and high landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard. Taking into account site-specific constraints, there may also be potential to accommodate some large-scale new development in specific locations with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>High</b>	The landscape is assessed as having low to very low landscape sensitivity and low to moderate landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> within the landscape without eroding positive key features and characteristics which are desirable to safeguard.
<b>Very High</b>	The landscape is assessed as having very low landscape sensitivity and very low landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard.



## 5.14 Landscape Setting of Wrentham

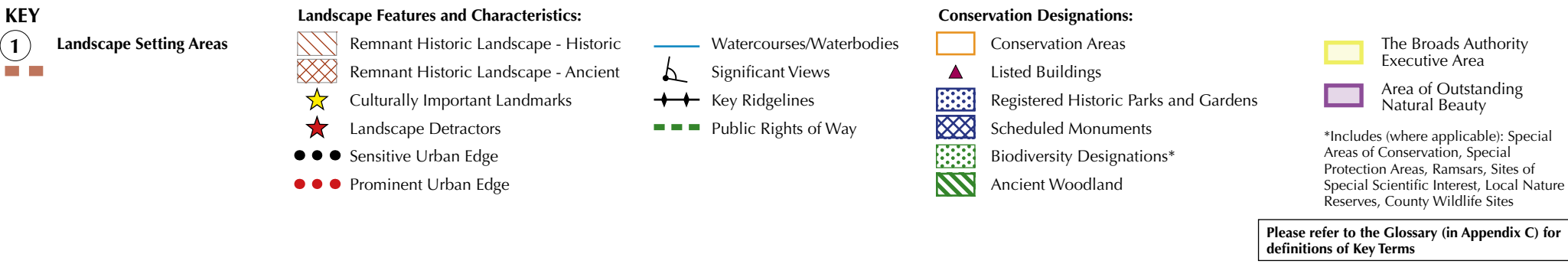
### Settlement Profile

- 5.14.1 Wrentham is situated along a small valley to the south of Kessingland and north of Wangford along the A12, and around two miles from the coast. Benacre Park lies just to the north-east of the village. Parts of the landscape around Wrentham lie within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB).
- 5.14.2 Wrentham is a large village dating back at least to the Domesday Book in 1086, when it was considered a significant settlement with two churches. Wrentham Hall was built in 1550, and the village developed around the church of St. Nicholas, which is about a kilometre away from the modern settlement. Wrentham historically developed a linear settlement pattern, with buildings along the main routes.
- 5.14.3 In the past one hundred years the settlement has continued to expand both along the roads (Southwold Road and Mill Lane) and as blocks of small cul-de-sac residential development around the main junction in what has become the geographical village centre. Much of this expansion has been post-war, particularly to the west, both north and south of Chapel Road.

### Landscape Character

- 5.14.4 The landscape surrounding the settlement falls within the following Great Yarmouth and Waveney District Landscape Character Areas – see **Appendix B** for details:
- I3: Sotterley and Benacre Plateau
  - K1: North Suffolk Sandlings
  - H7: Blyth and Wang Tributary Valley Farmland
- 5.14.5 The key features and characteristics of the landscape around Wrentham are illustrated on **Figure 5.14a** and summarised below:
- **Remnant Historic Landscapes:** The landscape to the north-west and west of Wrentham is comprised remnant historic, pre-18<sup>th</sup> Century enclosure of random fields. To the north-east is an area of park woodland and post-medieval park and leisure – informal park, associated with Benacre Hall. The fieldscapes to the east and south are made up of 18<sup>th</sup> Century and later enclosure of former common pasture, and former common arable or heathland. In the far south-west of the study area a block of modern plantation woodland exists on former common pasture, and a parcel of remnant ancient landscape – irregular co-axial fields.







- **Culturally Important Landmark(s):** Wrentham Town Hall, the United Reformed Church on Chapel Road.
- **Landscape Detractor(s):** Polytunnels (seasonal), Sewage Works.
- **Urban Edges:** The edges of Wrentham are predominantly sensitive.
- **Watercourses/Waterbodies:** There is a reservoir to the north-east of the settlement at Park Farm. A small unnamed watercourse runs through the centre of the settlement, creating a narrow floodplain to the north and north-west of the settlement near Priory Road, and to the south of the settlement near Golden Square Lane.
- **Significant View(s)/Key Ridgeline(s):** Views from the footpath across the valley behind the Five Bells Inn. A ridgeline runs north-east to south-west to the south-west of the settlement.
- **Footpaths/Bridleways:** There are a small number of public rights of way radiating out to the landscape around Wrentham, giving some access to the countryside around the settlement.
- **Woodland:** There are some small woodlands around Wrentham, including at Park Farm to the north-east of the settlement, and another small wood to the south-west.

5.14.6 Areas of distinctive landscape that have been identified around the settlement are shown on **Figure 5.14a** as 'Landscape Setting Areas' (LSA). The distinctive characteristics that define each Landscape Setting Area are highlighted within the table below:

Landscape Setting Area	Distinctive Characteristics
1	<ul style="list-style-type: none"> <li>• Lake/Reservoir</li> <li>• Woodland</li> <li>• Historic Farmstead associated with Benacre Park</li> <li>• Small-scale fields</li> <li>• Hedgerows with scattered large hedgerow trees</li> <li>• Southern edge of the parkland associated with Benacre Hall</li> </ul>
2	<ul style="list-style-type: none"> <li>• Medium to large-scale, regular field patterns</li> <li>• Field boundaries predominantly hedgerows with hedgerow trees</li> <li>• Some hedgerow loss</li> </ul>
3	<ul style="list-style-type: none"> <li>• Small-scale, regular field pattern along the valley slopes</li> <li>• Thick hedgerows and hedgerow trees</li> <li>• Views over the valley</li> </ul>
4	<ul style="list-style-type: none"> <li>• Small and medium-scale field pattern</li> <li>• Field boundaries predominantly hedgerows with hedgerow trees</li> <li>• Oak standards</li> <li>• Large plantation woodland in the south adjacent to watercourse</li> <li>• Wrentham Cemetery County Wildlife Site</li> </ul>



## Landscape Sensitivity

- 5.14.7 The inherent Landscape Sensitivity of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area			
	1	2	3	4
<b>Strength of Place</b>				
Distinctiveness	Distinct	Distinct	Distinct	Distinct
Continuity	Recent	Recent	Recent	Historic
<b>Strength of Place</b>	<b>Weak</b>	<b>Weak</b>	<b>Weak</b>	<b>Moderate</b>
<b>Visibility</b>				
Landform	Insignificant	Insignificant	Insignificant	Apparent
Tree Cover	Intermittent	Intermittent	Intermittent	Intermittent
<b>Visibility</b>	<b>Low</b>	<b>Low</b>	<b>Low</b>	<b>Moderate</b>
<b>Landscape Sensitivity</b>				
Landscape Sensitivity	<b>Low</b>	<b>Low</b>	<b>Low</b>	<b>Moderate</b>

## Landscape Value

- 5.14.8 The inherent Landscape Value of each Landscape Setting Area, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below:

Criteria	Landscape Setting Area			
	1	2	3	4
<b>Landscape Value</b>	Very High	Moderate	Moderate	Moderate

## Contribution to Protected Landscape Setting

- 5.14.9 The contribution those landscape setting areas make to the setting of the Suffolk Coast and Heaths AONB evaluated in line with the methodology set out in **Section 2.0**, are shown in the table below.

Criteria	Landscape Setting Area			
	1	2	3	4
<b>Contribution to Setting of the Suffolk Coast &amp; Heaths AONB</b>	N/A	Moderate Contribution	Neutral Contribution	Limited Contribution

## Landscape Capacity

- 5.14.10 The indicative and moderated Landscape Capacity of each Landscape Setting Area to accommodate development, evaluated in line with the methodology set out within **Section 2.0**, is shown in the table below and on **Figure 5.14b**:

Criteria	Landscape Setting Area			
	1	2	3	4
Landscape Sensitivity	Low	Low	Low	Moderate
Landscape Value	Very High	Moderate	Moderate	Moderate
<b>Landscape Capacity</b>	<b>Low</b>	<b>High</b>	<b>High</b>	<b>Moderate</b>
<b>Moderated Landscape Capacity</b>	N/A	<b>Moderate</b>	N/A	<b>Moderate</b>

- 5.14.11 The indicative landscape capacity of each Landscape Setting Area is assessed below in relation to the definitions provided by the methodology set out within **Section 2.0** (the landscape capacity definitions are repeated at the end of this section for ease of reference).
- 5.14.12 **Landscape Setting Area 1** is considered to have **Low Landscape Capacity** as a result of its Low Landscape Sensitivity and Very High Landscape Value. An area of parkland associated with Benacre Park, this LSA contains distinctive landscape features which contribute to its character. Many historic features associated with the parkland, in particular woodland, veteran trees, lodges and access ways still remain within this LSA which together with its location within the Suffolk Coast and Heaths AONB, contribute towards its landscape value. As a result of this area's relatively flat topography and the number of trees and woodland present, visibility is generally low.
- 5.14.13 **Landscape Setting Area 2** is considered to have **Moderate Landscape Capacity** as a result of its Low Landscape Sensitivity, Moderate Landscape Value and Moderate Contribution to the setting of the AONB. A small part of this LSA lies within the AONB. This large area has only undergone minimal field amalgamation and as a result retains a coherent landscape pattern. The remaining field boundaries are generally in good condition, they are typically hedgerows with hedgerow trees (oaks) and these contribute to the area's character and overall landscape value. Additionally, part of this LSA is adjacent to the Conservation Area within Wrentham. Visibility is generally low as the landform varies little and views are broken up by numerous hedges. However, there are some glimpsed views of the undeveloped farmland within this setting area from rights of way within the AONB to the south and east; which provides the setting to the AONB at this location.

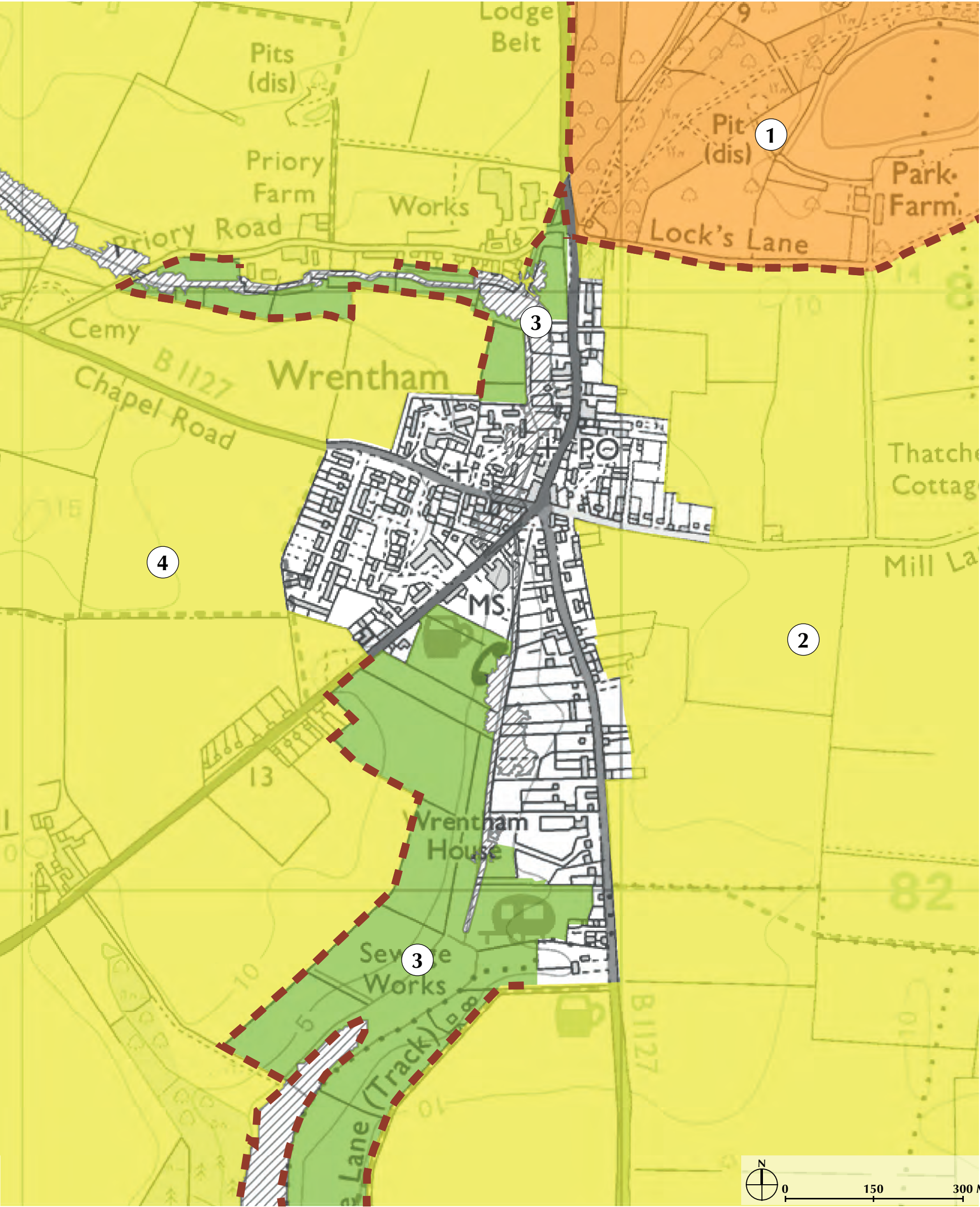


Indicative Capacity of Landscape Setting Areas:

- Very Low
- Low
- Moderate
- High
- Very High

(see Table 2.4 in Methodology)

- Area Excluded from Study  
Flood Zone 3, Special Areas of Conservation, Special Protection Areas, Ramsars, Sites of Special Scientific Interest, National Nature Reserves
- Landscape Setting Area



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- 5.14.14 **Landscape Setting Area 3** is considered to have **High Landscape Capacity** as a result of its Moderate Landscape Sensitivity, Moderate Landscape Value and Limited Contribution to the setting of the AONB. This distinctive setting area follows a shallow valley and retains much of its characteristic pattern of small regular-shaped fields. Small carr woodlands and riparian vegetation are evident throughout, which contribute to both the LSAs character and landscape value. The majority of the features within this setting area are in good condition. There are significant views within this LSA over the valley towards the farmland on the opposite slope, but otherwise the setting area is generally visually contained as a result of its topography.
- 5.14.15 **Landscape Setting Area 4** is considered to have **Moderate Landscape Capacity** as a result of its Moderate Landscape Sensitivity, Moderate Landscape Value and Limited Contribution to the setting of the AONB. This area has historic continuity which is evident in the coherent landscape patterns of fields. The LSA is adjacent to the Conservation Area in Wrentham and contains a small County Wildlife Site which contributes to the area's landscape value. Woodlands are generally not characteristic of this area, although hedgerow trees are, and can be found in large numbers along hedged lanes and field boundaries. There are some visual detractors within this setting area such as polytunnels, but these are temporary. Visibility within this LSA is moderate, as some extensive views are possible, typically through gaps or gateways in the hedges. There are very limited views of the undeveloped farmland within this LSA from within the AONB.

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**Indicative Landscape Capacity Definitions**

<b>Indicative Landscape Capacity Category</b>	<b>Definition</b>
<b>Very Low</b>	The landscape is assessed as having very high landscape sensitivity and very high landscape value. <b>Very limited potential to accommodate any scale of new development</b> as this is highly likely to erode the positive key features and characteristics of the landscape, which are desirable to safeguard in line with relevant national/local planning policy objectives.
<b>Low</b>	The landscape is assessed as having high landscape sensitivity and high landscape value. Large or medium-scale new development is likely to erode the positive key features and characteristics of the landscape which are desirable to safeguard in line with relevant national/local planning policy objectives. Taking into account site-specific constraints, there may be <b>potential to accommodate some small-scale development</b> in specific locations within the landscape with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>Moderate</b>	The landscape is assessed as either having very low to moderate landscape sensitivity and high landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard. Taking into account site-specific constraints, there may also be potential to accommodate some large-scale new development in specific locations with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation.
<b>High</b>	The landscape is assessed as having low to very low landscape sensitivity and low to moderate landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> within the landscape without eroding positive key features and characteristics which are desirable to safeguard.
<b>Very High</b>	The landscape is assessed as having very low landscape sensitivity and very low landscape value. Subject to appropriate siting, design and landscaping mitigation, <b>large, medium and small-scale new development could potentially be accommodated</b> without eroding positive key features and characteristics which are desirable to safeguard.

## **6.0 LOCAL PLAN POLICY RECOMMENDATIONS**

### **6.1 General**

- 6.1.1 The NPPF expects local planning authorities to set criteria-based policies against which proposals for development affecting Protected Landscapes will be judged. Planning policies should be based on up-to-date information about the natural environment and other characteristics of the area, and the NPPF expects local planning authorities to undertake landscape sensitivity assessments for areas where major expansion options are considered.
- 6.1.2 Set within the context of the Great Yarmouth and Waveney Landscape Character Assessment (2008), and the Broads Authority's Landscape Character Assessment (2006), the Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study provides a local-level landscape character assessment and sensitivity analysis of key settlement fringes within Great Yarmouth Borough and Waveney District.
- 6.1.3 The Study identifies the indicative capacity (or suitability) of the landscape settings for the settlements to accommodate different types/scales of development, taking into account their inherent sensitivity, value and contribution to the settings of the Broads, the Norfolk Coast AONB and the Suffolk Coast & Heaths AONB as appropriate.
- 6.1.4 Great Yarmouth Borough Council and Waveney District Council are preparing their respective new Local Plans in accordance with the Planning and Compulsory Purchase Act (2004). In line with the Brief, the Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study is intended to be used as part of the evidence bases for the respective Local Plans, particularly in relation to informing site specific allocations which identify land for development around key settlements.
- 6.1.5 Recommendations for how the Study may be used to inform policy formulation for the respective Local Plans in relation to guiding development within the landscape settings of settlements are outlined below.

### **6.2 Great Yarmouth Borough Local Plan**

- 6.2.1 In relation to the preparation of the new Local Plan for Great Yarmouth, it is recommended that consideration is given to the following suggested approaches to policy development:



- Include reference to the Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study (2016) in a strategic policy on 'Enhancing the Natural Environment' within the new Local Plan's Core Strategy.
- Include reference to the Great Yarmouth settlement fringe assessments set out in Section 4.0 of the Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study (2016) in a criteria-based development management policy on 'Protection and Enhancement of Settlement Fringe Landscape Character' within the new Local Plan's Development Policies and Site Allocations Local Plan Document. Suggested wording for this policy is provided in the box below.

#### **Draft Settlement Fringe Landscape Policy for Great Yarmouth Local Plan**

##### **POLICY XX: PROTECTION AND ENHANCEMENT OF SETTLEMENT FRINGE LANDSCAPE CHARACTER**

PROPOSALS FOR DEVELOPMENT WITHIN SETTLEMENT FRINGES SHOULD BE INFORMED BY AND BE SENSITIVE TO THE DISTINCTIVE CHARACTER OF THE LANDSCAPE SETTING AREAS IDENTIFIED IN THE GREAT YARMOUTH SETTLEMENT FRINGE LANDSCAPE SENSITIVITY STUDY, AND SHOULD CONTRIBUTE TO THE ACTIVE CONSERVATION, ENHANCEMENT AND RESTORATION OF THESE LANDSCAPES.

DEVELOPMENT SHALL BE PERMITTED WHERE IT CAN DEMONSTRATE THAT ITS LOCATION, SCALE AND DESIGN WILL PROTECT, CONSERVE AND WHERE POSSIBLE ENHANCE:

- THE SPECIAL QUALITIES AND LOCAL DISTINCTIVENESS OF THE AREA (INCLUDING ITS HISTORICAL, BIODIVERSITY AND CULTURAL CHARACTER).
- THE VISUAL AND HISTORICAL RELATIONSHIP BETWEEN SETTLEMENTS AND THEIR LANDSCAPE SETTINGS.
- THE PATTERN OF DISTINCTIVE LANDSCAPE ELEMENTS SUCH AS WATERCOURSES, COMMONS, WOODLAND, TREES (ESPECIALLY HEDGEROW TREES) AND FIELD BOUNDARIES, AND THEIR FUNCTION AS ECOLOGICAL CORRIDORS.
- VISUALLY SENSITIVE SKYLINES, SEASCAPES AND SIGNIFICANT VIEWS TOWARDS KEY LANDSCAPE FEATURES SUCH AS CHURCHES.
- THE SETTING OF, AND VIEWS TO AND FROM, THE BROADS, NORFOLK COAST AONB, CONSERVATION AREAS AND HISTORIC PARKS AND GARDENS.

##### **Supporting Explanatory Text**

The undeveloped countryside is part of the everyday surroundings for a large proportion of the population in the Borough and the visual character of landscapes is a significant influence on the quality of life for communities in all areas. The pattern of separate settlements with intervening countryside is also highly valued by local communities. In line with the National Planning Policy Framework, the Council affords high priority to the protection, conservation and enhancement of landscape character in delivering sustainable development within the Borough. The Council seeks to encourage well-designed, high quality new development and associated infrastructure that helps sustain and/or create landscapes with a strong sense of place and local identity. Retaining the separate identity, character and the visual and functional amenity of settlements and preventing coalescence is also a key objective.

The landscape character of the whole Borough has been identified by a Landscape Character Assessment (2008), supported by a Settlement Fringe Landscape Sensitivity Study of key settlements within the Borough. The Landscape Character Assessment identifies and describes distinctive Landscape Character Areas throughout the Borough as a whole, and the Settlement Fringe Landscape Sensitivity Study defines the sensitivity of landscapes around key settlements. This information can be used along with other studies that provide part of the evidence base about the landscape and character of towns and villages in the Borough, to inform consideration about the effects of development proposals on the distinctive character, qualities and sensitivities of landscapes within the Borough and on the settings of adjacent Protected Landscapes (the Broads and Norfolk Coast AONB).

- Use the Great Yarmouth settlement fringe assessments set out in Section 4.0 of the Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study (2016) to inform the identification and allocation of land for development around key settlements within the new Local Plan's Development Policies and Site Allocations Local Plan Document.
- Use the Great Yarmouth settlement fringe assessments set out in Section 4.0 of the Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study (2016) to inform the identification and allocation of strategic gaps/green wedges (to reduce the potential for coalescence of settlements) for inclusion if required within the new Local Plan's Development Policies and Site Allocations Local Plan Document.
- In partnership with Waveney District Council and the Broads Authority, consider preparing a Landscape Supplementary Planning Document (SPD) to support implementation of landscape policies in the new Local Plan and raise the quality of planning applications for residential developments in the Borough. The SPD would provide practical planning guidance and checklists for applicants and planning officers on how landscape matters should be considered in the planning process, supported by landscape planning and design principles/guidelines for the different Landscape Character Areas linked to the Great Yarmouth and Waveney Landscape Character Assessment (2008) and the Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study (2016).

## **6.3 Waveney District Local Plan**

6.3.1 In relation to the preparation of the new Local Plan for Waveney, it is recommended that consideration is given to the following suggested approaches to policy development:

- Include reference to the Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study (2016) in a strategic policy on 'Enhancing the Natural Environment' within the new Local Plan's Core Strategy.

- Include reference to the Waveney settlement fringe assessments set out in Section 5.0 of the Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study (2016) in a criteria-based development management policy on 'Protection and enhancement of Settlement Fringe Landscape Character' within the new Local Plan's Development Policies and Site Allocations Local Plan Document. Suggested wording for this policy is provided in the box below.

#### **Draft Settlement Fringe Landscape Policy for Waveney Local Plan**

##### **POLICY XX: PROTECTION AND ENHANCEMENT OF SETTLEMENT FRINGE LANDSCAPE CHARACTER**

PROPOSALS FOR DEVELOPMENT WITHIN SETTLEMENT FRINGES SHOULD BE INFORMED BY AND BE SENSITIVE TO THE DISTINCTIVE CHARACTER OF THE LANDSCAPE SETTING AREAS IDENTIFIED IN THE WAVENEY SETTLEMENT FRINGE LANDSCAPE SENSITIVITY STUDY, AND SHOULD CONTRIBUTE TO THE ACTIVE CONSERVATION, ENHANCEMENT AND RESTORATION OF THESE LANDSCAPES.

DEVELOPMENT SHALL BE PERMITTED WHERE IT CAN DEMONSTRATE THAT ITS LOCATION, SCALE AND DESIGN WILL PROTECT, CONSERVE AND WHERE POSSIBLE ENHANCE:

- THE SPECIAL QUALITIES AND LOCAL DISTINCTIVENESS OF THE AREA (INCLUDING ITS HISTORICAL, BIODIVERSITY AND CULTURAL CHARACTER).
- THE VISUAL AND HISTORICAL RELATIONSHIP BETWEEN SETTLEMENTS AND THEIR LANDSCAPE SETTINGS.
- THE PATTERN OF DISTINCTIVE LANDSCAPE ELEMENTS SUCH AS WATERCOURSES, COMMONS, WOODLAND, TREES (ESPECIALLY HEDGEROW TREES) AND FIELD BOUNDARIES, AND THEIR FUNCTION AS ECOLOGICAL CORRIDORS.
- VISUALLY SENSITIVE SKYLINES, SEASCAPES AND SIGNIFICANT VIEWS TOWARDS KEY LANDSCAPE FEATURES SUCH AS CHURCHES.
- THE SETTING OF, AND VIEWS TO AND FROM, THE BROADS, SUFFOLK COAST AND HEATHS AONB, CONSERVATION AREAS AND HISTORIC PARKS AND GARDENS.

##### **Supporting Explanatory Text**

The undeveloped countryside is part of the everyday surroundings for a large proportion of the population in the District and the visual character of landscapes is a significant influence on the quality of life for communities in all areas. The pattern of separate settlements with intervening countryside is also highly valued by local communities. In line with the National Planning Policy Framework, the Council affords high priority to the protection, conservation and enhancement of landscape character in delivering sustainable development within the District. The Council seeks to encourage well-designed, high quality new development and associated infrastructure that helps sustain and/or create landscapes with a strong sense of place and local identity. Retaining the separate identity, character and the visual and functional amenity of settlements and preventing coalescence is also a key objective.

The landscape character of the whole District has been identified by a Landscape Character Assessment (2008), supported by a Settlement Fringe Landscape Sensitivity Study of key settlements within the District. The Landscape Character Assessment identifies and describes distinctive Landscape Character Areas throughout the District as a whole, and the Settlement Fringe Landscape Sensitivity Study defines the sensitivity of landscapes around key settlements. This information can be used along with other studies that provide part of the evidence base about the landscape and character of towns and villages in the District, to inform consideration



about the effects of development proposals on the distinctive character, qualities and sensitivities of landscapes within the District and on the settings of adjacent Protected Landscapes (the Broads and Suffolk Coast and Heaths AONB).

- Use the Waveney settlement fringe assessments set out in Section 5.0 of the Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study (2016) to inform the identification and allocation of land for development around key settlements within the new Local Plan's Development Policies and Site Allocations Local Plan Document.
- Use the Waveney settlement fringe assessments set out in Section 5.0 of the Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study (2016) to inform the review of existing designated strategic gaps/open breaks (to reduce the potential for coalescence of settlements) as part of the preparation of the new Local Plan's Development Policies and Site Allocations Local Plan Document.
- In partnership with Great Yarmouth Borough Council and the Broads Authority, consider preparing a Landscape Supplementary Planning Document (SPD) to support implementation of landscape policies in the new Local Plan and raise the quality of planning applications for residential developments in the District. The SPD would provide practical planning guidance and checklists for applicants and planning officers on how landscape matters should be considered in the planning process, supported by landscape planning and design principles/guidelines for the different Landscape Character Areas linked to the Great Yarmouth and Waveney Landscape Character Assessment (2008) and the Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study (2016).

**APPENDIX A**  
**Great Yarmouth Borough Landscape Character Context**

## APPENDIX A

### GREAT YARMOUTH BOROUGH LANDSCAPE CHARACTER CONTEXT

#### Waveney District Landscape Character Areas – Key Characteristics<sup>40</sup>

##### A: Rural Wooded Valleys

###### A1: Waveney Rural Wooded Valley

- A Crag bedrock geology is overlain with drift deposits including peats of Breydon formation and sands and gravels;
- Landform is that of a broad, shallow valley. Topography ranges from 5m AOD in the valley floor to 15m AOD to the valley crests;
- The drift geology is overlain with deep, well drained loamy and sandy soils, which are often prone to erosion, and acidic where associated with former heathland and commons;
- A densely wooded valley landscape, with oak woodland fringing and forming part of the Somerleyton Estate, in addition to hazel coppice and extensive areas of coniferous estate plantation;
- Containment is provided by the mature woodland cover, creating a landscape of often intimate scale. Localised variation is provided by small scale areas of pastoral farmland;
- A number of large scale water bodies are apparent on the valley floor, notably
- the duck decoy ponds at Fritton and smaller scale ornamental pools at Hopton House.
- Blocka Run is a small, westerly draining watercourse in the valley floor, which follows a meandering course to the River Waveney;
- Historic and cultural features are represented by the decoy ponds, the ruins of the Augustinian Priory of St Olaves and by the parkland features associated with the Somerleyton Estate, notably rusticated lodge houses;
- A tranquil, sparsely settled landscape, with the water crossed only intermittently by a network of 'B' Roads and the A143 which traverses the western end of the valley floor;
- The compact, red brick and flint hamlet of St Olaves is the principal settlement within the character area;
- A landscape which is often dark and enclosed in character, with an intimate spatial scale, and framed views. The few instances where the large waterbodies are visible create variation in light and reflection.
- Recreational access includes the Country Park at Fritton Decoy, fisheries and areas of Access Land, although large areas of the valley floor are inaccessible out of season.

##### C: Broads River Valley

###### C1: Yare Valley – Great Yarmouth Edge

- A Crag bedrock geology composed of sands and gravels is overlain with glaciofluvial drift deposits of clay and silt characteristic of fertile river valleys;
- Landform is that of a broad valley with low lying, almost flat topography consistently at 0m AOD and dropping below sea level in places;
- Inland, panoramic views are available to the north and west across Breydon Water and Berney Marshes within the Broads Authority;
- Towards the east and the coast the exposed industrial edge of Great Yarmouth forms a complex skyline;
- Mature trees such as alders occur as individual specimens within areas of wet grassland, grazing marshes and occasional arable fields. Established blocks of carr woodland occur within the Broads Authority, notably to the north of the character area;
- Field pattern is small and rectilinear in southern areas but becoming larger and more eroded north of Breydon Water. Field boundaries are defined by wet ditches and settlement edges;

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<sup>40</sup> Great Yarmouth Landscape Character Assessment (Land Use Consultants, 2008)



- *The settlement edge of Great Yarmouth forms much of the eastern and southern boundaries and creates a continuous backdrop to the character area. Large post war buildings form prominent features of the urban skyline.*
- *Although the edge of Great Yarmouth is predominantly industrial in character at this point, resort developments and caravan parks are also apparent;*
- *A transitional landscape acting as a buffer between a large settlement with a strong industrial edge and internationally designated wetland habitat valued for its wildlife and ecological importance;*
- *The rail link to Norwich and the A47 pass through the character area resulting in continuous movement and activity.*

## **E: Dunes, Coastal Levels and Resorts**

### **E1: Winterton Dunes and Coastal Strip**

- *A Crag bedrock geology overlain with sandy drift deposits of dune sand and marine shingle resulting in characteristic rolling dunes and long, flat sand beaches;*
- *Topography varies from 0-5m at the northern end of the character area, and rises to 15m AOD to the more defined and exposed Crag cliff face which emerges at California;*
- *Views are panoramic and expansive along the coastline with offshore wind turbines at Scroby Sands dominating views from many points;*
- *Views inland are restricted by seafront development (mainly residential, including extensive caravan sites at Hemsby and Scratby) as well as topographic variation and are punctuated by church and water towers;*
- *Dune heath and grasslands merge into grazing marsh and unusually support acidic plant communities more commonly found on the west coast as opposed to the calcareous sands of the North Norfolk coast;*
- *Dunes at Winterton forms a key natural flood defence and are considerably more stable than shifting coastlines elsewhere on the North Sea Coast;*
- *The Winterton/Horsey Dunes are designated SSSI, SAC and SPA for their habitat value in relation to bird nesting and breeding as well as a diverse flora;*
- *Seafront development associated with settlements creates a continuous backdrop to the character area and the coast is extensively used for recreation;*
- *A strong sense of place is created by the presence of terns and waders, and associated noise, along the shoreline, as is the presence of seals off the beach;*
- *A landscape of big skies and simple horizons where a dynamic North Sea seascape causes variation*

### **E2: Great Yarmouth Coastal Strip**

- *A Crag bedrock geology is overlain with swathes of sand and gravel drift deposits and fringed by beach sands and marine shingle along the seaward edge;*
- *Landform is flat and ranges from 0m AOD at along the coastline to 15m AOD inland, the manmade promenade creates an artificial level change;*
- *Views are panoramic, stretching far along the coastline with the Scroby Sands offshore wind farm dominating seaward views;*
- *Recreational resort and residential development forms the backdrop to views inland (including caravan parks at Caister-on-Sea and Hopton-on-Sea);*
- *Evidence of erosion and resultant methods of prevention demonstrate the ephemeral character, affected by weather processes and tides;*
- *Dune heath and grasslands merge into grazing marsh on settlement edges at North Denes, which are designated SSSI and SPA for their habitat value in relation to bird nesting and breeding as well as a diverse flora and distinctive dune system;*
- *A strong sense of place is created by the presence of terns, waders and sea gulls, and associated noise, along the shoreline, as is the presence of seals off the beach;*
- *A landscape of simple horizons and big skies. Continual change is provided by the effects of varying light and tidal movement, creating a dynamic landscape;*
- *A landscape of simple horizons and big skies.*

## **G: Settled Farmland**

### **G1: East Flegg Settled Farmland**

- A bedrock geology of Crag is overlain with drift deposits of diamicton and sands and gravels. Landform is gently undulating, with topography ranging from 5-20m AOD across the area;
- Deep well drained coarse loamy soils are associated with glaciofluvial and Aeolian drift deposits, creating a fertile landscape which is predominantly under arable cultivation;
- Arable agriculture represents the predominant landcover, juxtaposed intermittently with grass ley/fallow fields, rough grass field margins and areas of isolated parkland;
- Field pattern is geometric and often of medium to large scale, with fields defined by intermittent Enclosure hedgerows of variable density and quality. Small scale fields are evident to settlement edges;
- The landform and comparatively sparse landscape structure result in a relatively exposed landscape with wide panoramic views often possible;
- Wind turbines, notably the windfarm on the more elevated land at Blood Hills and the single turbine at Somerton are a highly prominent feature of the character area and views across it;
- The wooded landscape of the Broads, notably the carr woodlands at Ormesby Broad, form a prominent backdrop which contains views to the south;
- Flint church towers are a key component of many views, notably at Winterton-on-Sea. The dunes and coastline at Winterton are also a feature of a number of views to the east;
- Locally distinctive landscape features include the dense woodland belt to the parkland at Burnley Hall and the associated wooded coverts and former decoy ponds;
- Historic landscape elements include Burnley Hall and its parkland setting, together with the adjoining ruined church;
- Settlement pattern is defined by increasingly linear and coalesced seafront villages to the east, such as Winterton-on-Sea, and by the nucleated village of Martham in the west. Colour render, red brick, thatch and clay pantile are all evident to the settlement core;
- Modern resort type development to settlement edges creates a hard, exposed edge at points.

### **G2: West Flegg Settled Farmland**

- Bedrock geology is Norwich Crag overlain with glaciofluvial and Aeolian drift and till deposits of sand and gravel. Areas of peat and clay fringe parts of the boundary with the Broads Authority;
- An undulating landform, coupled with the wooded edges of the Broads, creates a relatively small scale landscape with filtered views;
- Views are often punctuated by vertical features such as wind pumps, turbines, round towered churches and stag headed oaks;
- Landcover is predominantly arable with localised areas of rough grazing and improved pasture. Carr woodland fringes much of the boundary with the Broads, as do small areas of marsh;
- The field pattern is predominantly that of 20<sup>th</sup> century agriculture, with large open expanses of arable land where boundaries have been removed. Remnant hedgerows and isolated hedgerow trees are important features;
- A large scale landscape, although more enclosed where a small scale field pattern persists around villages and on the edges of the Broads where woodland and areas of parkland occur;
- Settlement pattern is defined by frequent, dispersed farmsteads and hamlets, and small linear or nucleated villages as at Fleggburgh and Rollesby;
- Halls and minor parklands such as at Rollesby Hall (rebuilt in the mid 20<sup>th</sup> Century) often fringe the adjacent Broads valleys;
- A networks of small rural lanes cross the area, in addition to the A149 and A1064;

- *A relatively tranquil landscape due to the distance from large settlements and its proximity to and views across the lowland wetlands of the Broads.*

### **G3: Ormesby and Filby Settled Farmland**

- *A gently undulating landform is created by a Crag bedrock geology, which is sparsely overlain with drift deposits of sand, gravel and diamicton, in addition to isolated pockets of clays and silts;*
- *Low lying topography varies from 10 - 15m throughout the character area, terminating in the low coastal cliffs and sand dunes of area E1: Winterton Dunes and Coastal Strip;*
- *Deep, well drained, coarse loamy and sandy soils overlay glacial gravels and glaciofluvial deposits, creating a managed landscape primarily under arable cultivation, with some pasture and paddocks;*
- *Landcover is principally that of arable agriculture, with a medium scale rectilinear field pattern defined by blackthorn dominated Enclosure hedgerows of variable density, with occasional hedgerow oaks;*
- *Views are often panoramic, albeit contained by the carr woodlands of the Broads, which often form the backdrop, although there are few views from within the Broads due to the wooded edge.*
- *Vertical elements such as church towers at Hemsby, Filby and the Ormesbys and the wind turbines at Blood Hills are visually prominent in an otherwise simple landscape;*
- *An exposed, open character towards the coast, although the perceived influence of the coast is often masked by the pattern of settlement to this edge, with the exception of the coastal cliffs south of California;*
- *The character area is fringed by and forms the landscape setting of the Broads, which are internationally designated for their nature conservation and wetland interest and which provide local landscape variation;*
- *Historic sites and features are represented by a number of scattered minor halls and parklands such as at Ormesby Hall and the Old Hall;*
- *Outside of the relatively densely populated and coalesced settlements associated with the coast (e.g. Hemsby), is a sparsely settled, tranquil landscape with occasional compact villages and scattered farmsteads;*
- *The wooded backdrop of the Broads creates a sense of heightened tranquillity and wildness, in addition to textural variation in an otherwise often monotonous arable landscape;*
- *A medium to large scale agricultural landscape of simple composition, and exposed quality, albeit with some containment provided by wooded skylines and more intermittently by field boundary hedgerows and trees.*

### **G4: Hobland Settled Farmland**

- *A Crag bedrock geology is overlain by drift deposits of sands of Corton formation in addition to sands and gravels and isolated areas of Diamicton deposits;*
- *Drift deposits have created a gently undulating landform, with topography ranging from 5-15m AOD across the character area;*
- *Well drained coarse loamy soils associated with glaciofluvial and Aeolian drift deposits create a fertile landscape largely under arable cultivation;*
- *Landcover pattern is principally that of arable agriculture, set within an Enclosure field pattern of predominantly geometric formation, although minor parklands are also a feature e.g. Hobland/Caldecott;*
- *Fields vary widely in scale and are often bounded by mixed native hedgerows of variable density and quality with hedgerow oaks apparent in older field boundaries;*
- *Intimate, small scale fields are locally distinctive, often associated with areas of settlement. Paddocks are distinctive to settlement edges;*
- *Views are often framed, particularly where a more intact historic field boundary pattern persists, although cluttered at points due to the presence of pylons;*
- *To the south the wooded skylines created by vegetation within Waveney Rural Wooded Valley provide containment;*



- *The character area forms an important part of the setting of the Broads, particularly where it overlooks the wetlands from a low wooded escarpment at Burgh Castle, although views are contained further to the east by field boundary vegetation;*
- *Localised historic character and ecological variety is represented by heathland at Belton Common, to the south of the village of Belton, a remnant of formerly extensive heath/common land within the area;*
- *Principal historic features include the remains of the Roman Fort at Burgh Castle (partly within the Broads Authority) and the remnant historic parkland at Hobland Hall;*
- *Settlement is defined by compact villages, both linear (Fritton) and nucleated (Belton). Vernacular materials are often apparent, including red brick and clay pantiles;*
- *A landscape of often interrupted and fragmented visual and perceptual character, with localised areas unified by remnants of the Enclosure landscape structure and other aspects of the cultural pattern e.g. parkland;*
- *Evidence of recreational use is provided by golf courses at Caldecott Hall and the campsite at Howard's Common.*

## **H: Tributary Valley Farmland**

### **H1: Blundeston Tributary Valley Farmland**

- *A Crag bedrock geology is overlain with drift deposits of Corton sands and gravels to the north and Lowestoft Tills and Diamicton to the south with seams of clay, silt and gravel underlying tributaries;*
- *An undulating landform is created by the tributaries which cut the landscape and drain westwards into decoy ponds at Fritton and Flixton before reaching the River Waveney. Farm ponds are characteristic of higher land;*
- *Arable fields cover higher land whilst fields of wet grazing pasture, marsh and carr woodland characterise low lying land, notably at Flixton Decoy;*
- *Small farm woodlands are scattered over the landscape with the dense carr woodland of Waveney Rural Wooded Valley fringing the character area to the north at Browston Green;*
- *A network of hedgerows and ditches creates a small scale landscape pattern in the south giving way to larger field patterns towards the north;*
- *Local ecological value is represented by woodland at Parkhill and Corton and meadows at Gunton and Whitehouse Farm (County Wildlife Sites);*
- *Views are contained by rolling landform and wooded skylines which enclose a small to medium scale landscape;*
- *Views of the seascape are intermittent between settlement gaps at Corton and Hopton-on-Sea and are often restricted by field boundary vegetation and topography. Despite the proximity of the coast there is little coastal influence on the character area;*
- *The settlement edges of Lowestoft, Corton and Great Yarmouth create an urbanising influence and encompass resort type development, with tranquillity interrupted by the A12 corridor;*
- *A prison at Blundeston located on Flixton Decoy and a water treatment works at Corton are large scale features that are contained by well wooded edges.*
- *Key historic features include Blundeston Hall and moat and the remains of St Andrews Church at Flixton, (all Scheduled Monuments). Remnant parklands associated with Halls such as Gunton Hall also add to the historic landscape structure;*
- *Blundeston village, within the adjacent Somerleyton Settled Farmland forms part of the western edge of the area and is well known for its Dickensian associations, having formed one of the locations in David Copperfield;*
- *The remnants of the Lowestoft-Great Yarmouth railway dissects the area along the eastern edge with evidence of related earthworks in places;*
- *A diverse landscape mosaic providing textural and seasonal variation with lowland wet grazing and marsh vegetation alongside carr woodland and associated watercourses.*

## **Broads Landscape Character Areas – Key Characteristics<sup>41</sup>**

### **9: St Olaves to Burgh Castle**

#### ***Topography and Relief:***

- *Narrow floodplain levels at around –1m OD to 1m OD with a series of tributary valleys incised through the higher ground to the east.*

#### ***Geology and Soils***

- *The marshland area is Breydon formation silty clay for the most part bounded by a narrow band of peat at the upland edge of the floodplain. The valley sides and upland here are part of an extensive area of sand.*

#### ***Scale and Pattern***

- *This area is not large in itself but there is vast openness to the west, south-west and north with large elements (pylons, the boatyards, Waveney Forest).*
- *This area contains a series of small scale drainage levels with a number of curvilinear drainage dykes.*
- *Drainage mills are dotted on the horizon.*

#### ***Land Cover***

- *Grazing marsh with a significant proportion under plough.*
- *Coniferous plantation heathland on upland with carr woodland fringe and areas of development.*
- *There are wide reed ronds along the river.*

#### ***Land Use***

- *Mixed arable and pastoral farming*
- *Land based leisure/holiday industry*
- *Large scale modern boatyard marina and industry*
- *Reed cutting on the wide ronds.*

#### ***Settlement***

- *Settlement/Development within the area is centred around St. Olaves and Burgh Castle with the more significant settlement of Belton on the edge of the area.*

#### ***Remoteness and/or Tranquillity***

- *Much of this area has quite a bleak and remote feel.*
- *The potentially more visually intrusive caravan park developments are generally well screened.*

### **18: Haddiscoe Island**

#### ***Topography and Relief***

- *Haddiscoe Island is level floodplain marshland at around –1 OD to OD, bounded by the River Yare to the north, the Waveney to the south and the New Cut to the south-west.*

#### ***Geology and Soils***

- *This area is uniformly Breydon formation silty clay.*

#### ***Scale and Pattern***

- *This is a large-scale panoramic landscape.*
- *Overall, the Island retains a good proportion of curvilinear dyke boundaries.*

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<sup>41</sup> Broads Landscape Character Assessment (author not specified, 2006)

#### **Land Cover**

- Land cover is predominantly pasture with some notably wide areas of reed rond bounding the rivers.

#### **Land Use**

- The main land uses on the Island are cattle grazing and the commercial harvesting of the reed ronds.
- There is a notable absence of arable cultivation here unlike most other areas of marshland in the Broads.

#### **Settlement**

- Settlement is restricted to four isolated marsh dwellings and four former drainage windmills, two of which are now holiday homes. All buildings are located around the perimeter.

#### **Remoteness and/or Tranquillity**

- The southern part of the Island has a more functional/industrial feel (influenced by the New Cut, Haddiscoe Bridge, the large series of pylons and St. Olave's boatyards).
- Overall the area has a feeling of remoteness and emptiness.

### **19: Halvergate Marshes (ext Bure Loop and West of Tunstall Dyke)**

#### **Topography and Relief**

- Vast, level estuarine marshland at around -1mOD. Relict cliff features can be seen around the edge of the former estuary e.g. at Burgh Castle and West Caister.

#### **Geology and Soils**

- The marshes are uniformly silty clay with peat along the western fringe.

#### **Scale and Pattern**

- The marshes are noted for their vast open expanse.
- The marshes display a high percentage of curvilinear dyke boundaries.
- Drainage windmills, marsh gates and side wings are all features repeated throughout the area. Both the Acle Straight and Tunstall to Halvergate Branch Roads are lined (sometimes intermittently) with pollarded willows.

#### **Land Cover**

- Land cover is predominantly pastoral with a band of carr woodland along the western edge. Some areas remain under the plough and there is a cluster of wet scrapes in the RSPB reserve area.

#### **Land Use**

- Land use is farming and nature conservation with leisure uses to a lesser degree.

#### **Settlement**

- Settlement is restricted to isolated marsh houses within the marsh and a series of marsh-edge settlements along the western boundary.

#### **Remoteness and/or Tranquillity**

- The sheer scale, inaccessibility and emptiness of much of the marshland area means it remains largely quiet and isolated although less so around the fringes
- Noise on the A47 can be intrusive although much depends on wind direction.

### **20: Breydon Water**

#### **Topography and Relief**

- This area comprises the extent of the relict estuary enclosed by floodbanks 2-3m OD.



### **Geology and Soils**

- *This area comprises Breydon formation silty clay*

### **Scale and Pattern**

- *This is a vast panorama.*
- *The only pattern is that formed by the sinuous creeks.*

### **Land Cover**

- *Land cover changes from an extensive area of open water to (temporarily) include mudflats with patches of saltmarsh and reedbed.*

### **Land Use**

- *The river channel provides a link between the Bure, Yare and Waveney and access to the sea. The area is important for nature conservation as reflected in the designations.*
- *Breydon forms part of the Broads' flood defences*
- *There is some bait digging, eel and smelt fishing and smelting.*

### **Settlement**

- *There is no settlement within the area although there are major visual impacts from urban sprawl to east and south east.*

### **Remoteness and/or Tranquillity**

- *Despite the proximity of settlement, there is still a stark, bleak, remoteness about Breydon.*
- *The salt air and sounds of sea birds emphasise the proximity to the sea.*
- *Constant low level noise from roads/urban development was noted during the survey.*

## **21: Yare Valley - Church Farm, Burgh Castle, Fisher's and Humberstone Marshes**

### **Topography and Relief**

- *Level estuarine marshland to the south of the relict Breydon estuary located at between -1m OD to 1m OD.*
- *The former southern edge of the estuary rises up to around 10 m OD although not as sharply as the area around Burgh Castle Fort (included within C.A. 9)*

### **Geology and Soils**

- *The marshland area comprises Breydon formation silty clay with a narrow band of peat running closest to the upland*

### **Scale and Pattern**

- *This is a large-scale landscape.*
- *The marshes are split between rectilinear pattern to the west (Church Farm/Burgh Castle) and curvilinear pattern to the east (Fishers/Humberstone)*

### **Land Cover**

- *This area comprises both pastoral and arable marshland with some small blocks of carr woodland towards the upland edge.*

### **Land Use**

- *Farming both arable and pastoral with grazing often for horses.*
- *Some areas appear unmanaged grassland.*

### **Settlement**

- *Linear settlement of Burgh Castle and Bradwell is located along marginally higher ground at the upland edge of the valley to the south. There is a high road and a low road along the valley edge.*
- *Vast settlement of Great Yarmouth and suburbs visible to the east.*

#### ***Remoteness and/or Tranquillity***

- *Great Yarmouth built development area looms to the east. However to the north and west is a vast openness.*
- *Formal public access is restricted to the Angles Way footpath.*

### **25: Lower Bure Arable Marshlands**

#### ***Topography and Relief***

- *This area comprises the valley floor and part of the valley side of the northern Lower Bure Floodplain along with the Pickerill Holme tributary area in Mautby/Caister and crosses over to the southern side of the Bure to include both 'Bure Loop' and Calthorpe Marshes near Acle. The floodplain area is located at around -1 m OD and the valley side to the north rises to around 10m OD with settlement located on the valley side at around 5m OD.*

#### ***Geology and Soils***

- *This area comprises Breydon formation silty clay with small sand and gravel and peat exposures along the northern edge.*

#### ***Scale and Pattern***

- *This is large open expanse.*
- *Drainage mills are a feature repeatedly viewed from this area*

#### ***Land Cover***

- *Although the valley floor of this area was traditionally an area of grazing marshes, the land cover of both valley sides and valley floor is now almost entirely arable.*

#### ***Land Use***

- *The predominant land use is arable farming.*
- *The reed ronds are particularly wide in parts here – notably so between Herringby and Runham Swim – and are commercially cut.*

#### ***Settlement***

- *Settlement is predominantly isolated farmsteads located along the higher ground to the north along with the small scale settlements of Stokesby, Runham (now part of Mautby) and West Caister.*

#### ***Remoteness and/or Tranquillity***

- *Both noise and frequency of movements of traffic along the Acle Straight impact upon the tranquillity here. The built development of Great Yarmouth and Caister-on-Sea also detracts from any sense of remoteness.*

### **26: Muck Fleet valley and the Trinity Broads**

#### ***Topography and Relief***

- *A series of deep interconnected broads occupying a large tributary valley of the river Bure. The valley sides are very gentle rising to around 4m OD.*

#### ***Geology and Soils***

- *The valley is predominantly peat directly adjacent to the upland. Part of Ormesby Little and Filby Broads are sands and gravels.*

#### ***Scale and Pattern***

- *This is a medium scale landscape with a largely enclosed feel and repeated elements.*

#### ***Land Cover***

- *Land Cover is mainly open water enclosed by fringe of reed and carr and some coniferous plantation woodland.*

- *Drier heathland type vegetation was noted around Ormesby Little Broad. The Burgh Common area contains more open fen and some heathland.*

#### **Land Use**

- *Land use consists of a reservoir and waterworks for the Essex and Suffolk water Company alongside restricted leisure uses, angling, sailing (for educational purposes at Filby only), caravan and campsite alongside some grazing, mowing and other nature conservation management.*

#### **Settlement**

- *Settlement in this area is mainly linear in form distributed along the A149 and A1064 and also at Fleggburgh and Stokesby Road, Filby.*
- *There is some well preserved common edge settlement at Fleggburgh.*

#### **Remoteness and/or Tranquillity**

- *The two main road crossings have an adverse affect on tranquillity, with the distant drone of traffic heard through much of the area. Aside from the roads and parking opportunities near them, access is quite limited and the broads themselves often appear empty.*

### **31: Martham Ferry to Oby**

#### **Topography and Relief**

- *Narrow river valley floodplain 0 to 1 m OD with series of small tributary valleys. The valley sides are generally quite gradual although are more pronounced at Martham and Thurne.*

#### **Geology and Soils**

- *Predominantly silty clay marshland with peat areas towards the upland and along the tributary valleys.*

#### **Scale and Pattern**

- *This is a small to medium scale area.*
- *The grazing marshes have a small-scale rectilinear drainage pattern.*

#### **Land Cover**

- *The area is predominantly pastoral with some carr woodland and areas of riverside development.*

#### **Land Use**

- *Land use is mainly grazing for cattle and horses. Some areas are cut for hay.*

#### **Settlement**

- *Settlement is generally linear in form or dotted around the edge of the floodplain.*
- *Linear riverside chalet development is a feature of this area*
- *The area has a mixture of large and small boatyard/marinas.*

#### **Remoteness and/or Tranquillity**

- *This area has a tamed and accessible feel.*
- *Traffic noise is a feature around Potter Heigham Bridge and the vicinity of the A149.*



**APPENDIX B**  
**Waveney District Landscape Character Context**

## APPENDIX B

### WAVENEY DISTRICT LANDSCAPE CHARACTER CONTEXT

#### Waveney District Landscape Character Areas – Key Characteristics<sup>42</sup>

##### A: Rural Wooded Valleys

###### A1: Waveney Rural Wooded Valley

- A Crag bedrock geology is overlain with drift deposits including peats of Breydon formation and sands and gravels;
- Landform is that of a broad, shallow valley. Topography ranges from 5m AOD in the valley floor to 15m AOD to the valley crests;
- The drift geology is overlain with deep, well drained loamy and sandy soils, which are often prone to erosion, and acidic where associated with former heathland and commons;
- A densely wooded valley landscape, with oak woodland fringing and forming part of the Somerleyton Estate, in addition to hazel coppice and extensive areas of coniferous estate plantation;
- Containment is provided by the mature woodland cover, creating a landscape of often intimate scale. Localised variation is provided by small scale areas of pastoral farmland;
- A number of large scale water bodies are apparent on the valley floor, notably the duck decoy ponds at Fritton and smaller scale ornamental pools at Hopton House.
- Blocka Run is a small, westerly draining watercourse in the valley floor, which follows a meandering course to the River Waveney;
- Historic and cultural features are represented by the decoy ponds, the ruins of the Augustinian Priory of St Olaves and by the parkland features associated with the Somerleyton Estate, notably rusticated lodge houses;
- A tranquil, sparsely settled landscape, with the water crossed only intermittently by a network of 'B' Roads and the A143 which traverses the western end of the valley floor;
- The compact, red brick and flint hamlet of St Olaves is the principal settlement within the character area;
- A landscape which is often dark and enclosed in character, with an intimate spatial scale, and framed views. The few instances where the large waterbodies are visible create variation in light and reflection.
- Recreational access includes the Country Park at Fritton Decoy, fisheries and areas of Access Land, although large areas of the valley floor are inaccessible out of season.

##### B: Rural River Valleys

###### B1: Waveney Valley

- Dominated by peat deposits on the valley floor and sands and gravels including river terrace deposits to the west forming low terraces on the valley sides;
- A broad, flat valley, with landform ranging from 0-5m AOD on the valley floor to 15-20m AOD to the valley crests;
- Land cover is characterised by wet meadow and rough grazing, with small broadleaved coverts and carrs. The marshlands of the Broads to the north form a transitional edge;
- Carr woodland is a distinctive feature to much of the valley edge resulting in a well wooded landscape with significant visual containment, particularly to the east;
- A large common at Beccles (now a golf course), is a remnant of the formerly more extensive commons of the valley;
- Views are often framed by dense woodland and contained by rising topography although there are occasional glimpses across the expansive wetland landscape of the Broads landscape to the north with drainage mills/pumps a prominent element of views;

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<sup>42</sup> Waveney District Landscape Character Assessment (Land Use Consultants, 2008)

- *County Wildlife Sites at Beccles Common, North Cove Alder Carrs and Flixton Pits recognise the ecological value of the wet woodland and the valley floor with carr woodland providing valuable habitats;*
- *Flixton Pits is an operational sand and gravel quarry. Its ecological value for invertebrates is recognised through a portion of the site designated as a County Wildlife Site;*
- *Reed beds coupled with intricate ditches and tributaries forms a small to medium landscape structure adding texture and variety, and creating an interesting landscape mosaic with significant seasonal variation;*
- *A simple rural road network results in a largely peaceful and tranquil landscape, although in parts this is interrupted by main roads, notably the A146 and rail line;*
- *Compact market towns of Bungay and Beccles have extended onto the valley sides. Outside these small towns settlement is confined to isolated halls and farms;*
- *Elements of the cultural landscape include commons at Beccles, a moated site at Wade Hall and Flixton Hall and small areas of remnant parkland;*
- *Forming the setting for the Broads this character area acts as a transitional buffer zone with the landscape sharing characteristics of the wetland character of the Broads.*

## **B2: Blyth and Wang Valley**

- *A bedrock geology of Crag – Sand, with isolated areas of Crag – Gravels to the upper valley reaches is overlain by fen valley peats in the valley floor and deposits of river alluvium (clays/silts/sands/gravels), and sands and gravels of Lowestoft Formation to the valley sides;*
- *Vast tidal flat deposits are evident to the east, creating a marshland landscape as the valley opens into the estuary, marking the eastern extent of the character area;*
- *A broad, shallow valley with subtle landform variation and definition. The valley floor lies at 0m AOD, with the valley crests found at between 10-15m AOD;*
- *Flood prone peat soils are associated with drift deposits of peat and river alluvium in the valley floor. Slowly permeable calcareous clayey soils are evident elsewhere;*
- *A landscape of wetland meadow, reed and grazed/rush pasture, with the framework defined by the network of tributaries and field boundary ditches which drain into the two principal rivers;*
- *Landscape structure is provided by mixed native hedgerows and hedgerow trees including oaks which, in addition to the ditches create a rectilinear field boundary network of often intimate scale;*
- *Blocks of coppiced willow and alder carr woodland are distinctive. In addition to lines of alders along ditched boundaries, these create further variety and texture in a predominantly pastoral landscape;*
- *Acid soils on the sands and gravels create further variation within the landscape, including areas of remnant acid heath and grassland, and plantations, which are often associated with the adjacent North Suffolk Sandlings character area; Visual containment is provided by the valley landform and by the plantation woodlands fringing the character area, although views east towards Southwold and the marshes are more open;*
- *A mosaic landscape of considerable habitat interest, which is recognised in the SSSI designation of parts of the valley floor (also a RAMSAR site and SPA). Much of the rush pasture at the Wang Valley forms part of a County Wildlife Site;*
- *Historic landscape character is represented by the remains of the designed landscape of the now destroyed Henham Hall, part of which is within the area, including a lake in the valley floor;*
- *Evidence of recreational use is provided by the Norman Gwatkin Nature Reserve and by a network of rights of way.*

## **D: Coastal Broads and Marshes**

### **D1: Covehithe and Benacre Coastal Broads**

- *Topographically contained, bounded by low ridges rising to the north and south forming broad low lying marshes separated from the sea by high shingle beaches;*



- *Clay, silts and peats have accumulated within the low lying valley system;*
- *Large pools of open water immediately behind the shingle bar. The Broad at Benacre has a complex outline of bays and peninsulas, while Covehithe by comparison is more elongated;*
- *At Benacre Broad plantation woodland surrounds and frames the Broad creating a very enclosed 'hidden' character;*
- *An absence of built development, with no roads or buildings apart from a small farm on the edge of Covehithe and the Keeper's House in the plantation at Benacre;*
- *The transition of open water, reedbeds, marsh to dry land is of high ecological interest, with the fluctuating salinity supporting a range of rare and unusual species, as well as wetland birds (recognised in NNR, SSSI and SAC designation);*
- *A simple landscape of open water pools, reedbed and plantation woodland;*
- *Subtly rising landform enclose the Broads – the pine lines of the Sandlings often form the backdrop,*
- *Contained, enclosed and 'remote' character, with very few restricted views to the open water;*
- *A dynamic landscape with shifting coastal edge and erosion resulting in saltwater ingress and fluctuating salinity.*

## **E: Dunes, Coastal Levels and Resorts**

### **E2: Great Yarmouth Coastal Strip**

- *A Crag bedrock geology is overlain with swathes of sand and gravel drift deposits and fringed by beach sands and marine shingle along the seaward edge;*
- *Landform is flat and ranges from 0m AOD at along the coastline to 15m AOD inland, the manmade promenade creates an artificial level change;*
- *Views are panoramic, stretching far along the coastline with the Scroby Sands offshore wind farm dominating seaward views;*
- *Recreational resort and residential development forms the backdrop to views inland (including caravan parks at Caister-on-Sea and Hopton-on-Sea);*
- *Evidence of erosion and resultant methods of prevention demonstrate the ephemeral character, affected by weather processes and tides;*
- *Dune heath and grasslands merge into grazing marsh on settlement edges at North Denes, which are designated SSSI and SPA for their habitat value in relation to bird nesting and breeding as well as a diverse flora and distinctive dune system;*
- *A strong sense of place is created by the presence of terns, waders and sea gulls, and associated noise, along the shoreline, as is the presence of seals off the beach;*
- *A landscape of simple horizons and big skies. Continual change is provided by the effects of varying light and tidal movement, creating a dynamic landscape;*
- *A landscape of simple horizons and big skies.*

## **F: Coastal Cliffs**

### **F1: Pakefield to Benacre Coastal Cliffs**

- *The cliff is formed of the exposed Crag Sand bedrock, plus associated sand and gravel beach deposits, with an exposed shingle bars;*
- *The bedrock is visible in the low Crag coastal cliffs at Pakefield and Kessingland with the exposed Crag sediments of great geological interest (SSSI);*
- *A low cliff and dune coastal landscape with local landform variation in the form of cliffs and the sculpted dune and beach deposits;*
- *Acid, sandy soils overlay glaciofluvial drift deposits, creating a landscape of grassy dunes, and acid grassland/heathland and exposed vegetated shingle;*
- *Panoramic views are available from the cliff edge across the North Sea and in the northern part to Lowestoft and its pier;*
- *The cliff and coastal edge is undeveloped, although the flatter cliff top area between Lowestoft and Kessingland and immediately south of Kessingland provides the location for holiday resort development with caravan, chalet parks and campsites;*

- *The Pakefield to Easton Bavents SSSI recognises the high geodiversity interest of the coast including the soft sandy cliffs, vegetated shingle bars and saline lagoons (the Denes). The southernmost part of the area is included within a SPA;*
- *Principal historic feature of the character area is Pakefield Hall now subsumed within a holiday camp development;*
- *The coast has a wild and windswept, exposed quality and a strongly ephemeral visual character due to tidal movement, reflected light and the influence of the weather;*
- *A dynamic, shifting landscape changing with the tides and wind;*
- *Recreational use associated with the resort developments at Kessingland.*

## **F2: Southwold Coast**

- *A Crag – Sand bedrock geology is overlain with sand and gravel beach deposits, in addition to tidal flats and silt/clay deposits. The bedrock is apparent in the low, erosion prone Crag coastal cliffs at Southwold;*
- *A coastal landscape with little landform variation other than the dunes to the south of Southwold and the Crag cliffs. Topography reaches 10m AOD to the clifftops;*
- *Acid, sandy soils overlay glaciofluvial drift deposits, creating a landscape of grassy dunes and sandy beaches. To the north of the cliffs shingle spits are often evident near the mouth of minor tidal estuaries e.g. the Hundred, and at Pottersbridge Marshes;*
- *Principal landcover is that of duneland to the south of Southwold, with localised areas of scrubby woodland beyond, in addition to areas of coastal marsh. Saline plant species such as tree lupins are a distinctive element of the shingle beaches;*
- *Panoramic views are available across the coastal marsh to the south as far as Aldeburgh, with Sizewell A and B Power Stations forming a prominent element of these views;*
- *The geomorphological interest and ecological value of the coastal landscape north of Southwold is internationally recognised, with the Crag cliffs forming part of Pakefield to Easton Bavents SSSI and the coast providing breeding/overwintering habitat for a varied range of bird species, forming part of the Benacre SPA and SAC;*
- *Principal historic features of the character area include the clifftop town of Southwold which is built around a network of greens and a prominent 15<sup>th</sup> Century Church. The inland lighthouse is distinctive;*
- *Southwold is a traditional, low key seaside resort, with a promenade, pier and lines of colourful beach huts. The influence of coastal development is extremely limited outside of the town itself, and is contained by the cliffs to the north and the estuary to the south;*
- *The coast has a wild and windswept, exposed quality and a strongly ephemeral visual character due to tidal movement, reflected light and the influence of the weather;*
- *Evidence of recreational use is provided by the coastal resort of Southwold, although the coast has a tranquil and often remote character.*

## **G: Settled Farmland**

### **G5: Somerleyton Settled Farmland**

- *The Crag bedrock geology is overlain by a mix of drift deposits of diamicton in the higher areas and sands and gravels;*
- *A gently undulating landform, with topography ranging from 5m adjoining the adjacent river/Broad landscapes and rising to a central low plateau of approximately 20m AOD;*
- *Deep well drained coarse loamy soils create a fertile landscape which is predominantly under arable cultivation with areas of pasture associated with parkland as well as some paddocks adjacent to settlements;*
- *Small blocks and belts of woodland both broadleaved and conifer plantation area associated with the Estate landscape create an enclosed 'wooded' character;*
- *The field pattern is distinct being almost entirely early (pre 18<sup>th</sup> century) to the south and east of Somerleyton Park, with later enclosure of former common and heathland to the north and west;*

- *Fields are medium to large scale, with fields defined by hedgerows of variable quality. Large mature stag-headed oaks are a key feature;*
- *Crossed by a network of small rural lanes, frequently enclosed by high bracken covered banks creating a semblance of a 'heathy' character;*
- *The perception of the landscape varies from enclosed and intimate travelling along the banked rural lanes to more open on some areas of farmland;*
- *Somerleyton Hall is a listed Jacobean style mansion, surrounded by a Grade II\* parkland. There are no views of the house from the wider landscape outside the parkland, although gate houses, lodges and an estate church are distinctive built features;*
- *Pine clumps and ornamental trees contribute to the strong parkland character, with notable entrance avenue to Somerleyton Hall and distinct red brick wall boundary containing the parkland;*
- *Some long views into across the adjacent low lying pasture and wetland landscape of the Broads and reciprocal views back with this area forming a low partially wooded skyline;*
- *Unusual model estate village at Somerleyton to the south-west of the park, built around a square green with houses of brick and thatch and distinct estate vernacular with maroon paint;*
- *Relatively sparse settlement with the modern extended linear village at Blundeston and occasional isolated large farms, including some good vernacular farm buildings of red brick thatched barns;*
- *Blundeston has associations with Dickens and formed one of the locations in David Copperfield;*
- *Distinct isolated churches with towers form prominent landmarks in views and are notable in views from the lower lying Broads landscape;*
- *An essentially peaceful, rural landscape, seemingly well managed and intact character.*

## **H: Tributary Valley Farmland**

### **H1: Blundeston Tributary Valley Farmland**

- *A Crag bedrock geology is overlain with drift deposits of Corton sands and gravels to the north and Lowestoft Tills and Diamicton to the south with seams of clay, silt and gravel underlying tributaries;*
- *An undulating landform is created by the tributaries which cut the landscape and drain westwards into decoy ponds at Fritton and Flixton before reaching the River Waveney. Farm ponds are characteristic of higher land;*
- *Arable fields cover higher land whilst fields of wet grazing pasture, marsh and carr woodland characterise low lying land, notably at Flixton Decoy;*
- *Small farm woodlands are scattered over the landscape with the dense carr woodland of Waveney Rural Wooded Valley fringing the character area to the north at Browston Green;*
- *A network of hedgerows and ditches creates a small scale landscape pattern in the south giving way to larger field patterns towards the north;*
- *Local ecological value is represented by woodland at Parkhill and Corton and meadows at Gunton and Whitehouse Farm (County Wildlife Sites);*
- *Views are contained by rolling landform and wooded skylines which enclose a small to medium scale landscape;*
- *Views of the seascape are intermittent between settlement gaps at Corton and Hopton-on-Sea and are often restricted by field boundary vegetation and topography. Despite the proximity of the coast there is little coastal influence on the character area;*
- *The settlement edges of Lowestoft, Corton and Great Yarmouth create an urbanising influence and encompass resort type development, with tranquillity interrupted by the A12 corridor;*
- *A prison at Blundeston located on Flixton Decoy and a water treatment works at Corton are large scale features that are contained by well wooded edges.*
- *Key historic features include Blundeston Hall and moat and the remains of St Andrews Church at Flixton, (all Scheduled Monuments). Remnant parklands associated with Halls such as Gunton Hall also add to the historic landscape structure;*



- *Blundeston village, within the adjacent Somerleyton Settled Farmland forms part of the western edge of the area and is well known for its Dickensian associations, having formed one of the locations in David Copperfield;*
- *The remnants of the Lowestoft-Great Yarmouth railway dissects the area along the eastern edge with evidence of related earthworks in places;*
- *A diverse landscape mosaic providing textural and seasonal variation with lowland wet grazing and marsh vegetation alongside carr woodland and associated watercourses.*

## **H2: Waveney Tributary Valley Farmland**

- *A bedrock geology of Norwich Crag is overlain with glaciofluvial drift deposits of sand and gravels and cut by minor tributaries. Peats are associated with low lying areas;*
- *Topography ranges from 5m AOD to the boundary with the adjacent Waveney Valley, to 15m AOD to the adjacent plateau;*
- *Well drained, sandy soils associated with glaciofluvial drift material create a fertile landscape under predominantly arable cultivation. In lower lying areas flood prone peat based soils (associated with peat deposits) are evident;*
- *Landcover pattern is that of Enclosure field boundary hedgerows with hedgerow trees, with arable fields of irregular formation and medium to large scale, in addition to some areas of rough grazing;*
- *A sparsely wooded landscape with few other structural landscape features, creating wide views occasionally framed by field boundary vegetation. There are occasional views across the Waveney Valley Floodplain and the Broads;*
- *Occasional wooded strips and small scale farm coverts are distinctive landscape features, as is the wooded parkland setting of Worlingham Hall;*
- *The visual influence of wet field boundary ditches and tributary drains is subtly apparent across the character area;*
- *Principal elements of the cultural landscape are the hall and associated minor parkland at Worlingham and North Cove, in addition to the isolated thatched church at Barnby;*
- *The character area is fringed to the east and west respectively by the settlement edges of Lowestoft and Beccles, with Barnby representing the principal settlement within the area;*
- *A simple arable landscape with little variation, but forming part of the landscape setting of the Broads. Influence of settlement is marked to the east and west of the area and tranquillity is reduced by the A146 which crosses the area;*
- *Evidence of recreational usage is provided by the golf course at Rookery Park.*

## **H3: Hundred Tributary Valley Farmland**

- *A Crag bedrock geology of sands and gravels is overlain by drift deposits of Lowestoft Tills and Alluvium. The small tributaries that cut through the landscape have deposited sands and gravels;*
- *Well drained sandy soils are coarse and loamy within low lying land with slowly permeable subsoils which are prone to waterlogging;*
- *Tributaries cut into the landscape from the edges of the plateau creating a gently undulating landform ranging from 5-20m AOD covered by medium scale geometric pastoral and arable fields;*
- *Swathes of wet woodland and hedgerows with frequent hedgerow trees alongside wet ditches and tributaries define medium scale geometric pastoral fields boundaries;*
- *Wet meadows and rough grazing occur in low lying areas adjacent to the minor watercourse of the Hundred River whilst arable fields and patches of deciduous and mixed woodland form the transitional edge with the adjoining farmland plateaux;*
- *Ancient woodland at Titsal Wood in the western end of the character area is designated SSSI due to its ecological value as an area of hornbeam woodland;*
- *Local ecological value is represented by woodland at Willingham and meadow at New House Farm (County Wildlife Sites);*
- *A small to medium scale landscape with views framed by hedgerow vegetation and rolling landform although there is inter-visibility with the adjacent estuarine valley floor at Hundred River Marshes;*

- *Sparsely settled with scattered farmsteads varying in age and small hamlets linked by sunken lanes including linear (Mutford) and nucleated (Henstead). Both are low density and demonstrate traditional the vernacular character of red brick and pantiles with occasional thatched buildings;*
- *The exposed settlement edges of Kessingland and Lowestoft fringe the eastern fingers of the character area adjacent to the coast and reduces the otherwise tranquil nature of the character area;*
- *Isolated knapped flint churches are often all that remains of past settlements, and frequently form focal elements of wooded skylines;*
- *Principal historic elements of the landscape include numerous 16<sup>th</sup> and 17<sup>th</sup> Century Halls found at Ellough, Weston and Mutford which all contribute to the historic landscape character;*
- *A textured landscape, with a varied landscape mosaic composed of a variety of landcover elements, with pasture and wet grassland juxtaposed with woodland and arable fields.*

#### **H4: Mid Waveney Tributary Valley Farmland**

- *A Crag bedrock geology is overlain with drift deposits including Lowestoft Tills and sands;*
- *Topography ranges from 10m AOD to the Waveney Valley edge to 30-35m AOD to the adjoining Plateau areas. A gently rolling landform becomes steeper at Ringsfield and on the outskirts of Bungay;*
- *Views are framed and contained by the rolling landform and field boundary vegetation that covers the river valley sides and borders rural roads and tracks.*
- *Glimpsed views are available at points across the wide, flat Waveney Valley within the Broads;*
- *Small patches of woodland are scattered across the character area often surrounding settlements and fringing the adjacent Waveney Valley;*
- *Hedgerows line semi sunken rural roads and tracks, and hedgerow oaks are often distinctive, conspicuous features;*
- *Fields are under arable cultivation, interspersed with areas of pastoral and rough grazing. Defined by ditches and fragmented hedgerows they are of a small to medium scale around settlements, becoming larger towards the western end of the area;*
- *Tributaries draining into the Waveney also define the field boundary network and are distinctive features, as are farm ponds;*
- *Parts of the area demonstrate an estate influence notably around Mettingham Castle and Barsham where fragmented parkland remains alongside historic ruins;*
- *A network of rural lanes and tracks crosses the area, with the A144 dissecting the area where it adjoins the settlement edge at Bungay;*
- *Settlements are small, scattered and of nucleated formation. Isolated Saxo Norman thatched churches are a common historic feature notably at Mettingham, Barsham, Shipmeadow and St Johns;*
- *This is a tranquil rural area despite its close proximity to Beccles and Bungay.*

#### **H5: Sconch Beck and Waveney Tributary Valley Farmland**

- *A bedrock geology of Crag – Sand is overlain by Lowestoft Till deposits, in addition to bands of sands and gravels of Lowestoft Formation, and clays, silts, sands and gravels;*
- *The character area is defined by an undulating landform, ranging from 20-30m AOD, and cut by minor tributaries draining the principal tributary of Sconch Beck and The Beck;*
- *Landform results in views of strongly contained character, although these are more open in elevated areas adjoining the plateau;*
- *Slowly permeable calcareous and clayey soils associated with chalky till drift deposits create a mixed agricultural landscape of pasture, rough grazing and arable cultivation, in addition to areas of wet meadow fringing tributaries. Springs and farm ponds are also distinctive;*
- *Landcover is that of arable agriculture with pasture associated with the minor tributaries which cut the character area. A geometric and partly co axial field pattern of small to medium scale provides a framework;*

- *Mixed Enclosure hedgerows with hedgerow trees provide landscape structure, as do areas of deciduous farm woodland as at Kell Wood, in addition to small scale blocks of coniferous plantation;*
- *Principal elements of the cultural landscape include the 16<sup>th</sup> Century house and associated parkland at South Elmham Hall, incorporating the remains of the former summer palace of the Bishops of Norwich, and the ruins of the 'Minster' church at South Elmham;*
- *A landscape of relatively intact landscape structure and textured, mosaic character in places. The smaller scale landscape pattern contrasts with the more eroded arable landscape in the central part of the area;*
- *Variation in colour and perceptual quality is provided by the areas of pasture and wet meadow which fringe the network of minor tributaries;*

#### **H6: Blyth Tributary Valley Farmland**

- *A bedrock geology of Crag sands and gravels is overlain by drift deposits of Lowestoft Till and river alluvium. Where tributaries cut through the landscape, sands and gravels and alluvium have been deposited;*
- *The tributaries create a subtly varied, undulating landform, with topography ranging from 10-30m AOD across the character area;*
- *Soils include slowly permeable calcareous soils on the drift deposits adjacent to the adjoining plateau character areas, with well drained sandy and coarse loamy soils in lower lying areas;*
- *This is a landscape which is predominantly under arable cultivation, with pre 18<sup>th</sup> Century co axial fields set within a network of mixed hedgerows with hedgerow trees;*
- *In some places the eroded field boundary vegetation creates a more open landscape. Further contrast is provided by areas under pasture, and blocks of broadleaf and mixed woodland including Christmas tree plantation;*
- *Landform and field boundary vegetation combine to limit inter-visibility with adjacent character areas and framed views, except in areas where hedgerow boundaries have been eroded;*
- *Tributary drains and associated white painted bridges are a distinctive landscape feature where they are crossed by roads, as are field ponds. Lakes and lagoons occupy former mineral extraction sites (e.g. at Holton Pit);*
- *Principal historic elements of the landscape include the areas where a co axial field pattern persists, the post windmill at Holton and the associated village which lies at the confluence of a number of minor tributaries;*
- *A number of minor parkland features are apparent within the character area, notably the 'Gothick' lodge house associated with Spexhall Manor at Wisset;*
- *Settlement is represented by the linear hamlet of Wisset and the nucleated valley town of Halesworth which has extended into this area, in addition to Holton village. A range of traditional vernacular materials are evident, including thatch, colour limewash/plaster, timber framing and red brick;*
- *A varied mosaic landscape is created by the interplay of various landcover elements (woodland, pasture, arable, biofuel cropping and field boundary hedgerows);*
- *Tributary drains and associated wetlands create a landscape of intimate character at points; Outside of Halesworth the character area has a tranquil rural quality, with the influence of settlement subtly perceived.*

#### **H7: Blyth and Wang Tributary Valley Farmland**

- *A bedrock geology of Norwich Crag is overlain with deep glaciofluvial drift deposits of sand and gravels and cut by minor tributaries, giving rise to an undulating landform.*
- *Topography ranges from 5m AOD to the boundary with the adjacent Wang and Blyth Valleys, to 15m -20m AOD to the adjacent plateau.*
- *The area forms a backdrop to the adjacent river landscapes providing scale and contrast.*
- *Well drained, sandy soils associated with glaciofluvial drift material create a fertile landscape predominantly in arable cultivation.*



- *Some areas of rough grazing and permanent pasture are associated with the minor tributaries that cross the landscape.*
- *Enclosure pattern is primarily pre 18<sup>th</sup> century enclosure – some intact hedgerow networks remain, while in other areas hedgerows are sparse. Large mature oaks within hedgerows are key features.*
- *Considerable wooded cover notably associated with the tributary valleys as well as well as areas of parkland, as at Henham Park, with its plantations, copses and avenues.*
- *Principal elements of the cultural landscape are the hall and associated parkland at Henham, with estate buildings such as lodges.*
- *Settlement includes the extended villages at Reydon and Wangford on the border of the area, with modern development fronting or backing onto farmland. Outside the villages there are numerous dispersed farms, manors and halls.*
- *A quiet, rural landscape forming a transition area between the river valleys and higher plateau areas. Tranquillity is reduced by a number of A roads that cross the landscape.*
- *A network of narrow rural lanes, some sunken and enclosed by steep vegetated banks, create a more enclosed character.*
- *Occasional views across adjacent low lying Blyth Valley marshes to the south.*

## **I: Farmed Plateau Clayland**

### **I1: Saints Plateau – West**

- *A bedrock geology of Norwich Crag is overlain with thick Diamicton deposits, giving rise to a gently undulating plateau landform;*
- *Topography is very gently undulating, ranging from 30m AOD to the adjacent tributary valley crests to just over 50m AOD at South Elmham St James;*
- *Slowly permeable, seasonally waterlogged soils are associated with chalky till drift deposits;*
- *Predominant landcover is that of arable agriculture, juxtaposed with occasional areas of improved pasture and rough grazing. A geometric and partly co axial field pattern is evident, although scale is highly variable due to areas of field boundary loss;*
- *Field boundaries are defined by native hedgerows of variable density and quality. Stag headed oaks are often evident as hedgerow trees;*
- *Small scale blocks of broadleaf woodland, often ancient semi natural woodlands, punctuate the field pattern at points, providing localised interest in a landscape of otherwise simple landcover elements;*
- *Ancient woodlands are often designated as County Wildlife Sites (SSSI at Abbey Wood/Packway Wood). Meadows at Laurel Farm (CWS) are important grassland habitats in this predominantly arable landscape;*
- *Principal historic features are the numerous moated sites across the plateau. Flint churches are distinctive e.g. South Elmham St James;*
- *Settlement is dispersed, with compact, often linear hamlets focussed on historic village commons;*
- *A remote and rural, sparsely settled plateau landscape, with a more intimate spatial scale and pattern around settlement edges, which contrasts with the more eroded large scale arable field network elsewhere within the area;*
- *The character area is crossed by an extensive network of Rights of Way.*

### **I2: Saints Plateau – East**

- *A bedrock geology of Crag – Sand predominates, with isolated areas of Crag – Gravel. The bedrock is overlain with drift deposits of Lowestoft Till and landform is that of an elevated, gently undulating plateau;*
- *Localised bands of clay, sand, gravel and silt mark the heads of minor tributary valleys which fall away from the edges of the plateau;*
- *Topography ranges from 33m AOD at the heads of the adjacent tributary valleys, with the highest point found at over 45m AOD;*

- *Slowly permeable, seasonally waterlogged and clayey soils overlay the till deposits, creating an agricultural landscape encompassing small areas of common land, pasture and rough grazing, but now largely under arable cultivation;*
- *A good field boundary pattern is defined by early (pre 18<sup>th</sup> Century) co axial Enclosure field boundaries, creating a landscape structure of rectilinear form and small to medium scale;*
- *Mixed native hedgerows of variable density are reinforced by mature hedgerow oaks. Blocks of deciduous farm woodland (often ancient woodland) provide variation in the landscape structure;*
- *The density of hedgerows and the areas of farm woodland create a landscape of relatively contained scale and views;*
- *Principal elements of the cultural landscape include the remains of a Benedictine Priory at All Saints, areas of unenclosed common land which form settlement foci, and a number of moated sites;*
- *The plateau has a settled character with dispersed or very compact linear hamlets focussed on common lands e.g. Ilketshall St Andrew. Settlements are linked by a network of narrow rural lanes;*
- *Local vernacular is defined by traditional red brick and pantile dwellings and flint churches. Oxblood colour washed render is also apparent;*
- *Church towers including round towers form foci for settlements e.g. at Ilketshall St Andrew and Ilketshall St Margaret, and are prominent skyline elements;*
- *A landscape with a distinct historic character and pattern, which creates a textured, mosaic character at points. The co axial field pattern creates a relatively intimate spatial scale in an arable landscape;*
- *Evidence of recreational access is provided by the common lands and a network of rights of way which traverses the area.*

### **I3: Sotterley and Benacre Plateau**

- *A Crag – Sand bedrock geology is thickly overlain with drift deposits of Lowestoft Till formation. Landform is that of a gently undulating plateau with topography ranging from 20-25m AOD;*
- *Slowly permeable, seasonally waterlogged soils overlay Lowestoft Till deposits in much of the character area, with more free draining sandy soils overlaying glaciofluvial drift in the eastern part of the area;*
- *Predominant landcover is that of arable cultivation, set within a rectilinear field pattern of variable scale. Field boundaries are defined by mixed native hedgerows with mature hedgerow oak trees;*
- *Historic parklands and wooded parklands are a distinctive and prominent skyline feature of the plateau, notably at Sotterley and Benacre;*
- *Blocks of ancient semi natural woodland and areas of plantation on footprints of former ancient woodland create vertical elements and visual variety, breaking up the arable landscape;*
- *Landform is lower than for many other plateau areas and views are often framed, and contained by woodland and the density of field boundary vegetation, with wooded skylines often evident;*
- *Ecological interest is also represented in the historic parklands at Sotterley which is designated SSSI on account of its veteran trees, which accommodate a rich lichen flora and incorporate remnants of an ancient semi natural hornbeam-ash woodland to the perimeter;*
- *Cultural pattern is represented by the 18<sup>th</sup> Century 11 bay house at Benacre Park and by the mid-18<sup>th</sup> Century hall at Sotterley, which incorporates the 14<sup>th</sup> Century church of St Margaret in its grounds;*
- *Settlement is defined by isolated farmsteads and small scale hamlets of dispersed character lining the rural road network at points e.g. at Sotterley;*
- *A landscape of simple composition with a relatively intimate spatial scale created by the intact landscape fabric and landcover pattern;*
- *The landscape is tranquil and often remote in character, although a network of rights of way facilitates access for recreation, as do areas of Access Land on remnant commons.*

#### **I4: Gisleham Plateau**

- *A crag bedrock geology overlain with drift deposits of Lowestoft Till composed of sand and gravels. Seams of Aldeby Sands and Gravels encircle the plateau marking the tributary valleys which fringe the area;*
- *Clayey soils overlain by finer loamy/sandy soils create an arable landscape with farm ponds often apparent;*
- *Topography ranges from 10-20m AOD resulting in a largely flat landscape with little landform variation;*
- *Landcover is characterised by medium to large scale irregular arable fields defined by mixed native hedgerows of variable density and quality and occasional drainage ditches. Hedgerow oaks are prominent;*
- *The area is characterised by an 18<sup>th</sup> Century Enclosure landscape pattern in the eastern half, with the western half displaying a larger scale landscape which is the product of 20<sup>th</sup> Century boundary loss;*
- *Principal elements of the cultural landscape are the round towered church at Gisleham, together with the moated site at Manor Farm;*
- *Settlement is defined by the compact hamlet of Gisleham and a network of winding rural roads breaking the arable field pattern, although the lit A12 trunk road corridor is also notable;*
- *The bunded mineral extraction site off the A12 to the south of Lowestoft is a prominent feature of many views within this open arable landscape. Glimpsed views to parts of the coast are possible, albeit largely screened by resort development;*
- *To the fringes of the character area significant urbanising influences are apparent, such as the industrial estates to the southern edge of Lowestoft, the north western edge of Kessingland and resort type development south of Pakefield;*
- *A simple arable landscape with little texture, but with vestiges of the Enclosure landscape pattern providing some visual interest and variety. The influences of built development markedly reduce tranquillity;*
- *Evidence of recreational usage is provided by the network of rights of way which cross the area, in addition to the camp site south of Gisleham.*

#### **J: Estuarine Marsh**

##### **J1: Hundred River Marshes**

- *A Crag – Sand bedrock geology is overlain with peat deposits in the valley floor and extensive tidal flat deposition to the east;*
- *Glaciofluvial drift deposits of sands and gravels are apparent in narrow bands to the valley sides;*
- *A broad, flat valley, with shallow valley sides of subtle definition. Topography ranges from 0m AOD in the valley floor to 5m AOD to the valley crests which lie within the character area;*
- *Soils include peat soils (associated with fen peat deposits) prone to flooding and waterlogging, and calcareous, clayey soils in flat areas of the estuarine valley floor, creating a landscape of fen, reed and marsh;*
- *To the coast, sandy soils are associated with dune sand and marine shingle deposits creating low shingle spits at the mouth of the Hundred Estuary;*
- *Predominant landcover is that of marsh and reedbed, together with areas of wetland/rush pasture associated with the Hundred River in the western part of the character area. Pollard willows are distinctive;*
- *Panoramic views are available across the marshes, to the low south facing ridge on which Kessingland is sited and the wooded parklands of Benacre to the south. Church towers are prominent as at Benacre;*
- *The ecological interest and geodiversity of the area is recognised in the nature conservation designations, with the mouth of the river, beach and dunes forming part of Pakefield to Easton Bavents SSSI and the Benacre to Easton Bavents SPA, which provides habitat for waders and wildfowl;*



- *Cultural pattern is represented by the halls and minor parklands which fringe the character area, notably Rushmere Hall and the Jacobean house at Mutford Hall;*
- *Swathes of marsh and reed create the impression of a simple landscape, masking the intricate network of ditches and dykes, and the meandering course of the Hundred River;*
- *Areas of rush pasture set within ditches, wetland meadow and field boundaries defined by pollard willows create further texture and visual interest;*
- *A sparsely settled landscape, with settlement confined to compact hamlets to the valley sides e.g. Rushmere and isolated traditional farmsteads;*
- *The sense of tranquillity and wildness is locally interrupted by the presence of the busy A12 linking Lowestoft and Southwold.*

## **J2: Pottersbridge Marshes**

- *A Norwich Crag bedrock geology is overlain with drift deposits of river alluvium and fen peat, in addition to areas of sands, silts and gravels, creating a broad shallow valley of distinctive coastal marsh/estuarine character;*
- *Topography ranges from 0-3m AOD in the valley floor, with the valley crests (5m AOD) outside the character area, and topographic variation is only subtly perceived due to the density of reed vegetation;*
- *Acidic, deep peat soils overlay peat deposits, giving rise to a landscape prone to waterlogging and flooding;*
- *Landcover is that of marsh and reed bed, cut by a network of minor ditches, dykes and streams which cross the area. Rush pasture and hedged field boundaries are also apparent to the fringes of the area;*
- *A network of wetland features crosses the area, terminating at Easton Broad and the low coastal shingle spit at Easton Bavents, although views of these are obscured by the density of reed vegetation;*
- *A landscape of contained character due to the density of marsh and reed vegetation;*
- *Features within adjacent character areas such as the low wooded ridges, arable fields and scots pine lines contain the marshland and create the backdrop to views across it;*
- *There is an absence of built development. With the exception of the Lowestoft Road which crosses the area, the only other built influences are the isolated farmsteads which overlook the area;*
- *This is a landscape of bold, simple quality, with a wild and windswept aspect. Perceived wildness and elemental character are enhanced by the sonorous effect of movement and wind within the reed vegetation.*

## **J3: Blyth Estuary**

- *Low lying broad flat estuary of the River Blyth, mainly below sea level;*
- *The Blyth River and Buss Creek cross the estuary through muddy channels, protected by engineered flood walls. Below sea level the waterways are barely perceptible in views across the marsh;*
- *Tidal flat deposits of clay and silt overlay the Crag - sand bedrock. Local variations in landform reflect the former course of the river. Small banks acts as flood embankments;*
- *Extensive areas of freshwater grazing marsh, meadows and reedbeds are protected from the sea by earth banks;*
- *Panoramic views across the marshes, to the low sandy cliff on which Southwold is located;*
- *Plantations and woods provide the backdrop on the adjacent subtly rising farmland, including the ornamental landscape associated with the school at Reydon. Tree cover is absent from the marshes;*
- *The ecological interest is recognised in the SSSI designation at Town Marsh where the grazing marsh supports high numbers of breeding wildfowl (part of the larger Minsmere-Walberswick Heaths and Marshes SSSI). Reydon Marshes and Easton Marshes are similarly valuable habitats (CWS);*
- *A simple, textured landscape of reedbeds and cattle grazed marsh concealing an intricate linear network of ditches and dykes. The deep ditches are sometime filled with vegetation including lines of colourful flag iris;*

- *Wide, open skies and sense of space with long distance vistas punctuated by church towers, water towers and mills and the masts and sails of boats;*
- *At Southwold the lighthouse, church and water tower are key landmarks and form a reference point on the horizon;*
- *At the mouth of the river (border with low coastal cliffs) Southwold harbour is a ramshackle collection of jetties, wooden huts and sheds on a remote channel;*
- *A 'remote' isolated unsettled landscape with an absence of settlement and a strong sense of tranquillity;*
- *The Suffolk estuaries are of known archaeological interest and include sites forming remnants of the Roman salt industry in Suffolk.*

## **K: Sandlings**

### **K1: North Suffolk Sandlings**

- *A Crag – Sand bedrock geology is overlain by relatively sparsely deposited drift materials including sands of Corton Formation to the central part of the area and isolated areas of Lowestoft tills.*
- *A landscape of subtle landform variation, with topography ranging from 5m AOD at the crest of the coastal cliffs in the east to 15m AOD north of Benacre Broad;*
- *Deep, well drained and often acid, sandy soils create a landscape defined by mixed farmland, heathland, gorse scrub and birch pioneer woodland, in addition to scots pine lines and isolated blocks of coniferous plantation;*
- *Primary land use is that of agriculture, with outdoor pig rearing and associated huts often apparent;*
- *Field pattern is geometric and often of medium to large scale, with fields defined by mixed Enclosure hedgerows. Gorse and bracken are often prevalent, as are wide grassy banks and verges to roadside hedgerows;*
- *Views are often framed by the density of the field boundary vegetation, with mature scots pine lines forming prominent skyline elements;*
- *A dynamic landscape in light of the changing coastline although coastal influence is limited by field boundary vegetation although the sea and associated small scale coastal Broads are visible from higher ground within the area e.g. at Covehithe;*
- *Principal elements of the cultural landscape include remaining areas of heathland and the very large ruined church of St Andrew at Covehithe, the tower of which is prominent within the landscape;*
- *A landscape of varied, mosaic quality, with the heathlands and pioneer scrub contrasting with areas of pig farming and plantation blocks. Regenerating heathland creates a wild character at points.*
- *A tranquil, sparsely settled landscape, with settlement confined to the nucleated village of Wrentham, and the hamlet of Covehithe, a remnant of a formerly busy coastal port;*
- *Recreational access to the area is facilitated by a network of way marked routes and rights of way.*

## **Broads Landscape Character Areas – Key Characteristics<sup>43</sup>**

### **1: Outney Common and Bath Hills**

#### ***Topography and Relief***

- *Part of upper Waveney valley floodplain and valley sides. This entire area occupies relatively higher ground than much of the Broads Area. The common itself ranges between 3 and 10m AOD while the steep valley sides reach 30m AOD to the north.*

#### ***Geology and Soils***

- *This is an area of River Terrace Deposits of sands and gravels along with other sands, silty clay and smaller areas of peat.*

#### ***Scale and Pattern***

- *In the Broads context, this is a medium scale landscape*

#### ***Land Cover***

- *The land cover comprises open heathland with associated heathland vegetation cover (gorse, bramble etc); the more tamed heathland of the golf course; riverside grazing meadows; large areas of water filled former quarries; and both pastoral and wooded valley sides.*

#### ***Land Use***

- *There is sharp contrast between differing land uses. These comprise grazing and habitat management; a range of leisure activities – golf, caravan site, camping, canoeing cycle hire, fishing; the wooded and settled Bath Hills area; and an active aggregate transfer station.*

#### ***Settlement***

- *There is an absence of settlement within the character area other than isolated dwellings dotted around the valley sides and development relating to the caravan park and golf club along the A143. The character area is however in close proximity to the built development of Bungay.*

#### ***Remoteness and/or Tranquillity***

- *There is a sense of enclosure within the common created by pronounced valley sides and the rise in landform towards the town in the south east.*
- *There is constant low level noise caused by the transfer station and traffic on the A143.*

### **2: Bungay/Ditchingham to Shipmeadow/Geldeston**

#### ***Topography and Relief***

- *Valley floor floodplain ranging from 3 metres AOD at Bungay/Ditchingham to 0 OD at Geldeston. The valley sides are quite pronounced for part.*

#### ***Geology and Soils***

- *The valley floor largely comprises peat soils overlying Breydon formation silty clay deposits. The valley sides to the north contain sand and gravel deposits.*

#### ***Scale and Pattern***

- *This is a small-scale river valley with a snaking, nonnavigable river and a series of river crossing points.*
- *The dyke network creates a series of small parcels of marshland with a concentration of remnant dole pattern to the south of the river.*
- *A number of the watercourses are lined with poplars.*

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<sup>43</sup> Broads Landscape Character Assessment (author not specified, 2006)



#### **Land Cover**

- *This is a predominantly pastoral area.*

#### **Land Use**

- *Grazing for dairy cattle is the dominant land use.*
- *The area between the A143 and the Wainford Road settlement has range of Settlement Fringe Type uses.*

#### **Settlement**

- *The settlement pattern is largely one of valley edge farmsteads. There is also a small linear settlement at Geldeston.*
- *The larger settlements of Bungay and Ditchingham impact upon the western end of this area, spreading into the floodplain and include a series of large (mainly) historic industrial buildings.*

#### **Remoteness and/or Tranquillity**

- *Overall a calm and tranquil pastoral area with a strong visual and physical connection between north and south of the river. West of Wainford Road is however subject to greater visual and noise impacts from built development and traffic.*

### **3: Barsham, Gillingham and Beccles Marshes**

#### **Topography and Relief**

- *A level river valley floodplain situated at between –1m and 0m OD.*

#### **Geology and Soils**

- *The Drift geology and soil maps indicates Breydon formation peat other than immediately adjacent to the river which is silty clay.*

#### **Scale and Pattern**

- *The drainage pattern here has been significantly altered with a high proportion of boundary loss and is now a mixture of large and small enclosures.*

#### **Land Cover**

- *There is a mixture of arable, pasture and settlement fringe development*
- *Woodland blocks are a feature of the southern edge of the valley floor.*

#### **Land Use**

- *Land use here is mixed although still predominantly in farming use with both arable and grazing uses.*
- *Both Beccles and Gillingham have impacted on land uses immediately adjacent to settlement creating a degree of Settlement Fringe type activities.*

#### **Settlement**

- *The town of Beccles is located on the valley side to the south of the river with a long frontage onto the river. Gillingham and is situated to the north with some linear roadside settlement outside the main settlement area. Otherwise settlement consists of isolated valley edge farmsteads & manorial sites.*

#### **Remoteness and/or Tranquillity**

- *The River Waveney is navigable from Geldeston Lock and consequently river traffic is a more significant feature here than the character area to the west.*
- *Traffic noise is a feature in much of this area. Most notably where the A146 crosses through Gillingham and Beccles Marshes.*

#### **4: Aldeby to Burgh St Peter**

##### ***Topography and Relief***

- A narrow band of level floodplain and valley side to the north of the river Waveney. The floodplain ranges between –1m OD and 1m OD.

##### ***Geology and Soils***

- The Drift Geology map indicates Breydon formation peat underlying Stanley and Alder Carrs and continuing eastwards along the upland edge of the floodplain until near the south of College Farm. The Long and Short Dam Levels are otherwise Breydon Formation Silty Clay with small areas of peat. The valley sides are predominantly sand and gravel deposits.

##### ***Scale and Pattern***

- This area has a fragmented dyke pattern which is a mixture of small scale rectilinear and curvilinear enclosures.

##### ***Land Cover***

- Pastoral valley floor with two main areas of carr woodland, a mixed valley side of arable, grazing and quarrying.

##### ***Land Use***

- Grazing for dairy cattle is the predominant land use of the valley floor. The valley sides are partly under the plough, partly used for grazing and pig rearing and partly aggregate workings.

##### ***Settlement***

- Settlement comprises a series of isolated valley side farmsteads.

##### ***Remoteness and/or Tranquillity***

- Proximity to major aggregate works and refuse site has a impact of the tranquillity of this area (noise, plant movements, scavenger birds).

#### **5: Worlingham Wall to Boundary Dyke Barnby**

##### ***Topography and Relief***

- Level valley floor of southern floodplain of Waveney with marginally higher ground than the land to the west of Worlingham Dyke

##### ***Geology and Soils***

- Drift geology map shows mixture of predominantly Breydon formation peat along with a narrow band of Breydon formation silty clay along side the river widening out from Castle Marshes eastwards.

##### ***Scale and Pattern***

- An area with a distinctive concentration of long doled boundary pattern most notably in Worlingham area.
- There are also a series of embanked or built up tracks called either Walls or Dams running from the upland to the river.

##### ***Land Cover***

- Land cover is predominantly pastoral with a series of blocks of woodland on the deeper peat towards the upland

##### ***Land Use***

- Land use is cattle grazing and management for shooting and nature conservation.

### **Settlement**

- *This area is largely unsettled with only a few isolated marsh farms at the edge of the floodplain.*

### **Remoteness and/or Tranquillity**

- *This area feels largely undisturbed with few visible buildings or man made artefacts. The area is slightly affected by distant noise of gravel works and the tip across the river. The railway line also creates some intermittent noise. The Lowestoft wind turbine can also be glimpsed in places.*

## **6: Boundary Dyke Barnby to the Fleet, Oulton**

### **Topography and Relief**

- *Low-lying Waveney valley floodplain. This area contains some of lowest lying land in the Waveney valley. The topographical data indicates that it is between –1m and –2m OD in places.*

### **Geology and Soils**

- *The majority of area is Breydon Formation silty clay with Sprats Marsh, Whitecast Marshes and Jensen's Island situated on peat which continues in a narrow band closest to the upland thinning out towards Fleet Dyke.*

### **Scale and Pattern**

- *All boundary pattern has been eradicated in large parts, notably Peto's Marsh and Share Marsh, Carlton Colville creating very large units.*
- *Oulton Marsh, by contrast, has seen a large degree of subdivision closest to upland.*

### **Land Cover**

- *Land cover is split between a high proportion of marshland in arable use, pasture, open water and settlement.*

### **Land Use**

- *The land uses here are a mixture of farming - both arable and grazing, leisure uses based on the water and amenity park, settlement and mixed settlement fringe uses such as horsiculture. There is also some management of habitat for nature conservation.*

### **Settlement**

- *There is urban development around the perimeter of this area to the east and south. Settlement around this part of the Waveney valley is vast and expanding.*

### **Remoteness and/or Tranquillity**

- *Although both Carlton and Oulton Marshes provide some breathing space around the urban area, the proximity of the built development is always apparent.*
- *Traffic noise was noted throughout the area although it was lightest within the Carlton Marshes reserve.*

## **7: Burgh St Peter to Haddiscoe Marshes**

### **Topography and Relief**

- *Wide open expanse of level floodplain grazing marsh at 0m OD with small areas of Wheatacre Marshes appearing slightly lower according to the more detailed topographical height data.*

### **Geology and Soils**

- *The marshes are uniformly Breydon formation silty clay. A narrow ribbon of Breydon formation peat runs discontinuously along the upland edge. This thins out toward Burgh St. Peter where it is replaced by Aldeby Sands and Gravels.*



**Scale and Pattern**

- *This is a large scale, open landscape*
- *The Burgh Marshes exhibit good survival of older curvilinear dyke pattern*

**Land Cover**

- *This is a predominantly pastoral area although parts of Wheatacre Marshes are under the plough.*
- *The southern edge of Wheatacre marshes is fringed with carr woodland.*

**Land Use**

- *This is a working landscape in cattle grazing and arable use.*
- *There is a small modern leisure area centred around an older staithe in the south eastern corner of Burgh Marshes*

**Settlement**

- *Other than some built development in the vicinity of Haddiscoe station and the Burgh St. Peter riverside development, settlement is linear marsh edge type consisting mainly of isolated farmsteads and cottages on marginally higher ground at the southern edge of the floodplain.*

**Remoteness and/or Tranquillity**

- *This is a private, working landscape. Access opportunities in the area are fairly limited.*
- *There is some noise from aggregate workings in the area.*

**8: Flixton to Herringfleet Marshes****Topography and Relief**

- *Series of small floodplain marshland levels at around 0m OD or just below, associated tributaries cutting through steep valley sides reaching around 20m OD in Herringfleet Hills.*

**Geology and Soils**

- *The marshes themselves are Breydon formation silty-clay with a slim band of peat running adjacent to the valley sides. The valleys sides are a mixture of sand and gravel deposits.*

**Scale and Pattern**

- *In the context of the Broads Area, this is a medium scale landscape.*

**Land Cover**

- *The marshland is in predominantly grazing use with pockets converted to arable*
- *Steep Valley sides are sandy heathland and woodland*
- *Flixton Decoy area comprises open water and a mixture of carr and coniferous plantation woodland.*

**Land Use**

- *The marshland is in farming use with some low key leisure uses adjacent.*

**Settlement**

- *Settlement is confined to a series of mainly isolated dwellings within the area. (Main settlements are concentrated further away on the upland here.)*

**Remoteness and/or Tranquillity**

- *The railway between Great Yarmouth and Lowestoft runs through this area but does not have a particularly adverse effect.*
- *Only the Herringfleet area affords good access. The Angles Way skirts part of the area.*

## **APPENDIX C**

### **Glossary**





## APPENDIX C - GLOSSARY

### **Landscape Character**

Landscape character is the distinct and recognisable pattern of elements that occurs consistently within a landscape type, and how these are perceived by people. It reflects combinations of geology, landform, soils, vegetation, land use and human settlement. Landscape character creates the distinctive sense of place within different areas of the landscape.

### **Characterisation**

Characterisation is the value-free process of identifying areas of similar character, classifying and mapping them and describing their character.

### **Evaluation**

Evaluation is the subjective process of making judgements about the sensitivity, value or capacity of a landscape, which may use one or a combination of approaches depending on the purpose of the exercise.

### **Characteristics**

Elements or combinations of elements, which make a particular contribution to a landscape's distinctive character.

### **Elements**

Individual components which make up the landscape, such as trees and hedges.

### **Features**

Particularly prominent or eye-catching elements, like tree clumps, church towers, or wooded skylines.

### **Local Landscape Character Types**

Local Landscape Character Types are distinct types of landscape defined at 1:25,000 scale within the study area that exhibit a relatively homogenous pattern of physical and cultural attributes, including geology, landform, historical evolution and land use. They are *generic* in nature and may reoccur in different parts of the study area, but wherever they occur they share broadly similar combinations of landscape characteristics.

### **Local Landscape Character Areas**

Local Landscape Character Areas are discrete geographical areas of distinctive character defined at 1:25,000 scale within a Local Landscape Character Type. They are *unique* areas that comprise a particular pattern of physical and cultural characteristics that combine to create a distinctive sense of place, even though they may share some generic landscape characteristics with other areas encompassing the same Local Landscape Character Type.

### **Landscape Setting Areas**

Landscape Setting Areas are discrete geographical areas of distinctive character defined at 1:10,000 scale that provide the landscape setting for a settlement. Sharing a boundary with the settlement edge, they are unique areas that comprise a particular pattern of physical and cultural characteristics that combine to create a distinctive sense of place.

### **Landscape Condition**

Landscape condition refers to the physical state of the landscape, and its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which make up the character in any one place.

### **Landscape Sensitivity**

Landscape sensitivity is a combination of the sensitivity of the landscape resource (in terms of both its character as a whole and the individual elements contributing to character); and the visual sensitivity of the landscape, assessed in terms of a combination of factors such as views,

visibility and the number and nature of people perceiving the landscape (visual receptors). For the purposes of this study, the term 'overall landscape sensitivity' is used to refer primarily to the inherent sensitivity of the landscape itself, irrespective of the type of change or development that may be under consideration.

### **Landscape Value**

Landscape value is concerned with the relative value that is attached to different landscapes. In a policy context the usual basis for recognising certain highly valued landscapes is through the application of a local or national landscape designation. A landscape may also be valued by different communities of interest for many different reasons without any formal designation, recognising, for example, perceptual aspects such as scenic beauty, tranquillity or wildness; special cultural associations; the influence and presence of other conservation interests; or the existence of a consensus about importance, either nationally or locally.

### **Landscape Capacity**

Landscape capacity refers to the ability of a landscape to accommodate change or development without significant adverse effects on its character. Landscape capacity reflects the inherent sensitivity of the landscape resource and its visual sensitivity, and the value attached to the landscape or to specific elements. For the purposes of this study, the term 'indicative landscape capacity' is used to refer to the capacity of the landscape to accommodate a specific type and nature of change or development within defined parameters.

## GLOSSARY FOR THE KEY ON THE SETTLEMENT CHARACTER ANALYSIS PLANS

### **Landscape Setting Areas:**

Discrete geographical areas of distinctive character defined that provide the landscape setting for the settlement. (See main Glossary for full definition).

### **Landscape Sensitivity:**

Overall landscape sensitivity evaluated using the methodology given in **Section 2.0** and presented as a 5 point scale 'very high' to 'very low'. (See main Glossary for full definition) (Source: field observations February-April 2016).

### **Landscape Features and Characteristics:**

- **Remnant Historic Landscapes:**

Landscapes with surviving features dating from before 1800. (Source: Norfolk Historic Landscape Characterisation, 2009; Norfolk Historic Landscape Characterisation, 2012). Sub-divided into 'Historic' and 'Ancient' categories as per methodology given in **Section 2.0**.

- **Culturally Important Landmarks:**

Prominent features (man-made or natural) which are of cultural/historical importance, such as churches/historic manor houses or halls. They form the focus of views and contribute to the character of the adjacent landscape. (Source: field observations February-April 2016).

- **Landscape Detractors:**

Features (usually man-made) which may detract from the character of the landscape/townscape, or disrupt views, such as modern industrial buildings, pylons and other forms of infrastructure or discordant land uses (e.g. solar panels, field divisions for equestrian uses or poly-tunnels etc.). (Source: field observations February-April 2016).

- **Sensitive Urban Edge:**

A settlement edge which is well-screened in views from the surrounding landscape by a strong landscape buffer of mature vegetation, including woodland, hedgerows or trees. Setting areas which have sensitive urban edges are more likely to be sensitive to change. (Source: field observations February-April 2016).

- **Prominent Urban Edge:**

A settlement edge which is highly prominent in views from the surrounding landscape due to a lack of a strong vegetated buffer or screening. Setting areas which have prominent urban edges are less likely to be sensitive to change. (Source: field observations February-April 2016).

- **Watercourses/Waterbodies:**

Rivers or major streams/ponds or lakes. (Source: field observations February-April 2016).

- **Significant Views:**

Important views from the settlement to the open countryside or from the countryside to specific landmarks in the settlement. Only views that contribute to the character or reflect the quality of the landscape and would be a consideration when determining the acceptability of new development in the area have been recorded. (Source: field observations February-April 2016).

- **Key Ridgelines:**

Prominent ridgelines that dominate the skyline in views from the settlement. (Source: field observations February-April 2016)



- **Footpaths/Bridleways:**

The routes of public rights of way providing access to the open countryside around the settlement. (Source: Great Yarmouth Borough Council and Waveney District Council, January 2016).

**Conservation Designations:**

- **Conservation Areas:**

The boundaries of Conservation Areas (Source: Great Yarmouth Borough Council and Waveney District Council, January 2016).

- **Listed Buildings:**

The location of Grade I, II, and II\* Listed Buildings. (Source: Historic England, January 2016).

- **Historic Parks and Gardens:**

The boundaries of nationally registered parks and gardens. (Source: Historic England, January 2016).

- **Scheduled Monuments:**

The boundaries of Scheduled Monuments (Source: Historic England, January 2016).

- **Statutory Wildlife Designations/County Wildlife Sites:**

International, European and Nationally important wildlife designations (including SPAs, SACs, Ramsar sites and SSSIs). County wildlife sites include non-statutory wildlife areas. (Source: Natural England, May 2016; Great Yarmouth Borough Council and Waveney District Council, January 2016).

- **Ancient Woodlands:**

The boundaries of Ancient Woodland. Ancient Woodland is defined by Natural England as 'land that has had a continuous woodland cover since at least 1600 AD and may be ancient semi-natural woodland (ASNW), which retains a native tree and shrub cover that has not been planted, although it may have been managed by coppicing or felling and allowed to regenerate naturally, or plantation on ancient woodland sites (PAWS) where the original tree cover has been felled and replaced by planting, often with conifers, and usually over the last century'. (Source: Natural England, January 2016).

- **The Broads Executive Area:**

Boundary of the Broads gained equivalent National Park status in 1988. The Broads Authority is responsible for the management of the Broads and delivery of its statutory purposes. (Source: Natural England, January 2016)

- **Norfolk Coast Area of Outstanding Natural Beauty:**

Boundary of the High Weald Area of Outstanding Natural Beauty as designated in 1968. Norfolk County and three district authorities (including Great Yarmouth Borough) are responsible for coordinating the management of the AONB and delivery of its statutory purposes. (Source: Natural England, January 2016)

- **Suffolk Coast and Heaths Area of Outstanding Natural Beauty:**

Boundary of the High Weald Area of Outstanding Natural Beauty as designated in 1970. Suffolk County and five district authorities (including Waveney District) are responsible for coordinating the management of the AONB and delivery of its statutory purposes. (Source: Natural England, January 2016)