

Hornsea Project Three
Offshore Wind Farm



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Environmental Statement:
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Hornsea 3
Offshore Wind Farm

Orsted

Environmental Impact Assessment

Environmental Statement

Volume 6

Annex 4.3 – Extracts from Local Landscape Character Descriptions

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Glossary

Term	Definition
Characteristics	Elements, or combinations of elements, which make a contribution to distinctive landscape character.
Development	Any proposal that results in a change to the landscape and/or visual environment.
Elements	Individual parts which make up the landscape, such as, for example, trees, hedges and buildings.
Feature	Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines.
Key characteristics	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
Land cover	The surface cover of the land, usually expressed in terms of vegetation cover, or lack of it. Related to, but not the same as land use.
Land use	What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.
Landform	The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical processes.
Landscape	An area, as perceived by people, the character of which is a result of the action and interaction of natural and/or human factors.
Landscape character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Character Areas (LCAs)	These are single unique areas which are the discrete geographical areas of a particular landscape type.
Landscape Character Assessment	The process of identifying and describing variation in the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscape distinctive. The process results in the production of a Landscape Character Assessment.
Landscape Character Types (LCTs)	These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.

Acronyms

Unit	Description
AOD	Above Ordnance Datum
HVAC	High Voltage Alternating Current
HVDC	High Voltage Direct Current
LCA	Landscape Character Area
LCT	Landscape Character Type

1. Introduction

- 1.1.1.1 This annex describes the key characteristics of Local Landscape Character Types (LCTs) and Landscape Character Areas (LCAs) within North Norfolk, Broadland and South Norfolk districts, with reference to landscape character assessments prepared for North Norfolk District Council (NNDC), Broadland District Council (BDC) and South Norfolk District Council (SNDC), and referred to in volume 3, chapter 4: Landscape and Visual Resources.
- 1.1.1.2 The onshore elements of the proposed Hornsea Three onshore cable corridor, onshore High Voltage Alternating Current (HVAC) booster station and onshore High Voltage Direct Current (HVDC) converter/HVAC substation are located within these three districts. The landscape character baseline within these districts is defined in the following documents:
- North Norfolk District Council Landscape Character Assessment (2009);
 - Broadland District Council Landscape Character Assessment (2013); and
 - South Norfolk Landscape Character Assessment Vol 1, 2 and 4 (2001).
- 1.1.1.3 The landscape character assessments for the three districts each identify LCTs and LCAs. LCTs are the larger contextual scale of assessment. They are usually 'generic' and the character that they describe can be found repeated in a number of different places. LCAs are single unique areas which are the discrete geographical areas of a particular LCT. One LCT may be made up of more than one LCA.
- 1.1.1.4 In addition to the above documents, baseline local landscape character within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) is described within the Integrated Landscape Character Guidance (n.d.) published by the Norfolk Coast Partnership; this was developed at the same time as the 2009-14 Management Plan (Norfolk Coast Partnership 2014). However, while this is contemporaneous with the North Norfolk District Council Landscape Character Assessment and the LCAs are broadly equivalent, it focusses more on broader scale LCTs. Consequently, the North Norfolk District Council assessment is considered to be the more relevant baseline against which to assess the effects of Hornsea Three on landscape character, and character areas described by the AONB guidance are not reproduced here. Qualities of Norfolk Coast AONB are set out in volume 6, annex 4.4: Qualities of Natural Beauty in the Norfolk Coast AONB.
- 1.1.1.5 The LCTs and LCAs that are scoped into the detailed assessment in section 4.11 of volume 3, chapter 4: Landscape and Visual Resources are described below. Justification on how local LCTs and LCAs have been scoped into the detailed assessment is given in section 4.7.2 of volume 3, chapter 4: Landscape and Visual Resources.

2. North Norfolk District Council Landscape Character Assessment

2.1.1 LCT Coastal Towns and Villages

2.1.1.1 Coastal Towns and Villages is the LCT, within which lies LCA CTV1: Weybourne to Sheringham.

Key characteristics of LCT Coastal Towns and Villages

- “A fairly enclosed landscape type excepting views out of the area towards the sea.
- Rolling topography which often has relatively steep rises (for this coast) between the shore and the settlement and land beyond.
- A landscape which can be felt to be enclosed on a ledge of land or restricted on a ridge; both overlooking the sea.
- Arable land often provides the separation between villages or towns and makes each settlement a distinctive unit even if the separation comprises only a few fields. This separation is of considerable visual importance.
- Pasture is occasionally present around and within settlement, but has been eroded by infill development and extension in recent years (Mundesley, Sheringham).
- Trees are an important feature of most of the settlements and provide a sense of softening both within the settlements and to blend the edges of settlement with small areas of countryside - increasing the appearance of separation between settlements.
- Woodlands are fairly scarce due to the predominance of settlement but there are large areas of woodland on the rising land of the Sheringham Cromer Ridge (Wooded with Parkland landscape Type) which gives a strong limitation to the views inland and encloses the settlement.
- Settlements vary from large seaside towns (Sheringham and Cromer) to large villages (Runtons, Overstrand and Mundesley) to small villages (Sidestrand). Each has a distinctive character and there are marked differences in the developmental history of each settlement.
- Settlements tend to be nucleated with older centres and wide ranges of development types surrounding them worked out along roads but often respecting, incorporating, or avoiding topographical features such as hills and woodlands in a way which adds to their distinctiveness.
- Large areas of caravan parks dominate many cliff top sites between and adjoining settlement.
- The road network tends to run both along the coast and between the coastal villages and inland settlements. Roads are busy and it is unusual to be far from road noise. This is not a landscape that is particularly tranquil and has areas of considerable disturbance.”

LCA Coastal Towns and Villages, CTV1: Weybourne to Sheringham

Key characteristics of this character area which make it distinctive within its type

- “A small discrete area sandwiched between the scarp slope of Kelling Heath and the town of Sheringham.
- A relatively undeveloped landscape which is strongly influenced by and has influences on the setting of Sheringham Park.
- A landscape which is dominated by views of the sea.
- A quintessentially English coastal landscape with factors such as small fields, wooded copses, heathy boundaries, a steam railway, nestling village with church and windmill all set within a gently rolling landscape”.

2.1.2 LCT Drained Coastal Marshes

2.1.2.1 Drained Coastal Marshes is the LCT, within which lies LCA DCM2: Blakeney, Wiveton, Cley and Salthouse.

Key characteristics of LCT Drained Coastal Marshes

- “A very open flat landscape which has views constrained north and south by rising land / banks or sea walls but which has long views to the east and west.
- Some of the smaller pockets of this type (at the eastern end of Wells-next-the-Sea and near Weybourne Hard) give a smaller more intimate set of views.
- The sky is significant wherever one is within this landscape type, accentuated by the colour and reflection from the sea.
- The land use varies with the location. The eastern block of this land type around Cley is a nature reserve with brackish lagoons, pasture, reedbeds and dykes, the western type around the Wells-next-the-Sea / Holkham area is partly pasture and partly arable (wheat, barley, beans and rape). Water control in this western portion is more orientated towards drainage rather than the creation of wetland habitats.
- The pattern of field boundaries and ditched enclosures is very strong in some parts of the Type.
- Settlement is virtually absent from this Type although it is in close proximity on the higher ground adjacent. The main exception is the large caravan site, beach huts and RNLI station at Wells-next-the-Sea.
- Woodland is a feature of the western area of the Type. It comprises pinewoods on the dunes and is a major landscape feature.
- A former railway line is a feature of the western area of this Type.
- The proximity to the sea, and numerous sea view opportunities are a prominent feature of this Type.”

LCA Drained Coastal Marshes, DCM2: Blakeney, Wiveton, Cley and Salthouse

Key characteristics of this character area which make it distinctive within its type

- “A relatively simple area which has few features.
- Strongly influenced by adjacent Character Types and Areas.
- Mostly freshwater grazing in small field parcels with reed fringed ditches and larger open water scrape.
- The area around Blakeney / Wiveton is bounded by sea banks and has no direct contact with the coast.
- The area along Cley / Salthouse has a sea bank formed by the prominent shingle bank feature”.

2.1.3 LCT Rolling Heath and Arable

2.1.3.1 Rolling Heath and Arable is the LCT, within which lies LCA RHA2: Salthouse & Kelling.

Key characteristics of LCT Rolling Heath and Arable

- “An open or very open landscape which nevertheless has areas which are more enclosed either by heath scrub or wooded land.
- A land which has considerable (for Norfolk) slopes and hills which give long sea and landward views.
- Many small historic sand and gravel pits. Some larger extraction pits still active.
- Land cover varies considerably but is heavily constrained by the lightness of the soil which dries out rapidly. Heath, scrub, light woodland which has often reverted from heath, acid grassland, and arable land (mostly wheat, barley, rape and some carrots and Beet) predominate.
- Woodland tends to be in slight hollows and on the crests of hills. Heath tends to be on the hills and steeper slopes. Heath indicator plants are widespread throughout the hedgerows of the area (Gorse, Bracken, light grasses).
- Arable is concentrated on the more level areas in moderately sized fields bounded by low thin hedges of few species. Some of the hedges are sculpted by the wind and are significant features.
- Telecom masts, church towers, the North Norfolk Railway line (Weybourne Station and ancillary sheds), Muckleburgh Collection (Military vehicles on a former army camp) and associated radar post at Weybourne, are the major features of this landscape, punctuating the views.
- Settlement is scarce and nucleated. Settlement types are largely vernacular villages with fairly prominent churches clustered around or along roads. Density within settlements tends to be moderately high (Weybourne, Blakeney and Cley) with some settlements showing lower densities and larger gardens (Salthouse and Kelling). There are few farmsteads or other buildings beyond the settlements (barns and odd cottages only).
- Sea views are an important part of the character of the area giving a sense of space and importance of sky.”

LCA Rolling Heath and Arable, RHA2: Salthouse & Kelling

Key characteristics of this character area which make it distinctive within its type

- “The largest cohesive Area of this Type in the District.
- Parts of the Area are very remote and have a wild character (Salthouse and Kelling Heaths);
- Relatively recent forestry on former heaths is apparent in the southern part of the Area.
- The landform has a prominent scarp slope intersected with dry valleys on its northern side providing dramatic sea, coastal and village (Salthouse and Kelling).
- Outlying hills (once more numerous but since reduced by coastal erosion over centuries) are a feature of the eastern end of this Area (Muckleburgh Hill).
- The former Muckleburgh camp is now a military museum but there is still an RAF radar post adjoining.
- Settlement is sparse but concentrated along the coastal area (A149) and extends up the dry and wet valleys not quite as far as the higher heath parts.
- The proximity to the sea and numerous sea view opportunities are a prominent feature of this Area”.

2.1.4 LCT Small Valleys

2.1.4.1 Small Valleys is the LCT, within which lies LCA SV8: Gresham, Aldborough and Erpingham.

Key characteristics of LCT Small Valleys

- “Undulating landscapes, with valley sides varying in gradient.
- Landscape becomes more enclosed towards the valley floors.
- The land use on the valley sides is predominantly arable, with areas of pasture, rough grazing and meadow towards and on the valley floor.
- Field sizes tend to be medium to large.
- Field boundaries consist of relatively high hedgerows that are species rich and often contain mature trees towards the valley floor, with shrub hedgerows on the valley sides.
- Views in these areas are very restricted and enclosed on the valley floors, and open out the higher one travels up the valley sides. The top plateaus of some valleys are very open with extensive views, similar to the surrounding character areas such as the North Walsham Plain, in which around half of the small river valleys are contained.
- Woodland cover is extensive in the small river valleys, with hedgerows with trees in, belts of trees, and areas of more dense woodland and plantations.
- The roads around the river valleys are predominantly ‘C’ or unclassified, and in the valley floor areas, can be very narrow and winding. The A140 and A149 run between three of the main small river valleys in the east of the district, and the A148 and a few ‘B’ roads run closer to the rivers in the western half.
- Settlement in the river valleys is concentrated along the road sides, with many of the roads running alongside the rivers.

- The overall character of the small river valleys is that of a rural, wooded, enclosed, pastoral landscape.”

LCA Small Valleys, SV8: Gresham, Aldborough and Erpingham

Key characteristics of this character area which make it distinctive within its type

- “A larger than average network of watercourses providing significant headwaters to join the Bure.
- Settlement pattern is fairly dense and extensive with larger villages at Erpingham and Aldborough; minor villages at Bessingham and Hanworth.
- Dispersed settlement tends to be the norm with fragmented or multi-centred villages outlying cottages and small and medium farmsteads.
- The road network is similarly fragmented and rarely conforms to the valley topography.
- Field boundaries between the valley floor and sides are fairly common, often delineating permanent pasture from arable land beyond provide a welcome disruption and variety within the larger Tributary Farmland Type surrounding the Area.
- Some parts are relatively open whilst in others, the presence of high hedges, holloways and woodland give a strong sense of enclosure”.

2.1.5 LCT Tributary Farmland

- 2.1.5.1 Tributary Farmland is the LCT, within which lie LCAs TF2: Snoring, Stibbard and Hindolveston and TF3: Hempstead, Bodham, Aylmerton.

Key characteristics of LCT Tributary Farmland

- “A landscape with an open character with long uninterrupted views.
- The topography is generally gently rolling with large domed plateau giving a feeling of height.
- The land use is predominantly arable in nature but there are small areas of pasture often associated with areas which have retained small fields.
- Field boundaries are can be geometric and regular but there are strong elements of less regular boundaries. Hedges tend to be single species and maintained in a ‘square’ format but there are areas with multi-species hedges and high hedges. Field size tends to be medium to large but there is less consistency in field size than in the Rolling Open Farmland to the west. There are notable areas of remnant ancient pre-enclosure field boundaries (e.g. Wood Norton, Bale and Briston).
- The skyline is very prominent due to the uninterrupted expanses of open landscape.
- Where present, trees tend to be in relatively small individual woodlands often associated with sporting uses. There are more older remnant semi-ancient woodlands than in the neighbouring Rolling Open Farmland and there are strong influences from the several ‘incursions’ of Wooded with Parkland Types where the woods tend to be distinctly older and less ‘planned’. The species in the woods tend to be either mixed deciduous or coniferous. There are numbers of woodlands with trees predominantly older than 100 years. Hedgerow trees are present in some areas.

- Prominent features in this landscape are; telecom towers, larger isolated farmsteads and minor gentry houses and Churches.
- Views are generally uninterrupted and aside from the areas around settlement and with the exception of the features above, there are large areas of quiet rural agricultural land which are occasionally broken by small dry or semi-dry valleys.
- The main A148 and various B roads run through this character area. There are significantly more minor roads and footpaths in this character area compared with character areas in the west of the County. This is a historical legacy of the type of land ownership of the area. The A and B roads are busy but some of the minor roads which do not form links between settlements are very quiet.
- Settlement is distinctively different from that in western areas being much less strongly nucleated. Villages tend to be linear and to have a more random feel with larger gardens, possibly associated with former small farms and smallholdings. There are substantially more small fields around settlements, (which is also where old hedges and hedgerow trees tend to be located). Outside villages, there are occasional large houses and small and larger farmsteads with odd independent cottages. The settlement gives the impression of being lightly controlled and regulated.”

LCA Tributary Farmland, TF2: Snoring, Stibbard and Hindolveston

Key characteristics of this character area which make it distinctive within its type

- “More enclosed than the norm for the Type – especially around some of the settlements where high hedges are often seen.
- An almost plateau like topography but without long views;
- Proximity to large areas of woodland further enhances the enclosed and more wooded feel of this landscape.
- Snoring Airfield retains a strong ‘original’ layout with more or less original hangars and control tower buildings, perimeter road etc. remaining.
- Proximity to Fakenham produces a busy feel with A148 and A1067 running through the Area. Street and other lighting is highly visible from most of the Area.
- The part of the Area near Wood Norton to Hindolveston has a strong ‘remnant ancient countryside’ character – different hedgerow structure and presence of botanically rich verges also linked to the proximity to large blocks of ancient woodland.
- Pits and ponds in many fields.
- Modern estates around Little Snoring are a jarring feature in the landscape”.

LCA Tributary Farmland, TF3: Hempstead, Bodham, Aylmerton

Key characteristics of this character area which make it distinctive within its type

- “A large central area of the Type comprising a relatively high level topography which slopes southwards and in which the watercourses tend to drain to the south (to the Broads).

- The river network is less defined than in other Areas but more frequent small valleys of running ditches (Small River Valley Areas) are present through most of the Area.
- Settlement is in fairly dispersed villages and a range of farm sizes from small to large, sited both within settlements and in isolated positions.
- Some parts of the landscape are heavily influenced by large estates (Felbrigg, Mannington, Wolterton, Barningham) and whilst the house and parklands of these properties may be separate Area/s, they are intimately linked to the form and structure of this landscape (isolated larger farmsteads, woodland planting for sporting purposes, estate type cottages in settlements and isolated locations).
- Settlement tends to be elongated and semi-dispersed, with cottages having above average sized gardens and much greater presence of small fields and enclosed high hedged closes within and surrounding villages which give a spacious feel to these settlements”.

2.1.6 LCT Wooded with Parkland

2.1.6.1 Wooded with Parkland is the LCT, within which lie LCAs WP2: Holt to Cromer, WP4: Wolterton and Mannington Halls, and WP5: Plumstead and Barningham.

Key characteristics of LCT Wooded with Parkland

- “Enclosed or moderately enclosed views within the Type as a result of predominance of woodland.
- Woodland and trees, mostly in blocks ranging from copses to large woods and interspersed with areas of arable, settlement and some pasture form the main defining character element of this Type.
- The underlying topography of the Type tends to be the same as that in the surrounding landscape Types. I.e. this Type is defined by landcover.
- Woodland types range from areas of coniferous planting to areas of deciduous planting, and include belts, blocks and large stands of woodland of all ages.
- Parkland is a major feature which has encouraged the planting of and retention of woodland. It is rare to find large areas of woodland which have not got an associated park (the Forestry Commission woods of the Cromer Ridge are an obvious exception).
- Settlement tends to be in the form of dispersed larger farmsteads (often associated with the main great house and landowner); a great house/s and small villages / planned villages. However there are notable exceptions around Holt / High Kelling, Sheringwood and Aylmerton (all on the Cromer Ridge) where settlement is in the form of roadways of plotlands within the woods themselves.
- Road networks vary with the overall landscape and neither distinctive nor take account of the particularities of this Types’ topography / development.”

LCA Wooded with Parkland, WP2: Holt to Cromer

Key characteristics of this character area which make it distinctive within its type

- “Wide mix of woodland types jumbled together to form a fairly cohesive Area stretching along the Cromer Ridge (terminal moraine – glacial gravels).
- Woodland types include, parkland (Holt Hall C19th naturalistic planting, Voewood (early C20th screening planting), Sheringham Park 1770s Repton landscape, Cromer Hall C19th parkland and Felbrigg C18th walled park with later plantings through to C20th (Victory V in post war era); older mixed woodland (around Holt and on some of the areas around Felbrigg); C20th conifer plantations – often Forestry Commission lead and natural woodland colonisation of former heath and scrub lands.
- Areas of arable land interspersed with woodland areas.
- Large busy road (A148) runs through the centre of the Area meaning that most of the Area is within earshot and sight of the road.
- Large settlement of Holt within the Area (Holt meaning ‘woodland’) gives a distinctive setting and boundaries to the Town.
- Settlements such as High Kelling and Sheringwood have been ‘planted’ within the woodland and former common land during the early C20th and have subsequently grown.
- Landform is an important determinant of the Area, with height being important – long views from parts of the landscape out to the north and south (seawards and landwards at least 20 miles in places).
- Caravan and chalet parks area feature of the western central part of the Area (Kelling Heath and Bodham).
- There is generally good access to much of this landscape (Public Rights of Way (PRoW), National Trust lands and other public access land including Woodland Trust and Local Authority)”.

LCA Wooded with Parkland, WP4: Wolterton and Mannington Halls

Key characteristics of this character area which make it distinctive within its type

- “Less wooded than all the other Areas in the Type. Small areas of woodland associated with C18th parkland within an arable field context which is essentially Tributary Farmland Type.
- Low settlement density with a strong ‘estate’ feel (one or two outlying farms/cottages and a strongly estate ‘closed village’ character to Itteringham and Little Barningham on the boundaries of the Area.
- Average sized houses and parklands but both have considerably older origins than some of the larger estates in the District”.

LCA Wooded with Parkland, WP5: Plumstead and Barningham

Key characteristics of this character area which make it distinctive within its type

- “A more open woodland structure than the norm within the Type.

- *A less strongly 'parkland' dominated landscape with only Barningham Hall providing this element.*
- *A more naturalistic and less commercial quality to the fairly extensive blocks of woodland, yet while containing a good amount of coniferous plantations.*
- *A low settlement density with Plumstead and Matlask providing a nucleated settlement pattern.*
- *Quite a number of outlying isolated larger farms more akin to the western part of the District and beginning (together with neighbouring Areas) to provide the transition to this type of farm size (where small and medium farms become increasingly less prevalent).*
- *No roads of any size or degree of busyness cross or are close to this Area.*
- *This Area is well removed from any larger settlements".*

3. Broadland District Council Landscape Character Assessment

3.1.1 LCT A: River Valley

3.1.1.1 A: River Valley is the LCT, within which lies LCA A1: River Wensum.

Key characteristics of LCT A: River Valley

- “Distinct valley landform of flat valley flood plain and adjacent gently sloping valley sides;
- Strong presence of a river towards the centre of the floodplain;
- Willow pollards and lines of poplar flanking ditches and watercourses on valley floor, plus areas of reeds, marshes, meadowland and leys;
- Grazing on the valley floor;
- Patchwork of small scale fields, often lined with strong hedgerow boundaries and hedgerow trees; and blocks of woodland dotted along the valley sides;
- River crossings, fords and bridges, which provide landscape features within the valley corridor;
- Remnants and reminders of historic settlement;
- Generally little development on the floodplain;
- Settlements predominantly small and linear of strong vernacular character with scattered farmsteads;
- Presence of characteristic ecological assemblages- including wetland vegetation, wet meadows and pastures.”

LCA A1: River Wensum

Summary of visual character

“Flowing in a south-easterly direction towards the centre of Norwich, the River Wensum and its valley slopes form a strong division between Wooded Heath Mosaic and Tributary Farmland. Further east, through Norwich the Wensum joins the Yare. The valley becomes much wider and the landscape becomes typical of the Broads. In this character area the Wensum meanders through a confined valley floodplain. It is enclosed to the south by wooded rolling slopes, and to the north by less dramatic, gentler arable slopes. The valley has a shallow V-shape, and the valley sides contain an intimate landscape. The valley sides are chalk with deposits of Till, and extensive deposits of sand and gravel are found on the valley floor. In places, mineral extraction sites associated with these deposits are visible landscape features. The valley floor comprises a lush tranquil pastoral landscape character including lowland grazing meadows and marsh, which provide a strong sense of visual continuity along the river corridor. The meadows are typically divided by dykes, which create an open landscape where long views can be seen along the valley floor. The river valley sides ascend gently from the valley floor and comprise a patchwork of small scale arable fields with pockets of pasture, often lined with hedgerow boundaries and hedgerow

trees. Eyn Brook flows through northern parts of the area, east of Reepham. The shallow valley through which the brook flows comprises a pastoral character, with meadows, marshes and woodland.

Woodland is a particular feature of the area; most commonly associated with large mixed blocks that blanket the river valley sides. These areas of woodland are commonly associated with large seventeenth century houses and historic Halls, such as Morton Hall and Weston Hall. Lakes and ponds with surrounding scrub and woodland developed on redundant gravel extraction sites is a key characteristic in central parts of the area, near Lenwade. These areas generally coincide with local environmental designations that highlight their ecological and wildlife importance. Eastern parts of the area comprise a mixture of land uses, mainly associated with the settlement fringe of Norwich including golf courses and hospitals.

The area comprises a scattered settlement pattern. Small villages punctuate the landscape, often located on elevated land, next to crossing points. Some of these places have retained their traditional character, however many have expanded due to their proximity to Norwich. Narrow lanes run along the tops of the valley sides, and in places cut through the slopes. Churches, mills and manors nestled on higher ground at the edge of the floodplain form striking visual features. In eastern parts of the area, rolling wooded slopes, plantation woodland, scattered scrub and groves of willows, enclose the valley floodplain and periodically curtail views. Extensive blocks of woodland that blanket the river valley sides throughout the area create distinct wooded skyline views. There is a generally strong sense of tranquillity throughout much of the area”.

3.1.2 LCT C: Plateau Farmland

3.1.2.1 C: Plateau Farmland is the LCT, within which lies LCA C1: Foulsham & Reepham.

Key characteristics of LCT C: Plateau Farmland

- “Distinct flat and elevated landform in comparison to surrounding landscapes;
- Underlying geology of Till deposits;
- Large fields of predominantly arable monoculture farmland;
- Sense of openness and exposure due to elevation and scarcity of enclosing elements such as woodland;
- Small ponds are often a feature of fields;
- Presence of boundary oaks within hedgerows;
- Long and expansive views of adjacent landscapes;
- Predominantly rural character and associated strong sense of tranquillity throughout;
- Sparsely settled landscape;
- Presence of isolated historic features within the landscape;
- Small ponds and marl pits are often features of fields lying on clayey and chalky Till;”

LCA C1: Foulsham & Reepham

Summary of visual character

“This character area is situated on an elevated plateau of Till in the far west of the district. The plateau forms the highest area of land in the District, rising to a height of approximately 60M AOD around Guestwick. The Till deposits above a chalk bed are distinct within the surrounding sand and gravel geology. This creates a gently domed plateau, slightly more undulating along its eastern edge. Above this clay bed, loamy / clay soils provide good quality agricultural land. Farming has a long established tradition in this area; indicated by irregular shaped fields and a complex network of lanes and ancient tracks. Field sizes vary from medium to large, the largest located on the highest land. An exception is a distinct area to the south west, near Foulsham, where small strip fields are strongly enclosed by tall hedgerows. This field system may represent early enclosure of common land adjacent to Foxley Wood.

There is little woodland cover in the area. Small copses located in field corners are scattered across the landscape particularly in eastern parts. Some hedgerows have been lost, with remnant hedgerow trees suggesting they may have been removed relatively recently due to the intensification of farming techniques. Numerous fields have small ponds in the corner, characteristic of heavier soils. These ponds may suggest past use of the fields for grazing. In south eastern parts, the meadows, marshes and woodland associated with Eyn Brook valley (A1) provide a distinct contrast to the area, south of Reepham. North of Reepham, the area meets Cawston Tributary Farmland (D1) and Blickling and Oulton Wooded Estate lands (E1).

Few settlements have developed on the plateau, except the medieval market town of Foulsham and some dispersed settlements such as Guestwick, Wood Dalling and Themelthorpe. These are ancient settlements that have suffered from falls in population in the past. Individual isolated farmsteads are scattered throughout the area; most with small, simple dwellings. Manors and halls are a feature within western parts of the area. These are commonly associated with farmsteads that have been extended during prosperous periods in the past. Moats adjacent to these dwellings may suggest a medieval origin. Minor roads and tracks create an irregular and interesting pattern on the landscape. In the north-west, localised rationalisation of the field system and the development of an airfield have somewhat diluted its character.

Higher relief in this area creates an elevated, open character. This is further accentuated by the simplicity of land use and limited woodland cover. Expansive views and a general absence of any major roads heighten the general feeling of rural isolation. Larger farmsteads, halls and church towers create essential and striking vertical features in wide expansive views. Movement on the plateau is limited to traffic along secondary roads and rural lanes as well as agricultural machinery working the fields. Such a traditional working landscape often feels peaceful and there is a strong associated sense of tranquillity throughout.”

3.1.3 LCT D: Tributary Farmland

3.1.3.1 Tributary Farmland is the LCT, within which lie LCAs D1: Cawston and D2: Weston Green.

Key characteristics of LCT D: Tributary Farmland

- “The Witton Run is a tributary of the River Yare SSSI near Blofield
- Shelving and gently undulating landform, which is cut by small tributary valleys;
- Predominantly rural character throughout;
- Landscape predominantly underlain by sands and gravels, overlain by loamy soils;
- Dispersed but evenly distributed settlement pattern
- An intricate network of narrow, winding rural lanes often bounded by banks or ditches
- Medium to large scale arable farmland;
- Pockets of remnant parkland;
- Tributaries elusive- evident but usually hidden within the landscape by topography and trees
- Mixed settlement and architectural character;”

LCA D1: Cawston

Summary of visual character

“Cawston Tributary Farmlands is situated in the central western part of the District, stretching north from the upper Wensum River Valley (A1). The sands and gravels of this area form a gently rolling landscape. The land becomes increasingly undulating where tributaries of the Wensum and the Upper Bure rivers incise it. The loam geology produces fertile soils and the area has a long established agricultural history. The mosaic of parkland, arable fields, woodland, copses of mature trees and clipped hedgerows creates a diverse and interesting landscape character. However, in central parts, the intensification of farming techniques has resulted in hedgerow and woodland losses.

Historic maps show a number of medieval market towns located within and adjacent to this area. Some such as Reepham and Cawston have expanded around a strong nucleated core and are busy towns today. Others such as Salle, have declined as the rural population fell or were incorporated into the large estates as ‘closed villages’. Today the settlement pattern reflects a long history of development with numerous nucleated settlements and towns. The settlements have many historic buildings and features and a strong local vernacular. To the north, grand houses, estate settlements and churches are distinctive features, and strongly contribute to the area’s rich and distinctive character. In particular, Salle Park, a large parkland estate, is a key feature in the northern parts of the area. Developed on poorer soils, the estate is centred on a grand house, and includes landscaped gardens, parkland and plantations. Surrounding medium scale rectangular arable fields represent an extension of the park landscape. Further south, smaller red brick and pantiled manors and halls, dating from the seventeenth and eighteenth century litter the landscape. Here, the landscape is smaller in scale and more intimate, but with an equally rich historic character.

The diverse collection of landscape features, creates a strong landscape structure, with an interesting visual mosaic. In particular, the large designed parkland landscapes to the north, specifically designed to create an ‘idyllic natural landscape’ are very scenic. For the most part, the distinctive character of the area

remains unspoilt and the arable landscape is well cared for. Historic associations and distinctive features give the area a rich character and a strong sense of place.

Loss of hedgerows creates an open skyline in central parts. Vertical elements, including lines of steel pylons that slice through field systems with overhead wiring that connect to an electrical substation west of Cawston, are prominent and repeated skyline features within central parts.”

LCA D2: Weston Green

Summary of visual character

“Located to the east of Norwich, this area encompasses a pocket of land, which is isolated from the rest of the district by the River Wensum. Landform is gently rolling and incised to the south of the narrow valley of the River Tud. The land continues to rise between the two river valleys, forming an elevated plateau that extends south-west beyond the boundaries of the district. This section of the character area reaches elevations of 60 m AOD. The topographical variations in this area reflect changes in the underlying geology. Sands and gravels form the rolling hills to the north and west of the area. To the east, heavier Till deposits give rise to the flat plateau relief. The underlying solid geology is exposed in places where the River Tud has eroded through the various drift geology.

Mixed woodland, situated on the sand and gravel deposits above the southern slopes of the Wensum Valley, extends south and along the Tud Valley. Interspersed between these plantations, medium-scale fields are in mixed use. Some are in arable cultivation but many are turned over to pig rearing and sheep grazing. Occasional fields have been converted to residential use with associated horticulture. Further west where the woodland cover decreases dramatically, arable fields are medium-sized and rectangular in shape with strongly clipped hedgerows and small copses along boundaries and within fields. On the top of the plateau, field sizes increase and large scale pig and poultry farming predominates.

There are few settlements in the area. Some small settlements, often with settlement greens which are illustrated on historic maps, appear to have seen little expansion and many have declined due to falls in population. Much of the land here appears to have been enclosed to form the large estates on the adjacent valley slopes of the Wensum. This has resulted in a limited number of small farmsteads in this area. The A47 cuts through the southern part of this character area along the lower land near the river Tud.

The undulating slopes, rolling hills and mature blocks of woodland in the centre and east create a small-scale and intimate landscape, with a settled and unified character. Its diversity of land cover and land uses provide a strong visual mosaic with a robust landscape structure. The Tud valley is a peaceful, rural landscape clearly defined by a broad shallow valley landform. Evidence of the wetland character associated with the Tud is apparent in the areas of wet meadow, grazed pasture and alder carr, although the course of the Tud is largely concealed by wet woodland, with views of the river generally confined to crossing points. To the north-west, the fabric of the landscape simplifies. Here, the higher relief, along with fewer variations in land use and reduced woodland cover, creates an open character allowing expansive views across the wooded slopes towards Norwich. Large steel pylons with overhead wiring that

slice through fields dominate the skyline in this part. To the south, structure is provided by the numerous close clipped hedgerows and woodland copses, whilst the top of the plateau, large-scale fields, limited tree and hedgerow cover, and the elevated nature of the area create an exposed and less structured landscape. Overall, the area’s mix of land cover elements adds visual interest, creating a diverse rural landscape with a strong sense of visual integrity. With the exception of some localised visual and noise intrusion from the A47, this landscape comprises a unified peaceful character. Isolated churches on the upper valley slopes create prominent and historic built features. Although there are few other features of historic or architectural interest in the area, its distinctive topography and natural features make it a valuable landscape resource”.

3.1.4 LCT E: Wooded Estatelands

3.1.4.1 E: Wooded Estatelands is the LCT, within which lies LCA E1: Blickling and Oulton.

Key characteristics of LCT E: Wooded Estatelands

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

LCA E1: Blickling and Oulton

Summary of visual character

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

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

4. South Norfolk District Council Landscape Character Assessment

4.1.1 LCT A: Rural River Valley

4.1.1.1 A: Rural River Valley is the LCT, within which lie LCAs A1: Tas Rural River Valley, A2: Yare/ Tiffey Rural River Valley, and A3: Tud Rural River Valley.

Key characteristics of LCT A: Rural River Valley

- *“Distinct valley landform created by glacial and fluvial activity, with wide flat valley floodplains, which create important divisions within the district landscape.*
- *Semi-enclosed landscape with long views within the valley but restricted views from the valley, creating occasional areas of more intimate character.*
- *Perceived presence of a river that is often not actually visible within the landscape but which at close-range is seen to be attractive, of significant size and distinct character.*
- *Willow pollards and lines of poplar flanking ditches and watercourses on the valley floor, plus reeds and marsh in areas.*
- *Attractive river crossings including fords and old bridges approached by sunken lanes.*
- *Areas of pastoral floodplain predominantly grazed by cattle, set within the arable landscape that occupies the valley sides.*
- *Historic quality to areas within the valley landscape due to the presence of visual reminders of the valleys' settled past, particularly the earthworks at Venta Icenorum, watermills, historic river crossings and round-towered churches.*
- *Settlements predominantly small and nucleated of strong vernacular character with scattered farmsteads on the valley floor or linear settlements at the valley side crest, with a few large towns of 'market town' quality distinct to the Waveney.*
- *Characteristic vernacular architecture particularly including red brick and Dutch gable ends, windmills, weather-boarded watermills and round towered churches.*
- *Presence of characteristic ecological assemblages, uncommon or unfound elsewhere in the district, including wetland vegetation, heathland and wet meadows/pastures.”*

LCA A1: Tas Rural River Valley

Key characteristics

- *“Distinct, moderately wide simple valley form with medium-scale clearly defined flat valley floor, shallow side slopes and adjoining smaller-scale tributary valleys.*
- *Less enclosed than some other valleys with a feeling of exposure and openness and some long views within the valley but restricted external views.*

- *River alternately visible and hidden marked by sparse waterside vegetation including reed filled ditches and narrow woodland belts. The flat, wide, green valley floor is a distinctive feature.*
- *A large number of attractive fords and small bridges occurring at regular intervals along the river and side tributaries.*
- *Pastoral valley floor with cattle grazing and distinctive willow pollards lining the watercourses on the valley floor.*
- *Upper tributary valleys of great ecological richness and importance, including areas of fen, marsh and unimproved wet and neutral grassland.*
- *Fragmented woodlands and shelterbelts on the valley sides creating a wooded fringe to much of the valley interspersed with more open areas of arable land.*
- *Presence of historic earthworks including Scheduled Ancient Monuments, including the large highly visible defensive earthworks of Venta Icenorum and the earthworks at Tasburgh.*
- *Sparsely settled character with buildings clustered around fording points and at the top of the valley sides”.*

LCA A2: Yare/ Tiffey Rural River Valley

Key characteristics

- *“Narrow shallow valley-form widening into a broad shallow valley at the confluence of the Rivers Yare and Tiffey near Barford. The valley sides gently undulate creating a sense of defined openness.*
- *Meandering small rivers, increasing in size where the Tiffey joins the Yare, intermittently visible across the valley floor or from river crossings, but frequently screened by dense bankside vegetation.*
- *Presence of distinct areas of vegetation of valley floor with regular avenues of poplars flanking drainage ditches, particularly within the Yare Valley.*
- *Presence of attractive historic bridges over the river, mostly constructed of brick, some of which are Scheduled Ancient Monuments.*
- *Important buildings present including Wymondham Abbey plus churches and mills forming landmark features.*
- *Pastoral valley floor with areas of damp hummocky pastureland supporting sheep grazing with occasional paddocks and arable valley sides.*
- *Patchwork of small valleyside woodland blocks and wooded bankside creating a lush and green ambience which is accentuated by the variety of species and consequent variety of shades of green.*
- *Tranquil rural character with strong visual diversity created by the contrast between open areas and more wooded intimate areas.*
- *Distinct small attractive villages with strong vernacular qualities clustered around river crossings on the valley floor. Sparse farmsteads and isolated buildings are scattered across the valley sides.*
- *Network of peaceful small rural roads which meander across the valley with sunken lanes providing access to valleyside dwellings.*
- *Important internal views including the view to Wymondham Abbey.*

- *The area is also highly visible from the Norwich Southern Bypass.”*

LCA A3: Tud Rural River Valley

Key characteristics

- *“Small intimate rural valley with confined valley form and restricted views, although more distant views are possible from the upper slopes.*
- *Small scale river channel only evident at the points where it is crossed by the Costessey – New Costessey Road and the Ringland Road.*
- *Sand and gravel drift geology resulting in poor-quality soils with areas of wooded common land with ‘heathy’ understorey.*
- *Presence of mineral working sites to exploit geological resources.*
- *Intricate sinuous topography accentuated by the wooded valley sides and relatively narrow open valley floor.*
- *Small-scale, very sparse settlement comprising occasional isolated farmsteads. The pastoral valley floor creates an important ‘green’ gap between the settlements of Costessey and New Costessey which extend onto the upper valley sides.*
- *Remote, very rural, character despite proximity to the City, as a result of extremely restricted access through the valley -with no roads or footpaths.*
- *Strongly wooded character with the presence of a mix of coniferous and deciduous large woodland blocks on the valley sides, plus long lines of poplar trees found in association with the river. Single trees and plantations of Scots pine are a distinctive feature.*
- *A wooded gateway to Norwich is created by the woodland present on the upper valley slopes. This is an important component of the landscape adjoining the North Southern Bypass;*
- *Distinctive agricultural landscape common on the valley sides created by earth fields and regularly spaced corrugated pig shelters, with other areas used for arable farmland.*
- *Important views into the Tud valley from the Norwich Southern Bypass and views out of the area from the upper valley crest.”*

4.1.2 LCT B: Tributary Farmland

4.1.2.1 B: Tributary Farmland is the LCT, within which lies LCA B1: Tas Tributary Farmland.

Key characteristics of LCT B: Tributary Farmland

- *“Shelving and gently undulating landform created by small tributary valleys, with tributary rivers cutting through the glacial till to create a landscape of restrained variety.*
- *Transitional landscape occupying the mid ground between the upland plateaux and the main river valley landscapes providing opportunities for long and framed views.*
- *Tamed and peaceful farmland with scattered small farm woodlands creating a quiet rural landscape.*

- *Dispersed but evenly distributed settlement pattern of small, nucleated villages and small farmsteads, occasionally with large agricultural sheds.*
- *An intricate network of narrow, winding rural lanes often bounded by banks or ditches with a sense of impenetrability.*
- *Tributaries elusive - evident but usually hidden within the landscape by topography or trees.*
- *Medium to large-scale arable farmland of cereals and sugarbeet and occasional fields of sunflowers or other crops with sparse and/or overgrown hedgerows and hedgerow trees.*
- *Remnant parkland, which sometimes relates to former deer parks, plus areas of common land.*
- *Mixed architectural character comprising modern bungalow development and traditional vernacular architecture with gable ends (predominantly stepped) and other vernacular influences such as brick and flint and isolated churches.*
- *High proportion of important ecological assemblages protected as SSSIs including woodland, and wetland habitats.”*

LCA B1: Tas Tributary Farmland

Key characteristics

- *“Open, gently undulating to flat and sloping landscape incised by shallow tributary valleys, the tributary streams of which are not prominent landscape features.*
- *Large open arable fields of cereal, sugarbeet and occasionally sweetcorn.*
- *Framed open views across the countryside and into adjacent character areas.*
- *Small blocks of deciduous woodland of high ecological and visual quality. These create wooded horizons which add variety to and create intimacy within the landscape.*
- *Damp grasslands of ecological importance located within the tributary valleys.*
- *Scattered remnant hedgerow trees, particularly oak, sometimes including intact avenues lining the roads or marking former, denuded, field boundaries.*
- *Transportation corridors including main connecting roads.*
- *Network of recreational footpaths.*
- *Ditches, low banks and wide grass verges associated with the network of rural roads.*
- *Settlement characterised by a small number of large villages including the administrative centre of South Norfolk – Long Stratton - with smaller hamlets, scattered farmhouses and agricultural buildings.*
- *Mixed vernacular of timber-frame, stepped and Dutch Gables, thatch and round-towered churches.”*

4.1.3 C: Tributary Farmland with Parkland

4.1.3.1 C: Tributary Farmland with Parkland is the LCT, within which lies LCA C1: Yare Tributary Farmland with Parkland.

Key characteristics of LCT C: Tributary Farmland with Parkland

- “Gently undulating landform created by the presence of small tributary stream valleys which cut through the glacial till landscape providing a sense of restrained variety
- Transitional landscape occupying the mid ground between the upland plateaux and the main river valley landscapes, providing varied opportunities for long and framed views
- Presence of large parkland estates particularly associated directly with the tributary valleys. Estate railings, prominent gatehouses, boundary fences and tree-lined avenues with areas of pastoral farmland and horse grazing reveal the presence of the wooded parkland in the wider arable landscape.
- Context of tamed and peaceful arable farmland with scattered small farm woodlands, including ancient woodland, and medium to large-scale fields of sugarbeet and cereal surrounded by sparse hedges and hedgerow trees.
- Small fields of more unusual crops such as sunflowers and asparagus bounded by banks of coppiced willow.
- Dispersed but evenly distributed settlement pattern of small farmsteads and small, nucleated villages.
- An intricate network of small rural roads often bounded by banks or ditches with a sense of impenetrability.
- Tributaries visually elusive and often physically inaccessible –rarely evident because they are hidden within the landscape by topography or trees, particularly where they are associated with the parkland which prevents public access to them.
- Mixed architectural character comprising modern development and traditional vernacular architecture, including stepped and Dutch gable ends and brick and flint.
- Isolated flint round towered churches particularly evident.
- Characteristic large detached halls and manor houses, usually constructed of brick and of high architectural quality, associated with the parkland estates. These are frequently screened by woodland, except at close range.”

LCA C1: Yare Tributary Farmland with Parkland

Key characteristics

- “Shelving landform with a gently undulating topography created by the presence of small tributary stream valleys cutting through the landscape providing a variety of open/more intimate landscape settings and long/framed views.
- Transitional landscape occupying the mid ground between the upland plateau of the Wymondham-Hethersett settled plateau farmland and the principal Yare Valley and forming part of the transition between the rural and urban landscape.
- Peaceful farmland with small farm woodlands and intermittently wooded tributary valleys creating a quiet rural atmosphere.

- Presence of large parkland estates, particularly associated directly with the tributary valleys. Estate railings, boundary fences, tree-lined avenues and traditional wooded parkland contribute to landscape character.
- Sparsely settled landscape of small clusters of farmhouses, small villages and rural dwellings interspersed with large manorial buildings and halls.
- A sense of impenetrability and remoteness despite the presence of major transportation corridors. The Norwich Southern Bypass and A11 Wymondham Road trisect the landscape and the area is also traversed by the main Norwich-London railway line. These routes create corridors of movement and noise in this otherwise peaceful landscape. Elsewhere, there is an intricate network of narrow rural roads and lanes.
- Yare Minor Tributaries Streams elusive - evident but usually hidden within the landscape by topography or trees noticeable only at fording points or at close-range.
- Arable and pastoral farmland of cereals and sugarbeet with more pastoral land uses within the immediate tributary valley corridor. Fields surrounded by sparse hedges and hedgerow trees, with occasional mature/veteran oaks forming a distinctive feature alongside the lanes.
- Vernacular architectural character, predominantly of rural buildings and estate dwellings. More modern dwellings are found in the larger villages.
- High number of large dwellings set in extensive grounds including characteristic large detached halls and manor houses, usually constructed of brick, of high architectural quality, associated with the parkland estates of Keswick, Intwood, Thickthorn and Colney. These are frequently screened by woodland, and therefore visible only at close range.
- Intermittent long views towards the City of Norwich.
- Presence of large institutional buildings including new hospital and areas of the Research Park at Colney. ”

4.1.4 LCT D: Settled Plateau Farmland

- 4.1.4.1 D: Settled Plateau Farmland is the LCT, within which lie LCAs D1: Wymondham Settled Plateau Farmland and D2: Poringland Settled Plateau Farmland.

Key characteristics of LCT D: Settled Plateau Farmland

- “Distinct flat to gently rising elevated landform as a result of the simplistic underlying Glacial Till geology.
- Large fields of arable monoculture principally characteristic swathes of cereal, oilseed rape and sugarbeet.
- Variety of spatial experiences due to the elevation and contrast between the openness of the arable fields and intimacy of the settlements.
- Long views of the district from the plateau edges, including views to Norwich, and internalised plateau views. Elements of plateau interior not visible except from other plateau areas or where tall intrusive elements are present.

- Mature remnant oak hedgerow trees are features in the agricultural landscape however hedgerows have been severely degraded or lost leading to fragmentation within the landscape.
- Illusion of wooded horizons due to the presence of significant areas of mixed woodland blocks, some intact hedgerows and the visual merging of hedgerow trees and woodlands in the landscape.
- Presence of large communications masts which interrupt of the sense of openness yet provide distinct landmarks.
- Settled landscape mostly comprising large edge-of-plateau towns and large villages with other smaller nucleated settlements dispersed across the plateau.
- Some evidence of historical features within the landscape including isolated churches (some of which are round-towered), moats, historic parkland and some farm ponds.
- Some vernacular buildings particularly in historic market towns, particularly including use of bricks, timber framing and stepped gable ends, but contrasted with settlements of modern bungalow development.”

LCA D1: Wymondham Settled Plateau Farmland

Key characteristics

- “A settled landscape with large edge-of-plateau towns (including market towns and those of more modern origin) and villages plus smaller, nucleated settlements which are dispersed across the plateau.
- Large expanse of flat landform with little variation over long distances with strong open horizons – the archetypal ‘Norfolk’ landscape of popular imagination.
- Large scale open arable fields including sugarbeet, cereal and oilseed rape monocultures creating simple, often monotonous, character.
- Long views from plateau edge, including to Norwich from the northern plateau edge.
- Poor hedgerows generally, which accentuates the openness of the landscape. The resulting wide verges beside roads often contain attractive wildflowers. Some mature hedgerow trees are found, particularly beside roads, which are a distinctive feature. Areas of more intact hedgerow network sometimes occur around settlements.
- Sparsely wooded but with occasional woodland blocks, sometimes associated with former parkland areas, creating a more wooded character and wooded horizons in parts of this generally open landscape.
- Vernacular buildings particularly brick built, timber framed, and stepped gables. Some isolated churches, sometimes hidden by dense screening churchyard vegetation.
- Historic Market Town at Wymondham.”

LCA D2: Poringland Settled Plateau Farmland

Key characteristics

- “Flat landscape, which rises to a gentle central dome, with strong open horizons.

- Densely settled core area, predominantly of ribbons of post-war bungalows and other development which interconnect the older village cores. These older cores have a stronger vernacular appeal;
- Large scale open arable fields including sugarbeet, cereal and oilseed rape monoculture.
- Long views from plateau edge including to Norwich from northern plateau edge and to the Tas Valley.
- Poor hedgerows but wide roadside verges and numerous remnant hedgerow standards. Particularly around settled areas.
- Wooded character in parts and when viewed from afar, particularly around the settlements and due to the presence of woodland blocks in the north of the character area.
- Prominent landmark telecommunications towers (radio and radar) located at the high point of the plateau and visible from a large area of the surrounding countryside.
- Vernacular buildings present but somewhat ‘diluted’ by more recent development.
- Recreational routeways including Boudica’s Way leading to the Tas Valley.”

4.1.5 LCT F: Valley Urban Fringe

- 4.1.5.1 F: Valley Urban Fringe is the LCT, within which lies LCA F1: Yare Valley Urban Fringe.

Key characteristics of LCT F: Valley Urban Fringe

- “Distinctive broad meandering valley form with wide flat flood plain and enclosing valley sides, occasionally opening up where tributary valleys such as the Tas valley link to the Yare valley.
- Glacial gravel deposits, which have been exploited resulting in remnant flooded gravel workings along the valley floor.
- Large river flanked by characteristic wetland vegetation, including reeds and fringing alder/willow woodland creating a well wooded appearance.
- Inaccessible valley floor with relatively few river crossings.
- Evidence of early human activity, for example the henge at Arminghall and presence of numerous Scheduled Ancient Monuments.
- Few distinctive vernacular buildings mainly due to the relative lack of pre-war settlement within the valley.
- Distinct absence of settlement within the valley, apart from discrete areas nestled around river crossings, although influenced by Norwich urban fringe along parts of the upper valley sides.
- Impenetrability resulting in a sense of remoteness and solitude – remarkable given the closeness of a major city.
- Large institutional buildings occasionally visible from the valley.”

LCA F1: Yare Valley Urban Fringe

Key characteristics

- “Broad semi-enclosed valley form with wide flat flood plain and enclosing valley sides, occasionally opening up to adjoining tributary river valleys, resulting in a sense of containment and unity.

- *Large meandering river flanked by characteristic wetland vegetation including reeds and fringing alder/willow woodland and grassland.*
- *Presence of attractive flooded gravel workings as a result of historic extraction of the glacial gravel deposits which are present.*
- *Sense of inaccessibility with transportation routes restricted to discrete, transverse river crossings and non-vehicular bridleways.*
- *Perceived absence of settlement within the valley although influenced by developments in the City of Norwich.*
- *Sense of remoteness and solitude within the valley, remarkable given the closeness to a major city.*
- *Green buffer and comprehensible development edge to the City of Norwich.*
- *Presence of recreational landscapes including country parks and walks.*
- *Evidence of early human activity, for example Arminghall henge.*
- *Strongly influenced by modern transportation corridors, in particular the Norwich Southern Bypass.”*

- *Highly developed ridge top with a strong urban fringe character including the presence of urban settlement, large retail superstores with their associated car parks plus a park and ride scheme.*
- *Recreational uses including the presence of a golf course and the Royal Norfolk Showground.*
- *Attractive arable and pastoral farmland context, somewhat marginalized by the development, but retaining a strong rural character.*
- *Absence of significant wooded areas.*
- *Major transportation through-route and gateway into South Norfolk due to the presence of the Norwich Southern Bypass.”*

4.1.6 LCT G: Fringe Farmland

4.1.6.1 G: Fringe Farmland is the LCT, within which lies LCA G1: Easton Fringe Farmland.

Key characteristics of LCT G: Fringe Farmland

- *“Gentle ridge of land marking the dividing line between two valley landscapes and creating an impression of exposure along the ridgeline;*
- *History of mineral extraction, particularly sand and gravel workings, resulting in scarred and reclaimed areas.*
- *Use of the area for urban fringe uses including a park and ride scheme (under construction), retail warehouses, a golf course and the Royal Norfolk Showground.*
- *Significant level of settlement including the Norwich suburb of New Costessey and the smaller linear settlement of Easton.*
- *Rural farmland origins and context including both arable and pastoral farmland and retaining a peaceful rural quality.*
- *Absence of large wooded areas.*
- *Norwich Southern Bypass is a major feature of the area.”*

LCA G1: Easton Fringe Farmland

Key characteristics

- *“Undulating landscape sloping towards a distinct ridge top marking the boundary between the valleys of the Yare and Tud.*
- *Sand and gravel geology which has led in the past to use of the land for mineral extraction resulting in areas of derelict and degraded landscape.*

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