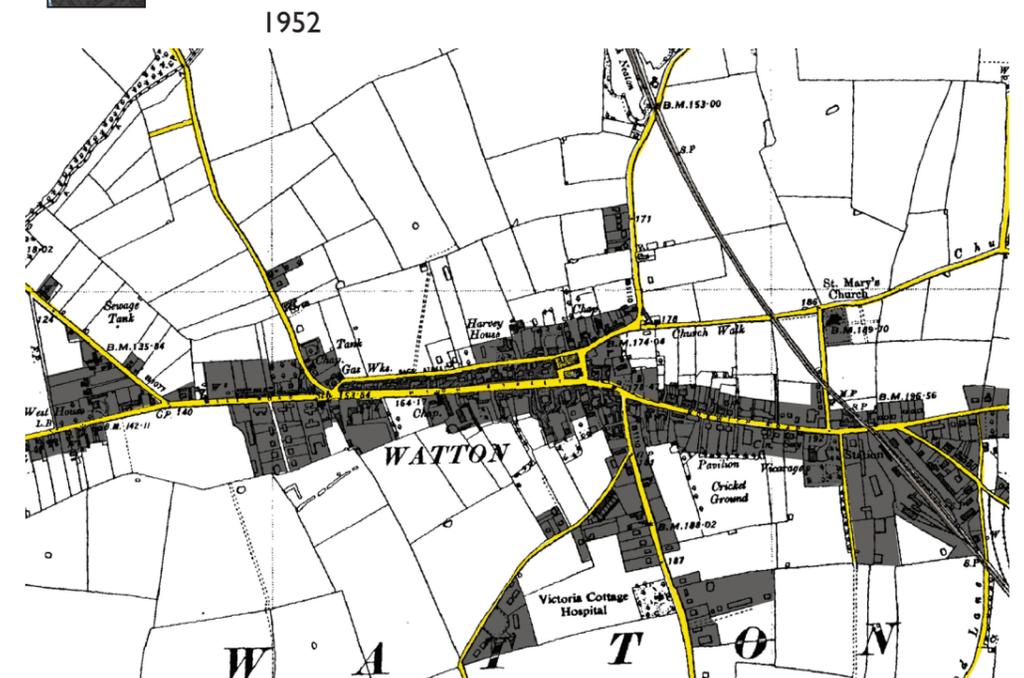
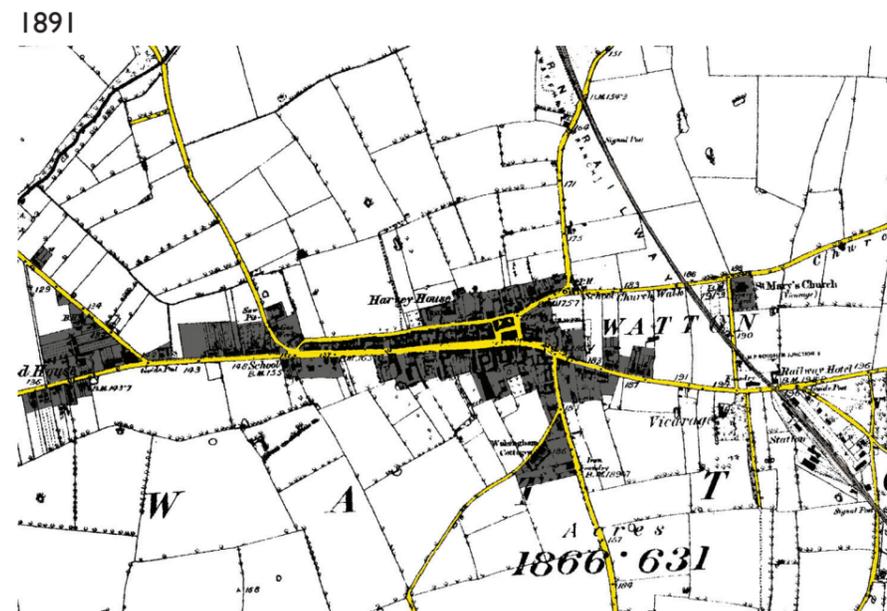


Watton Settlement Fringe Analysis

-  Structural landscape blocks
-  Agricultural fields
-  Open views
-  Filtered views
-  Open edge
-  Integrated edge
-  Key gateways

Historic Growth of Watton

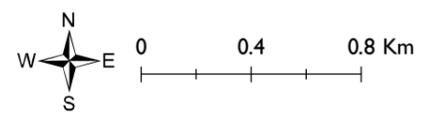
- Road 
- Railway line 
- Settlement (Historic core) 



**Breckland Settlement Fringe
Landscape Assessment
Watton Landscape Character
Area Sensitivity**

Key

-  1.5km Settlement Edge Buffer
- Sensitivity**
-  Low
-  Low / Moderate
-  Moderate
-  Moderate / High
-  High
-  Conservation Area



Source: Breckland Council
Land Use Consultants

Date: 11/07/2007



WAI: WATTON BROOK TRIBUTARY FARMLAND

DESCRIPTION

Location and Summary

The character area comprises the whole of the northern edge of Watton from Swaffham Road in the west to the small hamlet of Caudlesprings in the east. It extends from the settlement edge to 3km radius incorporating the villages of Ovington, Saham Toney, Carbrooke plus the adjoining residential area of Neaton and linear settlement at Watton Green. It forms part of the district character area B5: *River Wissey Settled Tributary Farmland*. This is a typical rural landscape of arable fields. It is crossed east to west by, Watton Brook, a minor tributary of the River Wissey which creates local landscape diversity, with a more enclosed river course and greater tree cover. From this minor valley the land rises gently to Watton and the higher plateau landscape immediately to the south of Watton (*E4: Wayland Plateau*) and north to *E5: Central Breckland Plateau*. Views from the settlement edge to the north extend across the valley and gently rising topography north of Ovington, and incorporate landmark features associated with the settlements including the former windmill at Saham Toney and church tower at Ovington.

Representation of District LCA character area

The area is representative of the wider district character area. It is a rural landscape of arable fields bound by sparse hedgerows and field drains. Minor tributaries, including Watton Brook, cut through the area creating localised landscape variation and diversity. Small rural villages close to, and visible from, the settlement edge are a key feature.

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
Landscape Quality and Condition	
A typical agricultural landscape of managed arable fields, with sparse field boundaries. The settlement edge is very prominent (stark) in some locations. However, although sparse, field boundary vegetation plus the rising landform together filter long distance views towards the edge of Watton.	The landscape condition and quality is not inherently sensitive. The managed agricultural landscape extending to the settlement edge is however an important feature. There are opportunities to enhance/strengthen field boundary planting in some locations to provide better integration of development within the rural context.
Individual Elements	
Natural: The main natural features of interest are the minor watercourse and associated vegetation and tree line along the watercourse and vegetation associated with Broom Hall. The wider study area includes Saham Toney Mere, a ground water-fed fluctuating mere.	These features are all sensitive to change but would not be directly affected by residential development on the northern edge of Watton. Note increased development may have an adverse impact on groundwater levels and affect the meres in this part of Breckland.

Criteria	Judgement and Comment
<p>Cultural (inc. built/architectural): Surviving cultural elements include views to landmark features such as the mill at Saham Toney and church tower at Ovington.</p> <p>On the northern edge of Watton, St. Mary's Parish Church is an important landmark feature, of flint construction with a prominent round/hexagonal tower. It has a rural setting to the north. Church Walk, a lime avenue, with gates at each end extends from the church to the west to Linden Court.</p>	<p>Landmark features would not be directly affected by residential development on the northern edge of Watton.</p> <p>The rural setting of, and views, to the church on the northern edge of Watton are sensitive to change.</p>
<p>Aesthetic/perceptual: The area forms a transition from the town to the tributary valley. Watton is located at the top of the valley slopes on the edge of the higher plateau landscape. The tributary valley landscape is in comparison a relatively quiet, rural landscape.</p>	<p>Further development on the northern edge of Watton would have potential to 'spill' down the tributary valley slopes creating a very visible development edge in views across the tributary valley e.g. from Ovington. For this reason the location is judged to be of relatively high sensitivity.</p>
Character of the Settlement Edge	
<p>Settlement Edge Development Type: This is residential edge, although varied in character. To the west between Swaffham Road and the A1075 Dereham Road it is characterised by low density single storey developments and back garden boundaries, predominantly fenced. At the A1075 gateway Loch Neaton is an interesting feature forming an area of public open space and water created through construction of the rail line in 1875. East of Neaton, the settlement edge is fragmented, with blocks of modern development extending out from the Norwich Road and terminating as hard boundaries alongside arable fields. The fields have an important role in separating the edge of Watton from the more rural settlement/hamlet of Watton Green. The easternmost edge is characterised by industrial estates and development along the Norwich Road associated with the former RAF base.</p>	<p>Sensitive elements of the northern edge of Watton are the rural gaps and agricultural fields between Watton and Watton Green. Further development in this area would consolidate the town. Also of high sensitivity is the small rural gap along the tributary separating Watton from Saham Toney. The whole northern edge is sensitive by virtue of the landform at the crest of the slopes rising from the minor tributary valley.</p>
<p>Accessibility and Integration: West of the Dereham Road, the edge is reasonably well integrated visually through a combination of landform and planting – although back garden fences generally provide hard boundary with limited permeability. To the east of Dereham Road this is a more diffuse edge, with agricultural land permeating into the town.</p>	<p>West of Dereham Road, further expansion of the settlement edge would have impinged on the tributary valley and is therefore considered to be sensitive. East of the Dereham Road, there is some capacity for development to provide a better settlement edge and help in the=grate the harsh blocks of modern development jutting out into agricultural land, although this would need to be balanced with effects on the potential consolidation of settlement with Watton Green.</p>
<p>Gateways: Watton is a market town extending east-west along the Norwich Road, with a central thickening along the Dereham- Thetford Road.</p>	<p>Although, not inherently sensitive in landscape terms, this local gateway has already merged Watton with Neaton and</p>

Criteria	Judgement and Comment
Within the character area, the main gateway is from the north from Dereham (A1075). This is a low key residential gateway with the settlement of Neaton merging with Watton.	therefore further extension would be inappropriate. It would also change the typically linear character of the market town which extends along the Norwich Road.
Nodes: The distinctive church of St. Mary's with its round tower and associated lime walk is a key node.	The rural setting of the church is sensitive.

Visual Sensitivity

Criteria	Judgement and Comment
General Views (Landform and Enclosure): Views from the area to Watton are generally contained by the gently rising landform and field boundary vegetation. There are some long distance views (from near Ovington) to the masts and water tower on high land associated with the airfield in the eastern part of the town.	The location of the town on the crest of rising land means that any expansion northwards (downslope) would have the potential to be very visible in some locations, for example from Ovington.
Intervisibility with the settlement edge: Views to the settlement edge: Views to the urban edge are generally filtered and screened by field boundary vegetation and the gently rising landform. In some cases back garden fences form a harsh boundary with the surrounding rural landscape. Views from the settlement edge: There are medium distance views from the settlement edge across the minor tributary valley to Ovington and rising land to the north.	The location of Watton at the brow of the hill and the presence of field boundary vegetation restricts views of the settlement edge. The further extension of the settlement edge downslope towards Watton Brook would be highly visible.
Mitigation Potential: Field boundary vegetation is present.	The character area is not sensitive to mitigation planting.

Overall Sensitivity Judgment

Overall the sensitivity of the area to further expansion of Watton is judged to be **Moderate - High**. Within this judgement, there are some areas where small residential extensions may be appropriate. The judgement of higher sensitivity relates to:

- the rural character and separation of Watton Green from Watton;
- site and setting of St. Mary's Church;
- tributary valley crests and slopes where further outward development would be highly visible in views from the north (Ovington);
- the distinction and separation of Saham Toney;
- the need to limit thickening of the town away from its historic core along the Norwich Road.

LANDSCAPE GUIDELINES

The following sets out a series of landscape management and design principles, both to maintain and enhance the character of this landscape unit and to inform future landuse planning/planning for change to the settlement fringe;

General Landscape Management

- Conserve and enhance field boundary vegetation and consider opportunities for reinstating boundaries where they have been lost;
- Conserve the setting of St. Mary's Church and associated features (lime walk);
- Consider opportunities to enhance recreational access from the northern edge of Watton into the rural landscape.

Principles in relation to Development

- Conserve the rural character of Watton Green and its separation from Watton;
- Avoid development on the crests and slopes of the tributary valley which would be highly visible in views from the north (Ovington);
- Conserve the distinction and separation of Saham Toney;
- Seek to create a well integrated settlement edge, avoiding large blocks of development jutting out into the agricultural landscape.

WA2: WATTON AIRFIELD PLATEAU

DESCRIPTION

Location and Summary

The character area considers the landscape to the east and south of Watton. It forms part of the more elevated landscape of *E4: Wayland Plateau*. The area extends to a 3km radius from Watton encompassing the settlement of Griston. It is a large scale open arable landscape with dominant features including the former RAF Watton airfield, now disused, on the south east edge of Thetford and Wayland Prison at Griston. Wayland Wood is a large semi-natural coppiced woodland (SSSI), and is associated with the 'Babes in the Wood' legend. The landscape is characterised by arable fields delineated by low/sparse mixed hedgerows.

Representation of District LCA character area

The area is generally representative of the district character area forming part of an arable plateau landscape. It is influenced by the edge of Watton, with views to the settlement edge and the disused airfield being a prominent feature. The area does have some variation in character with the south eastern edge incorporating the former RAF base, airfield and new residential development, and the south west edge having a stronger agricultural character. For the purposes of the assessment they have been described and evaluated as one area, with any differences and local variation in character noted.

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
Landscape Quality and Condition	
A landscape in a moderate condition. Field boundary loss has resulted in a more open landscape and there are some views to the stark residential edge of Watton and the disused airfield.	The landscape is not of a condition and quality which is considered to be highly sensitive. There is a need to conserve and continue to manage a functional agricultural landscape to this edge of Watton.
Individual Elements	
Natural: Valued elements include the large Wayland Wood (one of the largest semi-natural woods in this part of Norfolk), small woodland copses and remaining intact field boundary and boundary trees.	The aim should be to conserve and enhance Wayland Wood. The wood is sensitive to further development which would adjoin or increase recreational pressure within the wood.
Cultural (inc. built/architectural): Features of cultural interest include former commons, such as Merton Common, now subsumed within the arable landscape.	The former commons have potential for restoration as commonland/heathland and are therefore sensitive to change.
Aesthetic/perceptual: A strong rural	The rural farmland landscape (west) is more

Criteria	Judgement and Comment
character west of the airfield, with woodland, managed farmland and some quiet rural lanes. The former airfield and prison to the east, by comparison have less rural character. The area is located on the higher plateau and is therefore potentially viable in views from the tributary valley landscape to the north.	sensitive than airfield (east). The higher plateau land is sensitive to tall/industrial type buildings which could be seen on the skyline in views from the tributary valley landscape to the north. Note: existing tall features including masts and water tower are visible skyline features.
Character of the Settlement Edge	
Settlement Edge Development Type: The settlement edge is varied; the west is mainly 1970's residential estates, with some areas of newer development extending outwards. A school and associated playing field form the edge to the west of the Thetford Road. East of Thetford Road the edge is more varied containing a mix of light industrial estates/highways depot and new residential estates – some of which terminate abruptly at the rural edge, with prominent fencing, limited onsite vegetation and chainlink/metal fencing securing the surrounding landscape. The former RAF base is being comprehensively redeveloped with mixed density residential development.	This is a poorly integrated edge with often harsh abrupt boundaries between the settlement and the rural landscape. In this respect it is not sensitive and there is an opportunity for a more creative approach to form a softer edge through field boundary and small copse planting which would be in keeping with the character of this plateau landscape.
Accessibility and Integration: This edge of Watton has good rights of way links between the town and surrounding countryside (e.g. Watton Wood) as well as the wider rural landscape via the Peddar's Way and North Norfolk Coast Path.	Although the new settlement edge is not well integrated there are some good access links into the wider rural landscape. While, not inherently sensitive these access links should be conserved and where appropriate enhanced.
Gateways: The area contains two Gateways. The A1075 from Thetford enters the town from the south. This is a relatively low key gateway with residential development and school playing field along the road. The gateway to the east on the Norwich Road is dominated by the former RAF base (now being converted to residential). Light industrial and business uses create a poor quality entrance to the town, with chainlink fencing, car parks and warehouse type buildings extending along the Norwich Road.	These gateways are not sensitive. There is an opportunity to enhance the entrances to Watton and create a stronger sense of place. The grass verges and horse chestnut avenue along the Norwich Road are features that would benefit from enhancement. The linear character of Watton means that further lateral extension outwards along the Norwich Road would not be appropriate.
Nodes: There are no distinct nodes. The water tower and masts along the Norwich Road form tall features visible from a wide area.	N/A.

Visual Sensitivity

Criteria	Judgement and Comment
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<p>General Views (Landform and Enclosure): This is a relatively flat landscape, with Watton being located at the edge of the plateau. There are some open views, for example across the disused airfield from Griston. In other locations field boundary vegetation and tree cover limits views. The higher land (masts and water tower) are visible in views from the tributary valley landscape (e.g. Ovington) north of Watton.</p>	<p>The openness of the landscape and potential for long views is sensitive and demonstrates the importance of the field boundary vegetation in filtering views. The plateau is particularly sensitive to tall developments/industrial estates which could potentially form dominant features on the skyline.</p>
<p>Intervisibility with the edge of Watton:</p> <p>Views to the settlement edge: At close range there are open views to a very abrupt urban edge. In areas of new development, this may be because further outward expansion is expected and therefore appropriate landscape treatments have not been implemented.</p> <p>Views from the settlement edge: Conversely there are open views from the urban edge to the arable farmland landscape.</p>	<p>The openness of the landscape and potential for views to an abrupt settlement edge is a sensitive element and requires appropriate mitigation planting.</p>
<p>Mitigation Potential: The large area of Wayland Wood is supplemented by field boundary trees, plus a number of small copses.</p>	<p>The character area is not sensitive to mitigation planting – the existing pattern of woodland and tree cover provides a template for new planting.</p>

Overall Sensitivity Judgment

Overall the sensitivity of the landscape south and east of Watton is considered to have a **Low** sensitivity to change. This judgement relates to lack of individual sensitive features, relatively moderate condition and quality of the landscape and its open character and often harsh transition between the existing settlement edge and the surrounding rural landscape. It is considered that some new development could provide a catalyst for enhancement of the settlement edge and sense of place of Watton. Key sensitive elements, however, are the large semi-natural woodland at Wayland Wood and access links between the town and wider countryside.

LANDSCAPE GUIDELINES

The following sets out a series of landscape management and design principles, both to maintain and enhance the character of this landscape unit and to inform future landuse planning/planning for change to the settlement edge.

General Landscape Management

- Conserve and enhance Wayland Wood and consider opportunities to extend the wooded character to provide a stronger setting for the southern edge of Watton;
- Seek to reinforce and manage existing field boundary hedgerows and, where appropriate create new boundaries, notably in areas of boundary loss or in association with the new settlement edge;

- Consider opportunities for heathland/species rich grassland creation inline with ECONet objectives. Key sites are the airfield and former commons;
- Conserve and enhance recreational access opportunities notably rights of way links with Watton.

Principles in relation to Development

- Seek to create a well integrated settlement edge with the adjacent farmland landscape:
 - avoid geometric blocks of development jutting into farmland;
 - use/create strong field boundaries to provide screening;
 - avoid use of industrial material including metal palisade fences and gates at the entrance to farmland;
- Consider opportunities to enhance the eastern approach to Watton from Norwich, through appropriate landscape treatment of boundaries, verges and planting to create a stronger sense of place and sense of arrival at the market town;
- Consider the effect of any further tall development on this elevated plateau landscape which is highly visible, for example in views across the tributary farmland (e.g. Ovington) to the north;
- The extent of new development means that this edge of Watton does not have a strong vernacular character. Within Watton, generally, traditional building materials include rendered clay lump, brick and some flint which should be reflected in any new development.

WA3: WATTON WEST/THREXTON

DESCRIPTION

Location and Summary

The character area considers the landscape to the west of Watton. It forms part of the distinctive heathland and plantation landscape of *D2: Stanta Heath*. The area extends to a 3km radius from Watton from the narrow western extent of the town from the B1077 at Saham Mere in the north to Merton Common/Long Bridle Road to the south.

It is a medium – large scale undulating arable landscape forming part of a minor valley (Watton Brook) running towards the River Wissey. In parts the landscape is very open with low clipped hedgerows, but in other areas there are numerous small plantations, screening belts and copses forming a typical estate landscape, with Halls, lodges and estate cottages. In the area to the west of Saham Toney is a more intimate, valley landscape of pasture and, parkland and woodland providing the rural setting to the village and separation from Watton.

Representation of District LCA character area

The area is generally representative of the district character area. The large tract of heathland surviving within Stanford Training Ground SSSI is not included within the area surrounding Watton.

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
Landscape Quality and Condition	
A landscape in a moderate condition. Field Boundary loss and flailing of remaining thorn hedges has resulted in a more open landscape and there are some views to the industrial western edge of Watton. More intact 'valley' landscape to the west of Sham Toney.	The landscape is not of a condition and quality which is considered to be highly sensitive. There is a need to conserve and continue to manage a functional agricultural/estate landscape to this edge of Watton.
Individual Elements	
Natural: Valued elements include the small plantations, copses and wooded strips and the course of the river tributary that threads through the landscape. Areas of grazed pasture along the river course form the immediate setting to the western edge of the town. Also of natural interest are areas of former heathland/common land, as at Merton Common and areas of Carr vegetation and marshy wetland at Capp's Bush.	Areas of former common/heath provide opportunities for future heathland creation/restoration to link to large areas of heathland landscape to the south. Local wetland and woodland features are sensitive and should be conserved and enhanced.
Cultural (inc. built/architectural): Features of	The former commons have potential for

Criteria	Judgement and Comment
cultural interest include the SAM at Woodcock Hall – site of a Romano British settlement, plus parkland landscape associated with Broom Hall. Former heathland commons for, now subsumed within the arable landscape are also features of historic interest.	restoration as commonland/heathland and are therefore sensitive to change. The parkland landscapes of Broom Hall are also sensitive, notably for its role in creating a rural gap between Saham Toney and Watton. The SAM is at some distance from Watton and is unlikely to be affected by further expansion of the settlement.
Aesthetic/perceptual: A strong rural character in parts, but with views to large scale industrial buildings on the edge of Watton and heavy traffic on the B1108 (Brandon Road).	This area is sensitive to loss of rural characteristics such as the hedges, boundary plantations and copses which contribute to the rural character.
Character of the Settlement Edge	
Settlement Edge Development Type: This is a very short settlement edge – Watton being a linear market town and extending west – east along the Norwich-Brandon Road. The western edge is primarily composed of large scale warehouse/industrial buildings associated with Threxton Road Industrial Estate (Abattoirs). There are, in addition small areas of residential development extending from Brandon Road. Saham Toney, by comparison has a more rural setting and settlement edge.	The large scale industrial/warehouse buildings are visually prominent and create poor quality entry to Watton. However, this area would be sensitive to further westward expansion to create a new area separated from the main part of the town by the industrial estate.
Accessibility and Integration: This edge of Watton is poorly integrated – with large scale building forming a visually prominent edge.	The poor settlement edge to this part of Watton is not sensitive to change. There are opportunities to enhance the existing settlement edge
Gateways: The area contains the gateway to Watton from Brandon B1108. It is dominated by large scale warehouse buildings which are visually prominent on the approach to Watton. There is a rural setting between Watton and Sham Toney.	This is a poor entrance to Watton, with potential for enhancement. It is not inherently sensitive. However, further development would not improve the gateway.
Nodes: There are no distinct nodes.	n/a

Visual Sensitivity

Criteria	Judgement and Comment
General Views (Landform and Enclosure): This is a medium – large scale open landscape. In close proximity to Watton many field boundaries have been lost or intensively flailed opening up long views to the town.	The openness of the landscape and potential for long views is sensitive.
Intervisibility with the edge of Watton: Views to the settlement edge: There are medium distance views along the Brandon Road to the large scale warehouse buildings on the	The openness of the landscape and potential for views to an abrupt settlement edge is a sensitive element and requires appropriate mitigation

Criteria	Judgement and Comment
industrial estates. Views from the settlement edge: The nature of the development (warehouses) effectively blocks views from Watton out to the rural landscape beyond.	planting.
Mitigation Potential: The pattern of plantations, copses and tree belts are a feature of the landscape.	The character area is not sensitive to mitigation planting – the existing pattern of woodland and tree cover provides a template for new planting.

Overall Sensitivity Judgment

Overall the sensitivity of the landscape west of Watton is considered to have a **Moderate** sensitivity to change. This judgement relates to the few individual sensitive features, relatively moderate condition and quality of the landscape and its open character and harsh transition between the existing settlement edge and the surrounding rural landscape. Nevertheless, capacity for further development is low. Further linear extension of the town beyond the industrial estates would be inappropriate. Note that in the area between Watton and Saham Toney sensitivity is judged to be **High**. This judgement relates to the role of tributary valley and parkland/pasture and woodland setting in defining the separation of Saham Toney and Watton and creating a strong rural character.

LANDSCAPE GUIDELINES

The following sets out a series of landscape management and design principles, both to maintain and enhance the character of this landscape unit and to inform future landuse planning/planning for change to the settlement edge.

General Landscape Management

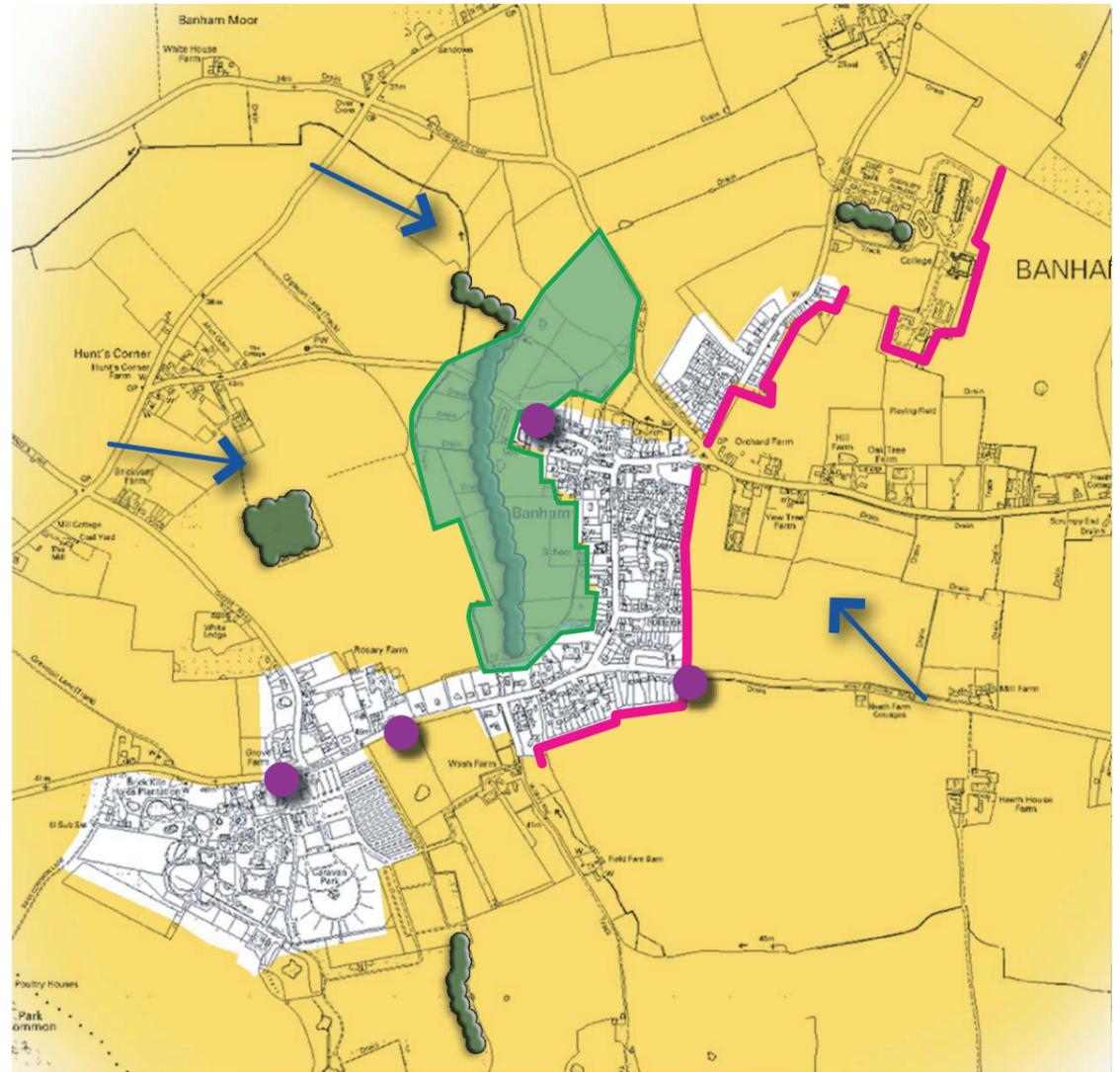
- Conserve and enhance the grazed pasture along the tributary valley to the west of Watton;
- Seek to reinforce and manage existing field boundary hedgerows. In this area, opportunities for flailed hedges to ‘grow out’ and provide stronger landscape features should be encouraged. Where appropriate create new boundaries, notably in areas of boundary loss edge;
- Consider opportunities for heathland/species rich grassland creation in line with ECONet objectives. Key sites are former commons;
- Conserve the parkland landscape of pasture, parkland trees and woodland associated with Broom Hall;
- Conserve the rural setting of woodland, pasture and parkland of Saham Toney and sense of separateness from Watton;
- Conserve and enhance recreational access opportunities notably rights of way links with Watton.

Principles in relation to Development

- Consider opportunities to enhance the western approach to Watton from Brandon to create a stronger sense of place and sense of arrival at the market town. Consider opportunities for planting to screen the large scale industrial units;
- Consider the effect of any further tall development on this elevated plateau landscape which is highly visible, for example in views across the tributary farmland (e.g. Ovington) to the north;
- Conserve the distinction and separation of Saham Toney.

BANHAM

District Character Area	Local Landscape Type	Local Landscape Character Area
B2: The Buckenham Tributary Farmland	Tributary Farmland	BA1 Banham Fringe



Banham Settlement Fringe Analysis

-  Structural landscape blocks
-  Agricultural fields
-  Open views
-  Filtered views
-  Open edge
-  Integrated edge
-  Key gateways
-  Small scale fields
-  Nodes

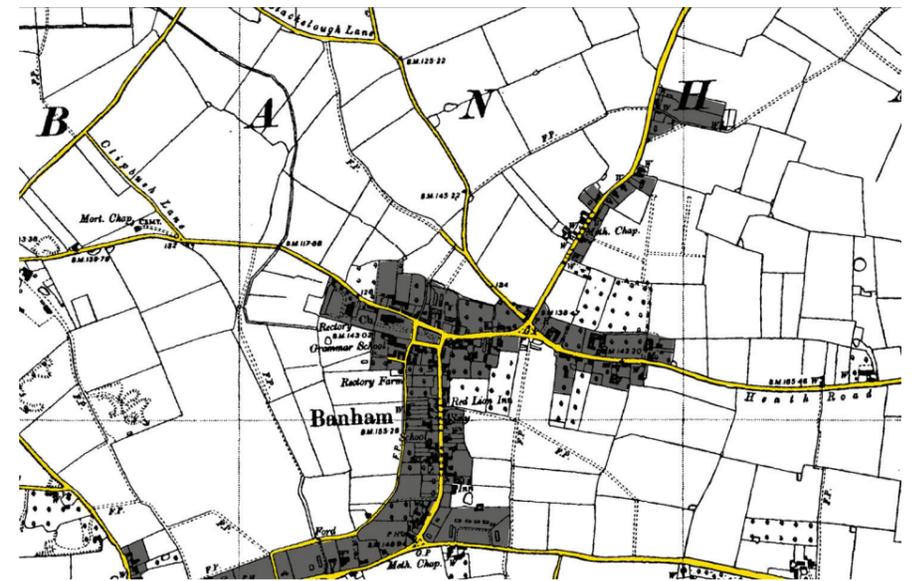
Historic Growth of Banham

- Road 
- Settlement (Historic core) 

1890



1952



BAI: BANHAM FRINGE

DESCRIPTION

Location and Summary

Banham is a small-medium village located in *B2: The Buckenhams Settled Tributary Farmland*, within a subtle valley. The linear settlement has extended out from the historic (church and green) along the seven minor roads and lanes which converge at Banham. The village lies within a relatively narrow area of Tributary Farmland, with a more open elevated plateau landscape (E2) rising to the east, along Winfarthing Road, and The Brecks Heathland with Plantation (D3) landscape to the west of Banham Road. This is a transitional landscape and is especially notable for the areas of fen, as at Coppices Fen, Banham Great Fen. This assessment considers the edge of Banham, as one character area.

Representation of District LCA character area

The area is typically representative of the wider *B2: The Buckenhams Settled Tributary Farmland*, with its arable farmland, local areas of pasture and wetland associated with the tributaries, network of drainage channels, and framework of hedgerows and mature trees.

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
Landscape Quality and Condition	
A landscape in generally good quality and condition providing an intact rural setting to the village. To the north, woodland (Warren Plantation) provides a strong wooded skyline. To the immediate west of the settlement, an area of low lying grazed wet pasture provides an important setting to the church located on slightly higher ground. The village core and this low lying pasture landscape form a Conservation Area.	The wetland and grazed pasture landscape immediately west of Banham is of a high quality and forms a distinctive setting to the village. It is inherently sensitive. The intact rural character of the other settlement edges is also sensitive.
Individual Elements	
Natural: Valued natural features are the grazed pasture to the west of the village. In the wider setting the small areas of fen vegetation are key features, as is the parkland associated with Banham Hall.	Theses features are inherently sensitive.
Cultural (inc. built/architectural): Small moated site at Banham Hall. Banham church (St. Mary's) is a landmark feature	The historic landscape features are inherently sensitive.

Criteria	Judgement and Comment
with its spire visible across the landscape and from many locations within the village.	
Aesthetic/perceptual: A distinct pastoral setting to the village, to the west. Generally a strong rural character. A more open exposed arable landscape along Winfarthing Road.	The rural setting, particularly the pastoral setting west of the church would be sensitive to further expansion of Banham. To the east of the town the open, exposed aspect and potential for views to the settlement edge is also of high sensitivity.
Character of the Settlement Edge	
Settlement Edge Development Type: Banham has extended out along the rural road network and has an extensive settlement edge of low density red brick residential development; different edges being visible in views across the intervening fields. There are few large blocks of development – the main development comprising single lines of cottages and newer houses along the roads. Banham Zoo is a large scale recreational feature on the periphery of the village on Kenninghall Road. To the west the historic core of the village formed by the church and lime-lined green and adjacent historic properties forms a strong edge above the low lying grazed pasture, contained by woodland and field boundaries.	The length of settlement edge and form of the village extending out along roads means that settlement edges are frequently in view creating the impression of a larger village. Although the settlement edge is not sensitive in its own right, the village is sensitive to further linear expansion. The historic edge of the, west and south of the church is highly sensitive.
Accessibility and Integration: The settlement edge of Banham is not well integrated with frequent views to different settlement edges across intervening fields.	This aspect of the settlement edge is not sensitive.
Gateways: There are numerous low key gateways to Banham along the 7 rural roads which converge in the village.	The gateways are not sensitive. However, there is a need to retain a compact coherent settlement form and further linear expansion along the roads would be inappropriate.
Nodes: The principal node is the lime line village green in the centre of the village. A small green and chestnut at the junction of Heath Road, Mill Road and Greyhound Road forms a further small node.	The nodes within the centre of the village are sensitive, but would not be affected by development on the edge of the settlement.

Visual Sensitivity

Criteria	Judgement and Comment
<p>General Views (Landform and Enclosure): There are frequent views across the landscape to the settlement, with the spire of St. Mary's Church forming a prominent landmark.</p>	<p>The potential for long views to and across the settlement increases sensitivity.</p>
<p>Intervisibility with the settlement edge:</p> <p>Views to settlement edge: Long views are available from the more elevated open arable land to the east. To the west the hedgerow framework creates a more contained landscape immediately adjacent to the village. Long views to Banham are available from Banham Road. St. Mary's church is a key landmark in many local views.</p> <p>Views from the settlement edge: There are frequent views out from the settlement across intervening farmland.</p>	<p>Views to the church spire and setting are sensitive. Consolidation and infill of development between roads would change the character of views in and out of the settlement.</p>
<p>Mitigation Potential: Hedgerow boundaries and small woodland copses are feature of the landscape.</p>	<p>The character area is not sensitive to mitigation planting. Reinforcement and recreation of hedgerows is an opportunity.</p>

Overall Sensitivity Judgment

Overall the sensitivity of the area is judged to be **Moderate – High**. This judgement relates to the small scale of the settlement and rural context. Sensitivity is highest on the meadow landscape west of the church. However, elsewhere opportunities for development are also limited, with sensitivities noted both to further linear expansion along the rural roads and to infilling and consolidation of settlement between roads.

LANDSCAPE GUIDELINES

The following sets out a series of landscape management and design principles, both to maintain and enhance the character of this landscape unit and to inform future landuse planning/planning for change to the settlement edge.

General Landscape Management

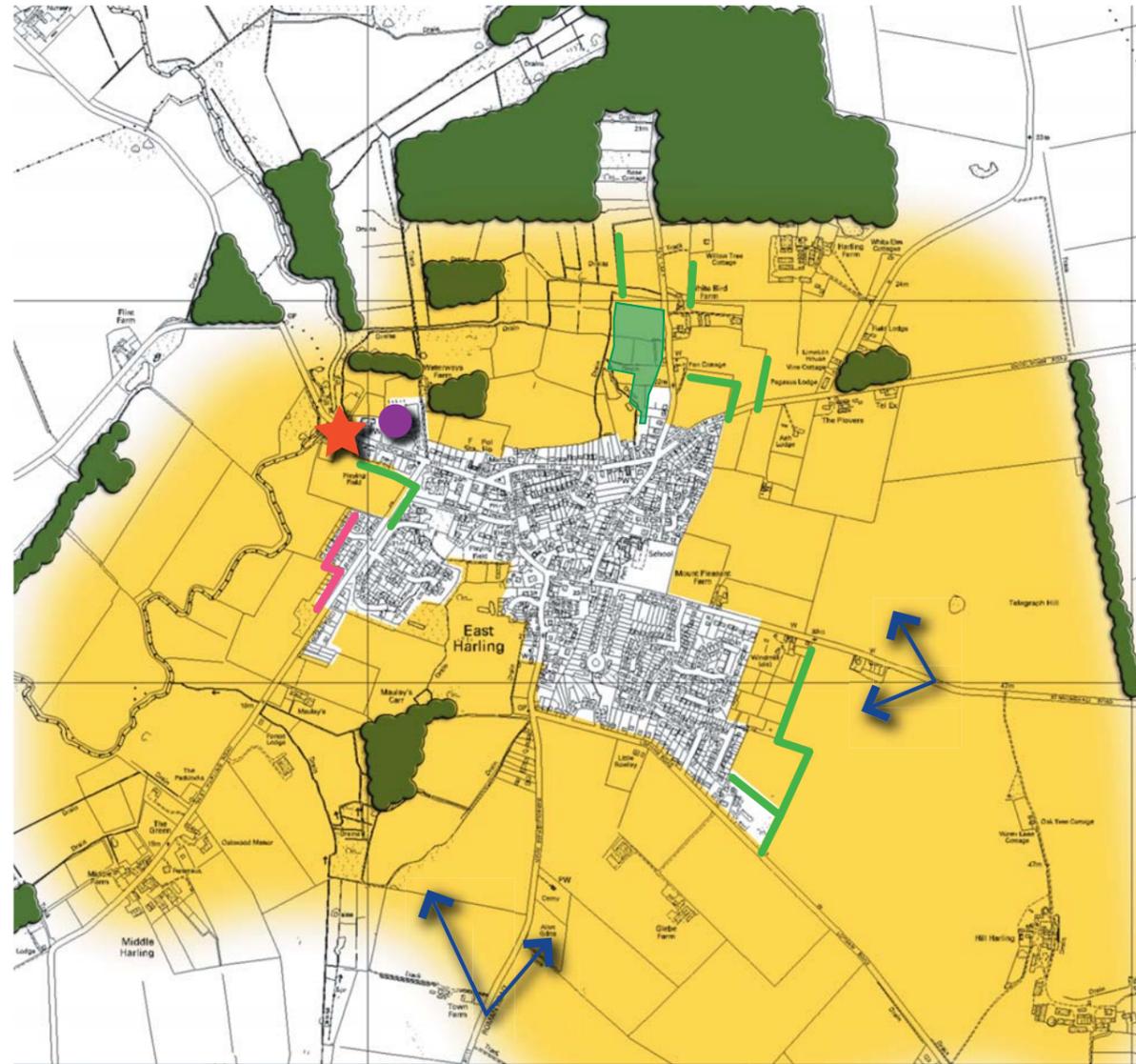
- Conserve the pattern of hedgerows and seek to restore and renew hedgerow boundaries to form a strong framework for the settlement;
- Consider opportunities to restore orchards, which were a traditional feature of the Banham landscape;
- Conserve and manage the pasture which forms the meadows to the west of the church.

Principles in relation to Development

- Avoid further linear development out along the rural roads that converge at Banham;
- Conserve views across the village in its rural setting and notably views to the church spire;
- Conserve the well integrated rural/settlement edge to the west of the village;
- Respect the settlement location within a low lying tributary. Avoid further expansion into the more elevated plateau landscape along Winfarthing Road or east of Mill Road (school site) within this more open, exposed landscape.

EAST HARLING

District Character Area	Local Landscape Type	Local Landscape Character Area
A1 River Thet	Open Valley Floor	EH1 Middle Harling Open Valley Floor
A1 River Thet	Fenland	EH2 East Harling Fen
D3 Harling Heathlands	Farmland and Heathland	EH3 East Harling Heathlands

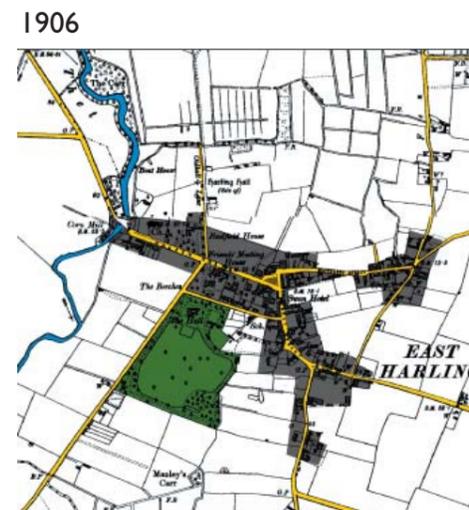
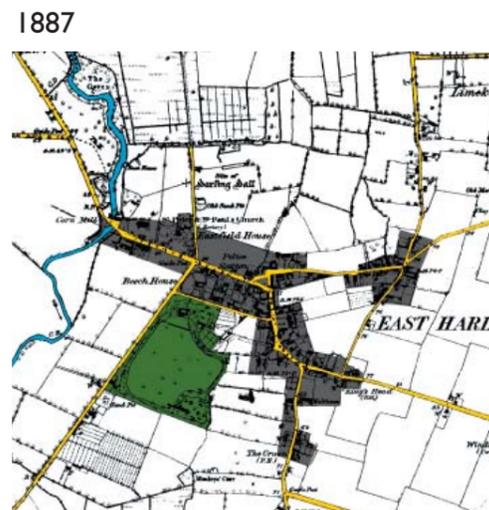


East Harling Settlement Fringe Analysis

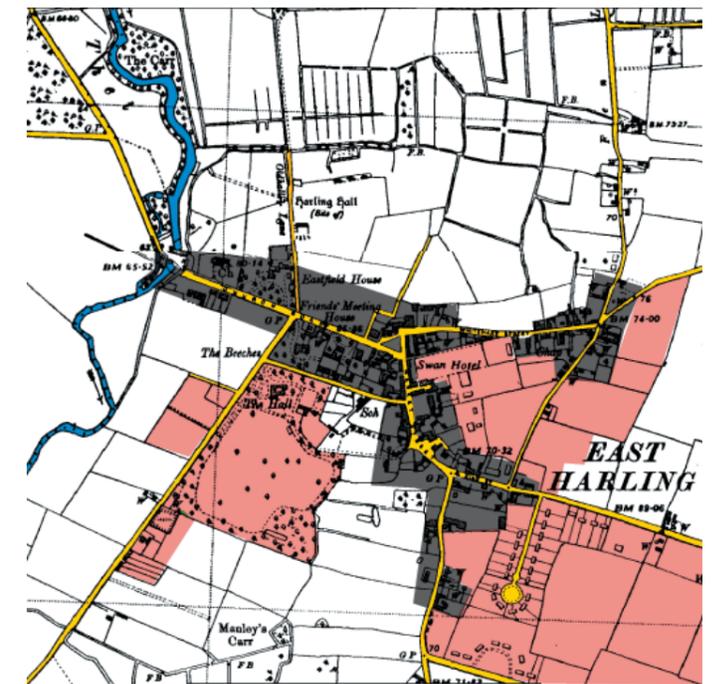
- Woodland / Structural buffering
- Open views
- Filtered views
- Open edge
- Integrated edge
- Key Gateway
- Minor gateways
- Small scale fields
- Node
- Agricultural land

Historic Growth of East Harling

- River
- Settlement (Historic core)
- Harling Hall
- Road
- 1952-2000 housing



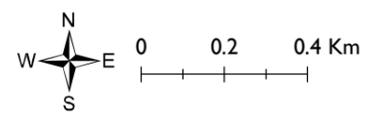
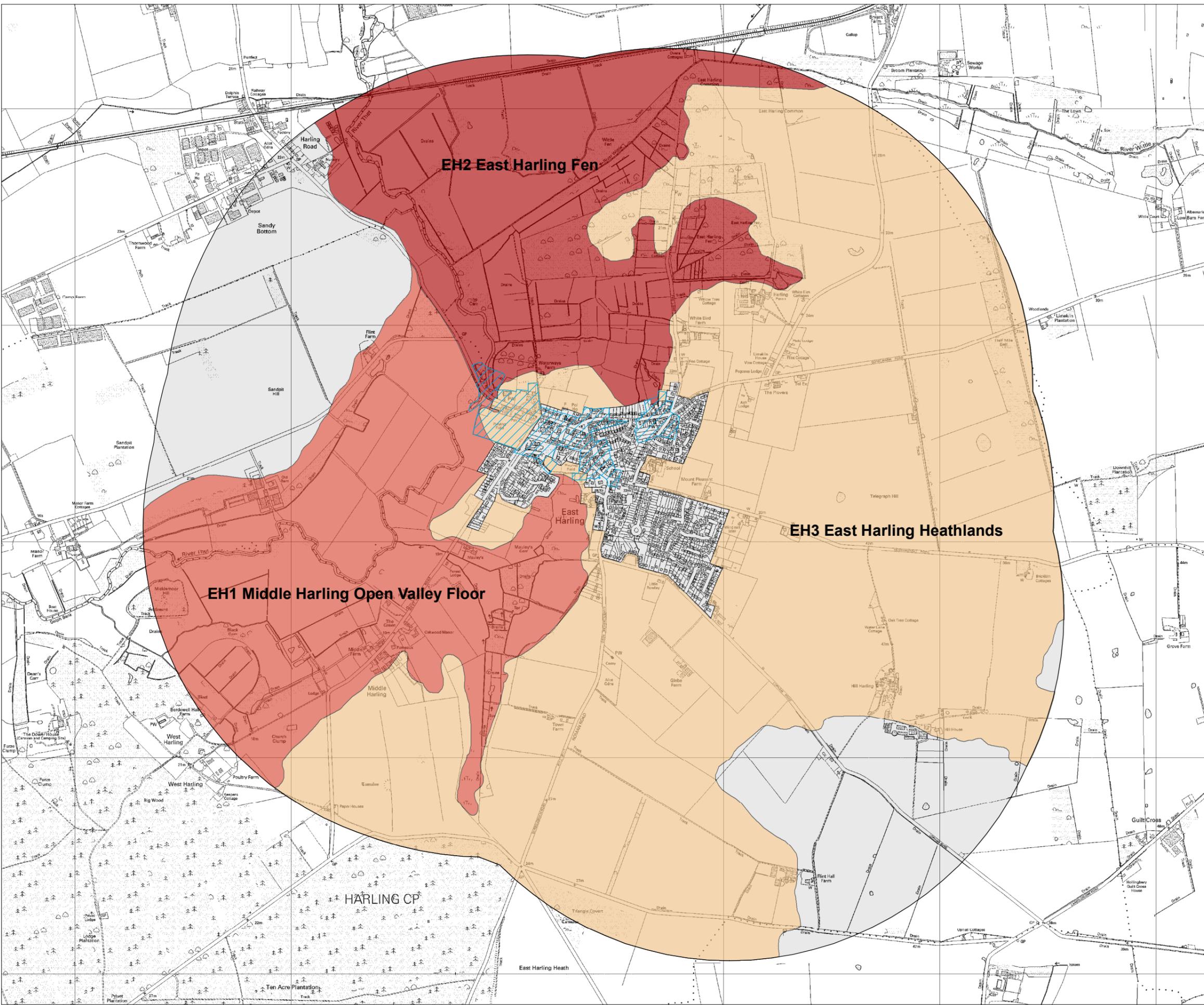
1952 - 2000



**Breckland Settlement Fringe
Landscape Assessment
East Harling Landscape
Character Area Sensitivity**

Key

-  1.5km Settlement Edge Buffer
- Sensitivity**
-  Low
-  Low / Moderate
-  Moderate
-  Moderate / High
-  High
-  Conservation Area



Source: Breckland Council
Land Use Consultants

Date: 03/07/2007



EHI: MIDDLE HARLING OPEN VALLEY FLOOR

DESCRIPTION

Location and Summary

Middle Harling Open Valley Floor forms a small, discrete part of the Thet valley floor and sides within the wider A1: *Thet Valley* Landscape Character Area, and lying to the west of East Harling, a large village of historically linear and now nucleated form and situated on the edge of the D3: *Harling Heathlands* character area, although the Thet Valley forms the setting of the settlement. The local character area considers a radius of 1.5 km from the edge of East Harling village, and is distinguished from the adjacent EH2: *East Harling Fen* Character Area by its more open and large scale pastoral character, interspersed only occasionally with hedgerows and alder field trees.

Representation of District LCA character area

The District character area represents a broad, shallow river valley with variable landcover, which ranges from small scale open grazed pasture bounded by willow belts and post and wire fencing to areas of fen and alder carr woodland. The character area is ecologically diverse, with SSSI designations at Old Buckenham Fen and areas of carr woodland.

As such it is considered that the local character is representative of parts of the District LCA, which encompasses a varied range of landcover and landscape elements and scales, although the local landscape is more open in character than many areas of the wider Thet Valley.

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
Landscape Quality and Condition	
The condition and quality of the landscape to the edge of East Harling is variable. An open settlement edge is apparent to the western part of the village, with a range of recreational uses such as the playing field and paddocks. The boundaries to the network of pastoral fields are often eroded or enlarged.	The landscape at this point is markedly more influenced by the settlement area than the other more wooded edges of the village envelope and as such has a lower inherent sensitivity.
Individual Elements	
Natural: Field boundaries are often eroded/replaced by post and wire fencing although a number of distinctive alder boundary trees are apparent. Where wooded hedges/field boundaries do exist,	The remaining hedged and treed field boundaries are a key landscape feature, forming skyline elements at many points. As such these would be inherently sensitive to change, as would the SSSI, which represents a relatively

Criteria	Judgement and Comment
<p>they are prominent elements, often forming skylines.</p> <p>Localised variation is provided by the swathe of wet woodland and fenland/riparian habitat associated with springs at Middle Harling Fen (SSSI) in the south eastern part of the character area.</p> <p>Landform is that of a broad, shallow valley.</p>	<p>scarce fenland habitat.</p>
<p>Cultural (inc. built/architectural): The flint and dressed stone Perpendicular Parish Church of St Peter and St Paul and its distinctive west tower with lantern spirelet is a prominent element, forming part of the setting both of the character area and of East Harling.</p> <p>Much of the landscape pattern in the character area has been influenced by 20th Century agricultural intensification, although localised areas of carr woodland remain.</p>	<p>The church forms part of the Conservation Area and is therefore inherently sensitive. Carr woodlands are an important part of the historic and cultural landscape of Norfolk and sensitive to change.</p>
<p>Aesthetic/perceptual: A wide, open pastoral valley floor, with the hedged and wooded field boundaries forming prominent landscape elements.</p> <p>The settlement of East Harling is increasingly nucleated in character.</p>	<p>This open, pastoral character and the remaining areas of structural vegetation would be relatively sensitive to change.</p> <p>The settlement form of East Harling would be sensitive to further change.</p>
Character of the Settlement Edge	
<p>Settlement Edge Development Type: An historic character is evident to the western edge of East Harling, with the Parish church on its wooded promontory and associated flint churchyard wall creating a positive edge at this point.</p> <p>Undistinguished two storey 1970s and modern infill development and settlement edge recreational uses characterise the relatively open western part of the settlement edge, e.g. at West Harling Road.</p>	<p>The historic settlement edge, encompassing part of the Conservation Area, is considered to have an inherently high sensitivity to change.</p> <p>The settlement edge adjacent to West Harling Road, composed of a more disparate range of built elements and land uses, would be less sensitive to change.</p> <p>As such the north western edge adjacent to the church should be conserved whilst the exposed western edge would provide considerable opportunities for landscape enhancement.</p>
<p>Accessibility and Integration: The southern edge, together with the north western edge adjacent to the parish church is well wooded and integrated with the wider landscape, although the western side of West Harling Road is defined by 1970's development and garden boundaries.</p>	<p>The wooded edges to the north west and to the south would take significant time to replace if lost and are therefore considered sensitive to change.</p>

Criteria	Judgement and Comment
Gateways: Key gateways include the church on the promontory overlooking the valley, and West Harling Road.	The church and its setting are considered to be inherently sensitive in view of its listed status.
Nodes: No nodes are present within the local character area, although the church is a significant landmark which abuts the character area boundary.	In view of the historic and architectural interest of the church this is considered inherently sensitive to change.

Visual Sensitivity

Criteria	Judgement and Comment
<p>General Views (Landform and Enclosure):</p> <p>Wide views are available across the valley floor, due to the open aspect and the relatively sparse structural vegetation in relation to other parts of the valley floor in the wider <i>Thet Valley</i> character area.</p>	Views are considered to be inherently sensitive in view of their relatively open aspect.
<p>Intervisibility with the settlement edge</p> <p>Views to the settlement edge: The Church tower and spire are a key component of many views.</p> <p>The western settlement edges on the more elevated land to the east of the local character area are also visible.</p> <p>Views from the settlement edge: From the settlement edge views are available across the broad, shallow and relatively open valley floor, and also to the hamlet of Middle Harling to the south.</p>	<p>Views to the church tower, together with its setting, are considered to be sensitive.</p> <p>Views of an open character would be sensitive to landscape change.</p>
<p>Mitigation Potential: This is a predominantly open pastoral landscape. The few structural elements such as wooded belts and hedgerows form prominent and distinctive elements.</p>	Mitigation could be accommodated in the form of field boundary enhancement and reinforcement. Mass woodland planting would be inappropriate to the open valley context.

Overall Sensitivity Judgment

The overall sensitivity to change is considered to be **moderate-high**, in view of the relatively wide, open views and the comparatively sparse landcover. The remaining established landscape elements, such as the wooded belts, field trees and the wooded settlement edge adjacent to the church and to the south would be sensitive to change.

LANDSCAPE GUIDELINES

The following sets out a series of landscape management and design principles, both to maintain and enhance the character of this landscape unit and to inform future landuse planning/planning for change to the settlement edge.

General Landscape Management

- Use appropriate arboricultural management to conserve remaining alder/wetland trees adjacent to watercourses such as the Thet and ditched field boundaries;
- Reinforce and enhance field boundary network through gapping up with native species such as hawthorn, blackthorn, buckthorn, elder and dogwood;
- Enhance margins of the river Thet through planting of native marginal vegetation.

Principles in relation to Development

- Ensure that the sense of separation between East Harling and Middle Harling is maintained, avoiding potential coalescence;
- Avoid infill development which could lead to further nucleation of the village envelope/settlement footprint within East Harling;
- New development should use the form and scale of the existing historic settlement within East Harling as a template and make use of local materials e.g. red brick and flint to create a locally distinctive idiom/sense of identity.

EH2: EAST HARLING FEN

DESCRIPTION

Location and Summary

East Harling Fen forms a discrete part of the wider *AI: Thet Valley* character area, being defined by the valley crests and located to the north of East Harling. The local character area considers an area of 1.5 km radius extending from the north western and western edges of the settlement of East Harling on the valley crests. It is distinguished from character area EH2: *Middle Harling Open Valley Floor* by fens and the network of small scale pastoral fields bounded by tree lined ditches and areas of wet woodland and carr, which create a landscape of intimate scale.

Representation of District LCA character area

The District character area is a broad, shallow river valley with variable landcover, ranging from small scale open grazed pasture bounded by willow belts and post and wire fencing to areas of fen and alder carr woodland. This varied range of landcover elements is reflected in the ecological diversity of the wider character area, notably SSSI designations at Old Buckenham Fen and areas of carr woodland.

It is considered that the local character area is broadly representative of the wider *Thet Valley* character area.

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
Landscape Quality and Condition	
The landscape of <i>East Harling Fen</i> is a largely intact network of small scale pastoral fields and fens bounded by ditches lined with pollard willows and interspersed with blocks of wet woodland.	A strong sense of integrity and character, together with the general intactness and managed character of the landscape mean that this landscape is inherently sensitive.
Individual Elements	
Natural: These include the pollard willow tree belts to the network of field boundary ditches, historic alder and oak field and boundary trees and the blocks of extant carr woodland. Landform is that of broad valley.	The vegetation would take a significant time to re create if lost and are therefore considered inherently sensitive.
Cultural (inc. built/architectural): Surviving cultural elements include remnant common land at Harling Common, together with a small scale, local parkland with iron estate fenced	These elements provide a sense of the historic evolution of the settlement and its setting and are therefore sensitive to change. Pevsner cites the importance of the 14 th Century church, describing it as the ' <i>best in its</i>

Criteria	Judgement and Comment
<p>boundary adjacent to the church.</p> <p>The lantern spirelet of the church of St Peter and St Paul is a distinctive element, visible from within the local character area.</p> <p>The Historic Landscape Characterisation (HLC) identifies areas of carr woodland and relict field boundaries adjacent to Fen Lane.</p>	<p><i>neighbourhood</i>'.</p>
<p>Aesthetic/perceptual: Key elements are the small scale, pastoral character, with containment provided by the willow belts and areas of wet woodland.</p> <p>Paddocks are also evident within the local character area.</p>	<p>This intimate, small scale landscape represents the historic landscape character of the Thet Valley and would be sensitive to change, although sensitivity is locally reduced by the paddocks.</p>
<p>Character of the Settlement Edge</p>	
<p>Settlement Edge Development Type: The northern and north western edge of East Harling is predominantly 19th Century and earlier, lying within the village Conservation Area, with a small amount of modern and single storey infill development.</p> <p>Some domestic garden boundaries are characterised by coniferous planting and close board fencing, detracting from the character of the edge.</p> <p>Industrial estate development including metal clad sheds at Harling Road is visible to the valley crests outside of the local character area.</p>	<p>Development within the Conservation Area displays a largely intact vernacular character, including timber framed and lime plastered buildings, red brick and flint. It is considered sensitive to change.</p> <p>The northern edge, in particular towards the church and associated with the valley crest, displays a relatively intact built character and should therefore be conserved.</p>
<p>Accessibility and Integration: The settlement edge is well integrated due to wooded field boundaries and the areas of single storey development which tie the settlement in to its landscape.</p>	<p>The wooded edge would take significant time to re create and is therefore considered sensitive.</p>
<p>Gateways: Church Road leading from the rough grazed valley floor to the church and flint walled churchyard is the key gateway within the local character area.</p>	<p>This gateway creates a positive approach to the settlement and would be sensitive to change.</p>
<p>Nodes: No nodes are apparent within the local character area – N/A.</p>	

Visual Sensitivity

Criteria	Judgement and Comment
<p>General Views (Landform and Enclosure):</p> <p>Filtered views are available across the character area, due to the containment provided by field boundary/ditch vegetation and the blocks of carr woodland.</p> <p>Long views are available to the Harling Road Industrial Estate from within the northern part of the character area.</p>	<p>Views are of a filtered nature and contained due to the density of the field boundary vegetation. They are therefore not considered inherently sensitive. The Harling Road Industrial Estate is a prominent element of views to the north, comprising a series of large metal clad industrial sheds.</p>
<p>Intervisibility with the settlement edge</p> <p>Views to the settlement edge: The church tower and spire are a key component of many views.</p> <p>Views from the settlement edge: From the north western and western settlement edges filtered views are available to the valley floor and fens. These are again contained by boundary vegetation.</p>	<p>Views to the church (listed building) and the minor parkland within the Conservation Area on the valley crests are considered inherently sensitive.</p> <p>Due to the filtered nature of views these are of a relatively low sensitivity.</p>
<p>Mitigation Potential: This is a relatively wooded landscape with an intimate spatial character created by the relatively small scale field pattern and the mature field boundary vegetation, tree lined ditches and blocks of carr woodland.</p>	<p>In view of the wooded character, the potential to accommodate sensitive tree planting/woodland creation is considered to be relatively high, provided this also maintains the intimate pastoral character.</p>

Overall Sensitivity Judgment

The overall sensitivity to change is considered to be **high**, in view of the intactness of the landscape elements and the intimate, small scale character of the landscape, which includes a number of historic features such as Harling Common and the local parkland adjacent to the church. Whilst visual containment is provided by the densely vegetated field boundaries, the tree lined ditches and the blocks of carr woodland, views are available to sensitive elements such as the church on the valley crest.

LANDSCAPE GUIDELINES

The following sets out a series of landscape management and design principles, both to maintain and enhance the character of this landscape unit and to inform future landscape planning/planning for change to the settlement edge.

General Landscape Management

- Conserve historic alder and oak boundary and field trees through active and appropriate arboricultural management;

- Continue to conserve willow tree belts and sustain tree cover through pollarding on an appropriate cutting cycle;
- Conserve and enhance areas of fenland habitat adjacent to Fen Lane and seek opportunities to create new areas of wetland habitat and reedbed to create connectivity between existing areas, fulfilling the objectives of the Norfolk Ecological Network Mapping Project.

Principles in relation to Development

- Conserve the existing intact northern and north western settlement edge;
- Avoid garden boundary treatments which could have a sub urbanising influence to the edge of East Harling, e.g. conifers and close board fencing;
- Ensure that views to and the setting of the church and the adjacent local parkland are conserved;
- Mitigate visual effects of Harling Road Industrial Estate through reinforcement of existing native field boundary hedgerows, and consider skylines in relation to the potential future expansion of employment development.

EH3: EAST HARLING HEATHLANDS

DESCRIPTION

Location and Summary

East Harling is a substantial village located on the edge of the Thet Valley. This character area considered the slightly more elevated land to the east of the village away from the Thet Valley, and defined in the district landscape assessment as *D3: Harling Heathlands*. The character area extends from the relatively recent/modern developed eastern edge of East Harling, and includes large arable fields, subdivided and contained by pine shelterbelts and plantation belts and blocks. It is a much more open, exposed landscape compared to the small scale, intimate landscape of fens, wet woodland and pasture of the Thet Valley to the west of the settlement.

Representation of District LCA character area

The area is representative of the wider *D3: Harling Heathlands*, with its open arable farmland and plantation/pine woodland blocks and belts. The area slightly elevated above the Thet Valley and has an open and exposed aspect.

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
Landscape Quality and Condition	
A typical arable landscape. The pine blocks, and plantation strips and small clumps are important features of the landscape creating the typical Breckland character.	A landscape with a distinct character created by the open arable farmland and strips, blocks and clumps of woodland. The open, exposed aspect and potential for long views to the settlement edge is sensitive.
Individual Elements	
Natural: Valued natural features include the woodland blocks, strips and clumps. The former heathland character of parts of the area is also of interest.	The woodland strips and clumps are sensitive, although have the potential for re-creation.
Cultural (inc. built/architectural): This is a relatively modern edge of the village. The brick tower windmill on the Kenninghall Road is a historic feature.	The mill contributes to the character of the village. It is not inherently sensitive to further small scale development.
Aesthetic/perceptual: A distinct open arable 'Breckland' landscape. The landscape is elevated above the Thet valley with East Harling, forming a typical valley settlement contained below the 30m contour. The landscape to the East of Harling is more elevated rising to 50m.	The open character would be sensitive to expansion of East Harling way from the valley setting and extending further up the valley sides. Any development breaching the 30m contour would be very exposed and visible in long distance views within this area.

Criteria	Judgement and Comment
Character of the Settlement Edge	
Settlement Edge Development Type: The eastern edge of East Harling is primarily modern low density 1970's/1980's and more recent residential development. Close range views often reveal a harsh settlement edge, with development fronting onto roads or back garden boundaries. Pine plantations provide a well integrated edge at Lopham Road.	The existing settlement edge is not sensitive. There are opportunities to enhance the edge.
Accessibility and Integration: The settlement edge is not generally well integrated, with a harsh interface between development and the rural landscape.	This aspect of the settlement edge is not sensitive.
Gateways: The east edge is permeated by numerous roads – Lopham Road, Kenninghall Road, Quidenham Road each forming a relatively low key gateway to East Harling.	The low key gateways are not sensitive. There is an opportunity to enhance the setting to East Harling.
Nodes: There are no nodes within the area. Within the village, the small green and market square are important features.	N/A.

Visual Sensitivity

Criteria	Judgement and Comment
General Views (Landform and Enclosure): This is an open, exposed landscape with long views terminated by plantation belts. The nature of the landform means that views to the current edge of East Harling are only possible at relatively close range (where the land dips below the 40m contour).	The open, exposed character is sensitive with new development having the potential to be highly visible.
Intervisibility with the settlement edge: Views to the settlement edge: The east edge is permeated by numerous roads – Lopham Road, Kenninghall Road, and Quidenham Road from which there are views across arable fields to residential development. Travelling along the roads, views to the current edge of East Harling are only possible at relatively close range (where the land dips below the 40m contour). There is a long range view from the higher land to the steeple and spire of St. Peter and Paul church in the Thet Valley. Views from the urban edge: There are limited views out from the residential development to farmland beyond.	The relatively poor rural- settlement interface is not sensitive and could be enhanced through better screening. The pine plantation at Lopham Road is a good example. Views to an expanded settlement edge breaching the skyline above the 40m contour are highly sensitive. The view to the prominent church spire is also sensitive.
Mitigation Potential: Plantation blocks, pins strips, clumps are a key feature of the landscape.	The character area is not sensitive to mitigation planting following the existing pattern of pine belts and woodland strips. .

Criteria	Judgement and Comment
	belts and woodland strips. .

Overall Sensitivity Judgment

Overall the sensitivity of the area to further expansion of the eastern edge of East Harling is judged to be **Moderate**. This judgement relates to the absence of inherently sensitive features and the potential for small scale residential development to create an enhanced settlement edge. However, it should be noted that any development should seek to retain the perception of East Harling as a Thet Valley settlement, and therefore should not breach the skyline and extend above the 40m contour where it would create a very visible settlement edge in the more open *D3: Harling Heathland* landscape.

LANDSCAPE GUIDELINES

The following sets out a series of landscape management and design principles, both to maintain and enhance the character of this landscape unit and to inform future landuse planning/planning for change to the settlement edge.

General Landscape Management

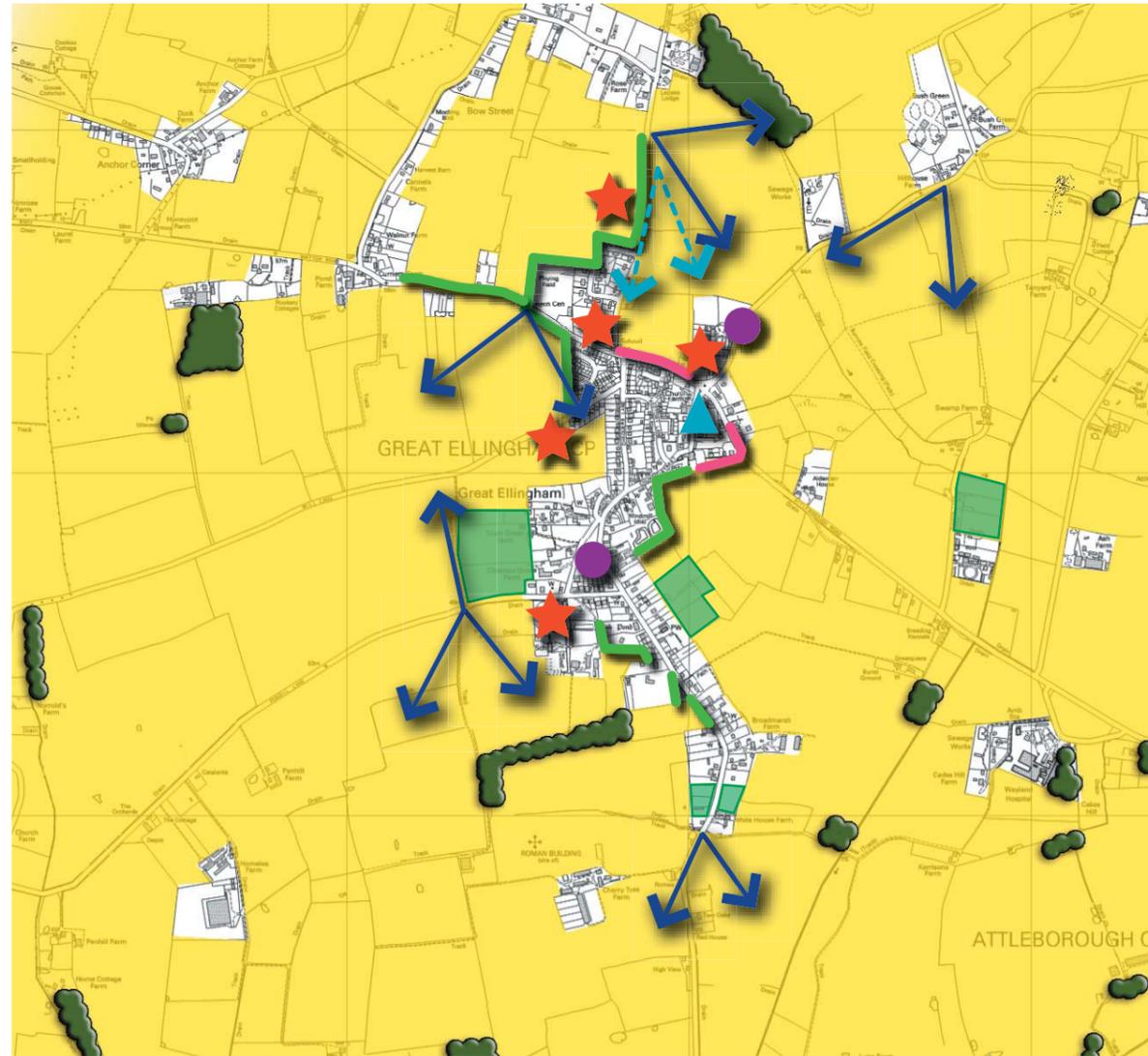
- Conserve the pattern of woodland belts, pine strips and blocks and seek opportunities for further planting to enhance the settlement edge and eastern approach to East Harling. Use the existing pattern of pines as a template;
- Reversion of arable land to heathland is an important opportunity, in areas in or in close proximity to former commons;
- Consider opportunities to enhance recreational access from East Harling.

Principles in relation to Development

- Avoid any development that would change the valley character of East Harling and encroach onto the wider 'unsettled' *Harling Heathlands* landscape and form a prominent skyline. Consider the 35m- 40m contour as the limit to change;
- Retain a low density residential edge to the east of East Harling. Larger scale development or industrial estates buildings would have the potential to be highly visible in this open landscape;
- Consider views to East Harling from Quidenham. Kenninghall, Lopham and Garboldisham Road and seek to create a well integrated edge, as opposed to isolated blocks of development jutting out into the arable landscape;
- Conserve the view to the church in East Harling.

GREAT ELLINGHAM

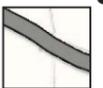
District Character Area	Local Landscape Type	Local Landscape Character Area
E4 Wayland Plateau	Enclosed Arable Plateau	GE1 Bow Street Enclosed Arable Plateau
B3 Thet Settled Tributary Farmland	Tributary Farmland with Woodland	GE2 Attleborough Hills Tributary Farmland with Woodland



Great Ellingham Settlement Fringe Analysis

-  Woodland
-  Agricultural land
-  Open views
-  Filtered views
-  Open edge
-  Integrated edge
-  Key gateways
-  Small scale fields
-  Node

Historic Growth of Great Ellingham

- Road 
- Railway line 
- Settlement (Historic core) 
- 1953-2000 housing 

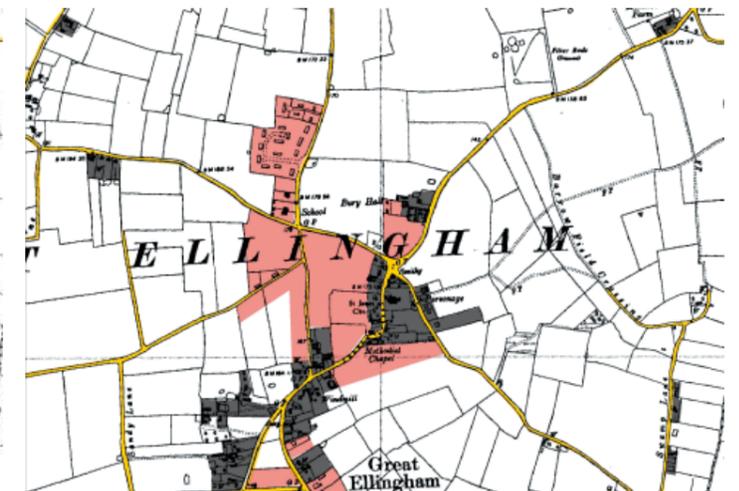
1885



1907



1953 - 2000

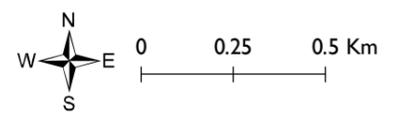
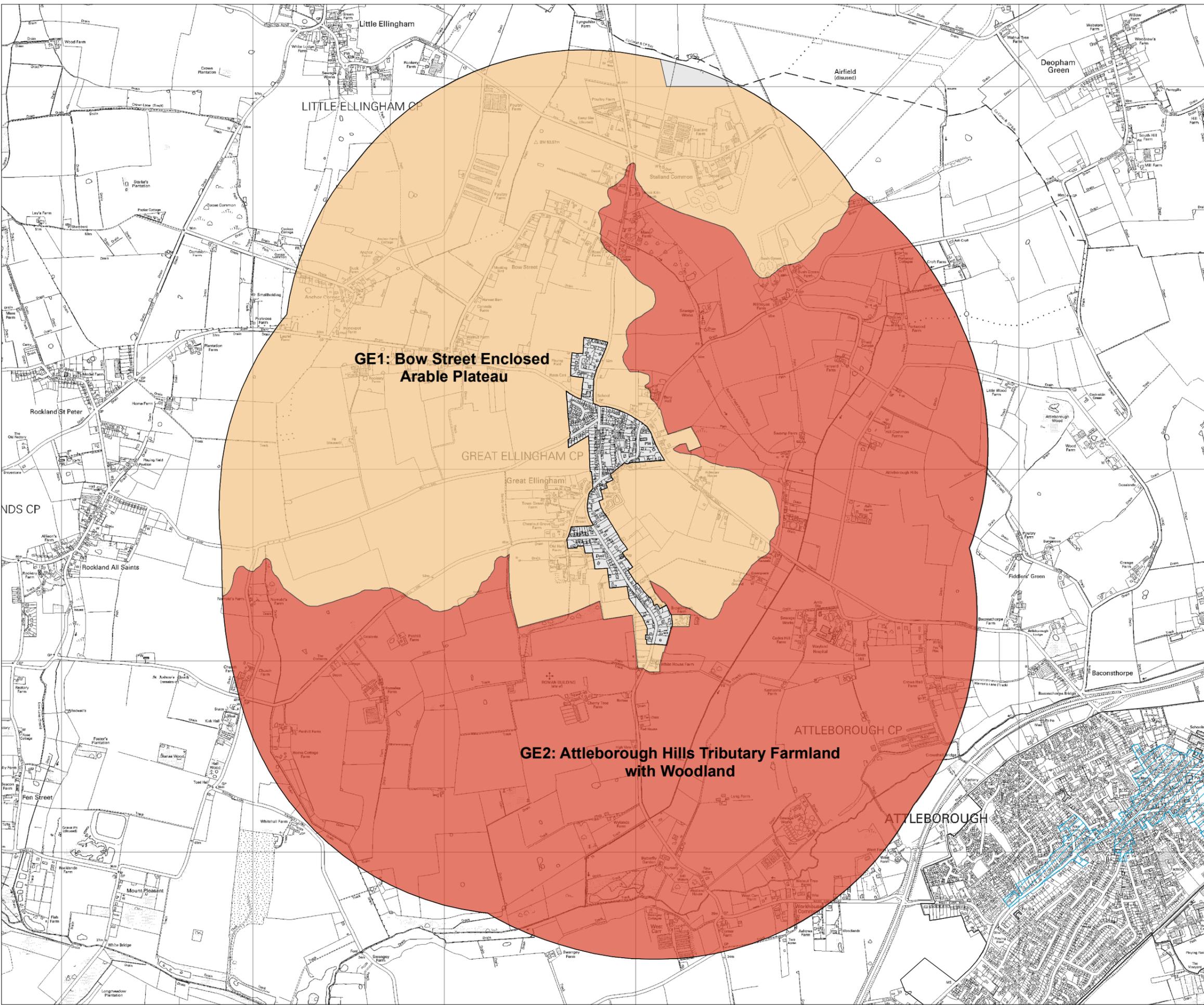


Breckland Settlement Fringe Landscape Assessment

Great Ellingham Landscape Character Area Sensitivity

Key

-  1.5km Settlement Edge Buffer
- Sensitivity**
-  Low
-  Low / Moderate
-  Moderate
-  Moderate / High
-  High
-  Conservation Area



Source: Breckland Council
Land Use Consultants

Date: 11/07/2007



GE1: BOW STREET ENCLOSED ARABLE PLATEAU

DESCRIPTION

Location and Summary

GE1: *Bow Street Enclosed Arable Farmland* forms a discrete component of the wider E4: *Wayland Plateau Character Area*, with the local character area considering an area extending 1.5km from the Great Ellingham settlement edge. Great Ellingham is a nucleated settlement to the edge of the plateau. The local character area incorporates extensive areas of arable farmland together with localised areas of more intact small scale landscape defined by mixed native hedgerows with oak and horse chestnut hedgerow trees.

Representation of District LCA character area

The wider *Wayland Plateau Character Area* is defined by arable farmland, occasionally interspersed with small scale blocks of woodland or farm coverts, in addition to paddocks. A geometric field pattern of varying scale is defined by mixed Enclosure hedgerows, sometimes with hedgerow trees. The local character area is therefore considered broadly representative.

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
Landscape Quality and Condition	
<p>Landscape quality and condition is variable across the character area, with an intact network of field boundary hedges and hedgerow trees in the area around Bow Street.</p> <p>To the immediate north west of the settlement edge are recreational land uses associated with the school playing fields and the recreation ground.</p> <p>A network of small scale fields defined by mixed hedgerows of varying quality and density lies to the eastern and western edges of the settlement.</p>	<p>The landscape is that of a managed agricultural landscape, although landscape quality is highest in the area around Bow Street and Hingham Road, with a more intact network of hedgerows and mature hedgerow trees. In terms of quality and intactness this area is considered to be most inherently sensitive.</p>
Individual Elements	
<p>Natural: Principal natural elements include the mature hedgerow oaks and horse chestnuts at Bow Street and Hargham Road, in addition to mixed native hedgerows of variable intactness which define the field boundaries.</p>	<p>The mature trees would take considerable time to replace if lost and are therefore considered inherently sensitive.</p>

Criteria	Judgement and Comment
<p>Cultural (inc. built/architectural): Cultural pattern is primarily defined by the architectural elements to the northern settlement edge, which include the 14th Century Church of St James and a range of vernacular buildings including thatched, lime plastered houses and traditional red brick and flint.</p> <p>The remains of a windmill at Mill Farm illustrate the elevated nature of the plateau and the past exploitation of wind power.</p> <p>The areas of heath and common surrounding the village and identified by Faden on his 1797 Map of Norfolk have now been lost to arable cultivation.</p>	<p>The church and the adjoining thatched dwellings are listed buildings and therefore considered inherently sensitive.</p>
<p>Aesthetic/perceptual: A variable aesthetic and perceptual character is created by the intimate and enclosed rural lanes around Bow Street and the open and relatively large scale arable farmland to the east.</p>	<p>The more intact and small scale landscape around Bow Street would have a higher inherent sensitivity.</p>
Character of the Settlement Edge	
<p>Settlement Edge Development Type: The northern settlement edge encompasses a range of development types, including 1950s social housing built of wire cut brick in the cul-de-sac off Hingham Road, to new build and traditional late medieval and pre 19th century buildings, with materials including thatch, lime plaster, red brick and flint.</p> <p>The eastern edge is defined by linear development encompassing a range of ages and styles including 19th century and early 20th Century brick built and later and modern infill development.</p> <p>To the western edge, development includes rendered and pantiled properties at Town Green, with farm buildings outside of the settlement boundary to the west and relatively recent rendered red tiled development to the north.</p>	<p>The northern settlement edge would have the highest inherent sensitivity to change in view of its concentration of listed buildings and more intact historic fabric, most notably to the eastern end around the church.</p>
<p>Accessibility and Integration: The northern edge is wooded to the western end around the social housing and open to the easternmost point. The central section of this edge includes a mix of woodland and close board garden</p>	<p>The close board fencing and garden boundary treatments to the northern settlement boundary create a poorly integrated edge at this point. The better integrated parts of this edge and the eastern and western settlement edges would have the highest inherent</p>

Criteria	Judgement and Comment
<p>boundary fencing.</p> <p>The eastern and western edges are integrated by mixed native hedgerows and scrub vegetation of variable density.</p>	<p>sensitivity.</p>
<p>Gateways: Key gateways include the western approach on the Watton Road, the northern approach from Hingham Road and the approach from Bury Hall. Minor gateways are represented by Penhill Lane and the unmade road at Mill Lane.</p> <p>The Watton Road gateway is a well wooded approach to the settlement, flanked by the recreation ground to the north.</p> <p>Both Hingham Road and the Bury Hall approach incorporate hedgerows and mature hedgerow trees, whilst the two minor gateways are formed by narrow rural lanes.</p>	<p>The Watton Road gateway incorporates elements of the landscape structure, although the recreation ground, together with associated car park and modern club house building erode the character of this approach. Hingham Road and the Bury Hall Gateway create positive and low key rural approaches which are defined by native structural and field boundary vegetation. As such these would be most inherently sensitive to change.</p>
<p>Nodes: Town Green, on the western edge of the settlement, forms the key node within the character area.</p>	<p>Town Green is a small, intact area of rough grassland and scrub vegetation, framed by mature oak trees and traditional cottages and farm buildings. It would be sensitive to change.</p>

Visual Sensitivity

Criteria	Judgement and Comment
<p>General Views (Landform and Enclosure):</p> <p>Expansive views are available across the large arable fields to the west of the settlement. and to the north east.</p> <p>There is intervisibility with the adjacent GE2: <i>Attleborough Hills Tributary Farmland with Woodland</i> character area.</p>	<p>Due to their open, exposed aspect these views would be sensitive to change.</p>

Criteria	Judgement and Comment
<p>Intervisibility with the settlement edge:</p> <p>Views to the settlement edge: From Hingham Road views are available to the northern settlement edge, including both the traditional buildings to the edge and the modern garden boundary treatments. The church tower forms a key element of these views. The ruined windmill forms a prominent element of views within the settlement.</p> <p>Views from the settlement edge: From the B1077 at the eastern point of the northern settlement edge, open views are available across the network of arable fields to the north, and there is intervisibility with the adjacent GE2: <i>Attleborough Hills Tributary Farmland</i> character area. Similarly open views are available from the Watton Road looking west from the recreation ground.</p> <p>At Mill Lane and Penhill Lane, views out are greatly contained by the density of vegetation to the settlement gateways.</p>	<p>The church and tower and its setting would be an inherently sensitive element of views due its listed status.</p> <p>The more exposed and open views to the north east and to the west from the recreation ground would have the highest inherent sensitivity in visual terms, in view of the comparative absence of screening/filtering provided by structural vegetation.</p>
<p>Mitigation Potential: The landscape exhibits a variable density of structural elements, with a more intact network of field boundaries and hedgerow trees at Bow Street, and a more exposed and less vegetated pattern to the east and west.</p>	<p>Generally mitigation potential would be moderate in view of the open aspect of much of the plateau. There would be scope to introduce vegetation to enhance and reinforce the field boundary network. Mass woodland planting would be inappropriate in this elevated landscape.</p>

Overall Sensitivity Judgment

Overall sensitivity to change is considered to be **moderate**, in view of the eroded nature and landscape character of the plateau, although in purely visual terms sensitivity would be higher due to the open, exposed aspect. Combined landscape and visual sensitivity would be locally higher in the more intact areas around Bow Street, where a stronger field boundary pattern persists, and in the historic elements of the northern settlement edge, e.g. the church and adjoining vernacular cottages.

LANDSCAPE GUIDELINES

The following sets out a series of landscape management and design principles, both to maintain and enhance the character of this landscape unit and to inform future landuse planning/planning for change to the settlement edge.

General Landscape Management

- Instigate appropriate management regimes to conserve the character of Town Green, such as grazing and scrub management;

- Reinforce existing network of native field boundary hedgerows, seeking opportunities to restore field boundaries within the arable farmland to the north, to enhance opportunities for connectivity;
- Conserve existing mature hedgerow trees around Bow Street/Hingham through active arboricultural management to prolong their life;
- Ensure sustained continuity of tree cover through new hedgerow tree planting to reinforce the existing at irregular intervals within hedgerows to enhance the landscape structure.

Principles in relation to Development

- Conserve the setting of the parish church and adjoining listed (thatched) buildings;
- Avoid boundary treatments such as closeboard fencing which could have a sub urbanising influence;
- Retain and reinforce existing landscape structure and hedgerows.

GE2: ATTLEBOROUGH HILLS TRIBUTARY FARMLAND WITH WOODLAND

DESCRIPTION

Location and Summary

GE2: *Attleborough Hills Tributary Farmland with Woodland* forms a discrete component of the wider B3: *The Settled Tributary Farmland* Character Area, with the local character area considering a 1.5km radius from the settlement edge of Great Ellingham. The settlement is located to the edge of the E4: *Wayland Plateau* Character Area, with intervisibility between the two character areas. The local character area is an agricultural landscape of variable scale and composition, incorporating a small scale landcover pattern of hedged field associated with the tributaries feeding the Thet, together with wetland elements such as swamp vegetation. This small scale character rapidly gives way to a larger scale network of arable fields further from the settlement edge and occasionally interspersed with small blocks of farm woodland.

Representation of District LCA character area

The wider Thet Settled Tributary Farmland Character Area is defined primarily by arable cultivation interspersed with small scale wetland elements. The local character area is therefore considered representative.

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
Landscape Quality and Condition	
To the settlement edge is a landscape of small scale elements e.g. fields bounded by mixed hedgerows and wetland features associated with the tributary drains. A larger scale arable landscape is evident to the north. The settlement edge is relatively densely wooded.	A managed landscape and of relatively high quality, most notably the small scale elements adjacent to the settlement edge. These areas where a more intact field pattern persists would be most inherently sensitive to change.
Individual Elements	
Natural: Principal natural elements include mature hedgerow oak trees and mixed native field boundary hedgerows, the tributary valleys and associated wetland vegetation. The character area is defined by an undulating landform associated with the minor tributaries.	The hedgerow oaks illustrate the historic landcover pattern and are therefore sensitive to change. Wetland vegetation associated with the tributaries makes a positive contribution to landscape character which would be sensitive to change.

Criteria	Judgement and Comment
<p>Cultural (inc. built/architectural): Principal cultural elements include the traditional cob farm buildings at Hillhouse Farm, outside the settlement area, and the brick and flint buildings of Bury Hall.</p>	<p>These elements illustrate the traditional use of locally occurring materials for building and are therefore inherently sensitive, although Hillhouse Farm is not affected by the settlement edge.</p>
<p>Aesthetic/perceptual: A relatively small scale and intimate landscape character is created in the areas around the settlement, due to strips of wet woodland and hedgerows with trees.</p>	<p>This small scale landscape contrasts with the wider arable landscape of the tributary farmland within the local character area and would be more sensitive to change in view of its relative intactness.</p>
Character of the Settlement Edge	
<p>Settlement Edge Development Type: The linear development in the southern part of the settlement lies partly within the local character area, containing a range of development types, including 19th Century brick dwellings and later and modern development.</p>	<p>There is no one defining built character to these settlement edges and as such they are not considered inherently sensitive.</p>
<p>Accessibility and Integration: An intermittently wooded character is evident to the eastern and western settlement edges.</p>	<p>The vegetation and hedgerows creates a permeable settlement edge which is integrated with its wider landscape and which would be sensitive to change.</p>
<p>Gateways: Principal gateways are represented by the approach to the village from Bury Hall to the north, and by the southern approach at Whitehouse Farm. Bury Hall Gateway is formed by the brick and flint estate buildings of Bury Hall and by field boundary hedgerows, whilst the southern approach is a low key gateway defined by a rural road framed with mixed hedgerows.</p>	<p>The Bury Hall Gateway would have the highest sensitivity in view of the intact historic built fabric and structural vegetation, which creates a positive approach to the settlement.</p>
<p>Nodes: There are no nodes within the local character area – N/A.</p>	

Visual Sensitivity

Criteria	Judgement and Comment
<p>General Views (Landform and Enclosure): Views are generally contained in the vicinity of the settlement edge due to the density of field boundary vegetation, although more elevated views are available from Hillhouse Farm to the north.</p>	<p>The open views from Hillhouse Farm are considered the most sensitive in view of the open aspect and the extent of visibility.</p>

Criteria	Judgement and Comment
<p>Intervisibility with the settlement edge:</p> <p>Views to the settlement edge: The northern settlement edge is visible from Hillhouse Farm, and the parish church is a prominent element of these views.</p> <p>Views from the settlement edge: In the area around the church, views are largely curtailed due to the density of the vegetation to the north, although more extensive views are available across the farmland to the east, with intervisibility with the adjacent GE1: <i>Bow Street Enclosed Arable Farmland</i> character area.</p>	<p>The parish church and its setting are an inherently sensitive element of views due to its listed status.</p> <p>The views to the east are considered most sensitive in visual terms due to their open aspect.</p>
<p>Mitigation Potential: The landscape displays a variable density of structural landcover, with an intact network of field boundary hedgerows around the settlement edge and a more open, large scale landscape to the east.</p>	<p>Mitigation potential is judged to be relatively high in view of the scope for restoring and enhancing field boundary hedgerows. Mass woodland planting would not be appropriate within this agricultural landscape, although small scale farm woodland could be accommodated.</p>

Overall Sensitivity Judgment

Overall sensitivity to change is considered to be **moderate-high** in the areas of small scale and more intact landscape around the settlement edge, although sensitivity would be lower (moderate) in the more eroded arable landscape to the north and to the east.

LANDSCAPE GUIDELINES

The following sets out a series of landscape management and design principles, both to maintain and enhance the character of this landscape unit and to inform future landuse planning/planning for change to the settlement edge.

General Landscape Management

- Conserve the surviving mature hedgerow trees on the lane leading from Hillhouse Farm and Bury Hall through active arboricultural management;
- Ensure sustained continuity of tree cover through new planting of native hedgerow trees to reinforce the existing;
- Explore opportunities for the creation of new field boundary hedgerows in the northern and eastern parts of the character area to enhance opportunities for habitat connectivity.

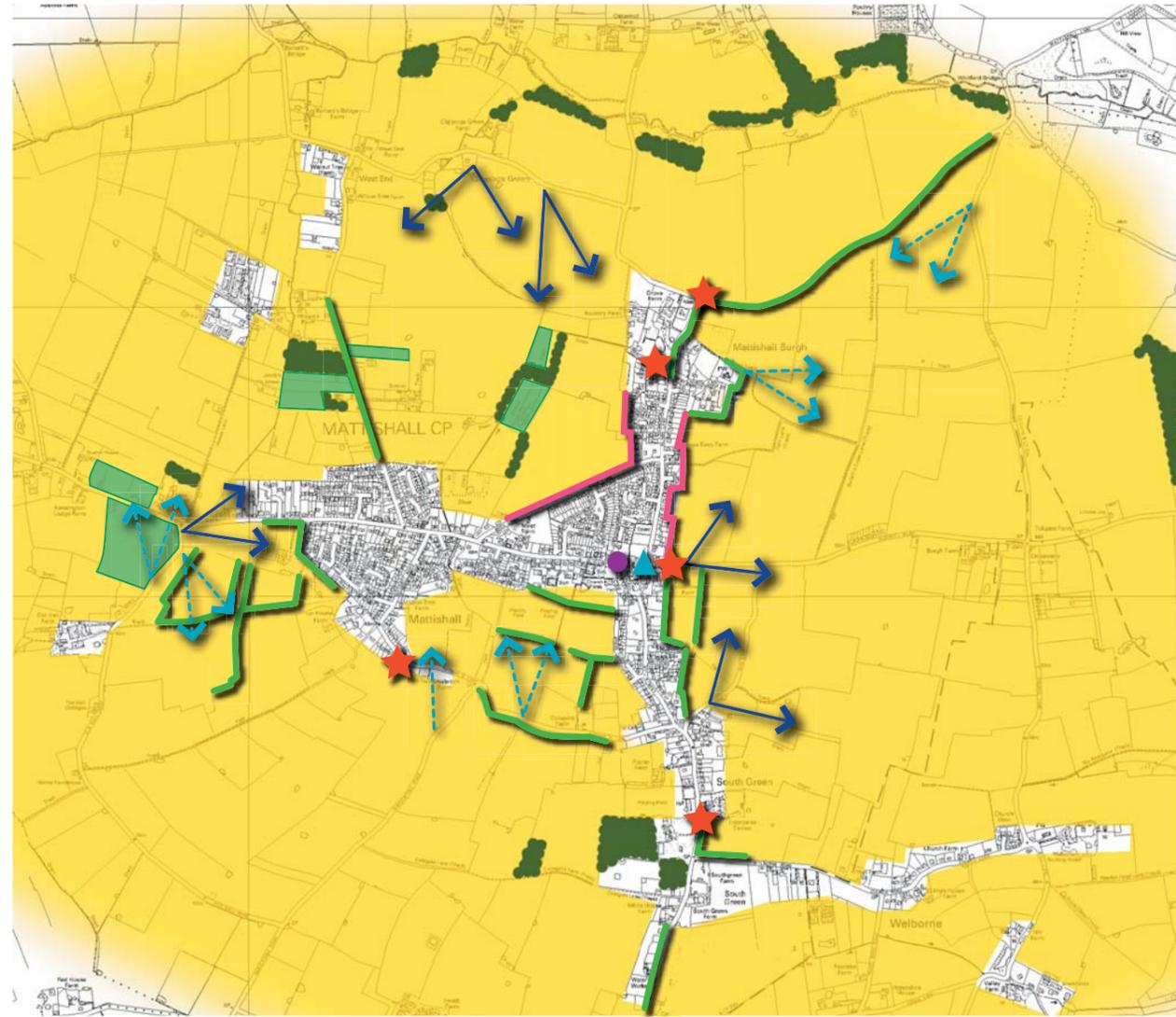
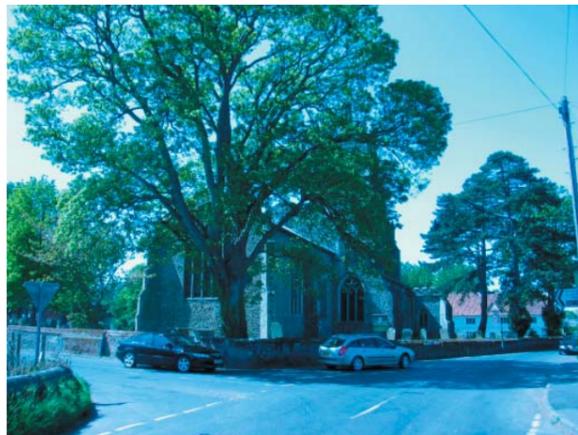
Principles in relation to Development

- Conserve the setting of the church and Bury Hall;

- Retain existing landscape structure, using the integration of development to the eastern and western edges of the settlement as a template;
- Avoid further linear/ribbon development of the type which has occurred in the southern part of the settlement, which would lead to further expansion of the settlement form.

MATTISHALL

District Character Area	Local Landscape Type	Local Landscape Character Area
B6 Wensum and Tud Settled Tributary Farmland	Small Scale Tributary Farmland	MA1 Clippings Green Small Scale Tributary Farmland
E5 Central Breckland Plateau	Small Scale Plateau Farmland	MA2 Mattishall Hall Small Scale Plateau Farmland
E5 Central Breckland Plateau	Large Scale Plateau Farmland	MA3 Mattishall Burgh Large Scale Plateau Farmland
A5 Upper Tud Valley	Valley Floor	MA4 Ballards Bridge Valley Floor

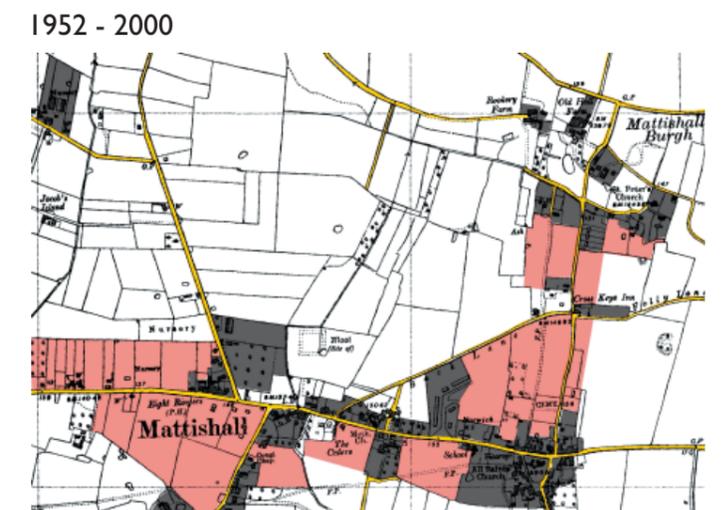
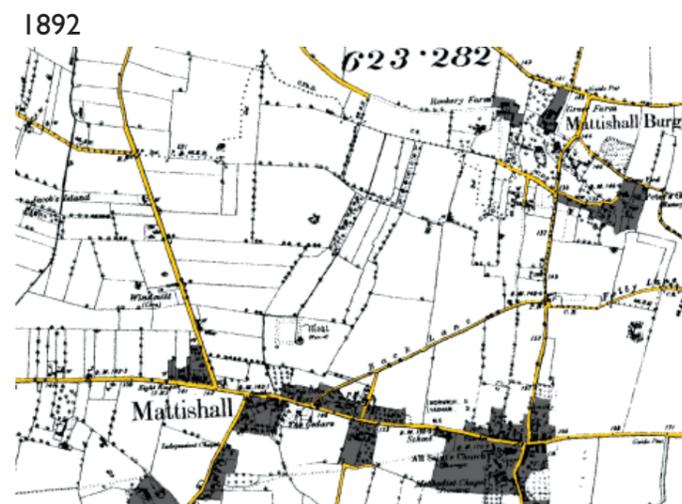


Mattishall Settlement Fringe Analysis

-  Woodland
-  Agricultural land
-  Open views
-  Filtered views
-  Open edge
-  Structural vegetation which integrates edge
-  Key gateways
-  Small scale fields
-  Node

Historic Growth of Mattishall

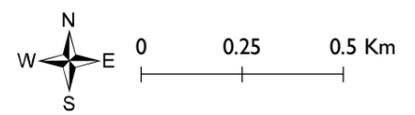
- Road 
- Settlement (Historic core) 
- 1952-2000 housing 



**Breckland Settlement Fringe
Landscape Assessment
Mattishall Landscape Character
Area Sensitivity**

Key

-  1.5km Settlement Edge Buffer
- Sensitivity**
-  Low
-  Low / Moderate
-  Moderate
-  Moderate / High
-  High
-  Conservation Area



Source: Breckland Council
Land Use Consultants

Date: 11/07/2007



MA1: CLIPPINGS GREEN SMALL SCALE TRIBUTARY FARMLAND

DESCRIPTION

Location and Summary

MA1: *Clippings Green Small Scale Tributary Farmland* forms a small part of the wider B6: *Wensum and Tud Settled Tributary Farmland Character Area*, with the local character area considering a 1.5km radius from the northern edge of Mattishall. Mattishall is a large, historically linear and increasingly nucleated village which is located on the edge of the adjoining *Central Breckland Plateau (E5)* and partly abuts the tributary valley of which this character area forms part. The local character area is defined by a combination of small scale pastoral farmland associated with the network of ditches around Mill Road and a network of relatively large scale arable fields to the east.

Representation of District LCA character area

The district LCA character area is defined by arable agriculture, interspersed with pasture and meadow associated with the minor tributaries draining into the Rivers Wensum and Tud. As such the local character area is considered broadly representative.

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
Landscape Quality and Condition	
The western part of the local character area displays a largely intact and small scale wetland landscape character with a network of small scale grazed pastoral fields defined by ditches and interspersed with wet woodland and scrub. To the eastern half of the character area the landscape is that of relatively large scale arable cultivation.	The small scale pastoral landscape to the west of Mill Road is a relatively high quality, traditionally managed landscape and as such has the higher inherent sensitivity, although sensitivity is locally reduced by paddocks and associated fencing.
Individual Elements	
<p>Natural: Principal elements include the lines of willow and poplar trees which define the field boundary ditches and the areas of wet woodland in addition to mature oak trees either as field trees marking relict hedgerows or as hedgerow trees.</p> <p>The character area is marked by a very gently undulating landform, which falls</p>	These natural elements indicate the historic landcover and would take considerable time to replace if lost. They are therefore considered sensitive to change.

Criteria	Judgement and Comment
below 40m AOD.	
<p>Cultural (inc. built/architectural): The cultural elements identified in Faden's 1797 Map of Norfolk, such as the windmill at Mill Lane and the areas of heathland to the north of the settlement edge, have been lost both to later development and agricultural intensification.</p> <p>Cultural character is therefore largely represented by the intact vernacular buildings around All Saints Church within the historic settlement core (outside the local character area) and the mix of traditional 19th century brick dwellings and later and modern development at Back Lane.</p>	<p>The sensitive elements such as the village core and the parish church lie outside the character area. In view of the disparate range of built styles at Back Lane these are not considered inherently sensitive.</p>
<p>Aesthetic/perceptual: The landscape around Mill Lane is contained and intimate in scale and of a tranquil pastoral character. Elsewhere the landscape is large in scale and of a considerably more open character.</p>	<p>A relatively intricate mosaic of landscape elements creates the intimate, textured landscape around Mill Road, and these would have the highest inherent sensitivity to change.</p>
Character of the Settlement Edge	
<p>Settlement Edge Development Type: Only small parts of the northern settlement edge directly abut the local character area. These comprise traditional brick dwellings and 1970s brick built development, in addition to bungalows at Occupation Lane, opposite the church of St Peter at Mattishall Burgh, to the north of the main settlement.</p>	<p>Development within the northern settlement edge encompasses a range of styles and periods and has a disparate character. Sensitive elements such as St Peter's Church do not form part of this settlement edge. As such the northern edge is not considered inherently sensitive.</p>
<p>Accessibility and Integration: At the points where it abuts the local character area the northern settlement edge has a permeable character due to field boundary hedgerows.</p>	<p>The permeable character of this part of the settlement edge enables integration with the wider landscape and is therefore sensitive.</p>
<p>Gateways: Mill Road forms the principal gateway within the local character area, with the approach to the settlement framed by hedgerows and wetland tree species which are interspersed with the farmsteads and detached dwellings along Mill Road.</p>	<p>This gateway forms a low key and integrated approach to the settlement which would be sensitive to change.</p>
<p>Nodes: There are no nodes with the local character area – N/A.</p>	

Visual Sensitivity

Criteria	Judgement and Comment
<p>General Views (Landform and Enclosure):</p> <p>Extensive views are available to the east and more filtered to the south in view of the density of woodland cover.</p> <p>There is intervisibility with the adjacent MA3: <i>Mattishall Burgh Large Scale Plateau Farmland</i> character area, albeit filtered due to field boundary vegetation.</p>	<p>The more open eastern views are considered most inherently sensitive.</p>
<p>Intervisibility with the settlement edge:</p> <p>Views to the settlement edge: From the north filtered views are available of the northern settlement edge. The church tower forms a key component of these views.</p> <p>Views from the settlement edge: From the settlement edge at Mill Road views are filtered due to the density of field boundary vegetation. More open views are available across the character area from Back Lane to the east.</p>	<p>Due to its listed status the church and its setting would be an inherently sensitive component of these views.</p> <p>The more exposed views across the eastern half of the local character area would have the highest inherent sensitivity.</p>
<p>Mitigation Potential: This landscape has a variable density of structural vegetation, ranging from the relatively densely vegetated landscape at Mill Lane to the comparatively sparse arable fields to the east.</p>	<p>In view of the variable density of structural landscape cover, mitigation potential is judged to be moderate-high, with the landscape able to accommodate further structural planting. Mass woodland planting would not be appropriate to either the pastoral or arable character of this landscape.</p>

Overall Sensitivity Judgment

Overall sensitivity to change is judged to be **moderate**, although this would be locally higher in the more intact and small scale pastoral landscape at Mill Road. As such it is judged that capacity for future development would be limited. Development considerations therefore relate primarily to the relationship of existing development to its landscape.

LANDSCAPE GUIDELINES

The following sets out a series of landscape management and design principles, both to maintain and enhance the character of this landscape unit and to inform future landuse planning/planning for change to the settlement edge.

General Landscape Management

- Ensure sustained continuity of tree cover to the small scale pastoral landscape at Mill Road through active management of willow and poplar belts (e.g. pollarding);

- Continue to manage the pastoral areas through grazing;
- Explore opportunities for the further creation of pastoral and wetland habitat to link to existing and to assist in delivering Norfolk BAP targets.

Principles in relation to Development

- Ensure that remaining areas of small scale landscape and the associated field network are integrated within development (e.g. as at Mill Road);
- Features such as paddocks should be properly integrated within their pastoral landscape to avoid sub urbanising influences.

MA2: MATTISHALL HALL SMALL SCALE PLATEAU FARMLAND

DESCRIPTION

Location and Summary

MA2: *Mattishall Hall Small Scale Tributary Farmland* forms a discrete component of the wider E5: *Central Breckland Plateau Character Area*, with the local character area considering a radius of 1.5km extending from the south western settlement edge of Mattishall. Mattishall is a large and increasingly nucleated village to the edge of the plateau. The local character area is defined by small to medium scale mixed agricultural fields (including both arable and grass ley) set within mixed native hedgerows, with hedgerow oaks and roadside hedgerows (some of which are densely vegetated) distinctive elements of the local landscape.

Representation of District LCA character area

The wider character area is predominantly arable agriculture within a large scale, geometric field pattern, with field boundaries defined by variable hedgerows with occasional hedgerow oaks. As such the local character area is considered only partly representative, in view of its smaller scale landcover pattern and more densely vegetated character.

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
Landscape Quality and Condition	
This is a managed agricultural landscape with a largely intact network of dense field boundary hedgerows and vegetated hedgerows.	The structural landscape elements including the hedgerows and hedgerow oaks create a clearly defined landscape of significant quality. The condition is that of a managed agricultural landscape and as such it would be inherently sensitive to change.
Individual Elements	
Natural: Principal natural elements include the hedgerow oak trees and the densely vegetated hedgerows to the network of rural lanes, in addition to the elevated, gently undulating plateau landform.	These elements are illustrative of the historic landscape character and would take considerable time to replace if lost. They are therefore considered inherently sensitive.
Cultural (inc. built/architectural): Mattishall Hall, an 18 th Century 'Gothic' house with later classical and Victorian additions, forms the primary cultural element within the local character area, in addition to its associated wooded	In view of its listed status Mattishall Hall and its parkland setting are considered inherently sensitive.

Criteria	Judgement and Comment
<p>minor parkland.</p> <p>A mixed palette of building materials and styles defines the pattern of built development within the local character area, including traditional red brick and clay pantiles and modern brick built development.</p>	
<p>Aesthetic/perceptual: A contained landscape of comparatively small scale due to the intact field boundary network.</p>	<p>Due to the relatively textured quality created by the landcover pattern the landscape is considered sensitive to change in perceptual terms.</p>
<p>Character of the Settlement Edge</p>	
<p>Settlement Edge Development Type: Development to the south western and western settlement edges is defined primarily by 1970s brick built cul-de-sac development, with larger detached mid-late 20th Century properties to the western point of the settlement at Norwich Road. Ivy House Farm, to the south of the south western settlement edge, is a listed building, as is Mattishall Hall, to the south eastern edge of the settlement.</p>	<p>Mattishall Hall, Ivy House Farm and their settings would be the most inherently sensitive components of the settlement edge, in view of their listed status.</p>
<p>Accessibility and Integration: The south western and western edges generally display a well wooded character, with only the westernmost point on the north side of Norwich Road having an exposed character, with domestic garden boundary treatments apparent.</p>	<p>The wooded edges, primarily to the south and south west are well integrated with their surrounding landscape and therefore sensitive to change.</p>
<p>Gateways: Key gateways are Thynnes Lane and Old Hall Lane.</p> <p>Thynnes Lane is flanked by field boundary hedgerows and hedgebank vegetation, whilst Old Hall Lane has a more open character facing the ribbon development at Norwich Road and flanked by hedgerows of variable density which bound mixed fields including arable and grass ley.</p>	<p>Thynnes Lane forms a low key and positive approach to the settlement with only filtered views of rooflines above the hedgebank vegetation. It forms a positive approach to the settlement that would be inherently sensitive to change. The approach from Old Hall Lane is of lower sensitivity due to the more apparent influence of the settlement edge at Norwich Road.</p>
<p>Nodes: The key node within the local character area is the junction of Old Hall Lane with Norwich Road.</p>	<p>Some of the landscape structure to this node is intact, notably sections of mixed hedgerow and hedgerow oaks, although sensitivity is reduced by the exposed development edge at Norwich Road.</p>

Visual Sensitivity

Criteria	Judgement and Comment
<p>General Views (Landform and Enclosure):</p> <p>Due to the network of field boundary vegetation, views are generally limited with only filtered views available of the settlement from Old Hall Lane. Views of the wider landscape character area are restricted by the density of field boundary hedgerow vegetation.</p> <p>Intervisibility with adjacent character areas is limited by the field boundary vegetation and undulating landform.</p>	<p>In view of the filtering and containment provided by the field boundary vegetation, these views are not considered inherently sensitive.</p>
<p>Intervisibility with the settlement edge:</p> <p>Views to the settlement edge: The primary views to the settlement edge are those from Old Hall Lane, where parts of the development at Norwich Road are visible, as are some of the rooflines to the south western edge.</p> <p>Mattishall Hall is screened from view by the woodland planting within the associated minor parkland.</p> <p>Views from the settlement edge: From the settlement edge views are contained by the field boundary hedgerows to the south and west.</p>	<p>Due to the filtering provided by field boundary vegetation these views are not considered sensitive, provide effective screening is maintained.</p> <p>Due to their containment these views are not considered inherently sensitive.</p>
<p>Mitigation Potential: The landscape displays a relatively high density of structural vegetation elements, including field boundary hedgerows, hedgerows and hedgerow oaks.</p>	<p>In view of the density of structural vegetation, mitigation potential is judged to be relatively high.</p>

Overall Sensitivity Judgment

Sensitivity to change is judged to be **moderate-high** overall, in view of the intactness of the landcover and field boundary pattern and the presence of elements such as Mattishall Hall and the associated minor parkland.

LANDSCAPE GUIDELINES

The following sets out a series of landscape management and design principles, both to maintain and enhance the character of this landscape unit and to inform future landuse planning/planning for change to the settlement edge.

General Landscape Management

- Conserve and enhance the existing network of field boundary hedgerows to the south and west of Old Hall Lane to ensure a dense structure for wildlife corridors;
- Manage parkland at Mattishall Hall to conserve parkland character and to maintain structural vegetation at its current extent;
- Gap up existing hedgerows where appropriate with native species (e.g. at Old Hall Lane) to reinforce the landscape structure;
- Conserve existing mature hedgerow trees through active arboricultural management to prolong their lifespan, and plant new native hedgerow trees to ensure sustained continuity of tree cover.

Principles in relation to Development

- Development should have a porous and transitional edge to ensure integration with the surrounding landscape, e.g. as at Old Hall Lane and Thynnes Lane;
- Avoid garden boundary treatments which could have a sub urbanising influence.

MA3: MATTISHALL BURGH LARGE SCALE PLATEAU FARMLAND

DESCRIPTION

Location and Summary

MA3: *Mattishall Burgh Large Scale Plateau Farmland* forms a discrete component of the wider E5: *Central Breckland Plateau Character Area*, with the local character area considering a 1.5 km radius extending from the northern and eastern edges of Mattishall and Mattishall Burgh. The village of Mattishall was of historically linear formation and has become increasingly nucleated and merged with Mattishall Burgh, at the edge of the plateau. The local character area incorporates a varied range of landscape elements, including an enlarged arable field pattern as a result of agricultural intensification, interspersed with relict components of the historic landcover, e.g. woodland and oak field trees/hedgerow trees. Hedgerows of intermittent density add variety to the landscape.

Representation of District LCA character area

The wider *Central Breckland Plateau Character Area* is defined predominantly by open arable fields of large scale and geometric form, interspersed with a sparse distribution of field boundary hedgerows and woodland including ancient woodland. As such the local character area is considered broadly representative.

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
Landscape Quality and Condition	
In terms of quality and condition, this is a variable landscape defined by an enlarged arable field pattern and interspersed with remnant of the historic landcover, e.g. field trees and woodland blocks.	The landscape is generally of an intensively managed character. Although the remaining elements of the post Enclosure landcover pattern are distinctive and contribute to the quality of the landscape, the landscape is not considered inherently sensitive in terms of condition and quality, in view of the predominantly arable land use.
Individual Elements	
Natural: Principal natural elements include the field and hedgerow oak trees, intermittent hedgerows, mixed woodland and areas of coniferous planting. The elevated and largely flat landform is also an important natural element.	The oaks and the hedgerows illustrate the historic landcover pattern and would take considerable time to replace if lost. They are therefore inherently sensitive to change. At localised points the conifers detract from this character.
Cultural (inc. built/architectural): Cultural pattern is defined primarily by	St Peters is an early 14 th Century parish church, whilst the large church of All Saints dates from

Criteria	Judgement and Comment
<p>the churches of All Saints at the eastern approach to the village and St Peters to the north, within Mattishall Burgh.</p> <p>The Conservation Area around the church of All Saints displays a range of local building materials and stylistic traditions, including red brick, render and clay pantile.</p>	<p>the late 14th Century. Both are listed and are, along with their settings, inherently sensitive to change. The relatively intact areas of vernacular traditional building surrounding All Saints and forming part of the Conservation Area are also considered sensitive to change.</p>
<p>Aesthetic/perceptual: Primary aesthetic and perceptual characteristics are the essentially rural quality defined by the arable farmland setting and the network of narrow semi sunken rural lanes leading into the settlement, together with the cluster of traditional red roofed buildings around the church of All Saints.</p>	<p>The rural and tranquil quality created by the agricultural landscape and the backdrop of the church and the settlement would be sensitive to change.</p>
Character of the Settlement Edge	
<p>Settlement Edge Development Type: The eastern settlement edge is defined by a mix of traditional buildings with clay pantile roofs in the area around the church, weatherboard barns and mid-late 20th Century development.</p> <p>The northern settlement edge is similarly defined by traditional pre 19th Century dwellings, by the church of St Peter and by mid 20th Century development at Occupation Lane.</p> <p>The southern end of the eastern settlement edge is defined by the Industrial Estate development at South Green.</p>	<p>The parts of the edges associated with the churches of All Saints and St Peters would have the highest inherent sensitivity to change in view of their more intact historic character. The development adjacent to All Saints also forms part of the village Conservation Area.</p> <p>The minor industrial estate/business park at South Green comprises metal clad sheds painted in mid blue/ grey with lower storeys in yellow/buff brick, together with associated car parking and plastic signage. As such sensitivity at this point is relatively low.</p>
<p>Accessibility and Integration: The northern edge is wooded and permeable in character, as is much of the eastern settlement edge. Vegetation is predominantly native mixed hedgerow and thicket, although garden boundary planting including conifers is occasionally evident. A more exposed character is evident to the southern end of this edge, adjacent to the recent South Green Business Park Development.</p>	<p>The thicket and hedgerows which defines much of the northern and eastern settlement edges creates a well integrated edge that would be sensitive to change. South Green Business park and associated metal clad sheds creates an exposed edge of lower sensitivity, with potential for enhancement.</p>
<p>Gateways: Norwich Road, forming the eastern approach to the settlement, is the key gateway within the local character area whilst the northern approach to Mattishall Burgh is a minor gateway.</p>	<p>Both of these gateways would be sensitive to change, that at Norwich Road in view of the positive approach created by the church of All Saints and the approach to Mattishall Burgh in view of its wooded, integrated character.</p>

Criteria	Judgement and Comment
The Norwich Road gateway is flanked by the wooded settlement edge, with the church of All Saints forming the backdrop, whilst the approach to Mattishall Burgh is of a low key and densely wooded character.	
Nodes: The churches and surrounding vernacular buildings form the key nodes within the local character area.	Both churches are listed buildings. They and their settings are therefore inherently sensitive.

Visual Sensitivity

Criteria	Judgement and Comment
<p>General Views (Landform and Enclosure):</p> <p>Views are extensive to the east of the settlement and filtered to the south due to woodland. In view of the elevated aspect and open quality of views to the east, there is intervisibility with the adjacent MA1: <i>Clippings Green Small Scale Tributary Farmland</i> character area.</p>	The more open and exposed views to the east would have the highest inherent sensitivity.
<p>Intervisibility with the settlement edge:</p> <p>Views to the settlement edge: From Norwich Road, the church of All Saints and the eastern edge is visible and partly filtered by hedgerow vegetation.</p> <p>Views from the settlement edge: From the settlement edge extensive views are available eastwards across the network of large scale arable fields and towards the row of cottages on Norwich Road.</p>	<p>The church forms a sensitive component of these views due to its listed status.</p> <p>Due to their relatively extensive and open aspect these views are considered sensitive.</p>
<p>Mitigation Potential: This is an open landscape with a relatively low density of structural vegetation and landcover elements.</p>	In view of the comparatively low density of structural vegetation, and the open nature of the landscape, mitigation potential is judged to be relatively low, although there would be scope for reinforcement and restoration of field boundary hedgerows and small scale farm woodlands. Mitigation potential would be locally higher around the more wooded settlement edges.

Overall Sensitivity Judgment

Overall landscape sensitivity is judged to be **moderate**, in view of the eroded landscape structure and character, which is counterbalanced by the generally high instances of visibility and intervisibility to the east.

LANDSCAPE GUIDELINES

The following sets out a series of landscape management and design principles, both to maintain and enhance the character of this landscape unit and to inform future landuse planning/planning for change to the settlement edge.

General Landscape Management

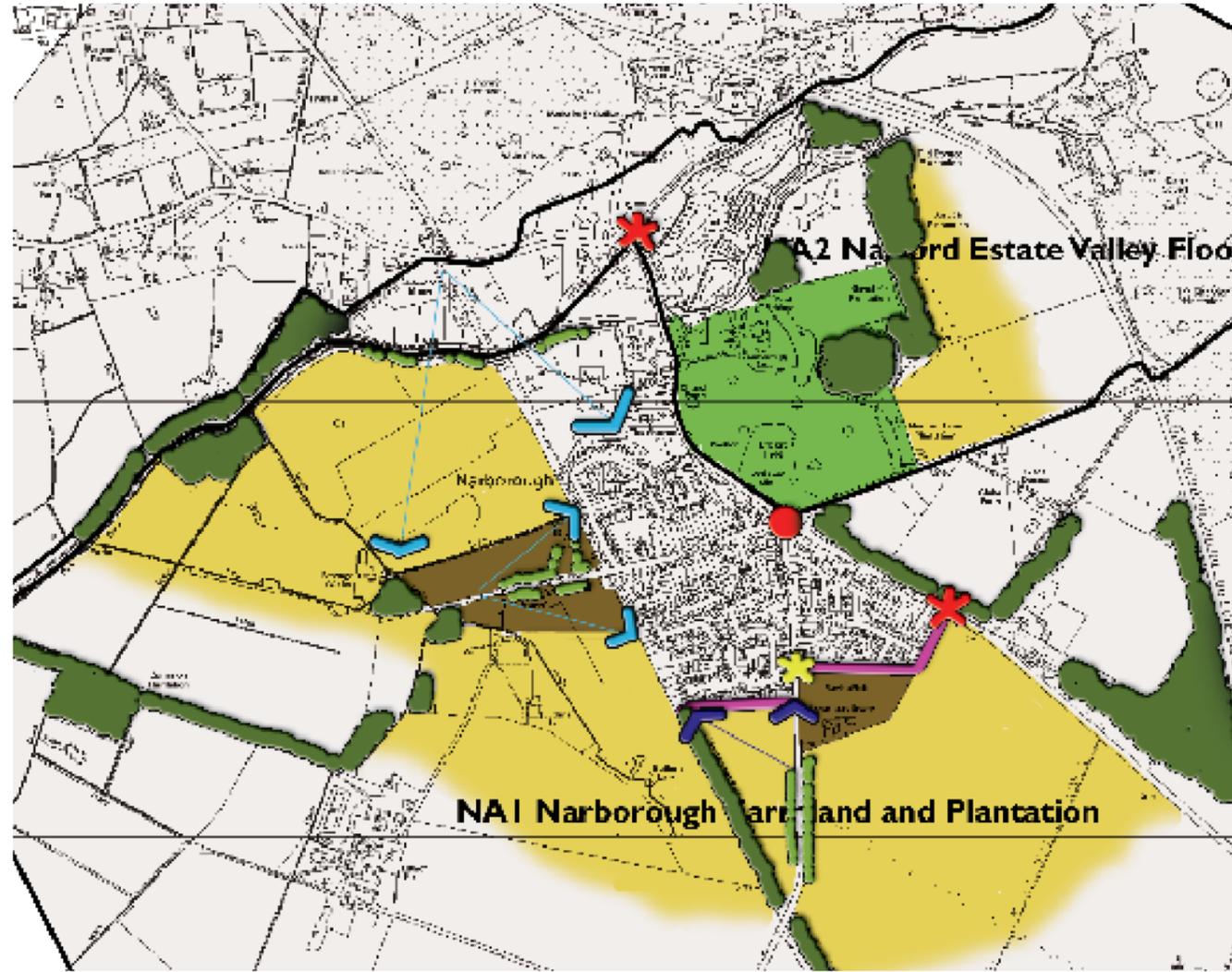
- Explore opportunities for the reinforcement and enhance of remaining field boundary hedgerows to the east of the settlement, and to reinstate former hedgerows, both on the grounds of landscape character and to enhance wildlife connectivity;
- Conserve existing field oaks and hedgerow oaks through active and appropriate arboricultural management, to prolong their lifespan;
- Reinforce existing hedgerows to the east of the settlement through new native hedgerow tree planting at irregular intervals both to enhance the landscape structure and to provide flight lines for birds/bats.

Principles in relation to Development

- Development should not breach skylines/edge vegetation as at South Green Business Park);
- Use a muted palette of earth/sky colours for the claddings for industrial buildings and avoid signage which has an urbanising influence on the network of narrow rural lanes;
- Development should create a porous edge which integrates with the wider landscape, and should retain the existing landscape structure;
- Use native planting to integrate future development into the landscape to ensure connectivity to existing wildlife corridors and avoid species which could have a sub urbanising influence e.g. conifers;
- Consider the effect of any change on views from both within the character area and beyond, e.g. MA1: *Clippings Green Small Scale Tributary Farmland*.

NARBOROUGH

District Character Area	Local Landscape Type	Local Landscape Character Area
DI Swaffham Heath	Farmland and Plantation	NA1 Narborough Farmland and Plantation
FI River Nar	Valley Floor	NA2 Narborough Estate Valley Floor

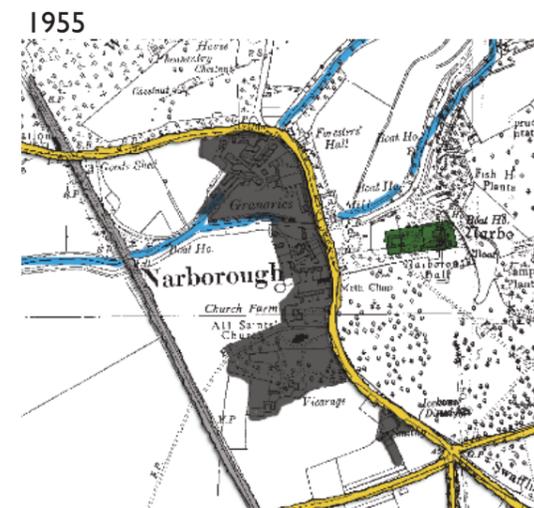
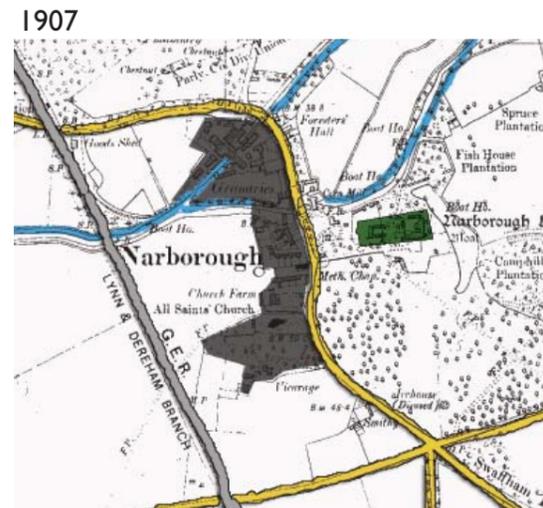


Narborough Settlement Fringe Analysis

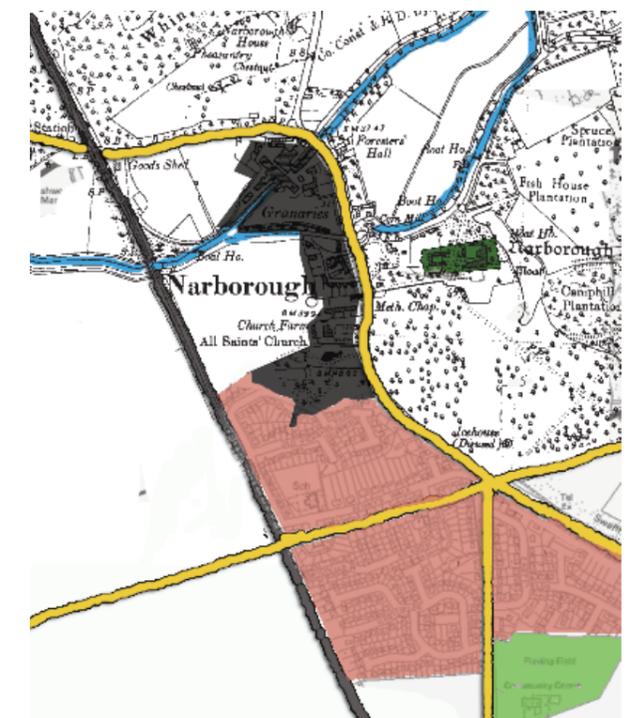
- Structural landscape blocks
- Partial screening
- Node
- Key gateways
- Minor Gateway
- Exposed edge
- Open views
- Filtered views
- Parkland
- Agricultural land
- Paddocks and allotments

Historic Growth of Narborough

- River Nar
- Settlement (Historic core)
- Railway line
- Narborough Hall
- Road
- 1960-2000 housing
- Community centre and playing fields



Post 1955



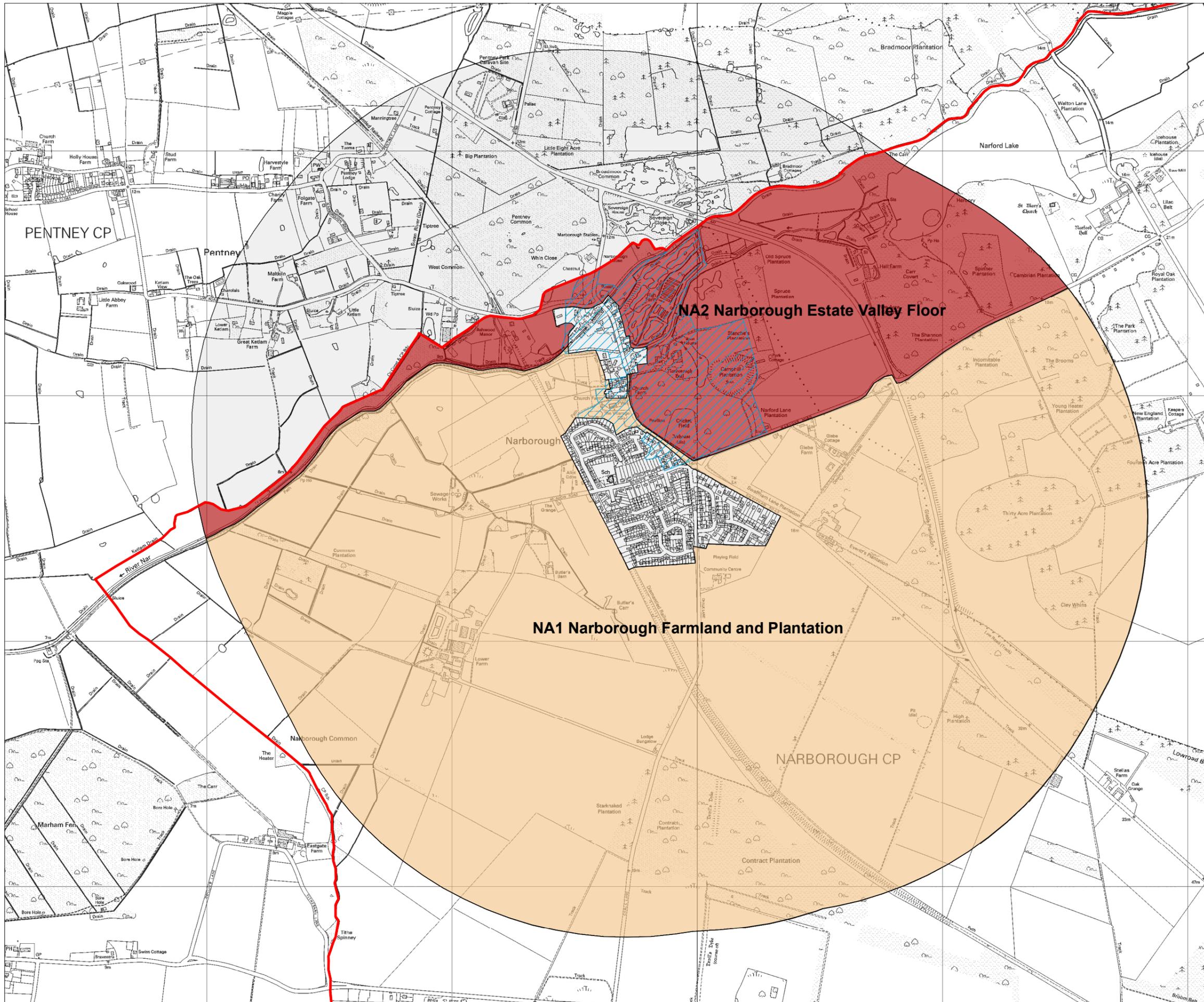
Breckland Settlement Fringe Landscape Assessment Narborough Landscape Character Area Sensitivity

Key

-  Breckland Boundary
-  1.5km Settlement Edge Buffer

Sensitivity

-  Low
-  Low / Moderate
-  Moderate
-  Moderate / High
-  High
-  Conservation Area



Source: Breckland Council
Land Use Consultants

Date: 11/07/2007



NAI: NARBOROUGH FARMLAND AND PLANTATION

DESCRIPTION

Location and Summary

Narborough Farmland and Plantation forms a section of *Swaffham Heath* surrounding the nucleated village of Narborough. The local character area considers an area of 1.5km radius from the settlement edge, although extensive woodland planting and the railway embankment restrict views to the urban area and therefore also its influence. The nucleated settlement of Narborough is focused on 4 rural roads, the historic core of the village being of linear formation along Main Road. The historic core is a Conservation Area.

Landform is gently undulating, ranging between 10 and 30m A.O.D although this is not perceptible due to the extensive woodland cover and hedgerow boundaries.

Medium sized arable fields lined by generally intact hedgerows with hedgerow trees form the dominant land cover. Hedgerow trees include a variety of species, including twisted pines along Chalk Lane leading into Narborough and historic oaks throughout the local character area. Arable fields are interspersed with blocks of medium sized plantation woodland in the east of the character area in addition to small woodland blocks and shelterbelts elsewhere. Woodland along the embankment of the dismantled railway is designated as a SSSI.

Localised variation in land use and character is found to the west of Narborough along the track leading to Butler's Barn. Here fields are smaller in size and used as paddocks and allotments exhibiting a degraded character.

Small parcels of historic rural character are evident throughout the character area. This is notable along the Narford Road where grass verges, laid hedgerows and historic hedgerow oaks create a strong historic setting to views into the parkland of the adjacent NA2 *Narborough Estate Valley Floor* character area. In other parts of the character area the historic character is less overt, although localised areas of historic character are created by features such as the unmarked track leading to Butlers Barn which is unlit and bounded by intact species rich hedgerows and historic oaks.

Representation of District LCA character area

The character unit is representative of the wider Landscape Character Area, comprising of both arable farmland and plantation woodland.

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
Landscape Quality/Condition	

Criteria	Judgement and Comment
<p>Natural: Field boundary and roadside hedgerows (both intact and remnant) and associated mature hedgerow trees, primarily oak and pines.</p> <p>Woodland associated with the railway embankment is designated as a SSSI.</p> <p>The field edges are an ecologically important feature and recognised as such in the Norfolk BAP.</p>	<p>Plantation woodland, hedgerows, hedgerow trees and screening belts are structural landscape features which would take considerable time to re create and are therefore sensitive.</p>
<p>Cultural (inc. built/architectural): Evidence of the cultural pattern is displayed in the small scale field pattern to the west of Narborough (possibly remnants of a more historic field pattern, although the hedgerows and boundary materials have been partially removed), and the medium sized plantation blocks associated with Narborough Hall.</p> <p>The historic core of Narborough displays a distinct local vernacular, including stone, render and slate and tiled roofs.</p>	<p>The small scale field pattern and plantation woodlands would be sensitive to change.</p> <p>The historic core of Narborough is designated as a Conservation Area and is therefore considered sensitive.</p>
<p>Aesthetic/perceptual: This is a rural landscape displaying a variety of scales and spatial experiences. Medium sized, open fields allow for long range views to large woodland blocks. The wooded areas provide a sense of containment, although localised, short range views are available.</p> <p>An intimate historic character is evident in the north eastern urban edge which forms part of the Conservation Area, although this has been eroded to the south due to later expansion.</p>	<p>The woodlands and hedgerows are integral to this sense of containment and are therefore sensitive features, as are the wooded skylines which frame the arable fields.</p> <p>The historic urban edge would be sensitive to change.</p>
Character of the Settlement Edge	
<p>Settlement Edge Development Type: The urban edge is composed primarily of residential development including recent housing to the south and west and historic, established settlement to the northern and eastern edges.</p> <p>Land uses to the urban edge include playing fields associated with the community centre on the southern edge.</p>	<p>Later 20th Century urban expansion to the southern and western urban edges has created an abrupt, harsh urban edge, with housing, closeboard fencing and recreational land uses visible. This edge is considered to be of lower sensitivity than the edges within the Conservation Area, which are integrated with the adjacent parklands by mixed and plantation woodland.</p> <p>The historic north eastern edge should be conserved whilst the southern and western edges offer potential for landscape</p>

Criteria	Judgement and Comment
	enhancement.
<p>Accessibility and Integration: To the north east housing along Main Road faces towards Narborough Hall and the use of local vernacular creates a historic character which integrates well with the surrounding landscape.</p> <p>To the south and west the absence of woodland screening creates an abrupt edge. Housing faces away from the surrounding landscape with garden boundaries often defined by close board fencing.</p>	<p>In view of the parkland setting provided by Narborough Hall, the historic urban edge is well integrated. It is therefore of higher sensitivity than the harsh, poorly integrated urban edges created by the 1960's/70's urban extensions to the southern and western edges of Narborough.</p>
<p>Gateways: Narford Road has an enclosed character due to the well maintained, laid hedgerows and historic oak hedgerow trees. Views across parkland associated with Narford Hall in the adjacent NA2 character area create an historic character.</p> <p>Main Road is an important gateway as it passes the historic core of Narborough, separating it from the parkland of Narborough Hall to the east.</p> <p>Chalk Lane and Swaffham Lane share a similar character, passing alternately through arable fields and plantation blocks creating a variable landscape experience. From both roads the 1960s/70s residential development to the southern edge of Narborough is visually prominent.</p>	<p>Narford Road and Main Road are of greatest sensitivity due to the fact that they form part of the setting for the parklands of Narborough Hall. Chalk Lane and Swaffham Lane are of lower sensitivity due to the prominence of the southern and western urban edges.</p>

Visual Sensitivity

Criteria	Judgement and Comment
<p>General Views (Landform and Enclosure):</p> <p>Views are contained both by undulating landform and blocks of plantation, hedgerows and hedgerow trees along roads and field boundaries.</p>	<p>The plantation woodland and hedgerows provide visual containment, although views to abrupt urban edges are a feature of the southern and western settlement boundaries.</p>
<p>Intervisibility with the settlement edge:</p> <p>Views to the settlement edge: The southern and western edges are unscreened and abrupt, defined by late 20th century housing. Some containment is provided to the west by the smaller scale fields and their hedgerow boundaries.</p> <p>Views of the north-eastern urban edge are contained by the plantation woodland and woodlands associated with the parkland of Narborough Hall. Where views of the edge are possible it is to the established, historic settlement.</p> <p>The tower of All Saints Church at Narborough is a visually prominent feature, forming an important element of the view into Narborough.</p> <p>There is the potential for filtered views from the wooded former railway embankment.</p> <p>Views from the settlement edge: Views into the adjacent <i>Narborough Estate Valley Floor</i> are possible from the eastern edge of the character unit, providing views across an historic parkland setting.</p> <p>To the south and west, views are across arable fields with a wooded skyline. The wooded railway embankment limits views to the south.</p>	<p>Whilst containment and filtering is provided by woodland and field boundaries to a number of the settlement edges, long views of the urban edge are available from the southern and western edges due to the variable density of woodland cover.</p> <p>The church tower is a sensitive vantage point as are views of the historic urban edge framed by parkland.</p> <p>Views to the historic parkland are sensitive although elsewhere containment by woodland vegetation results in a lower sensitivity.</p>
<p>Mitigation Potential: This is a well wooded landscape in terms of field boundary hedgerows and the plantation blocks associated with the adjoining estates of Narborough and Narford.</p>	<p>The containment and filtering of views by woodland to the north and east creates potential for mitigation through enhancement and reinforcement of existing vegetation. To the west there are opportunities to strengthen the hedgerows and hedgerow trees whilst respecting the existing small scale landscape pattern.</p>

Overall Sensitivity Judgment

Overall the character unit is judged to have **Moderate** sensitivity to built development. Hedgerows, field edges, shelter belts and plantation woodland, and historic elements such as the small scale fields to the west of Narborough and the village Conservation Area are sensitive to change. Sensitivity is however reduced by screening provided by plantation blocks and the railway embankment, and land uses such as paddocks and the recreation ground which have partially eroded landscape character. As such the southern edges would have some potential to accommodate small scale residential development due to its containment. The aim should be to create a transitional, wooded development edge at this point.

LANDSCAPE GUIDELINES

The following sets out a series of landscape management and design principles, both to maintain and enhance the character of this local landscape character area and to inform future landuse planning/planning for change to the settlement fringe.

General Landscape Management

- Conserve small scale field pattern to the west of Narborough, improving and replacing hedgerows where they have become degraded or have been replaced by paddock style fencing;
- Conserve the lines of twisted pines along Chalk Lane as a distinctive landscape feature;
- Conserve the rural character of Narford Lane, ensuring that the grass verges, laid hedgerows and historic hedgerow oaks are retained;
- Opportunities should be explored for the enhancement of arable field boundary margins through agri-environment/set aside schemes, creating further opportunities for habitat connectivity and satisfying the objectives of the Norfolk Ecological Network Mapping Project;
- Conserve and enhance the grass verges where they line the roads through Narborough encouraging a species rich mix;
- Conserve existing woodland, but ensure that new woodland planting does not detract from important views e.g. to parkland setting of Narborough Hall or to Narborough Church;
- Conserve dark night skies when considering the lighting design for new development.

Principles in relation to Development

- Ensure that any new development responds to the existing scale and uses local materials;
- Ensure that the setting of Narborough Church is conserved and that future development does not block views to or detract from the setting of this important landmark;

- Conserve the historic integrity of the core of settlement along Main Road in Narborough discouraging further infill development;
- Consider means of softening the southern urban edge of Narborough through the development of a porous/transitional, part wooded edge;
- Preserve unlit rural roads with no kerbs where they exist e.g. Narford Road;
- Conserve views from the character unit into the parkland setting of Narborough Hall when planning for future development.

NA2: NARBOROUGH ESTATE VALLEY FLOOR

DESCRIPTION

Location and Summary

Narborough Estate Valley Floor forms part of the *River Nar* District character area. The local character area considers an area of 1.5km from the settlement edge of Narborough, and comprises the floodplain and valley sides of the River Nar, including the parkland of Narborough Hall. Woodland planting associated with Narborough Hall contains views of the eastern urban edge of Narborough.

The character area forms part of the Narborough Hall Parkland and abuts the built edge of the Conservation Area (within character area NA1) to the west. Land uses along the western boundary of the character area which forms the context of the settlement include the historic mill and paper mill, parkland of Narborough Hall, a cricket ground and pavilion and Narborough Trout Lakes.

The majority of the character unit is composed of parkland associated with Narborough Hall, which is characterised by gently sloping parkland with intermittent mature parkland tree planting. Occasional glimpsed views of Narborough Hall are possible through the trees. Boundaries of the parkland are created by small blocks of plantation woodland e.g. Blanche's Plantation and Spruce Plantation to the east and laid hedgerows as found along Narford Road to the south.

The River Nar SSSI flows through the northern part of the local character area and is lined by willows, poplars and reeds, although a more urbanised character is apparent near the paper mill. These landscape elements create a textured character and contained, short-range views. Narborough Trout Lakes are located on the southern banks of the River Nar. This man made feature is also bounded by willows, poplars and reeds contributing further to the screening of the urban edge of Narborough.

Representation of District LCA character area

The character unit is representative of the wider district landscape character area being unsettled and characterised by parkland. The natural landscape elements including blocks of woodland and wetland vegetation associated with the River Nar are concurrent with the district character area.

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
<i>Landscape Quality and Condition</i>	

Criteria	Judgement and Comment
<p>The local character area includes the parkland of Narborough Hall and associated woodlands, in addition to areas of lowland pasture associated with the River Nar.</p>	<p>The landscape is generally intact and well managed, particularly the parkland/estate setting of Narborough Hall. The stretch of river to the west is influenced by the paper mill and associated industrial development to the west of Main Road. As such the parkland is considered to be the area of the highest sensitivity.</p>
<p>Natural: The course of the River Nar is designated as a SSSI due to its chalk river habitats. Wetland vegetation associated with the River Nar and Narborough Trout Lakes includes willows, poplars and reeds.</p> <p>Plantation woodland blocks forming the boundaries of Narborough parkland are distinctive landscape elements.</p> <p>The majority of the hedgerow boundaries around Narborough Hall are in good condition and are an important landscape feature.</p>	
<p>Cultural (inc. built/architectural): The principal cultural element is the grounds of Narborough Hall (of Tudor and Elizabethan origin and extensively remodelled in the 1770's).</p> <p>The Scheduled Monument (fort and earthworks) within the grounds of Narborough Hall provides a sense of the cultural pattern.</p> <p>The Conservation Area within Narborough abuts the western boundary of the character area and displays a range of vernacular building styles.</p>	<p>Narborough Hall is a Grade II* listed building and therefore considered to be of high sensitivity, as is the Scheduled Monument.</p>
<p>Aesthetic/perceptual: Key factors include the historic character created by views across the parkland landscape of Narborough Hall and the contained character created by the extensive screening provided by woodland blocks, parkland trees and wetland vegetation associated with the River Nar.</p>	<p>These elements are integral to the sense of containment and to the landscape experience and are therefore considered sensitive.</p>
<p>Character of the settlement Edge</p>	
<p>Settlement edge development type: There are no urban edges within the character area, although the Conservation Area of Narborough abuts the western edge of the character area.</p> <p>The north western urban edge is also</p>	<p>In view of the relative intactness of the edge incorporating the Conservation Area it is considered sensitive to change.</p> <p>Other urban edges are characterised by later 20th Century residential development and are less sensitive.</p>

Criteria	Judgement and Comment
visible from within the character area.	less sensitive.
<p>Accessibility and Integration: The adjoining urban edge within the Conservation Area forms a largely continuous street frontage but is visually connected with the local character area.</p> <p>Built development within the character area, including the watermill is integrated through the wooded setting of the adjoining trout lakes.</p>	The parkland and the woodland planting within the trout lakes ensure a well integrated settlement edge and are considered to be sensitive features.
<p>Gateways: Main Road, leading into Narborough from the north-northwest is a key gateway.</p>	This gateway has an urbanised character due to kerb stones and signage and the backdrop of the paper mill site. The wooded edge evident in places is sensitive to change.
<p>Nodes: Key nodes are represented by the former railway and station and by the junction of this road with Main Road into Narborough, to the east.</p>	The sensitivity of these nodes is reduced by the industrial backdrop provided by the paper mill.

Visual Sensitivity

Criteria	Judgement and Comment
<p>General Views (Landform and Enclosure):</p> <p>Narborough Hall parkland has relatively open boundaries due to laid hedges, and views are therefore available across it.</p> <p>The Nar Valley has a relatively open character to the west of the main road where it meets the district boundary and views are available across the floodplain pasture at this point.</p> <p>All Saints Church tower and Narborough Hall form key landmarks within views.</p>	Views of Narborough Hall and parkland are considered sensitive in the context of the setting for the historic house and associated estate buildings (the lodge to Main Road). The church tower is considered a sensitive vantage point.

Criteria	Judgement and Comment
<p>Intervisibility with the settlement edge:</p> <p>Views to the settlement edge:</p> <p>The north western urban edge and the church tower are visible from the former railway station.</p> <p>The north eastern urban edge within the Conservation Area is visible from Narborough Hall and parklands.</p> <p>Views from the settlement edge:</p> <p>From the urban edge views are available to Narborough Hall, parkland and associated estate buildings.</p>	<p>Views to the Conservation Area are considered sensitive in view of its relatively intact character and vernacular. Whilst views of the north western urban edge are relatively open in character, these are less sensitive in view of the later 20th Century urban expansion which is apparent at this point.</p> <p>Whilst partially filtered by parkland and woodland vegetation, these are considered sensitive in view of the historic interest of elements in these views.</p>
<p>Mitigation Potential: The landscape character area is relatively well wooded, due to the parkland trees, hedgerows and blocks of plantation woodland.</p>	<p>There is the potential for enhancement and reinforcement of existing structural vegetation, provided that it does not detract from the remaining areas of pastoral, open character associated with the course of the River Nar.</p>

Overall Sensitivity Judgment

The overall sensitivity of this character area is considered to be **High**, although locally lower (**Moderate**) where affected by urban edge recreational development, such as at the trout lakes. The high sensitivity judgement reflects the relatively intact landscape and cultural integrity of the character area. Whilst views are often contained or filtered by vegetation they often contain sensitive elements e.g. Narborough Hall and parkland. It is therefore considered that capacity for further residential development would be extremely limited.

LANDSCAPE GUIDELINES

The following sets out a series of landscape management and design principles, both to maintain and enhance the character of this local landscape character area and to inform future landuse planning/planning for change to the settlement fringe.

General Landscape Management

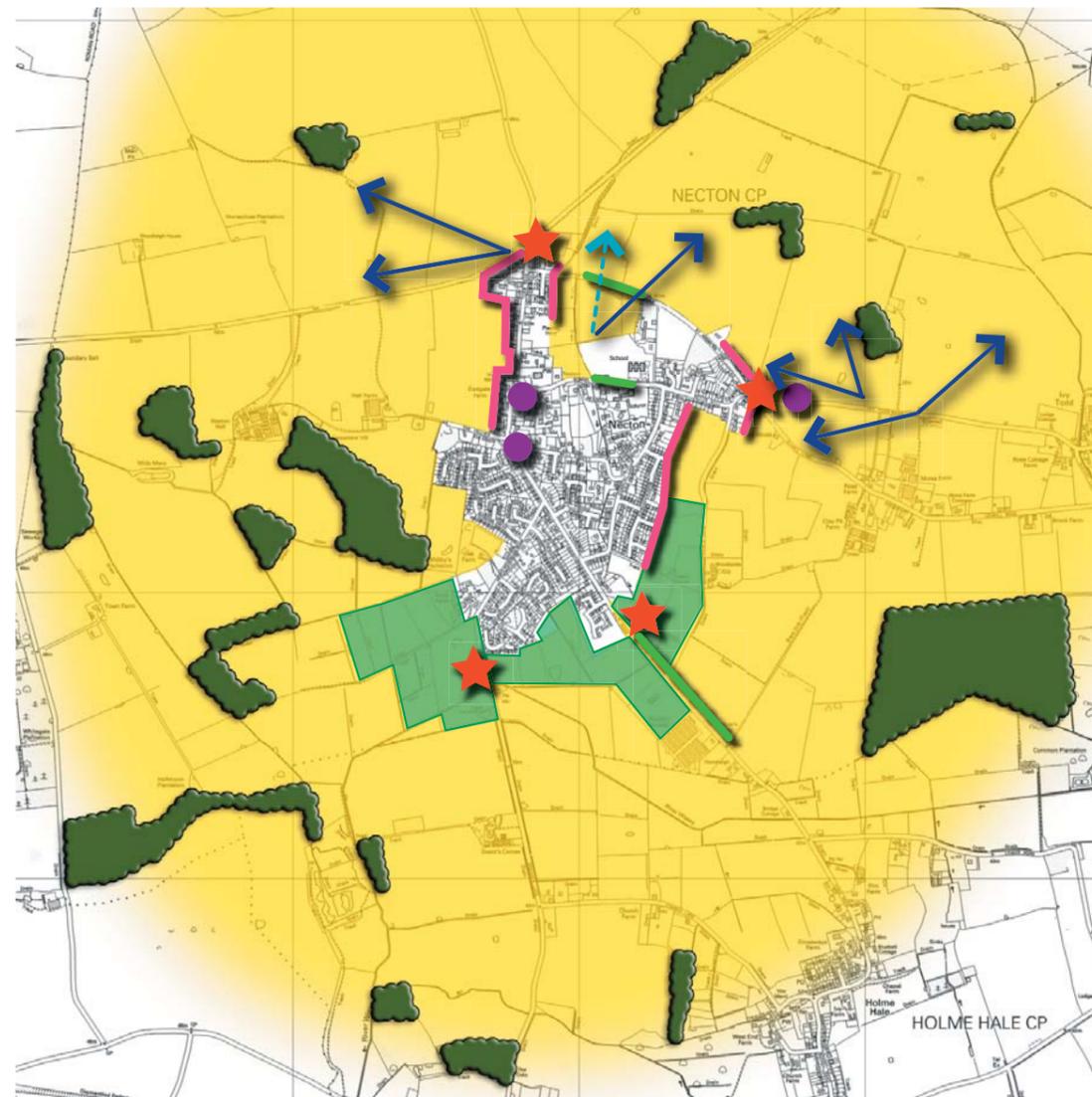
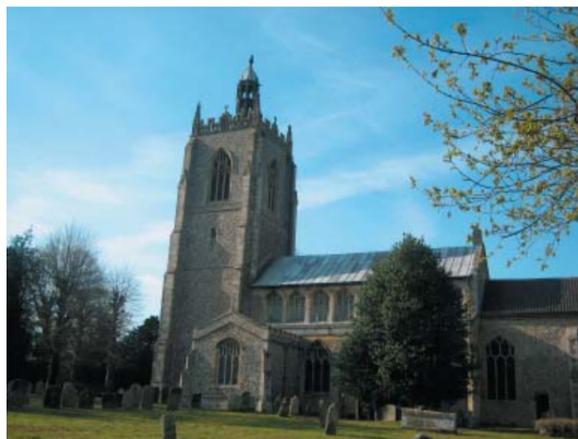
- Conserve mature trees adjacent to the watercourse through active and appropriate arboricultural management, seeking opportunities to ensure sustained tree cover through additional tree planting;
- Conserve and enhance the setting of Narborough Hall parkland through traditional management practices such as hedge laying;
- Seek opportunities to enhance the biological diversity of the River Nar near the Paper Mill site through marginal vegetation and floodplain meadow creation.

Principles in relation to Development

- Ensure that the rural road network around Narborough Hall remains and is not influenced by upgrading works which could have an urbanising influence, such as kerb stones and signage;
- Conserve unlit character of rural roads and dark night skies when considering new development;
- There is limited development capacity, but future development should respect the existing field boundary pattern and structural features such as hedgerow trees, in addition to responding to local vernacular in terms of building materials and scale;
- Development should not detract from the setting of historic elements such as Narborough Hall/All Saints Church, or views to them.

NECTON

District Character Area	Local Landscape Type	Local Landscape Character Area
B5 River Wissey Settled Tributary Farmland	Open Tributary Farmland	NE1 Sparham Hall Open Tributary Farmland
B5 River Wissey Settled Tributary Farmland	Small Scale Tributary Farmland	NE2 Holme Hale Small Scale Tributary Farmland
E6 North Pickenham Plateau	Open Plateau Farmland	NE3 Hulverhouse Open Plateau

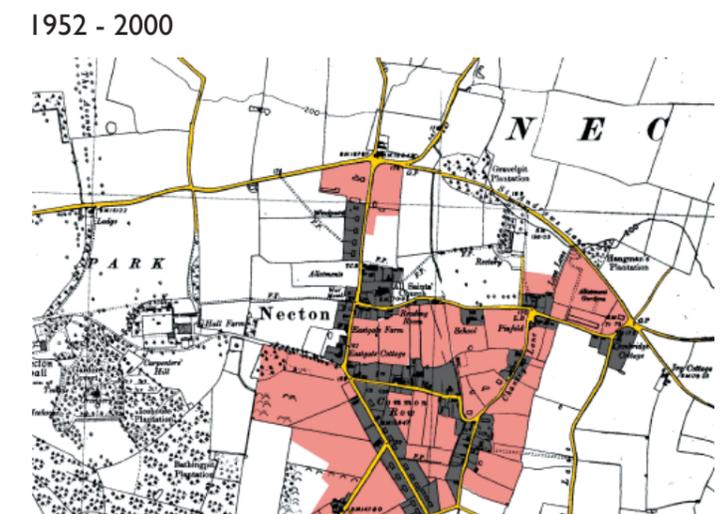


Necton Settlement Fringe Analysis

- Woodland
- Agricultural land
- Open views
- Filtered views
- Open edge
- Integrated edge
- Key gateways
- Small scale field networks
- Node

Historic Growth of Necton

- Road
- Settlement (Historic core)
- 1952-2000 housing



Breckland Settlement Fringe Landscape Assessment Necton Landscape Character Area Sensitivity

Key

 1.5km Settlement Edge Buffer

Sensitivity

 Low

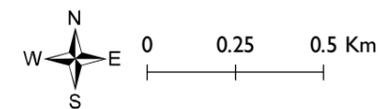
 Low / Moderate

 Moderate

 Moderate / High

 High

 Conservation Area



Source: Breckland Council
Land Use Consultants

Date: 11/07/2007



NEI: SPARHAM HALL OPEN TRIBUTARY FARMLAND

DESCRIPTION

Location and Summary

NEI: *Sparham Hall Open Tributary Farmland* forms a minor component of the wider B5: *Wissey Settled Tributary Farmland District Character Area*, considering an area extending 1.5km from the northern edge of the village of Necton, a relatively large village of nucleated formation and set within a tributary valley, nucleated settlement. The local character area is defined by open, large scale arable farmland interspersed only occasionally with field boundary hedgerows.

Representation of District LCA character area

The wider *Wissey Settled Tributary Farmland* is characterised by arable cultivation, with medium to large sized fields often defined by mixed treed hedgerows. Localised texture and visual variety is provided by small scale areas of fenland.

As such, the local character area is only partly representative, being defined only by large scale arable fields with many historic field boundaries lost to later agricultural intensification.

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
Landscape Quality and Condition	
This landscape has been significantly influenced by the A47 trunk road corridor and by the arable cultivation and 20 th Century agricultural intensification. A number of historic landscape elements survive e.g. remnant hedgerows and hedgebanks (St Andrew's Lane) and some small blocks of mixed farm woodland.	The A47, attendant lighting and roadside uses such as the former filling station and adjoining diner have significantly eroded the quality and condition of the landscape at this point. As such the landscape in this area is markedly lower in sensitivity than the more intact areas of landscape around St Andrew's Lane, on the north eastern edge of the village.
Individual Elements	
Natural: Key features include the remnant native field boundary hedgerows and hedgebanks/sunken lane, e.g. St Andrew's Lane, in addition to the remaining small scale blocks of farm woodland. An undulating landform rises to the adjacent plateau to the north.	The structural vegetation elements indicate the historic land cover pattern and would take significant time to replace if lost. They are therefore sensitive.
Cultural (inc. built/architectural):	The remaining elements of the historic

Criteria	Judgement and Comment
<p>Cultural pattern is largely indicated by the remaining historic field boundary elements and the fragments of the network of sunken lanes as at St Andrew's Lane and the associated byway which is now truncated by the A47.</p> <p>Built form within the northern part of Necton adjoining this character area is largely mid-late 20th Century bungalow development, in addition to the small garden centre and the former filling station to the A47 frontage.</p>	<p>landcover pattern are considered to be of the highest sensitivity.</p>
<p>Aesthetic/perceptual: A landscape defined by relatively large scale elements and of a generally open character. The A47 is significant in terms of perceptual character, particularly with regard to the night time landscape (road lighting to the Necton junction).</p>	<p>There are few distinctive features which define aesthetic character. The A47 markedly affects perceptual character, both in terms of tranquillity (road noise) and the aesthetic qualities of the night time landscape. As such the inherent sensitivity is reduced.</p>
<p>Character of the Settlement Edge</p>	
<p>Settlement Edge Development Type: The northern settlement edge is defined both by development associated with the A47 to the western end (e.g. the former filling station and associated canopy), by the garden centre and mid-late 20th century bungalow development and by 1950's brick built local authority type housing to the eastern end.</p>	<p>None of these development types provides a clear sense of place or is of any distinct quality, and as such inherent sensitivity is relatively low.</p>
<p>Accessibility and Integration: The western end of the northern settlement edge has an exposed, open character, with poor quality built fabric and boundary treatments (former filling station and development associated with the edge of the A47 and junction) whilst the eastern end is more integrated due to field boundary hedgerows and roadside hedgerow vegetation.</p>	<p>The western end of this edge has a degraded quality, influenced by the A47 and insensitive boundary treatments such as chainlink fencing and coniferous planting. It is exposed and poorly integrated with the rural landscape to the north of the A47, whilst the eastern end is more permeable in character and better integrated.</p>
<p>Gateways: Key gateways include the approach to Necton from the A47, which is framed by the garden centre and the former filling station site, and the eastern approach to Necton at the foot of St Andrew's Lane.</p>	<p>The eastern gateway has a low key and rural character defined by the junction of narrow rural lanes and remnant hedgebanks, creating a positive approach to the settlement. As such sensitivity is markedly higher than that of the northern gateway.</p>
<p>Nodes: The eastern gateway, at the foot of St Andrew's Lane, forms the key node within the character area, occupying the junction of St Andrew's Lane, Ivy Todd Road and Chapel Lane.</p>	<p>This represents an intact part of the rural lane network and is therefore sensitive.</p>

Visual Sensitivity

Criteria	Judgement and Comment
<p>General Views (Landform and Enclosure):</p> <p>There are expansive views across the arable fields to the north, towards the rising land of the plateau.</p>	<p>Views are open and relatively exposed in nature and therefore inherent sensitivity is high.</p>
<p>Intervisibility with the settlement edge:</p> <p>Views to the settlement edge: From the A47 the open northern settlement edge is clearly visible, particularly to the more exposed western end.</p> <p>The much restored 15th Century Perpendicular Parish Church with reconstructed 19th Century 'Shipdham style' west tower and lantern spirelet forms a prominent element of views to the settlement edge.</p> <p>Views from the settlement edge: From the settlement edge there are extensive views northwards across the large scale arable field network.</p>	<p>The parish church and its setting form a sensitive element within views, in view of its listed status.</p> <p>These views are open and relatively exposed in nature and are therefore considered sensitive.</p>
<p>Mitigation Potential: This is a relatively open and exposed landscape with few significant structural landscape features.</p>	<p>Due to the existing open character of the landscape mitigation potential would be low-moderate, although there would be scope to reinforce and reinstate existing field boundary hedgerows and small scale farm woodlands/coverts.</p>

Overall Sensitivity Judgment

Overall sensitivity to change is considered to be **moderate**. This is in spite of the relatively exposed visual character and primarily in light of the eroded structure and quality of the landscape. In view of the existing settlement form and pattern of growth it is considered that there is extremely limited potential for the accommodation of new development, with the A47 effectively defining the extent of the settlement edge. Development considerations therefore relate primarily to existing development and ensuring appropriate integration with the landscape setting.

LANDSCAPE GUIDELINES

The following sets out a series of landscape management and design principles, both to maintain and enhance the character of this landscape unit and to inform future landuse planning/planning for change to the settlement edge.

General Landscape Management

- Explore opportunities for the reinstatement of mixed native field boundary hedgerows, particularly to the network of sunken lanes and remnant hedgebanks around St Andrew's Lane;
- Gap up and reinforce existing native hedgerows to create opportunities for habitat connectivity and for the establishment of wildlife corridors.

Principles in relation to Development

- Consider the use of native planting to provide a noise attenuation function to the A47 corridor and to integrate the trunk road more with its landscape and to create a positive edge to the settlement at this point;
- Consider the effect of existing highway lighting on the night sky and the perceptual character of the night time landscape, particularly the approach to Necton;
- Avoid sub urbanising boundary treatments such as chainlink fencing and coniferous planting, and aim to create a porous, integrated northern settlement edge;
- There is limited capacity for development to this edge, without creating further nucleation of the settlement form. The A47 naturally rounds off the settlement, limiting further expansion.

NE2: HOLME HALE SMALL SCALE TRIBUTARY FARMLAND

DESCRIPTION

Location and Summary

NE2: *Holme Hale Small Scale Tributary Farmland* forms a small component of the wider B5: *Wissey Settled Tributary Farmland* Character Area. The local character area considers an area extending 1.5km from the edge of the relatively large, nucleated village of Necton and is more intimate in scale than the adjacent NE1: *Sparham Hall Open Tributary Farmland* character area. It comprises a range of landscape elements such as arable farmland, grazing pasture and rush meadows associated with the tributaries feeding the River Wissey.

Representation of District LCA character area

The wider *Wissey Settled Tributary Farmland* is characterised by arable cultivation, with medium to large sized fields often defined by mixed treed hedgerows. Localised texture and visual variety is provided by small scale areas of fenland.

The local character area is therefore considered broadly representative of the wider character area, although it creates a rather more varied patchwork or ‘mosaic’ character, with medium scale arable fields bounded by mixed native hedgerows and often juxtaposed with grazing pasture and wetland elements associated with the tributaries, such as rush meadows.

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
Landscape Quality and Condition	
This is a landscape associated with the tributaries feeding the River Wissey. It incorporates a range of wetland features such as willow lined field boundary ditches and areas of wetland scrub.	A high quality landscape in terms of the variety of landscape elements and their juxtaposition, and in a generally good, managed condition. In respect of condition and quality the landscape is considered sensitive.
Individual Elements	
<p>Natural: Key natural elements include rush meadows at Hale Road, the willow lined ditches and tributary drains and the mixed native hedgerows.</p> <p>A gently undulating landform associated with the tributaries falls southwards towards the River Wissey.</p>	The vegetation elements indicate the historic landcover pattern and would take significant time to replace if lost. They are therefore sensitive to change.
<p>Cultural (inc. built/architectural): Cultural pattern is represented by the</p>	The site of Necton Hall and associated estate elements indicate historic intervention in terms

Criteria	Judgement and Comment
<p>surviving brick stable range (mid 19th Century) from the now demolished Necton Hall (a former Elizabethan house to the west of the village). A number of other estate features survive, such as Ice House Plantation, in addition to the farm and some minor estate buildings.</p> <p>The wooded Necton Common, a remnant of a formerly much more extensive swathe of common land, and Mona Hill (SAM), lie to the east of the settlement edge.</p>	<p>of designed and planned landscapes and as such are sensitive to change, although they are not directly affected by the settlement edge.</p> <p>The remaining areas of common and the SAM are also inherently sensitive although again are not directly related to the settlement edge.</p>
<p>Aesthetic/perceptual: A landscape of relatively intimate scale and patchwork character in terms of the variety of landcover elements. Small scale fields (possibly of historic origin) are concentrated to the settlement edge and often associated with tributary drains.</p>	<p>The various landscape elements which make up this mosaic character (such as wetland and rush pasture) would take significant time to re create if lost and are therefore sensitive to change.</p>
Character of the Settlement Edge	
<p>Settlement Edge Development Type: The eastern edge of the settlement comprises bungalow development with associated domestic garden boundary treatments.</p> <p>The southern edge includes recent brick built cul-de-sac development.</p>	<p>The eastern edge in particular offers landscape enhancement potential, in the context of the settlement's interface with its wider landscape. The southern edge is in the process of being further built out (phased development around Hale Road/Bittern Close). The settlement edges are considered moderately sensitive in view of the enhancement potential and the recent development at Bittern Close.</p>
<p>Accessibility and Integration: The eastern edge has an exposed character, whilst the southern edge has a semi permeable wooded character.</p>	<p>The southern edge at Holme Hale Road is well integrated with its landscape and is therefore of higher sensitivity than the eastern edge. Existing structural vegetation should be retained in future development.</p>
<p>Gateways: Key gateways include the approach to Necton from Hale Road and the approach from Brown's Lane.</p> <p>Hale Road forms a low key approach lined with native hedgerows, whilst Brown's Lane is densely wooded.</p>	<p>Both gateways form positive and well integrated approaches to the settlement and, in view of the level of vegetation cover, would be sensitive to change. The sensitivity of the southern gateway from Hale Road is slightly diminished by the visibility of the rooflines of the new development at Bittern Close.</p>
<p>Nodes: The church and churchyard, near to the western settlement edge, forms the key node within the local character area.</p>	<p>The church, churchyard and adjoining vernacular buildings in the surrounding streets are part of the Conservation Area and are therefore inherently sensitive.</p>

Visual Sensitivity

Criteria	Judgement and Comment
<p>General Views (Landform and Enclosure):</p> <p>Views to the south from the settlement edge are filtered by field boundary hedgerow vegetation and blocks of mixed woodland, and by falling/undulating landform.</p>	<p>Due to the containment provided by structural vegetation these views are not inherently sensitive.</p>
<p>Intervisibility with the settlement edge:</p> <p>Views to the settlement edge: Filtered views are available to the southern settlement edge, due to the density of woodland and hedgerow cover.</p> <p>Due to the more exposed character of the eastern edge, views here are more extensive. The church tower and spire form a key component of views from Chapel Lane.</p> <p>Views from the settlement edge: Views from the southern edge are filtered by field boundary hedgerows and woodland blocks, whilst views from the eastern edge are more extensive.</p>	<p>Views to the church tower and its setting are considered to be of the highest sensitivity.</p> <p>Views from the eastern edge are most sensitive, due to their relatively exposed character.</p>
<p>Mitigation Potential: This landscape has a relatively high density of structural landscape features, including field boundary hedgerows and woodland blocks.</p>	<p>In view of the existing density of structural landscape and woodland cover, mitigation potential is judged to be relatively high.</p>

Overall Sensitivity Judgment

The local character area is judged to have a **moderate-high** overall sensitivity to change. This is in view of the relatively high quality and the range of landscape elements displayed within the area, in addition to the large intact, managed condition of the landscape. It is noted that small scale expansion has occurred within some of the small scale fields adjacent to the settlement edge at Hale Road/Bittern Close.

LANDSCAPE GUIDELINES

The following sets out a series of landscape management and design principles, both to maintain and enhance the character of this landscape unit and to inform future landuse planning/planning for change to the settlement edge.

General Landscape Management

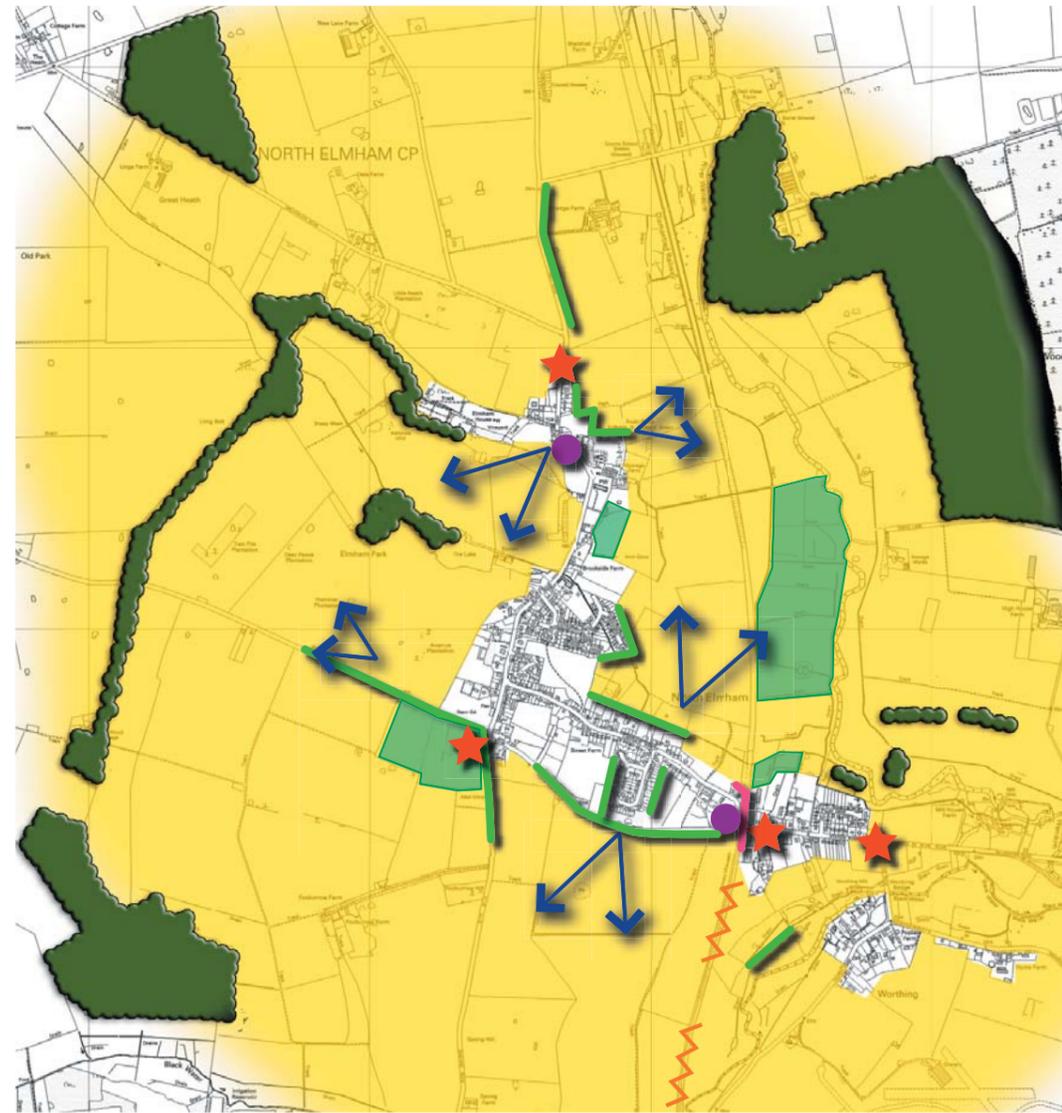
- Conserve and enhance the existing network of tributaries and wetland features such as rush pasture around Hale Road, exploring opportunities for creating new wetland features to link habitats;
- Employ appropriate arboricultural and silvicultural management to the farm woodland and wooded settlement edges, notably at Holme Hale Road, to ensure continuity of tree cover;
- Ensure that woodland understorey layers particularly to the south are managed to develop a dense structure and species diversity and enhance existing wildlife corridors;
- Explore opportunities for the restoration of former heathy common land e.g. at Necton Common.

Principles in relation to Development

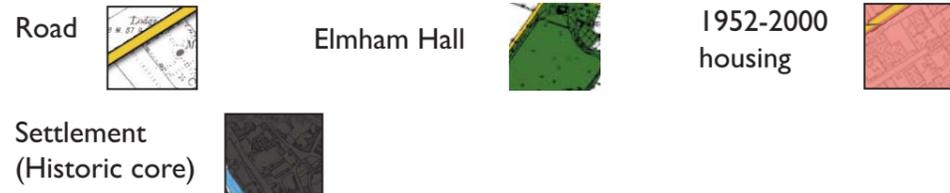
- Ensure that the settings of historic elements such as the remains of Necton Hall Estate and Mona Hill (SAM) are conserved when planning future development;
- Maintain existing hedgerows/structural vegetation and field boundary patterns in new development to ensure that it is properly integrated with the wider landscape and links to existing wildlife corridors;
- Consider connectivity to existing wetland /floodplain systems as part of SuDS/water balancing design in new development, e.g. swales and reedbeds, and to deliver potential new opportunities for biodiversity.

NORTH ELMHAM

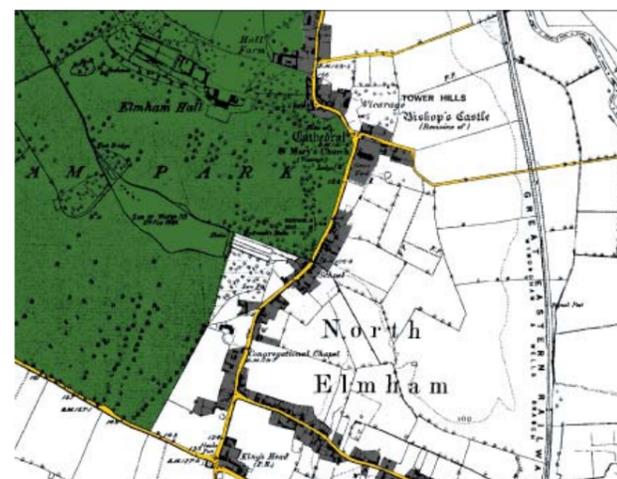
District Character Area	Local Landscape Type	Local Landscape Character Area
A4 River Wensum and Blackwater	Valley Floor	NE1 County School Station Valley Floor
B6 Wensum and Tud Settled Tributary Farmland	Wooded Tributary Farmland	NE2 Bintree Woods Tributary Farmland
B6 Wensum and Tud Settled Tributary Farmland	Open Tributary Farmland	NE3 Worthing Open Tributary Farmland
B6 Wensum and Tud Settled Tributary Farmland	Open Tributary Farmland	NE4 Elmham Park Tributary Farmland
E9 Whissonsett Plateau	Open Plateau Farmland	NE5 Great Heath Open Plateau Farmland



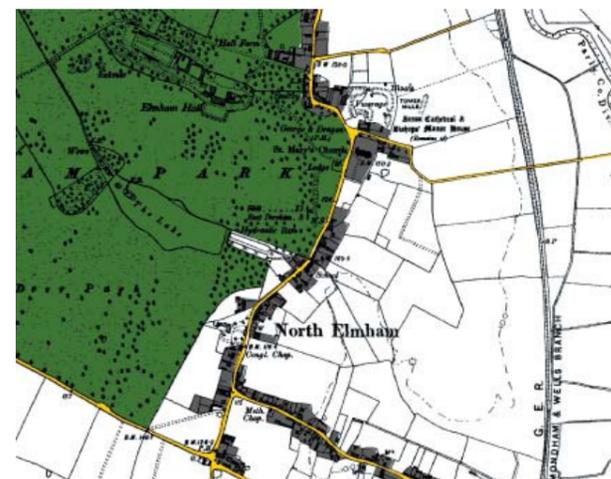
Historic Growth of North Elmham



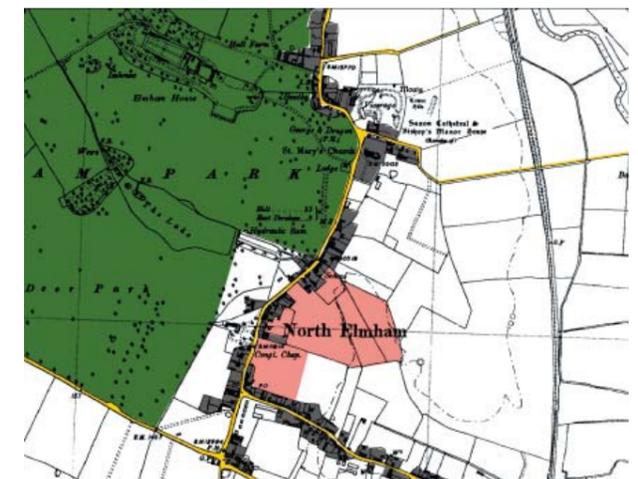
1892



1906



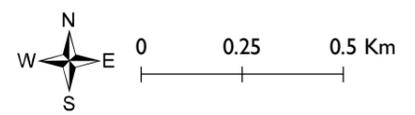
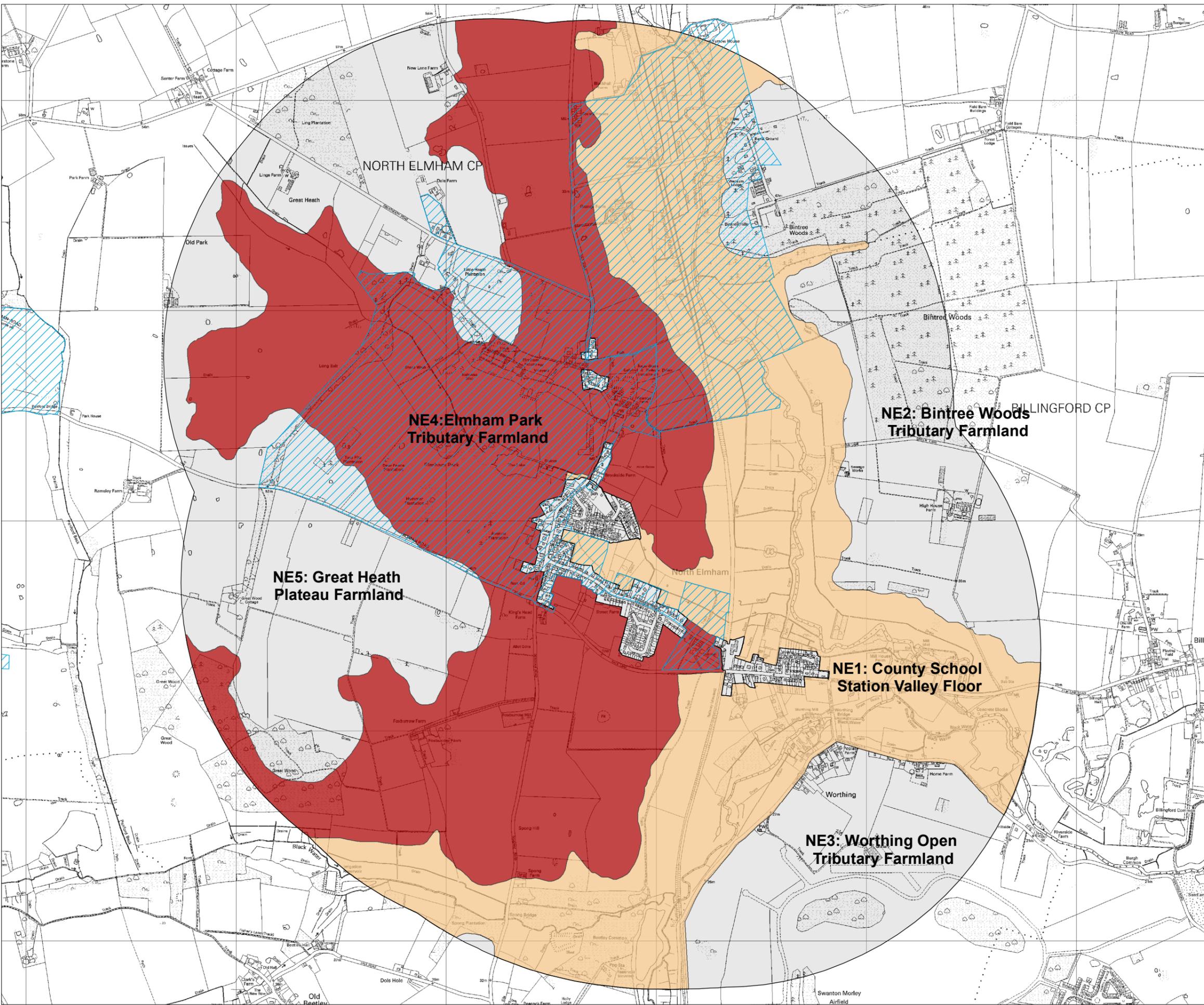
1952 - 2000



**Breckland Settlement Fringe
Landscape Assessment
North Elmham Landscape
Character Area Sensitivity**

Key

-  1.5km Settlement Edge Buffer
- Sensitivity**
-  Low
-  Low / Moderate
-  Moderate
-  Moderate / High
-  High
-  Conservation Area



Source: Breckland Council
Land Use Consultants

Date: 11/07/2007



NEI: COUNTY SCHOOL STATION VALLEY FLOOR

DESCRIPTION

Location and Summary

NEI: *County School Station Valley Floor* represents a discrete element of the wider A4: *Wensum and Blackwater Valley Character Area*, with the local character area considering a 1.5km radius extending from the eastern and southern edges of the settlement of North Elmham. North Elmham is an historically linear and now partly nucleated settlement which is divided into three discrete parts (refer to settlement boundary on accompanying sensitivity map) and located mainly on the gently undulating tributary valley sides, with the easternmost part of the settlement extending into the Wensum Valley. The local character area incorporates a range of wetland elements including small scale grazing pasture, ditches and wet woodland and the course of the River Wensum (SSSI), in addition to parkland elements associated with the former County School site.

Representation of District LCA character area

The wider character area is that of a broad, shallow and well defined valley, encompassing a range of wet grassland and meadow habitats and carr woodland.

The local character area is considered broadly representative of this lowland river landscape character, albeit with a more degraded character at points due to the influence of the former railway station at North Elmham and derelict railway line and adjoining industrial premises.

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
Landscape Quality and Condition	
Landscape condition and quality varies within the local character area, with intact wetland habitat and land cover associated with the River Wensum SSSI (including reed and rush meadow) around Worthing Mill, although the influence of the settlement edge is more marked in the area around the former North Elmham Railway Station.	The areas of more intact wetland habitat are judged to be inherently sensitive to change.
Individual Elements	
Natural: Principal natural elements include willow and alder tree belts, areas of wet scrub and wet grazing pasture/meadow, and the broad valley floor landform. In the north of the character area is an avenue of mature	These natural elements would take significant time to replace if lost and are therefore sensitive to change. The River Wensum is designated as SSSI in view of its ecological interest as a chalk river and is therefore sensitive.

Criteria	Judgement and Comment
horse chestnuts which formerly led to County School.	sensitive.
<p>Cultural (inc. built/architectural): Principal built cultural elements include the surviving mills and mill houses at Bintree Mill and Worthing Mill.</p> <p>The now disused part of the former Dereham-Lynn railway line and the former railway station, built in the late 1840s, also lie within the character area, as do parkland elements and the railway station associated with the former County School.</p>	Although unlisted, the mills are pre 19 th Century structures, identified on Faden's 1797 Map of Norfolk and illustrative of the historic pattern of development and historic use of the natural resources of the Wensum. They are therefore inherently sensitive.
<p>Aesthetic/perceptual: Aesthetic and perceptual character varies, with the northern part of the character area displaying a tranquil rural character defined by pastoral grazing. In the area around the railway line and former railway station, the aesthetic character is more influenced by the settlement edge.</p>	The more intact pastoral areas within the northern part of the character area would have the highest inherent sensitivity to change.
Character of the Settlement Edge	
<p>Settlement Edge Development Type: The western section of the eastern settlement edge, leading to the historic settlement core, comprises a range of development types including traditional brick built vernacular.</p> <p>The eastern section of the settlement edge which forms a detached component extending from the former railway station, comprises predominantly mid-late 20th Century brick built development, including cul-de-sac development.</p>	The more intact areas of vernacular and traditional buildings to the western end of the settlement edge would have the highest sensitivity to change.
<p>Accessibility and Integration: The western section of the eastern settlement edge has a permeable character due to wetland vegetation such as scrub and field boundary hedgerow vegetation.</p> <p>Development adjacent to the eastern side of the railway line has an exposed edge defined by close board fencing, although the edges of the development within this eastern part are otherwise integrated by woodland planting.</p>	The western section of the edge is better integrated with its wider landscape and as such has the highest inherent sensitivity to change.
<p>Gateways: The eastern approach to North Elmham at Worthing Mill forms</p>	The mill, millstream, wetland vegetation and wet woodland, and predominantly pastoral

Criteria	Judgement and Comment
the principal gateway into the settlement within the local character area. The gateway forms a low key, rural and well wooded approach to the settlement, with the River Wensum and associated wetland vegetation, the mill stream and the mill buildings forming part of the setting.	character, form a positive approach to the settlement which would be sensitive to change.
Notes: The junction with Worthing Lane (leading to Worthing Mill) forms the key node within the local character area.	Worthing Lane is a narrow lane of rural character bridging the River Wensum and would be sensitive to change.

Visual Sensitivity

Criteria	Judgement and Comment
<p>General Views (Landform and Enclosure):</p> <p>Views eastwards are channelled in character due to field boundary and roadside hedgerow vegetation of variable density and quality, and the rising landform on the opposite side of the valley.</p> <p>Views to the south and east are contained in character due to willow scrub and wet woodland.</p>	In view of the containment provided by structural vegetation and landform these views are not considered inherently sensitive.

Criteria	Judgement and Comment
<p>Intervisibility with the settlement edge:</p> <p>Views to the settlement edge: Filtered views are available to Worthing Mill on the easternmost point of the settlement edge.</p> <p>Filtered views would also be available across the pastoral fields to the vernacular buildings within the part of the settlement edge to the west of the former railway line.</p> <p>Views from the settlement edge: From the western part of the settlement edge, to the west of the former railway line, views are available north across the pastoral farmland associated with the Wensum floodplain, to the more distant arable farmland on the upper valley slopes, although longer views would be contained by this rising landform.</p> <p>Views are otherwise heavily filtered by field boundary vegetation, most notably to the south of the settlement.</p>	<p>These views are filtered in character and are not inherently sensitive. However, the more intact historic quality and visual character of the setting of Worthing Mill would render these views of greatest sensitivity.</p> <p>The more open northward views are considered the most sensitive to change in view of their relatively exposed aspect and the extent of visibility.</p>
<p>Mitigation Potential: The landscape contains a variety of structural vegetation elements including wet woodland and scrub and field boundary hedgerows.</p>	<p>In view of the density and variety of structural vegetation, mitigation potential is judged to be relatively high, provided the pastoral valley character was maintained.</p>

Overall Sensitivity Judgment

Overall sensitivity to change is considered to be **moderate**. Whilst this would be locally higher (e.g. moderate-high) in the area around Worthing Mill and the more intact network of pastoral fields to the north, the degraded character of parts of the settlement edge, as exhibited by the former railway station, railway line and associated industrial premises, reduces the overall sensitivity.

LANDSCAPE GUIDELINES

The following sets out a series of landscape management and design principles, both to maintain and enhance the character of this landscape unit and to inform future landuse planning/planning for change to the settlement edge.

General Landscape Management

- Explore opportunities for the creation of further areas of reed bed and rush pasture to link with existing habitat at Worthing Mill and to assist in delivering BAP/Ecological Network Map targets;

- Reinforce the existing network of field boundary hedgerows to the west of the railway line, gapping up with native species where appropriate to encourage the development of a dense structure and to enhance wildlife corridors.

Principles in relation to Development

- Ensure that future development is integrated with the wider landscape through use of native planting, including wetland species, to create a porous and transitional development edge;
- Avoid boundary treatments which could have a sub urbanising influence, such as close board fencing and coniferous species;
- Conserve the linear character of the settlement and the sense of separation between the individual settlement components, to avoid further nucleation/expansion/consolidation of the settlement form.

NE4: ELMHAM PARK TRIBUTARY FARMLAND

DESCRIPTION

Location and Summary

NE4: *Elmham Park Tributary Farmland* forms a discrete part of the wider B6: *Wensum and Tud Settled Tributary Farmland Character Area*, with the local character considering a 1.5 km radius from the western edge of North Elmham and including the historic parkland of Elmham Park. North Elmham is an historically linear and now partly nucleated settlement which is divided into three discrete parts (refer to settlement boundary on accompanying sensitivity map) and located mainly on the gently undulating tributary valley sides, with the easternmost part of the settlement extending into the Wensum Valley.

Representation of District LCA character area

The wider character area is defined by arable agriculture and minor tributaries feeding the rivers Wensum and Tud and creating a series of small scale wetland elements such as wet meadow and wet woodland.

Historic parklands and designed landscapes form a prominent feature of the cultural landscape, with wooded skylines formed by woodland planting and parkland exotics as at *Bylaugh Park* being particularly distinctive.

Within the local character area, a number of elements are apparent, including small scale pastoral farmland and historic parkland at *Elmham Park*. It is therefore considered that the local character area is broadly representative.

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
Landscape Quality and Condition	
A relatively intact landscape to the settlement edge, due to the influence of <i>Elmham Park</i> and associated farmland which abuts the settlement boundary. Small scale pastoral farmland defined by dense mixed hedgerows forms the setting to the ruined chapel (<i>North Elmham Cathedral</i>) to the north of the village.	<i>Elmham Park</i> is a high quality estate landscape comprising rolling parkland with stands of parkland trees and associated managed estate farmland. This and the small scale network of pastoral fields to the north east, adjacent to the cathedral ruins have a high inherent sensitivity to change.
Individual Elements	
Natural: Principal individual elements include the stands of parkland trees within <i>Elmham Park</i> and associated woodland blocks. The undulating	These elements would take significant time to re create if lost and are therefore considered sensitive.

Criteria	Judgement and Comment
landform and the east facing valley slope on which Elmham Park is sited are also distinctive natural features.	
<p>Cultural (inc. built/architectural): Elmham House (early 20th Century and incorporating elements from the earlier Regency House) and the associated estate buildings within Elmham Park (e.g. the lodge house and stone gateposts) are notable cultural elements, as is the grouping formed by the church and the ruins of the Norman North Elmham Cathedral and Bishops Palace, on the north eastern edge of the village.</p> <p>Elmham Park and a dwelling predating Elmham House are identified as Westfield Park on Faden's 1797 Map of Norfolk.</p>	Elmham Park is a registered park and garden of historic and interest and also forms an extension of the village Conservation Area, as does the setting of North Elmham Cathedral ruins. The ruins are also designated as a SAM. As such these cultural elements are inherently sensitive.
<p>Aesthetic/perceptual: A tranquil, rural landscape of pastoral fields, parkland, with filtered views to the wooded hinterland formed by Bintree Woods on the opposite side of the Wensum Valley.</p>	The landscape structure which reinforces this rural quality and sense of containment (e.g. parkland and field boundary hedgerows) would take significant time to replace if lost and is therefore sensitive.
Character of the Settlement Edge	
<p>Settlement Edge Development Type: The north eastern and western edges of the settlement comprises traditional and pre 19th Century red brick and flint vernacular buildings and later and modern infill.</p> <p>The eastern edge incorporates 1970s cul-de-sac development to the south of Brookside Farm School, together with traditional red brick and rendered vernacular properties along the road to the south leading to the former railway station.</p>	The north eastern and western edges form part of the village Conservation Area and the western settlement edge forms the setting of Elmham Park. As such they are more inherently sensitive to change than the eastern edge.
<p>Accessibility and Integration: The western edge is open and fronts on to the boundary wall and railings of Elmham Park, whilst the north eastern and eastern edges are contained by mixed native hedgerow and thicket vegetation.</p>	The western edge creates a positive relationship with Elmham Park and is well integrated with it, whilst the north eastern and eastern edges are permeable in character and well integrated with the wider landscape due to hedgerow vegetation.
<p>Gateways: Principal gateways include the northern approach to the settlement and the southern entrance adjacent to the King's Head Hotel.</p> <p>The northern approach is well wooded, and centred on the cluster of cottages</p>	Both gateways form part of the village Conservation Area and create positive approaches to the settlement which incorporate relatively intact historic built fabric. They are therefore considered sensitive to change.

Criteria	Judgement and Comment
before the flint boundary wall of the park, whilst the southern approach is formed by the red brick early 19 th Century King's Head Hotel and the adjoining recreation ground.	
Nodes: The key node is that formed by the triangle of ground between the parish church and the cathedral site, which also forms part of the setting of Elmham Park.	In view of the setting this forms for the church, the cathedral ruins and the park, this node is considered inherently sensitive.

Visual Sensitivity

Criteria	Judgement and Comment
<p>General Views (Landform and Enclosure):</p> <p>Filtered views are available across the farmland to the north east and more open views across Elmham Park.</p>	Views across Elmham Park are considered to have the highest sensitivity, due to the park's status as a registered park of historic interest.
<p>Intervisibility with the settlement edge:</p> <p>Views to the settlement edge: There are filtered views to parts of the northern and eastern settlement edges from the right of way behind the cathedral site. The ruins and the church, adjacent to the settlement edge, are visible.</p> <p>There are open views to the western edge of the settlement from much of Elmham Park, in view of the elevated/rising landform at this point.</p> <p>Views from the settlement edge: From the western edge of the settlement, views are available across Elmham Park.</p>	<p>Views from Elmham Park would be of the highest sensitivity as these include much of the village Conservation Area and the edge forms part of the setting of the park.</p> <p>The cathedral ruins are a SAM, forming part of the extended Conservation Area and are therefore a sensitive component of views.</p> <p>Elmham Park forms part of the extended village Conservation Area. Views are therefore of heightened sensitivity, in view of the park's historic interest.</p>
<p>Mitigation Potential: The landscape incorporates a relatively high density of structural vegetation, in the form of the parkland tree stands, woodland blocks and field boundary hedgerows.</p>	In view of the density of structural vegetation, mitigation potential is judged to be relatively high.

Overall Sensitivity Judgment

Overall sensitivity to change is judged to be **high**, in view of the generally intact character of much of the settlement edge and landscape structure of the character area, and the extent of the village Conservation Area, which encompasses both Elmham Park (registered park and garden of historic interest) and the setting of the cathedral site (SAM). It is therefore considered that potential to accommodate

development would be extremely limited. As such development considerations relate primarily to conserving the existing landscape setting and associated historic elements.

LANDSCAPE GUIDELINES

The following sets out a series of landscape management and design principles, both to maintain and enhance the character of this landscape unit and to inform future landuse planning/planning for change to the settlement edge.

General Landscape Management

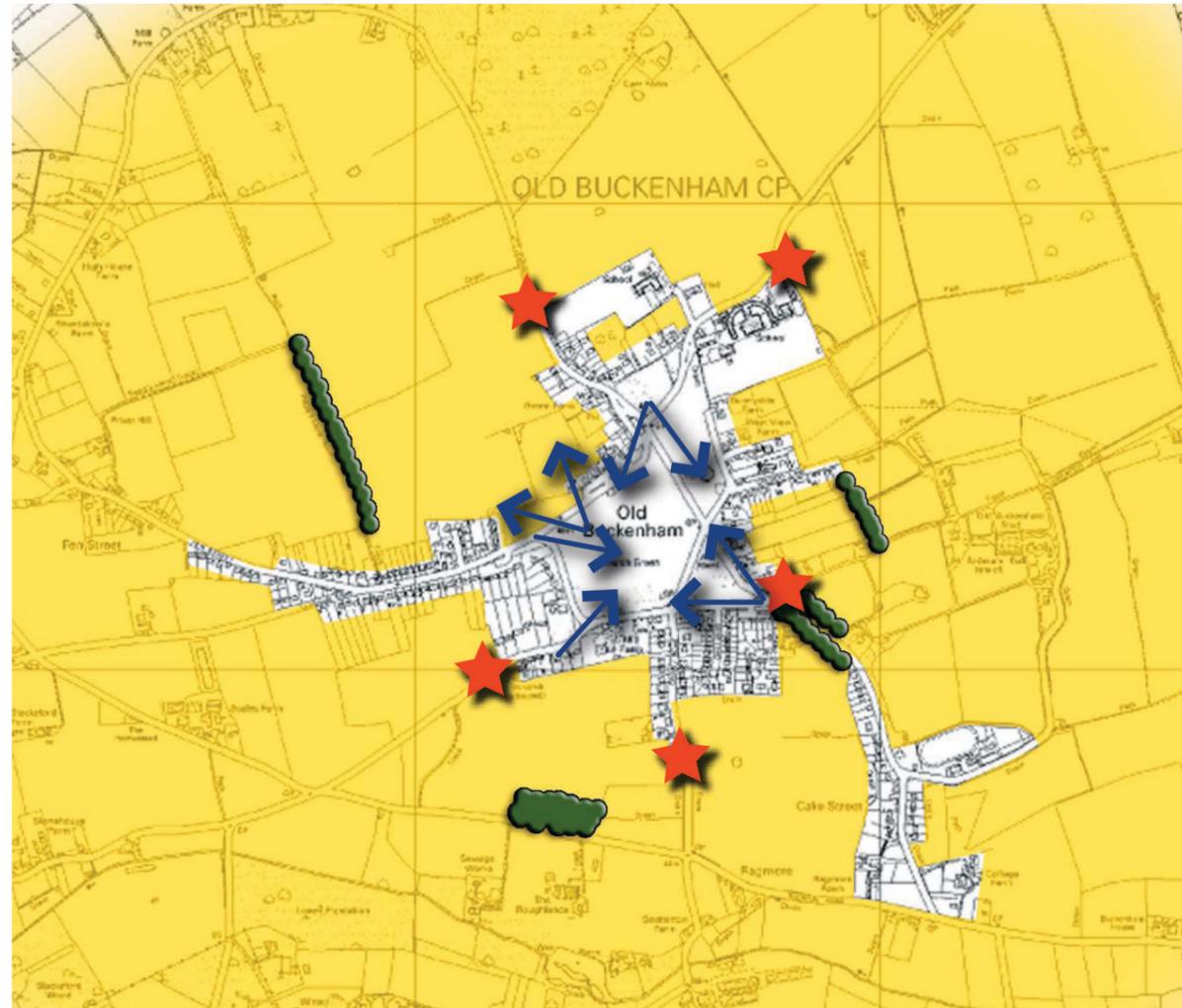
- Ensure sustained tree cover within Elmham Park and prolong the life of the existing tree stands through active and appropriate arboricultural management, in addition to new tree planting (both native and parkland species);
- Gap up native thicket planting to the eastern settlement edge as appropriate and manage to ensure even density of cover and connectivity for wildlife;
- Enhance opportunities for habitat connectivity within the existing native field boundary hedgerow network, through gapping up with native species as appropriate and through planting of new hedgerow trees at irregular intervals.

Principles in relation to Development

- Conserve the setting of Elmham Park Conservation Area and the cathedral site (SAM) and discourage development which would prejudice this;
- Conserve the parkland and estate features of Elmham Park, such as flint boundary walls, lodge house and railings;
- Conserve the predominantly linear form of the settlement, avoiding development which would lead to further nucleation of the village form.

OLD BUCKENHAM

District Character Area	Local Landscape Type	Local Landscape Character Area
B2: The Buckenham Tributary Farmland	Tributary Farmland	OBI Old Buckenham Fringe



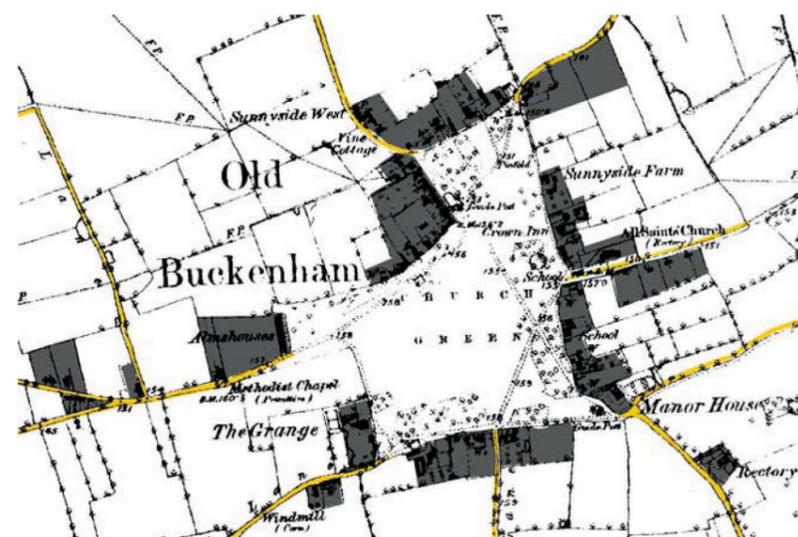
Old Buckenham Settlement Fringe Analysis

-  Structural landscape blocks
-  Agricultural fields
-  Open views
-  Filtered views
-  Open edge
-  Integrated edge
-  Key gateways

Historic Growth of Old Buckenham

- Road 
- Settlement (Historic core) 

1887



1950

