

HI: BLUNDESTON TRIBUTARY VALLEY FARMLAND

Location and Boundaries

HI.1 *Blundeston Tributary Valley Farmland* straddles the boundary between Great Yarmouth Borough and Waveney District with the majority of the area falling within Waveney District, this description applies to the whole area. The area is defined by an undulating landform cut by tributaries which drain into decoy ponds at Flixton. The southern edge is bounded by Lowestoft with the eastern edges defined by coastal settlement at Great Yarmouth. The Broads Authority and Oulton Marshes north of Lowestoft form part of the western edge.

Key Characteristics

- A Crag bedrock geology is overlain with drift deposits of Corton sands and gravels to the north and Lowestoft Tills and Diamicton to the south with seams of clay, silt and gravel underlying tributaries;
- An undulating landform is created by the tributaries which cut the landscape and drain westwards into decoy ponds at Fritton and Flixton before reaching the River Waveney. Farm ponds are characteristic of higher land;
- Arable fields cover higher land whilst fields of wet grazing pasture, marsh and carr woodland characterise low lying land, notably at Flixton Decoy;
- Small farm woodlands are scattered over the landscape with the dense carr woodland of *Waveney Rural Wooded Valley* fringing the character area to the north at Browston Green;
- A network of hedgerows and ditches creates a small scale landscape pattern in the south giving way to larger field patterns towards the north;
- Local ecological value is represented by woodland at Parkhill and Corton and meadows at Gunton and Whitehouse Farm (County Wildlife Sites);
- Views are contained by rolling landform and wooded skylines which enclose a small to medium scale landscape;
- Views of the seascape are intermittent between settlement gaps at Corton and Hopton-on-Sea and are often restricted by field boundary vegetation and topography. Despite the proximity of the coast there is little coastal influence on the character area;
- The settlement edges of Lowestoft, Corton and Great Yarmouth create an urbanising influence and encompass resort type development, with tranquillity interrupted by the A12 corridor;
- A prison at Blundeston located on Flixton Decoy and a water treatment works at Corton are large scale features that are contained by well wooded edges.

- Key historic features include Blundeston Hall and moat and the remains of St Andrews Church at Flixton, (all Scheduled Monuments). Remnant parklands associated with Halls such as Gunton Hall also add to the historic landscape structure;
- Blundeston village, within the adjacent *Somerleyton Settled Farmland* forms part of the western edge of the area and is well known for its Dickensian associations, having formed one of the locations in *David Copperfield*;
- The remnants of the Lowestoft-Great Yarmouth railway dissects the area along the eastern edge with evidence of related earthworks in places;
- A diverse landscape mosaic providing textural and seasonal variation with lowland wet grazing and marsh vegetation alongside carr woodland and associated watercourses.

LANDSCAPE CHARACTER DESCRIPTION

Physical/Natural

- HI.2 A Crag bedrock geology is overlain with glacio fluvial drift deposits of sands and gravels. Landform is gently undulating, with topography ranging from 5m AOD to 20m AOD. Tributary watercourses cut the landscape at Hopton-on-Sea and Blundeston where they drain westwards into the River Waveney via Decoys at Fritton and Flixton.
- HI.3 Soils include well drained sandy acidic soils prone to water erosion and give rise to a landscape defined by pasture and arable cultivation. The close proximity of the River Waveney and associated tributaries results in bands of diamicton and silt deposits giving rise to areas of marsh and carr woodland which fringe watercourses.
- HI.4 Landcover is influenced by pre 18th century Parliamentary Enclosure characterised by a co axial field pattern throughout the majority of the area. A small scale field boundary pattern persists in the south becoming slightly more eroded towards the north. Mixed woodland is evident to more elevated areas. Parkland exists south of Corton where Gunton Hall formerly had a marked influence on the historic landscape pattern in this area.
- HI.5 A wetland character is created by Decoy ponds at Flixton and at Fritton in the adjacent *Somerleyton Settled Farmland*, together with the tributaries that cut the character area and drain into the River Waveney. Wet ditches and small farm ponds are also a particular feature of the southern part of the area.
- HI.6 The Ecological Network Mapping Project identifies the southern part of the area as falling within the 1km Broads Buffer region as well as the tributary at Flixton forming part of the Strategic River corridor and wetland habitat zone. The entire character area is identified as a Heath Wood and Grass region.

Historic Character

- HI.7 The Historic Landscape Characterisation (HLC) identifies a number of historic processes which have influenced the character of the landscape including pre 18th century Parliamentary Enclosure in the southern and central areas with post 20th century agricultural intensification resulting in a larger field boundary pattern in area fringing settlements towards the north.
- HI.8 Faden's 1797 Map of Norfolk identifies large areas of commonland that once covered much of the character area, notably along the *Waveney Rural Wooded Valley* and within the settlements of Corton and Blundeston, of which Furze Common at Blundeston is all that remains.
- HI.9 Gunton Hall is located north of Lowestoft and was built in 1742 on the site of an earlier house. The Hall and estate highlights an era of prosperity in Suffolk, with lakes, kitchen gardens and extensive parklands developing over the centuries. The Norman round towered church of St Peter's adds to the historic setting to the south. The Hall is now part of a holiday resort and retains some of the historic landscape structure, though much of the parkland has been returned to agriculture. Estate influences can also be seen at Blundeston and Flixton Hall though only the buildings themselves remain with little evidence of parklands.
- HI.10 Other elements of the cultural landscape include the Norman round towered church of St Peter, in addition to a moated site and the remains of St Andrew's Church at Flixton (registered SMRs) and the Grade II* listed ruins of St Margaret's Church at Hopton-on-Sea.

Settlement and Built Character

- HI.11 A settled landscape lying between the towns of Lowestoft and Great Yarmouth and encompassing the once linear, now increasingly expanded coastal fishing villages of Corton and Hopton-on-Sea. These villages are now popular coastal resorts. Settlement cores demonstrate some evidence of the use of traditional red brick, however much of current settlement is as a result of modern infill. Isolated round towered churches exist on settlement edges e.g. at Corton and highlight settlement shrinkage.
- HI.12 Blundeston Prison and a water treatment works at Corton are notable built features. Both are well concealed and screened by dense woodland. The village of Blundeston fringes the character area on the western edge.
- HI.13 The A12 dissects the character area forming a significant link between Great Yarmouth and Lowestoft, which fringe the area to the north and south respectively.

Perceptual/Visual

- HI.14 This is a well contained landscape to the south with views framed by a rolling landform and significant tree cover due to tributary valleys and remnant woodland and field boundaries. A more exposed field boundary structure exists towards the north as a result of 20th century agricultural intensification.

- HI.15 Despite close proximity to the coast views of the seascape are limited and occur intermittently along the A12 between settlements. The ruined church at Hopton-on-Sea, which lies within the gap between Gorleston and Hopton, is visible. Intervisibility to the west into the neighbouring *Somerleyton Settled Farmland* character area is greater though also restricted by woodland fringing the tributary valleys.
- HI.16 The A12 has an impact on tranquillity as it forms a key transport corridor that dissects the character area from north to south. However, to the west there is a strong sense of peacefulness where farmsteads are served by a network of narrow rural roads.
- HI.17 A varied landscape influenced by the wetland character of tributaries coupled with elevated agricultural areas provided a diverse mosaic of rush, marsh, woodland and open fields varying considerably throughout the seasons and providing a landscape rich in colour, texture and movement.

EVALUATION

- HI.18 The following are judged to be the key sensitivities or positive features which are fundamental to the character of the landscape.

Positive Landscape Features of Significance and Inherent Landscape Sensitivities

- Tributaries and associated Decoy ponds and carr woodland at Flixton providing valuable wetland habitats and localised variety;
- Small farm woodlands and small scale intricate field patterns highlighting the historic Enclosure landscape pattern;
- Remnant parkland and historical features at Gunton and Blundeston adding to the historic landscape character and illustrating the influence of estates on the landscape;
- Church towers which form historic markers within the landscape.

Inherent Visual Sensitivities

- HI.19 Key visual sensitivities are the gaps which occur between settlements along the coast at Hopton-on-Sea and Corton, which provide rare open views to the coast at points. The wooded skylines associated to the tributary valleys and woodland blocks are judged sensitive, as are field boundary networks, which provide a sense of enclosure.

Landscape Condition and Quality/Current State of the Landscape

- HI.20 A managed productive agricultural landscape with some parkland/estate influences. Southern and central areas have retained a more cohesive landscape structure where small to medium scale field boundaries are interspersed with mature hedgerow trees and patches of mixed and deciduous woodland. A more eroded character exists in the north. Tributaries and decoy ponds thread the landscape from the west and provide wetland margins of ecological interest.

Landscape Change

Past Change

- Pre 18th Century Parliamentary Enclosure which created the irregular co axial field pattern;
- Creation of Decoy ponds within tributary valleys;
- Expanding settlement edges as a result of growing tourist industry and construction of A12 dual carriageway.

Potential Future Change

HI.21 Potential future change may arise through agri environment schemes such as hedgerow enhancement and reinstatement. Renewable energy demands and biofuel cropping may have an impact on the character of arable areas. Climate change and rising sea levels will result in farmland and coastal developments along the eastern edge being at risk from flooding.

Strategic Objectives

HI.22 **Primary objectives are to conserve and enhance the landscape structure notably the small scale wetland character associated with the minor tributary watercourses which link to the wetlands of Flixton Decoy and the River Waveney valley system, and to conserve and enhance the landscape pattern created by the field boundary hedgerow network. Historical elements such as parkland should also be conserved and enhanced. Where open views are available to the coast (and to the ruined church at Hopton-on-Sea) these should be conserved.**

Landscape Management

HI.23 Key landscape management considerations should be to conserve and enhance existing field boundary vegetation, woodlands and wetland elements, promoting the replanting of hedgerow tree species such as oak and elm.

Considerations in relation to development

HI.24 Development considerations relate primarily to the open coastal edges between settlements e.g. between Hopton-on-Sea and Corton and retaining this visual relationship with the coastal landscapes. Use native planting to integrate the edge of larger settlements such as Great Yarmouth and Lowestoft with the landscape structure.

APPENDIX I
Field Survey Form

GT YARMOUTH/WAVENEY LANDSCAPE ASSESSMENT: LANDSCAPE TYPE FIELD SURVEY SHEET

Photograph Nos: _____
Location: _____ Date: _____
Direction of view: _____ Time: _____
OS Grid Reference: _____ Weather: _____

DRAFT LANDSCAPE TYPE _____

DRAFT LANDSCAPE CHARACTER AREA: _____

Keywords describing the landscape:

Location and Boundaries

Physical Features

LAND

<input type="checkbox"/> Flat	<input type="checkbox"/> Cliff/precipice	<input type="checkbox"/> Headland	<input type="checkbox"/> Broad valley
<input type="checkbox"/> Rolling	<input type="checkbox"/> Rock outcrops	<input type="checkbox"/> Escarpment	<input type="checkbox"/> Narrow valley
<input type="checkbox"/> Undulating	<input type="checkbox"/> Plain	<input type="checkbox"/> Ridge	<input type="checkbox"/> Deep gorge
<input type="checkbox"/> Steep slopes	<input type="checkbox"/> Plateau	<input type="checkbox"/> Knoll	<input type="checkbox"/> Gully
<input type="checkbox"/> Gentle slopes	<input type="checkbox"/> Promontory	<input type="checkbox"/> Basin	

WATER

<input type="checkbox"/> River (size.....)	<input type="checkbox"/> Streams	<input type="checkbox"/> Drainage channels	<input type="checkbox"/> Pond
<input type="checkbox"/> River Meanders	<input type="checkbox"/> Broads	<input type="checkbox"/> Flooded gravel pits	
<input type="checkbox"/> Ditches & Dykes	<input type="checkbox"/> Tributaries	<input type="checkbox"/> Lake	

Land Cover

Land Use

<input type="checkbox"/>	Farmland	<input type="checkbox"/>	Residential	<input type="checkbox"/>	Commercial	<input type="checkbox"/>	Forestry
<input type="checkbox"/>	Parkland	<input type="checkbox"/>	Industrial	<input type="checkbox"/>	Transport	<input type="checkbox"/>	Natural
<input type="checkbox"/>	Historic Parkland	<input type="checkbox"/>	Leisure/Recreation	<input type="checkbox"/>	Mineral Working	<input type="checkbox"/>	Other

Vegetation Cover

<input type="checkbox"/>	Arable	<input type="checkbox"/>	Parkland	<input type="checkbox"/>	Copses	<input type="checkbox"/>	Marsh
<input type="checkbox"/>	Perm. pasture	<input type="checkbox"/>	Avenues	<input type="checkbox"/>	Scattered Trees	<input type="checkbox"/>	Bog
<input type="checkbox"/>	Pasture	<input type="checkbox"/>	Conif woodland	<input type="checkbox"/>	Orchards	<input type="checkbox"/>	Peat bog
<input type="checkbox"/>	Ley/improved	<input type="checkbox"/>	Decid. woodland	<input type="checkbox"/>	Hedgerow trees	<input type="checkbox"/>	Dunes
<input type="checkbox"/>	Rough grazing	<input type="checkbox"/>	Mixed woodland	<input type="checkbox"/>	Hedgerows	<input type="checkbox"/>	
<input type="checkbox"/>	Wet Meadow	<input type="checkbox"/>	Small farm woods	<input type="checkbox"/>	Scrub/bracken	<input type="checkbox"/>	
<input type="checkbox"/>	Amenity grassland	<input type="checkbox"/>	Carr Woodland	<input type="checkbox"/>	Heath/ Moor	<input type="checkbox"/>	
<input type="checkbox"/>	Common	<input type="checkbox"/>	Shelterbelts	<input type="checkbox"/>	Wetland/Aquatics	<input type="checkbox"/>	

Landscape Elements/Features

✓ Subtle ✓✓ Evident ✓✓✓ Conspicuous

<input type="checkbox"/>	Motorway	<input type="checkbox"/>	Farm buildings	<input type="checkbox"/>	Fortifications	<input type="checkbox"/>	Nucleated settlem.
<input type="checkbox"/>	Dual Carriageway	<input type="checkbox"/>	Manor/Parkland	<input type="checkbox"/>	Isolated Church	<input type="checkbox"/>	Linear settlement
<input type="checkbox"/>	Rural Road	<input type="checkbox"/>	Landmark Building	<input type="checkbox"/>	Ruins	<input type="checkbox"/>	Dispersed settlem.
<input type="checkbox"/>	Rural Lanes Track	<input type="checkbox"/>	Mills	<input type="checkbox"/>	Hill forts	<input type="checkbox"/>	Industrial workings
<input type="checkbox"/>	Sunken Lane	<input type="checkbox"/>	Lighthouse/beacon	<input type="checkbox"/>	Earthworks	<input type="checkbox"/>	Round towered churches
<input type="checkbox"/>	Bridleway	<input type="checkbox"/>	Wind turbines	<input type="checkbox"/>	Moats	<input type="checkbox"/>	Sea Wall/Flood Defenses
<input type="checkbox"/>	Footpath	<input type="checkbox"/>	Mast/poles	<input type="checkbox"/>	Tumuli	<input type="checkbox"/>	
<input type="checkbox"/>	Railway	<input type="checkbox"/>	Church	<input type="checkbox"/>	Ridge and furrow	<input type="checkbox"/>	Other

Field Patterns

<input type="checkbox"/>	Banks	<input type="checkbox"/>	Fence - rural	<input type="checkbox"/>	Geometric	<input type="checkbox"/>	Small
<input type="checkbox"/>	Ditches	<input type="checkbox"/>	Fence – ‘urban’	<input type="checkbox"/>	Sinuous	<input type="checkbox"/>	Medium
<input type="checkbox"/>	Walls - rural	<input type="checkbox"/>	Hedge	<input type="checkbox"/>	Irregular	<input type="checkbox"/>	Large
<input type="checkbox"/>	Wall – ‘urban’	<input type="checkbox"/>	Hedgerow trees	<input type="checkbox"/>	Regular	<input type="checkbox"/>	Other

Perception

VIEWS	distant	framed	intermittent	panoramic	corridor
SCALE	intimate	small	medium	large	
ENCLOSURE	confined	enclosed	semi-enclosed	open	exposed
VARIETY	complex	varied	simple	uniform	
TEXTURE	smooth	textured	rough	very rough	
COLOUR	monochrome	muted	colourful	garish	
MOVEMENT	remote	vacant	peaceful	active	
UNITY	unified	interrupted	fragmented	chaotic	
NATURALNESS	undisturbed	restrained	tamed	disturbed	

Coastal Influence/Character (effect of change in light, type, tides etc)

Settlement within the landscape

Size _____

Pattern _____

Density _____

Age, style and materials

Relationship to the landscape

Settlement edge character

EVALUATION

POSITIVE LANDSCAPE FEATURES OF SIGNIFICANCE

Feature	Why it is significant

INHERENT LANDSCAPE SENSITIVITY (Consider: Positive features of key significance and sensitivity of the area as a whole, i.e. function & relationship to other areas and sense of place/identity)

Key Landscape Character Sensitivities

Key Visual Sensitivities

STRENGTH OF LANDSCAPE CHARACTER (Consider: Representativeness in relation to landscape type & other key characteristics (positive/negative) that influence sense of place/identity).

CONDITION OF THE LANDSCAPE/CURRENT STATE OF THE LANDSCAPE (Consider the functional, visual and ecological perspectives).

KEY ISSUES/VISIBLE FORCES FOR CHANGE

Past

Present and future

DETRACTING FEATURES

<input type="checkbox"/>	Pylons	<input type="checkbox"/>	Fence – ‘urban’	<input type="checkbox"/>	Wind Turbines
<input type="checkbox"/>	Road signs	<input type="checkbox"/>	Paddocks	<input type="checkbox"/>	Other
<input type="checkbox"/>	Degraded hedgerow	<input type="checkbox"/>	Uncharacteristic building materials	<input type="checkbox"/>	
<input type="checkbox"/>	Wall – ‘urban’	<input type="checkbox"/>	Large scale industry	<input type="checkbox"/>	

STRATEGIC OBJECTIVES

APPENDIX 2
Stakeholder Consultation Workshop

**GREAT YARMOUTH LCA –
STAKEHOLDER WORKSHOP
REPORT**

**Prepared for Great Yarmouth
Borough Council
by
Land Use Consultants**

January 2008

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I. INTRODUCTION

- I.1. This short report sets out a summary of the consultation responses provided at the Stakeholder Workshop held to validate the draft Landscape Character Assessment of the Borough which is being undertaken by Land Use Consultants (LUC) on behalf of Great Yarmouth Borough Council (GYBC). The workshop was held on the evening of 12th December 2007 at the Assembly Rooms, Great Yarmouth Town Hall.

PARTICIPANTS

- I.2. The stakeholder group was split into 2 smaller groups, considering the draft landscape character areas north and south of Great Yarmouth respectively. Attendees are set out in Table I below.

Table I: Workshop attendees

Attendee	Organisation
Penny Linden	GYBC
Valerie Pettit	GYBC
Patrick Hacon	GYBC
David Thompson	GYBC
Jim Shrimplin	GYBC
David Glason	GYBC
Steve Ames	GYBC
James Harland	GYBC
Sarah Slade	GYBC
Margaret Ward	Gorleston Community Rep
Neil Featherstone	Norfolk Coast Partnership
Lesley Marsden	Broads Authority

Workshop approach

- I.3. In order to validate the characterisation, a number of questions were considered for each character area by the participants, with evidence recorded under the following headings:

Character Area Name

Is this correct/does it have local resonance?

Character area boundaries

Does the area make sense as a discrete area of coherent character?

Should any changes be made?

Key Characteristics

Do these sum up the character of the area, in terms of physical, cultural and aesthetic attributes?

Should any be changed/added?

What is special about this landscape?

This considered historic and ecological parameters, in addition to experiential aspects such as the way in which participants use/value that landscape.

Landscape change

Participants were asked to consider past, present and potential future change, noting both positive and negative change, as well as any other pressures/issues/initiatives they were aware of.

Landscape Strategy

Participants were asked to comment on the landscape strategy objectives for the areas, noting whether they were correct or whether anything else should be added/changed.

- I.4. The remainder of this report sets out the participants responses to the character area areas under these headings, for the two groups: Great Yarmouth North and Great Yarmouth South.
- I.5. The comments are set out in tabulated format for each character area, with LUC's response set out in the right hand column.

2. GREAT YARMOUTH NORTH

2.1. Participants in this group considered the following draft character areas:

- E1: *Great Yarmouth and Caister Coastal Levels and Resorts*;
- G1: *Blood Hills Estate Farmland*;
- G2: *Bastwick and Rollesby Estate Farmland*; and
- G3: *Ormesby and Scratby Estate Farmland*.

2.2. The comments on the individual character areas are set out in tables 2.1 to 2.4 below.

Table 2.1: Area E1: *Great Yarmouth and Caister Coastal Levels and Resorts*

Subject/issue	Stakeholder Comments	LUC Response
Character Area Name	Would coastal strip be more appropriate?	Agree
Boundaries	Consider splitting the area in two as area at Winterton has a wilder quality and is very distinctive as a discrete area.	Agree
	Area to the south of Great Yarmouth between Great Yarmouth and Caister should be brought within urban area e.g. North Denes and race track. Extend boundary to include all of beach to east.	Need to check defined settlement boundary
Key Characteristics	KC2: Make more reference to distinctive low crag cliffs at California.	Agree
	KC6: Refer to stable dunes at Winterton but shifting coastline elsewhere.	Agree
	Mention North Denes/North Beach.	Agree
	Recreational importance of beaches and related resort development.	Agree

Subject/issue	Stakeholder Comments	LUC Response
What is special about the landscape?	Beach environment and long stretches of sandy beach.	Agree
	Dunes and dune systems.	Agree
	Localised areas of crag cliff face.	Agree
	Transient perceptual quality/variation – ‘different every day’.	Agree
	Note the distinctive area known as ‘Winterton Valley’ behind the dunes.	Agree
Landscape Change	Past <ul style="list-style-type: none"> • Coastal erosion • Resort development 	Agree
	Present <ul style="list-style-type: none"> • Coastal erosion 	Agree
	Future <ul style="list-style-type: none"> • Potential implications of climate change and ‘in landing’ of habitats/settlement roll back. • Nature conservation designations at Winterton present a problem for this dynamic landscape as they are based on ‘status quo’ and do not account for change. 	LUC to check
Landscape Strategy	A very vulnerable/changeable landscape which should be managed as well as conserved and enhanced. The Shoreline Management Plan will heavily	Agree

Subject/issue	Stakeholder Comments	LUC Response
	influence future character.	

Table 2.2: Area G1: Blood Hills Estate Farmland

Subject/issue	Stakeholder Comments	LUC Response
Character Area Name	Suggest changing to East Flegg to reflect historic divisions of former Isle of Flegg.	Agree
	What is the basis for Estate Farmland? Estates may have been an historic characteristic but the influence is less apparent now. Would Settled Farmland be a more appropriate name for the landscape type?	LUC to revisit and check against other LCAs/the draft Norfolk typology. Suggest Settled Farmland and refer to estates as key characteristic, or alternatively Settled Farmland with Estates.
Boundaries	Include Martham (near market town in scale) within this area due to the greater influence of settlement within this area.	Agree
Key Characteristics	KC 2: Soil types – terminal moraine	LUC to check
	KC 3: There is very little meadow in this area. Arable predominates.	Refer to this and emphasise predominant land covers/uses.
	KC 6: Do the turbines alter the landscape sufficiently to change the character?	No, the inherent character of settled farmland and eroded field boundary pattern would remain the same.
	KCs 8-9: These are key visual features of the landscape.	Agree
	Need to refer to good 'wool churches' in this area.	Agree

Subject/issue	Stakeholder Comments	LUC Response
	KC 9: Burnley Hall – hydrology: There is more than just the Decoy pond (5No)	LUC to check
What is special about the landscape?	Wind turbines are a distinct though not necessarily positive feature of the landscape.	Agree
	The landscape forms the setting for the Broads.	Agree
	There is the sense of a low plateau to the north near Burnley.	LUC to check
Landscape Change	<p>Past</p> <ul style="list-style-type: none"> • Enclosure • Late 20th Century boundary loss • Holiday/tourism industry 	Agree
	<p>Present</p> <ul style="list-style-type: none"> • Loss of set asides • Wind turbines/renewables • Barn conversions an ongoing issue 	Agree

Subject/issue	Stakeholder Comments	LUC Response
	<p>Future</p> <ul style="list-style-type: none"> • Possible further renewable energy pressures • Implications for agriculture e.g. biofuels • Woodland reinstatement • Buffering of Broads landscape • Development pressures considered unlikely in this area • Climate change/coastal erosion with attendant implications for settlement 'roll back' 	<p>LUC to check Agri Environment Schemes/Countryside Quality Counts Landscape Change Indicators/targeting statements and other appropriate information.</p>
Landscape Strategy	<p>The group broadly agreed with the landscape strategy but an objection was raised to the use of the term 'habitat linkages' – 'officer speak'.</p>	<p>Disagree with this objection as habitat linkages is a recognised term to describe ecological concepts.</p>

Table 2.3: Area G2: Bastwick and Rollesby Estate Farmland

Subject/issue	Stakeholder Comments	LUC Response
Character Area Name	West Flegg was suggested to reflect divisions of historic Isle of Flegg. Perhaps also consider use of settlement names such as Thurne and Fleggburgh.	Agree
	Same comment as for area GI re: typology.	LUC to check
Boundaries	OK	-
Key Characteristics	KC2: Refer more specifically to the character of the landscape itself rather than the adjacent Broads, e.g. does the character continue into the buffer zone?	Agree
	KC3: 'Are stag headed oaks really that important – they are dying'. Another attendee however noted they are a very vulnerable landscape feature.	We need to consider whether the landscape would be significantly different without them. It would and they are therefore a Key Characteristic.
	KC5: There is very little post and rail fencing in this area – is usually associated with 'horsiculture'.	Agree
	KC7: Note that Rollesby Hall was rebuilt in the 20 th Century and is modern rather than historic.	Agree, although it sits on a much earlier footprint (identified by Faden's Map of Norfolk, 1797).
	With the exception of Martham this is a very tranquil landscape, typical of North Norfolk.	Agree
	KCI0: Does colour mean colour?	Yes

Subject/issue	Stakeholder Comments	LUC Response
What is special about the landscape?	Stag headed oaks a hugely vulnerable landscape resource and important to character.	Agree
	Tranquillity/tranquil quality.	Agree but check with reference to CPRE Mapping.
Landscape Change	<p>Past</p> <ul style="list-style-type: none"> • Enclosure • Excavation and drainage of areas fringing the Broads 	Agree
	<p>Present</p> <ul style="list-style-type: none"> • Recreational pressures on the adjacent Broads landscapes 	Agree
	<p>Future</p> <ul style="list-style-type: none"> • Development pressures to settlement edges-affordable housing? • Loss of remaining rough grazing/pasture to arable 	LUC to check LDF allocations; change in farming practice refers to comments made by stakeholders about fluctuation in wheat prices/changes in agricultural economy.
Landscape Strategy	Note that distinctiveness of settlements and sense of separation between them is important.	Agree

Table 2.4: Area G3: Ormesby and Scratby Estate Farmland

Subject/issue	Stakeholder Comments	LUC Response
Character Area Name	Why are just Ormesby and Scratby referred to? Scratby only fringes the character area. Could reference be made to other settlements with names of Viking origin within the area? No consensus was however reached on a suitable name.	LUC to check/review
	Same comment as for area GI re: typology.	LUC to check
Boundaries	No comment on boundaries although scale of area was queried. Similar in character to area GI. Could the two be combined?	Lower lying than area GI and bounded by the Broads Authority and therefore is a separate area.
Key Characteristics	KC6: Refer to other prominent church towers in addition to those at Hemsby and Ormesby.	Agree
	KCI0: Coalesced/conjoined settlements significant to eastern edge.	Agree
What is special about the landscape?	Areas of former/remnant heath e.g. Rollesby Heath.	LUC to check former extents e.g. on Faden's Map.
	Intervisibility with wind turbines highly distinctive (including to offshore windfarm at Scroby Sands).	Agree, although this may be more of a distinctive aspect of perceptual character rather than something which makes the landscape special.
	Round towered church at Mautby.	Agree

Subject/issue	Stakeholder Comments	LUC Response
	Large scale field pattern distinctive.	Agree that this adds to exposed/open aspect although may not be a special feature of the landscape.
Landscape Change	<p>Past</p> <ul style="list-style-type: none"> • Enclosure • Field boundary loss • Infrastructure provision e.g. Nova Scotia Road/A1064 	Agree
	<p>Present</p> <ul style="list-style-type: none"> • Infrastructure provision – bypass and impact on Filby/Ormesby 	Agree
	<p>Future</p> <ul style="list-style-type: none"> • Depending on future coastal management, settlement roll back may be an issue • Need to protect valuable and best/most versatile agricultural land 	LUC to check
Landscape Strategy	Consider landscape structure to integrate extended settlement edges with wider landscape.	Agree
	Links to Broads for amenity value.	Agree
	Mitigation design for road corridors to avoid carving up the landscape.	Agree

3. GREAT YARMOUTH SOUTH

- 3.1. Participants in this group considered the following draft character areas:
- A1 *Waveney Forest Rural Wooded Valley*
 - C1 *Yare Valley*
 - E1 *Great Yarmouth and Caister Coastal Resorts*
 - G4 *Hobland Estate Farmland*
 - H1- Participants were given summary but area was not covered in workshop.
- 3.2. The comments on the individual character areas are set out in tables 3.1 to 3.4 below.

Table 3.1: Area A1: Waveney Forest Rural Wooded Valley

Subject/issue	Stakeholder Comments	LUC Response
Character Area Name	The word 'Forest' is inappropriate for the wooded Valley- Conjures up inaccurate imagery. However an alternative name was not suggested.	Suggest <i>Waveney Wooded Valley</i>
	Ensure that Landscape Type name is consistent with North Norfolk Landscape Types.	LUC to check as appropriate
Boundaries	The two valleys that make up this character area should be two separate character areas due to scale and habitat type; the northern Valley is more open with marshland habitats at the Valley mouth.	Disagree as this would create 2 inappropriately small areas for this scale of study. Differences in geology will be highlighted in key characteristics as localised variations with marshland habitats identified and refer to the fact that two discrete parts make up the character area.

Subject/issue	Stakeholder Comments	LUC Response
Key Characteristics	KC3: Refer to peat and silt drift geology resulting in marshland habitats at the mouth of the northern valley.	Agree
What is special about the landscape?	Sparsely settled with dense woodland creating a valuable woodland habitat.	Agree
	During peak season the River Waveney is not as busy as other watercourses for sailing resulting in a more tranquil Broads edge at St Olaves.	Agree
Landscape Change	<p>Past</p> <ul style="list-style-type: none"> • Interaction with the Broads edge and associated watercourses. Peat digging. • Historic influences of Fritton Hall on the decoy pond and Valley. 	Agree

Subject/issue	Stakeholder Comments	LUC Response
	<p>Present</p> <ul style="list-style-type: none"> • Recreational pressures associated with water sports (notably water skiing) and subsequent effects of erosion to river banks. • Log cabin developments at Fritton Lake Country World creating 'modern resorts'. 	Agree
	<p>Future</p> <ul style="list-style-type: none"> • (as above) In addition the construction of golf courses on sandy soils which relate to recreational resorts/developments. • Water levels and movements as a result of climate change and recreational pressures. • Noted that despite peak/off peak seasons watercourses are not markedly busier in summer months. 	LUC to check
Landscape Strategy	To refer to the wooded nature of the southern valley and its importance as a woodland habitat.	Agree

Table 3.2: Area C1: Yare Valley

Subject/issue	Stakeholder Comments	LUC Response
Character Area Name	Ensure consistency with Broads Authority Landscape Types – ‘Broadland Settlement Fringe’.	Disagree with this name for the type as fringe suggests possibility for development when this may not be the case. Suggest refining character area name – <i>Yare Valley – Great Yarmouth Edge</i> .
Boundaries	No comment	
Key Characteristics	KC5: term ‘woodland’ is misleading, mature trees occur as individual specimens only.	Agree. LUC to check relationship with Carr woodland of the Broads Authority.
	KC7: Refer to key elements of the urban skyline such as Havenbridge House.	This is too detailed but will refer to large post war developments forming features of urban skyline.
	Refer to light pollution of urban settlement and A47.	Agree
	KC10: Despite rail link and A47 dissecting the Broadland landscape tranquillity is not interrupted as much as you may think. Views and sense of tranquillity from the train are very strong/positive.	Agree- Clarification of views across Broads and views of Great Yarmouth on approach.
What is special about the landscape?	It’s location as a buffer between Breydon Water and the Urban edge.	Agree
	‘Big Skies’.	Agree

Subject/issue	Stakeholder Comments	LUC Response
	Strong and internationally recognised wetland habitat attracting many bird species.	Agree
	Skylines sensitive to large developments and vertical elements.	Agree
	The ephemeral character of the area as a backdrop to Breydon Water and the Broads authority- 'changing wildness'.	Agree
Landscape Change	<p>Past</p> <ul style="list-style-type: none"> • Peat digging and associated management of watercourses. • Historic 'horsiculture' landscape uses- Current paddocks have always been sites where horse owners have kept horses (horse and carriage etc) informal common land. 	Agree
	<p>Present</p> <ul style="list-style-type: none"> • Development Pressures of the urban edge, notably commercial development. • Recreational pressures. 	Agree

Subject/issue	Stakeholder Comments	LUC Response
	<p>Future</p> <ul style="list-style-type: none"> • Recreational pressures associated with water sports as well as applications for microlights. • Development pressures as inner town developments 'displace' leisure facilities such as playing fields to the urban edge. • Pressure for A47 to become a dual carriageway. 	LUC to check
Landscape Strategy	To continue to protect existing habitats and accommodate wide variety of bird species.	Agree
	To incorporate allotment creation alongside housing development. Reclaim land for allotments preventing commercial fringe development and providing for high density housing developments in the town.	This is too detailed a design consideration for an LCA.

Table 3.3: Area G4: Hobland Estate Farmland

Subject/issue	Stakeholder Comments	LUC Response
Character Area Name	<p>Ensure consistency with adjoining authority Landscape Types – 'Wooded Estate Farmland'- (North Norfolk).</p> <p>Is the term 'Estate' relevant</p>	<p>Agree-</p> <p>Propose 'Settled Farmland' as revised name for landscape type.</p>

Subject/issue	Stakeholder Comments	LUC Response
	to this area of Norfolk-Estate influences are not as apparent as in other areas of Norfolk.	
Boundaries	No comment.	
Key Characteristics	KC 4: Parkland relates to character of North Norfolk (not as much of a landscape feature).	Agree- only minor parkland exists.
What is special about the landscape?	The historical character and cultural value of Hobland Hall	Agree
	Rural agricultural character of landscape.	Agree
Landscape Change	Past • No comments.	
	Present • Residential development on the urban edge at Gorleston (Wood Farm).	LUC to check
	Future • Urban expansion at Gorleston and proposed new road.	LUC to check
Landscape Strategy	Encourage mitigation of 'Buffers' to development fringes. Be proactive in landscape enhancements. 'Mitigate almost has a sense of 'post' not 'pre'. Production of a Green Infrastructure Document to approach challenges relating to the interface between the rural/urban edge.	Agree with principle of landscape buffering to settlement fringes. Disagree with objection to term 'mitigation'. Mitigation is a fundamental principle to guide design. Agree with proposal of a Green Infrastructure report and its use,

Subject/issue	Stakeholder Comments	LUC Response
		however this would form a separate future study. The principles outlined in this LCA could inform such a document.

Table 3.4: Area E1: Great Yarmouth and Caister Coastal Levels and Resorts (Southern End)

Subject/issue	Stakeholder Comments	LUC Response
Character Area Name	Should refer to Duneland character of northern end and resort influenced character of southern end separately.	Agree
Boundaries	The character area should be split to cover the northern and southern areas separately.	Agree
Key Characteristics	KC 4: Not relevant to Northern Dunes and coast.	Agree (as above)
	KC8: Sea defence measures may be different in southern and northern areas depending on cliffs/dunes/existing walls, groynes etc.	Agree (as above)
	'Recreational' uses may differ in northern and southern areas. For example in northern areas the emphasis is on designated landscapes whereas southern areas are more strongly influenced by resorts and urban development.	Agree (as above)
What is special about the landscape?	The relationship between coast and sea and the dynamic and constantly changing landscape.	Agree

Subject/issue	Stakeholder Comments	LUC Response
	The experience of the seascape as a 'sensory' experience' with sight, smell, light, and movement constantly changing.	Agree
Landscape Change	Past • No comments.	
	Present • Varying recreation pressures on seascape/coastline.	Agree
	Future • Sea level rise and threat of erosion. • Additional renewable energy pressures- Wind.	Agree
Landscape Strategy	To retain strategic gaps that prevent coalescing of settlements along the coast.	Agree, although this is an issued related to openness and planning considerations. The LCA will need to inform this, considering intrinsic character of land within the gaps.

APPENDIX 3

Glossary

