

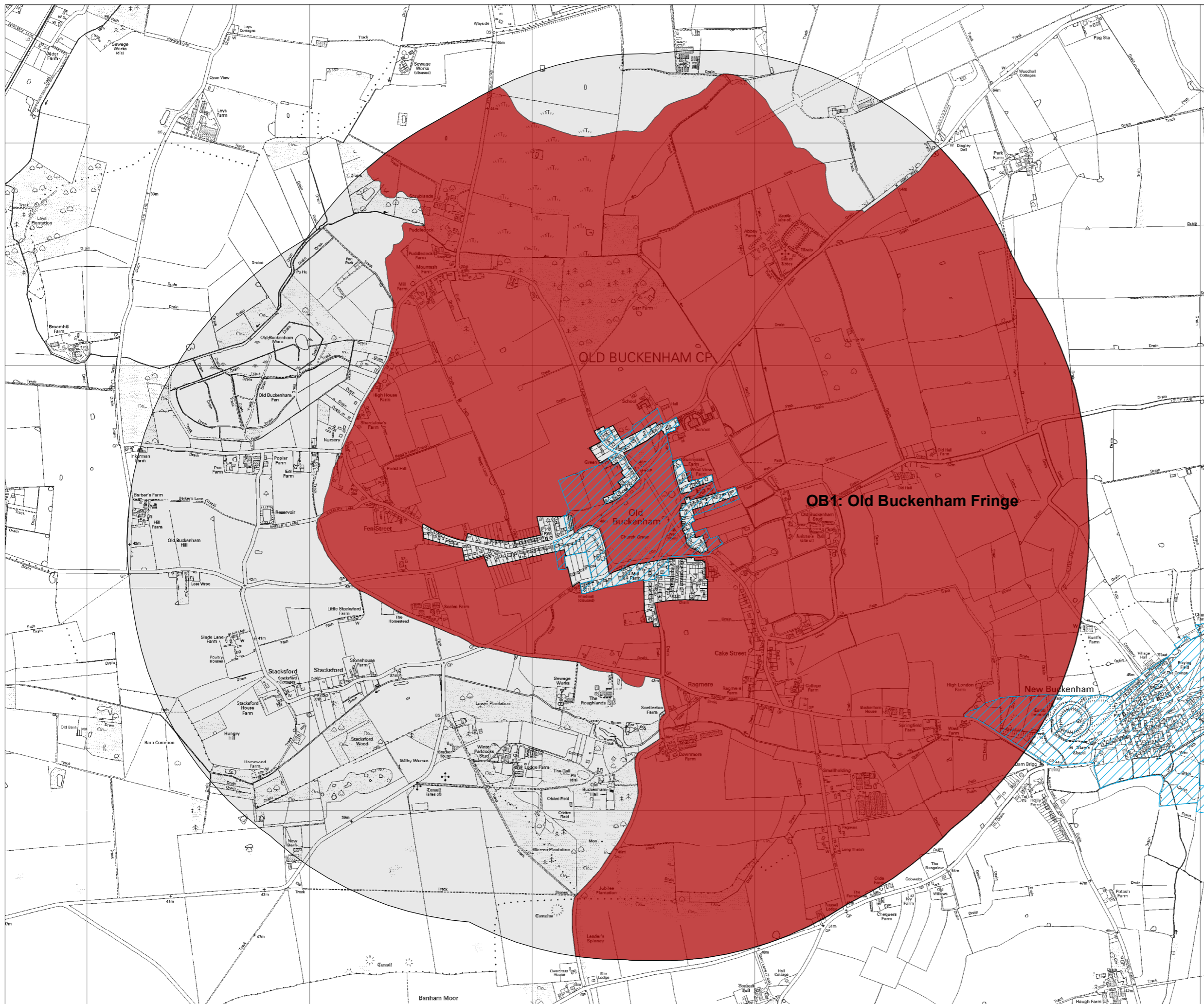
Breckland Settlement Fringe Landscape Assessment Old Buckenham Landscape Character Area Sensitivity

Key

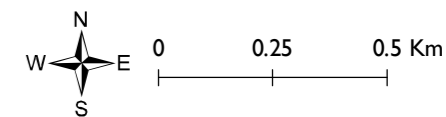
1.5km Settlement Edge Buffer

Sensitivity

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



OB1: Old Buckenham Fringe



Source: Breckland Council
Land Use Consultants

Date: 11/07/2007



OBI: OLD BUCKENHAM FRINGE

DESCRIPTION

Location and Summary

Old Buckenham is a small village set around a large central green. It is located in *B2: The Buckenham Settled Tributary Farmland*. The settlement is located at the head of the *Thet Valley (A1)*, with the land falling away slightly to the west in character area *D3: Harling Heathlands*. The settlement is distinctive for the large central green, reputed to be the largest village green in England. The houses bordering the green appear insignificant in contrast to the vast open central space. In addition to housing around the green, settlement extends out along the five roads which converge at the village. This creates an unusual sequence in approaching the village, travelling initially through a short settled area and arriving at the open green. This assessment considers the entire edge of Old Buckenham as one character area.

Representation of District LCA character area

The area is typically representative of the wider *B2: The Buckenham 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 managed landscape of generally high quality and in good condition providing an intact rural setting to the village. The village core and green form a Conservation Area. To the east the paddocks of Old Buckenham Stud form a distinctive landscape.	A distinctive settlement around an enormous central green, with a strong rural context, which would be sensitive to further outward expansion.
Individual Elements	
Natural: Valued natural features include Old Buckenham Fen (SSSI) and the wetland and woodland to the south of the village at Wilby Warren and The Roughlands (County Wildlife Sites).	These features are inherently sensitive, but would not be directly affected by development on the edge of Old Buckenham.
Cultural (inc. built/architectural): There are several tumulus and earthworks south of the village, plus site of a castle and Abbey to the north west (all SAM). The windmill at mill lane is an	The historic landscape features are inherently sensitive, although would not be directly affected by development on the edge of Old Buckenham.

Criteria	Judgement and Comment
important landmark.	
Aesthetic/perceptual: A very distinctive settlement, with development insignificant in comparison to the huge central green. An intact rural character.	The rural setting would be sensitive to further expansion of Old Buckenham. There is presently an interesting balance between the scale of settlement and the size of the green which could be altered by further peripheral expansion or consolidation.
Character of the Settlement Edge	
Settlement Edge Development Type: Three sides of the green are bound by a single line of dispersed residential development, although a larger block of modern development extends to the south at Oaklands. The settlement has extended in a linear form along Fen Street. Apart from the school and church this is an entirely residential edge.	The low density residential edge around the common is sensitive to infilling or further consolidation by new blocks of development.
Accessibility and Integration: The settlement edge of Old Buckenham is generally well integrated, with some views of a stark settlement edge from Green Lane and Crown Road.	The generally well integrated settlement edge is sensitive.
Gateways: There are numerous low key gateways to Old Buckenham along the 6 rural roads/lanes which converge around the green. The main gateway is the Attleborough Road – the woodland framing the road to the south of the green is an important feature.	The gateways to Old Buckenham are interesting with residential development extending out along the roads and the centre of the village, in contrast, formed by a large rural green. The approaches to the green are therefore highly sensitive.
Nodes: The principal node is the large village green.	The green would be adversely affected by consolidation of the settlement edge or further linear extension of the village.

Visual Sensitivity

Criteria	Judgement and Comment
General Views (Landform and Enclosure): There are relatively few views across the landscape to the settlement, with long views contained by field boundary vegetation. Buildings are not prominent.	The presence of field boundary screening means that views are not especially sensitive provided screening vegetation is conserved.
Intervisibility with the settlement edge: Views to the settlement edge: There are few views to the settlement, apart from short range views to	The good rural- settlement interface is sensitive to further development/ infilling which

Criteria	Judgement and Comment
<p>development extending along Fen Street and at Oaklands. The windmill is a landmark feature in views.</p> <p>Views from the settlement edge: There are views out from the settlement. The undeveloped edge of the Green east of the Almshouses provides a view out across the rural landscape.</p>	could create a more solid settlement edge.
<p>Mitigation Potential: Hedgerow boundaries and small woodland copses are feature of the landscape.</p>	The character area is not sensitive to mitigation planting. Reinforcement and recreation of hedgerows is an opportunity.

Overall Sensitivity Judgment

Overall the sensitivity of the area is judged to be **High**. This judgement is based on the small scale of the settlement and its relationship with the central open green.

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

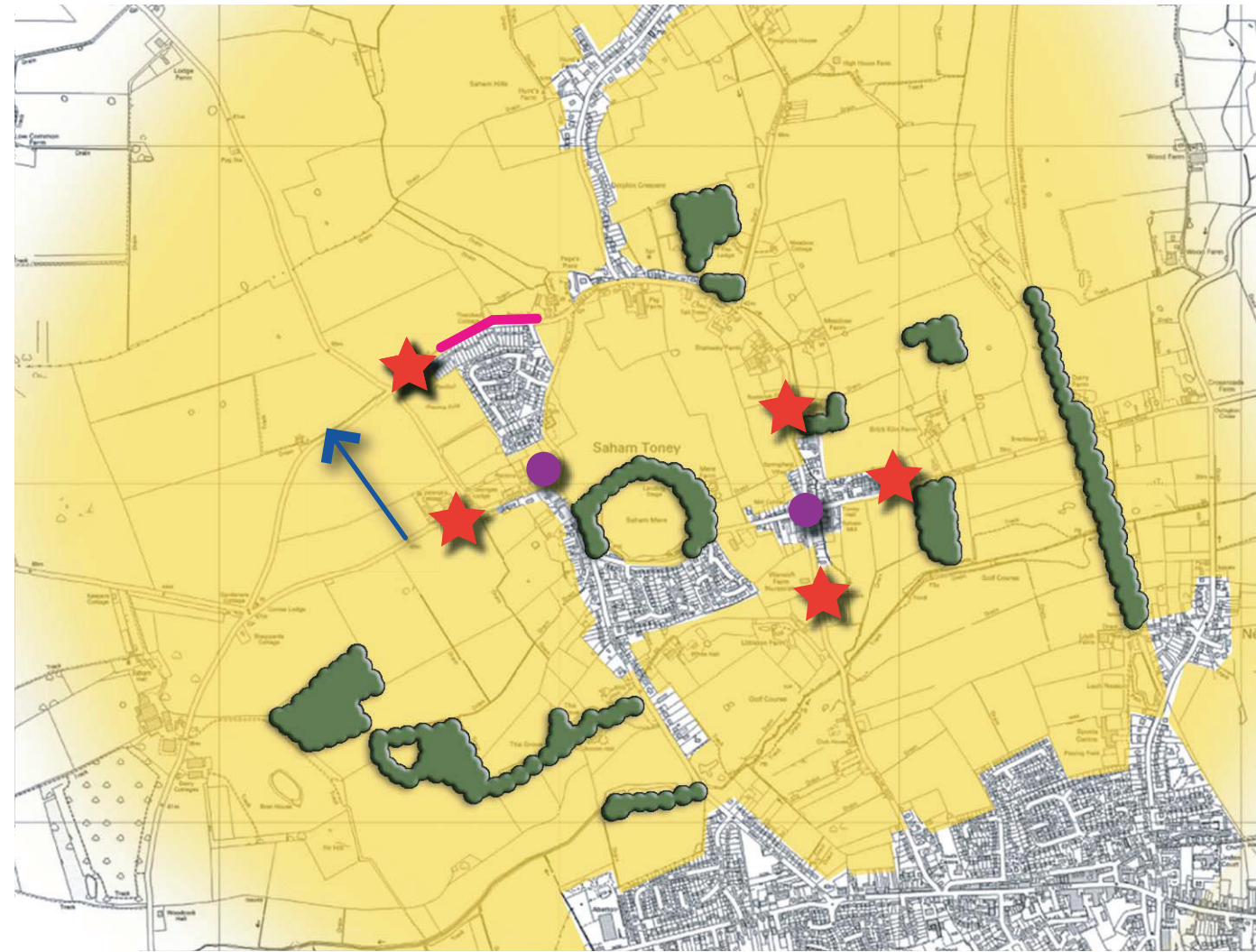
- Conserve the pattern of hedgerows, small copses and tree belts and seek to restore and renew hedgerow boundaries to form a strong framework for the settlement;
- Conserve and manage areas of pasture which remain around the settlement.

Principles in relation to Development










- Conserve the form of the village with small scale residential development set around a very large central green;
- Avoid further linear development out along the rural roads that converge at Old Buckenham;
- Avoid consolidation or infilling of development around the green and conserve gaps which provide views out to the wider landscape.

SAHAM TONEY

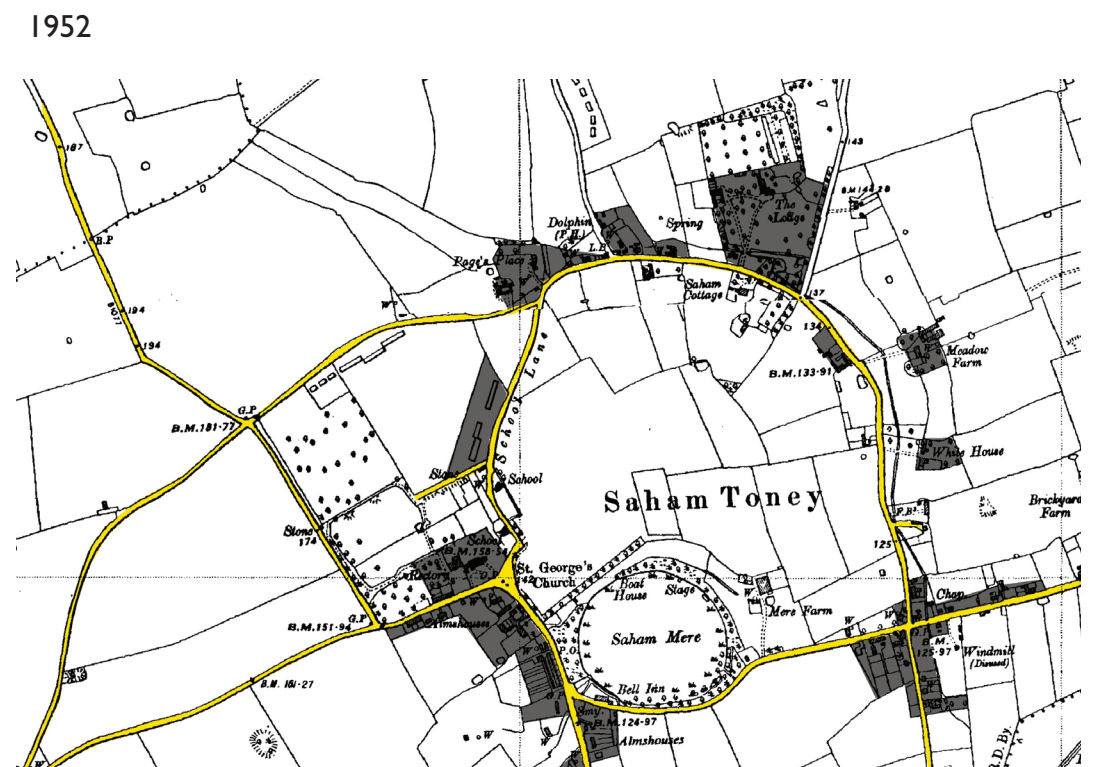
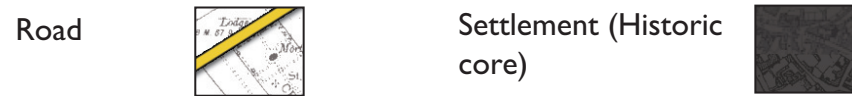
District Character Area	Local Landscape Type	Local Landscape Character Area
D2: Stanta Heath	Tributary Farmland	ST1 Saham Toney South West
B5: River Wissey Tributary Farmland	Tributary Farmland	ST2 Saham Toney North, West, East



Saham Toney Settlement Fringe Analysis








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

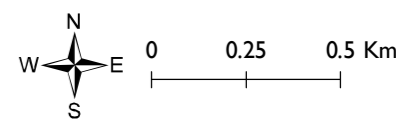
Historic Growth of Saham Toney



**Breckland Settlement Fringe
Landscape Assessment
Saham Toney 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



STI: SAHAM TONEY SOUTH WEST

DESCRIPTION

Location and Summary

Saham Toney lies within a tributary valley of the Wissey (B5) – The Watton Brook. This character area considers the land to the west of the B1077 between Watton and the church of St. George, the tower of which is a landmark feature of the village and surrounding landscape. The area has been defined, in the district landscape assessment as part of *D2: Stanta Heath*. This sub area is an enclosed parkland landscape forming part of the grounds of Broom Hall and Saham Hall.

Representation of District LCA character area

The area is not representative of the wider *D2: Stanta Heath* landscape, with its large tracts of open heathland, grassland and plantation. The area, in contrast, is an enclosed parkland landscape of pasture, small woodland blocks, and tree lined watercourse. It is a transitional area with the adjacent *B5: Wissey Tributary Valley* landscape sharing similar characteristics.

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
Landscape Quality and Condition	
An intact estate landscape of pasture, small woodland blocks, and tree lined tributary watercourses.	A landscape in good condition with a distinctive tributary valley character. These qualities would be highly sensitive to further expansion of development associated with Saham Toney or Watton.
Individual Elements	
Natural: Valued natural features are the watercourse, grazed pasture and woodland blocks. The wet woodland alongside the watercourse 'The Grove' is a county wildlife site.	The aim should be to conserve and enhance the natural character of the landscape. These features would be sensitive to further extension of development.
Cultural (inc. built/architectural): The area has a strong 'estate' character associated with the Halls.	The 'parkland' landscape of the Halls is sensitive.
Aesthetic/perceptual: A distinct rural landscape separating Watton and Saham Toney.	The rural 'gap' between Watton and Saham Toney is sensitive to any further encroachment of development.
Character of the Settlement Edge	
Settlement Edge Development Type: This settlement edge of Saham Toney	A low density well integrated settlement edge. It is sensitive to creation of large blocks of

Criteria	Judgement and Comment
comprises a single line of dwellings along the B1077. Predominantly late 20 th century low density residential development and closer to the church a terrace of Victorian cottages.	infilling development which would change the character.
Accessibility and Integration: The low density and single line of development creates a well integrated edge. There is limited access into the adjacent landscape.	It is considered that further expansion/development with large blocks of infill would change the rural character of this edge of Saham Toney, creating the appearance of an expanded edge of Watton.
Gateways: This is a low key gateway to Saham Toney – the crossing of the river and views to the dominant church tower on rising land to the north create the impression of a distinct rural village, although actual gap between Watton and the edge of Saham Toney is relatively small (<200m).	The function of the landscape is creating a distinct rural setting to Saham Toney and separation from Watton is highly sensitive.
Nodes: The church of St. George on rising land to the north, small green and older properties south of the church form a distinct node and strong sense of place.	The setting of these buildings is sensitive.

Visual Sensitivity

Criteria	Judgement and Comment
General Views (Landform and Enclosure): Views within the landscape are contained by tree cover. North west of Church Farm views are more open.	The enclosed character and presence of woodland blocks and parkland contributes to the distinct rural character which is sensitive.
Intervisibility with the settlement edge: Views to the settlement edge: There is limited public access into the area and no points at which the settlement edge can be viewed. The low density and low rise nature of residential development and presence of tree cover limits views. Views from the settlement edge: Trees and woodland filter views from the settlement edge.	The good rural- settlement interface is sensitive to further development infilling which could create a harsher settlement edge.
Mitigation Potential: Plantation blocks, copses and waterside trees are a feature of the landscape.	The character area is not sensitive to mitigation planting.

Overall Sensitivity Judgment

Overall the sensitivity of the area to further expansion of Saham Toney/Watton 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 to this edge of the village.

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 river course and grazed pasture alongside the river;
- Manage the woodland blocks, copses and waterside trees. Lime avenue and parkland trees for historic landscape and biodiversity interest;
- Conserve the landscape setting of Saham Hall and Broom Hall;
- Consider opportunities to enhance recreational access from Saham Toney and Watton where this is compatible with other land management objectives.

Principles in relation to Development

- Conserve the low density residential development and single line of houses along the B1077 approach to Saham Toney. Avoid infill or creation of further blocks of development;
- Conserve the sensitive rural gap between the Watton and Saham Toney created by the wooded watercourse and the parkland landscape of Broom Hall;
- Conserve and manage the woodlands and copses, notably The Grove which is of biodiversity interest.

ST2: SAHAM TONEY NORTH, WEST, EAST

DESCRIPTION

Location and Summary

Saham Toney lies within a tributary valley of the Wissey (B5). This character area considers the land to the north, west and east of the village. It is a dispersed settlement with nodes of development south of Saham Mere, at Mill Corner cross roads (Cley Lane and Ovington Road) and a further linear extension along the minor road to Saham Hills. This assessment provides a generalised description and evaluation of sensitivity to change. It does not consider each edge of the village separately as this would require a more detailed study.

Representation of District LCA character area

The area is representative of the wider *B5: Wissey Settled Tributary Farmland*, with its gently undulating land form, tributary streams, arable and pasture farmland and small blocks of farm woodland. The land immediately surrounding the village is predominantly pasture, enclosed by hedgerows with considerable areas of wet woodland, including the willow and poplar vegetation fringing Saham Mere. To the north and both west the landscape is more typically an open arable landscape forming the transition with the higher plateau landscape (E5).

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
Landscape Quality and Condition	
Essentially a mix of pasture and wet woodland forming an enclosed setting to the settlement. A managed rural landscape. Some more open arable landscape, notable north of the sports ground and adjoining settlement on the lane to Saham Hills.	A landscape with a distinctive tributary valley character, with the pasture and tree cover providing a strong rural setting to the village. These qualities would be sensitive to further expansion of development.
Individual Elements	
Natural: Valued natural features are the areas of grazed pasture, woodland and the groundwater fed Saham Mere.	The aim should be to conserve and enhance the natural character of the landscape of pasture and woodland. These features would be sensitive to further extension of development. Further development may also have an adverse affect on the groundwater-fed mere.
Cultural (inc. built/architectural): A number of historic buildings. The church of St. George with its tower forms a landmark feature, plus windmill (no sails).	These features contribute to the character of the village. They are not individually sensitive to further small scale development.

Criteria	Judgement and Comment
landmark feature, plus windmill (no sails).	
Aesthetic/perceptual: A distinct rural landscape of wetland, woodland and pasture forming an enclosed setting to the village. To the north a more typical open, arable landscape.	The strong rural character of the landscape and setting of the village within the tributary valley is sensitive to further expansion of development.
Character of the Settlement Edge	
Settlement Edge Development Type: The settlement edge of Saham Toney is very diverse and varies within each settlement cluster/line. In some areas back garden boundaries/fences form the boundary with the surrounding agricultural landscape. In other areas residences run along a road fronting onto agricultural land. On the road to Saham Hills a single line of dwellings runs either side of the road.	There are sensitivities relating to the merging of the existing small settlement clusters into a larger consolidated development. Where linear development extends as a single line along the road, backland or infill development would create a more solid defined settlement edge, with loss of permeability and views out. Generally, the loose, informal character of Saham Toney is considered to be sensitive to further development which would create a more consolidated settlement form.
Accessibility and Integration: The settlement edge is generally will integrated. Although there are few recreation/access connections the settlement edge is visually permeable. For example, along Saham Hills Road there are frequent views out between houses or views down rural lane and tracks, which create a well integrated settlement edge. Some edges, for example, along the road west of the church where a line of houses faces directly onto the open arable landscape, are less well integrated.	It is considered that further expansion/development would change the rural character of the edges of Saham Toney.
Gateways: Each settlement cluster is entered via has a low key gateway with the adjacent rural area.	The function of the landscape is creating a distinct rural setting to the different settlement areas within Saham Toney and separation from Watton is highly sensitive. The areas of rural landscape between each settlement cluster, although small, are important in creating the character of Saham Toney
Nodes: The main nodes are Saham Mere and pub and the crossroads at Mill corner, and the church. This is a diffused/dispersed settlement with no real 'centre'	Low key dispersed character of Saham Toney is sensitive to expansion/consolidation of the settlement form. The setting of the church is sensitive.

Visual Sensitivity

Criteria	Judgement and Comment
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Criteria	Judgement and Comment
General Views (Landform and Enclosure): Views within the landscape are contained by tree cover. North west of Church Farm views are more open.	The enclosed character and presence of woodland blocks contributes to the distinct rural character which is sensitive.
<p>Intervisibility with the settlement edge:</p> <p>Views to the settlement edge: There is limited public access into the area and few points at which the settlement edge can be viewed. The low density and low rise nature of residential development and presence of tree cover limits views.</p> <p>Views from the settlement edge: Trees and woodland filter views from the settlement edge. The low density of development – often a single linear line allows views out between houses and along tracks to the wider rural landscape.</p>	The good rural- settlement interface is sensitive to further development infilling which could create a more solid settlement edge.
Mitigation Potential: Plantation blocks, copses and waterside trees are a feature of the landscape.	The character area is not sensitive to mitigation planting.

Overall Sensitivity Judgment

Overall the sensitivity of the area to further expansion of Saham Toney is judged to be **High**. This judgement relates to the role of tributary valley landscape and pasture in providing a distinct setting to the settlement which would be sensitive to change, and the potential for further development to change the loose, informal settlement pattern and create a more consolidated developed area.

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

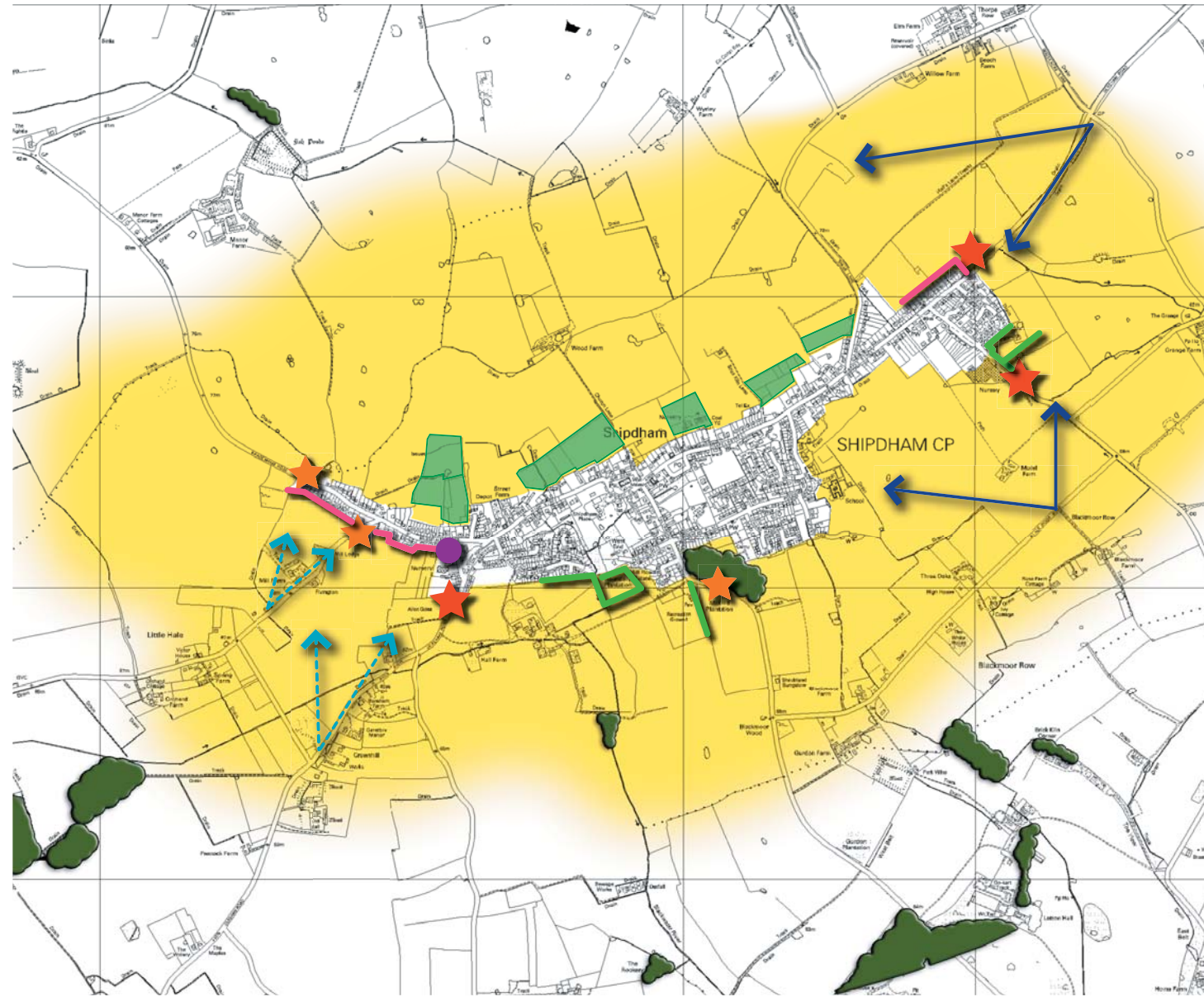
- Conserve Saham Mere and the wooded edge and pasture setting of the mere;
- Conserve the grazed pasture fields and hedgerows that surround the settlement – and create the distinct tributary valley character;
- Manage the woodland blocks, copses and waterside trees for landscape and biodiversity interest;
- Conserve the setting of and views to the church;
- Consider opportunities to enhance recreational access from Saham Toney where this is compatible with other land management objectives.

Principles in relation to Development



- Conserve the low density residential development and loose cluster and lines of development – avoid infill which would consolidate the settlement form. Avoid creation of further blocks of development;
- Conserve the sensitive rural gap between the Watton and Saham Toney created by the wooded watercourse;
- Conserve the rural landscape between areas of development, for example along Bell Lane and Cley Lane;
- Conserve the single lines of development along Saham Hills Road and the views out along tracks and between houses to the rural landscape beyond. Avoid backland and infill development which would consolidate development along this road.

SHIPDHAM

District Character Area	Local Landscape Type	Local Landscape Character Area
E5 Central Breckland Plateau	Arable Plateau	SH1 Crows Hill and Thorpe Row Arable Plateau
B5 River Wissey Settled Tributary Farmland	Tributary Farmland	SH2 Bradenham Arable Farmland with Tributaries
B4 River Blackwater Settled Tributary Farmland	Arable Farmland with Parkland and Woodland	SH3 Letton Hall Arable Farmland with Parkland and Woodland



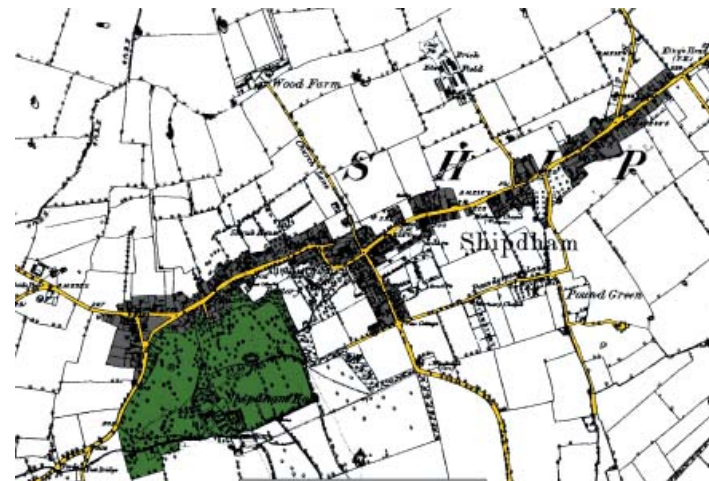
Shipdham Settlement Fringe Analysis

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

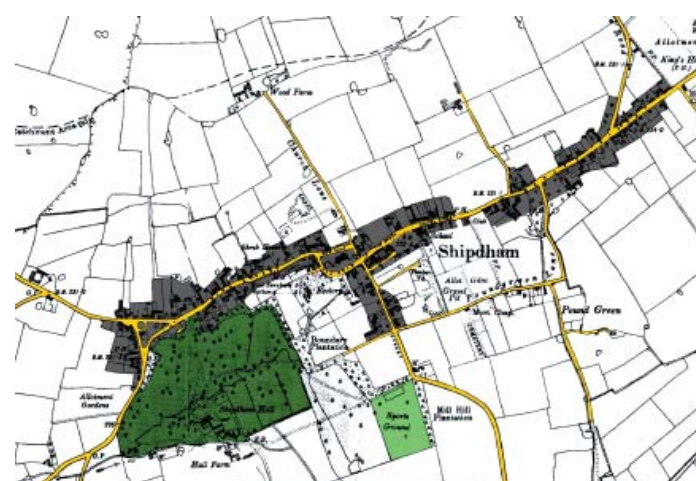
Historic Growth of Shipdham

-  Settlement (Historic core)
-  Shipdham Hall
-  Road
-  Community centre and playing fields
-  1952-2000 housing

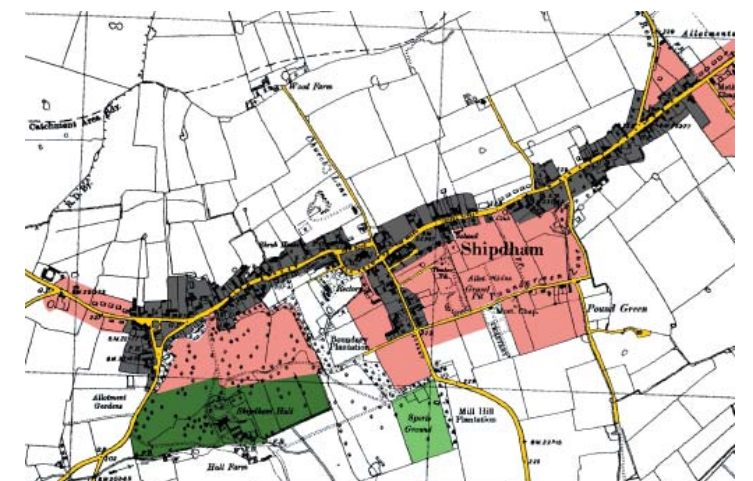
1891



1921



1952 - 2000



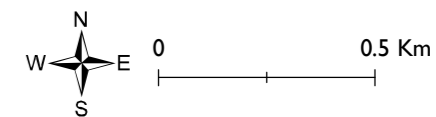
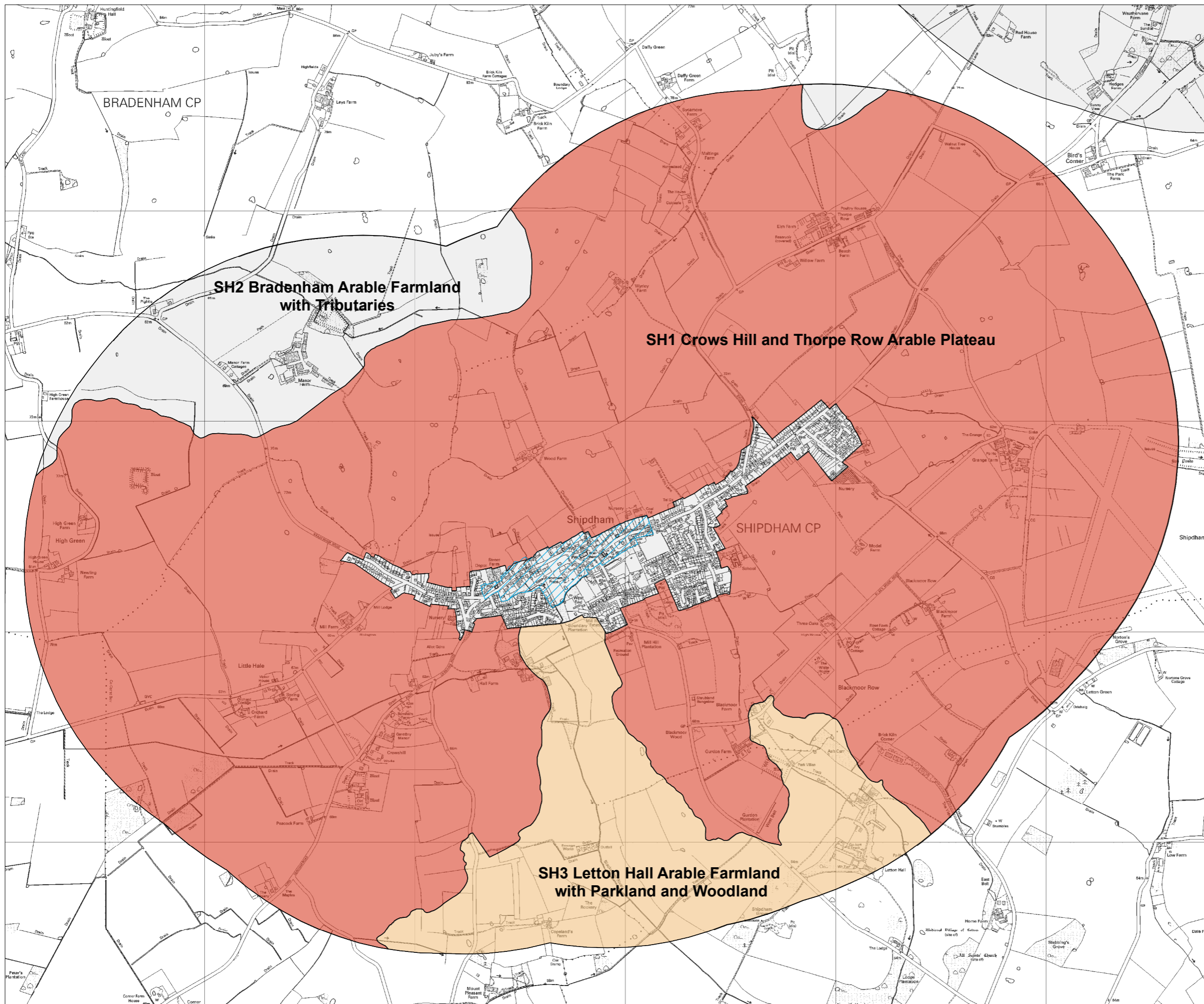
**Breckland Settlement Fringe
Landscape Assessment
Shipdham Landscape
Character Area Sensitivity**

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



SHI: CROWS HILL AND THORPE ROW ARABLE PLATEAU

DESCRIPTION

Location and Summary

Crows Hill and Thorpe Row Arable Plateau forms part of District Character Area E5: *Central Breckland Plateau*. It occupies the elevated land encircling the linear plateau village of Shipdham to the north, east and west and partially to the south. The local character area is defined by an elevated plateau landform with arable landcover predominating, although a smaller scale and pastoral field pattern persists to the northern edge of the settlement.

Representation of District LCA character area

The wider *Central Breckland Plateau* character area is defined by arable landcover with large scale geometric field pattern defined by hedgerows of variable density and interspersed with occasional linear settlements. The local character area is therefore considered broadly representative.

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
Landscape Quality and Condition	
Condition and quality is variable throughout the character area, with the southern and eastern parts representing a post Enclosure arable landscape defined by hedgerows, and the northern and eastern parts defined by agricultural intensification and interspersed with paddocks.	The southern and eastern parts of the character area, to the north of the settlement edge, exhibit a more intact landcover pattern and are therefore more inherently sensitive.
Individual Elements	
Natural: These include field boundary and roadside hedgerows, both intact and remnant and associated mature hedgerow oak trees. Landform is that of a gently undulating and elevated plateau.	The vegetation elements would take a considerable time to replace if lost and are therefore considered sensitive.
Cultural (inc. built/architectural): Cultural pattern is evident in the narrow, linear settlement form and areas of remnant historic landscape structure, e.g. the small scale field systems at Church Lane.	The small scale field pattern and remnant historic landscape structure to the north of the settlement illustrates the historic landcover pattern and is therefore sensitive to change. Much of the northern and north western settlement edge forms part of the Conservation Area and as such is inherently

Criteria	Judgement and Comment
Built character ranges from vernacular red brick and colour rendered 18 th century buildings to the western approach to Shipdham (A1075) and late 20 th century brown/red brick 2 storey residential developments which predominates to the eastern and north eastern settlement edges.	sensitive.
Aesthetic/perceptual: Containment and enclosure is provided by the roadside and field boundary hedgerows to the west, north and south of Shipdham.	The landscape elements which create this contained intimate character would take significant time to replace if lost and are therefore inherently sensitive.
Character of the Settlement Edge	
<p>Settlement Edge Development Type: The northern settlement edge incorporates a range of development styles and periods, including traditional and pre 19th Century vernacular in the area around the Church within the Conservation Area. Some 18th/19th Century development is apparent to the A1075 approach to the settlement.</p> <p>Later and modern brick built 20th Century development characterises the settlement edge at Bradenham Road, and to the east and much of the southern settlement edge.</p>	<p>The central part of the northern edge, incorporating the church and the Conservation Area is the most inherently sensitive in view of the more intact historic character.</p> <p>The northern and western edges should therefore be conserved.</p> <p>The eastern edge in particular has potential for landscape enhancement due to its exposed character and more degraded landscape structure.</p>
<p>Accessibility and Integration: Hedgerow boundaries to the south and west and the small scale landcover pattern to the north integrate the settlement edge with its landscape.</p>	The boundary features which integrate the settlement and its landscape setting are either the products of historic landscape processes or would otherwise take significant time to re create. They are therefore inherently sensitive.
<p>Gateways: The western gateway (A1075) is formed by a triangle of land surrounded by a combination of traditional and modern housing.</p> <p>Other gateways include the wooded settlement edges at Mill Lodge and Swan Lane and the more open ones to Bradenham Road and Dereham Road (A1075 east). Letton Road forms a densely hedged rural road with hedgerow oaks and settlement is subtly perceived.</p>	A number of the gateways have a more historically intact character such as A1075 (west) and Letton Road. The eastern most gateway (Dereham Road/A1075 east) has an open exposed character. Gateways with a more intact historic character would be most inherently sensitive to change.
<p>Nodes: Key nodes are formed by the triangle of land at the A1075 approach and by Church Lane to the north of the churchyard.</p>	These nodes have a relatively intact historic character and are therefore sensitive to change.

Visual Sensitivity

Criteria	Judgement and Comment
<p>General Views (Landform and Enclosure):</p> <p>In spite of the elevated, gently undulating landform, containment is provided to the west and to the south by the network of field boundary hedgerows;</p> <p>Filtered long views are possible to the north and more open views to the east.</p> <p>There is intervisibility with the adjoining <i>Letton Hall Arable Farmland with Parkland</i> local character area (SH3)</p>	<p>Views to the east would be most inherently sensitive in view of their more open aspect and the extent of views.</p>
<p>Intervisibility with the settlement edge:</p> <p>Views to the settlement edge: Key views include those to the church spire from the principal settlement edges.</p> <p>Views from the settlement edge: From the settlement edge filtered views are available to the north due to field boundary vegetation and more extensive views to the east across the network of arable fields.</p>	<p>The church and its setting form a sensitive element of views due to its listed status. Views to the Conservation Area which forms part of the northern settlement edge are also considered sensitive.</p> <p>The more open views to the east would be most inherently sensitive, in view of the extent of visibility.</p>
<p>Mitigation Potential: Density of structural vegetation varies across the character area, with a more intact field boundary network to the northern settlement edge.</p>	<p>Mitigation potential is judged to be relatively low in view of the predominantly open plateau character, although there would be scope to reinforce/enhance the field boundary hedgerow network. Mass woodland planting would not be appropriate to the plateau landscape character.</p>

Overall Sensitivity Judgment

The overall sensitivity to change of this landscape character area is judged to be **moderate-high**. This is in view of the elevated plateau landscape which is relatively exposed in character, notably to the east, and also the smaller scale and more intact landscape which is evident to the northern settlement edge.

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 historic post enclosure field boundary hedges, hedgerow oaks and small scale field pattern beyond the small scale landscape to the north of the

settlement, ensuring continuity of cover through appropriate and sensitive arboricultural management, in addition to succession planting;

- Explore opportunities for the restoration and re instatement of hedgerow field boundaries to the north east and east of Shipdham;
- Reinforce the existing hedgerow network with appropriate and species rich native hedgerow mixes (to include hawthorn, blackthorn, elder, dogwood, field maple etc), gapping up where appropriate to enhance connectivity;
- 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.

Principles in relation to Development

- Ensure that any future development respects the existing field boundary pattern and accommodates the retention of mature hedgerows and hedgerow trees/landscape structure;
- The rural character of the key roads leading into and out of Shipdham should be conserved, resisting upgrading works that could have an urbanising influence, e.g. kerbstones, traffic calming, and signage;
- Any future development to the settlement edge should aim to create a varied range of frontage treatments and spatial experiences, and a porous, transitional landscape edge to the settlement (as is apparent to the northern, western and southern settlement edges);
- New development should reflect the traditional vernacular in terms of local materials, built form, density and street scene, and should be of an appropriate and high quality design.

SH3: LETTON HALL ARABLE FARMLAND WITH PARKLAND AND WOODLAND

DESCRIPTION

Location and Summary

Letton Hall Farmland with Parkland and Woodland is located to the south western edge of the linear plateau edge village of Shipdham and forms part of the B4: *Blackwater Settled Tributary Farmland District Landscape Character Area*. It forms an undulating area of arable farmland with areas of wooded parkland and farmland associated with the Letton Hall Estate, 1km to the south east.

Representation of District LCA character area

The wider *Blackwater Settled Tributary Farmland* character area is a gently undulating and predominantly arable landscape, with views often contained by landform and field boundary vegetation. Parklands are evident at Letton Hall. As such the local character area is considered broadly representative.

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
Landscape Quality and Condition	
A post Enclosure agricultural landscape defined by geometric thorn dominated hedgerows and oak dominated woodland strips, notably to the southern edge of Shipdham.	Whilst the landscape is generally intact and in a good, well managed condition, it has few distinctive or high quality features. As such it is not considered inherently sensitive.
Individual Elements	
Natural: The dense woodland buffering and undulating landform adjoining the plateau on which Shipdham is sited are distinctive natural features, as are oak and field maple hedgerow trees.	The hedgerow oaks and dense buffer strips would take a significant time to re create if lost and are therefore considered sensitive.
Cultural (inc. built/architectural): Evidence of the cultural pattern is provided by the 18 th /19 th Century Enclosure field boundary hedgerows, and by the moat and lost village near Letton Hall (SAMs), although these do not form part of the settlement edge.	Whilst the SAMs and their settings are inherently sensitive, they do not form part of the settlement edge.
Aesthetic/perceptual: This is an essentially rural landscape with a settled skyline to the north, which is softened by the wooded edge.	The structural vegetation and woodland which contributes to this quality is sensitive to change.

Criteria	Judgement and Comment
Character of the Settlement Edge	
Settlement Edge Development Type: The southern settlement edge is formed by late 20 th Century two storey red/brown brick housing.	Settlement edge development does not form part of the Conservation Area and does not display any distinctive features. As such it is not inherently sensitive. The densely wooded southern edge of Shipdham is an important urban edge and should be conserved.
Accessibility and Integration: The southern settlement edge displays a wooded character, integrated with the wider landscape by field boundary vegetation and the undulating landform.	The woodland which provides this sense of integration would take significant time to replace if lost and is therefore sensitive to change.
Gateways: There are no gateways within the local character area – N/A.	
Nodes: There are no nodes within the local character area – N/A.	

Visual Sensitivity

Criteria	Judgement and Comment
General Views (Landform and Enclosure): A gently undulating landform and field boundary vegetation provide containment and filter views. Limited views are available to the settlement edge, in addition to prominent elements such as the church spire.	Views are generally not considered sensitive in view of their contained, filtered quality, although the church spire (listed building) and its setting are a sensitive component of views.
Intervisibility with the settlement edge: Views to the settlement edge: There is intervisibility with the settled parts of the adjacent character area SH1: <i>Crows Hill</i> , in addition to the church spire. Views from the settlement edge: From the settlement edge views are largely contained by landform and field boundary vegetation.	The church spire forms a sensitive component of these views in view of its listed status. In view of the containment provided by landform and field boundary vegetation these views are not considered inherently sensitive.
Mitigation Potential: The settlement edge and local character area display a reasonably high density of structural landscape elements, including the oak dominated buffer to the southern settlement edge. Field boundary	In view of the existing density of structural vegetation, mitigation potential is judged to be relatively high.

Criteria	Judgement and Comment
hedgerows and woodland blocks within Letton Hall parkland to the south east are also evident.	

Overall Sensitivity Judgment

The overall sensitivity of the local landscape character area to change is judged to be **moderate**. This is in view of the containment provided by landform and field boundary/settlement edge vegetation.

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

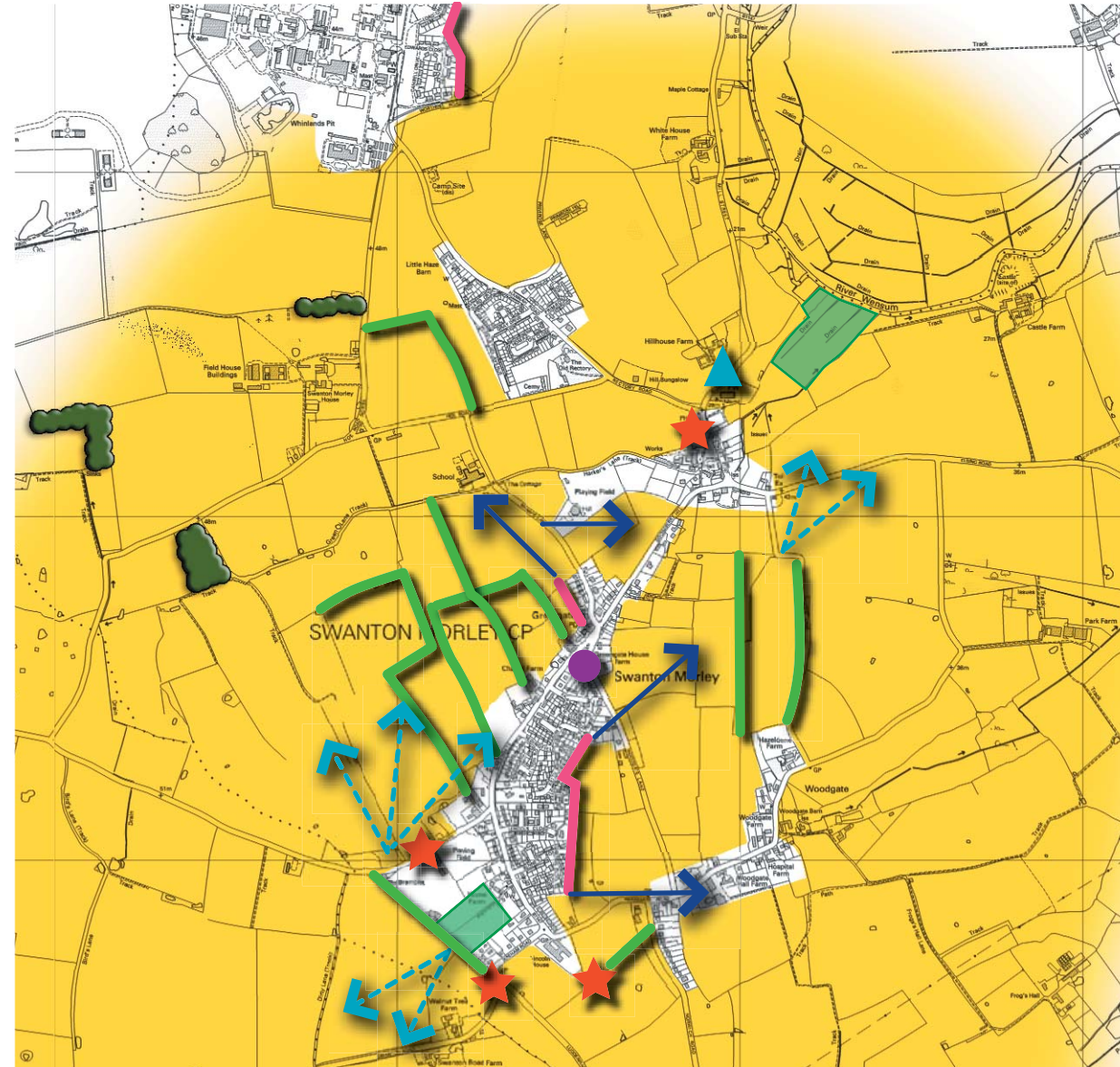
- Use appropriate and sympathetic arboricultural management to prolong the life of mature and veteran hedgerow trees, and plan for maintaining long term landscape structure through new native hedgerow tree planting (e.g. oak and field maple);
- Maintain and enhance existing field boundary hedgerows, gapping up where appropriate with a native thorn dominated hedgerow mix to ensure habitat connectivity;
- Further habitat connectivity could be provided by the enhancement of the field boundary margins through creation of grassland, fulfilling the objectives of the Norfolk BAP and the ECONet Project.

Principles in relation to Development











- Ensure that existing structural vegetation and field boundaries/field patterns are retained in new development, as at the southern settlement edge;
- Development should respect the historic pattern of settlement on the plateau, with the undulating land to the south to retain an open, rural character;
- Maintain the porous and transitional, well wooded settlement edge;
- Consider a range of frontage/spatial relationships to create a porous settlement edge integrating both landscape and townscape. Appropriate native planting mixes should be used to the settlement edge to integrate future development (e.g. oak, field maple, hawthorn, blackthorn).

SWANTON MORLEY

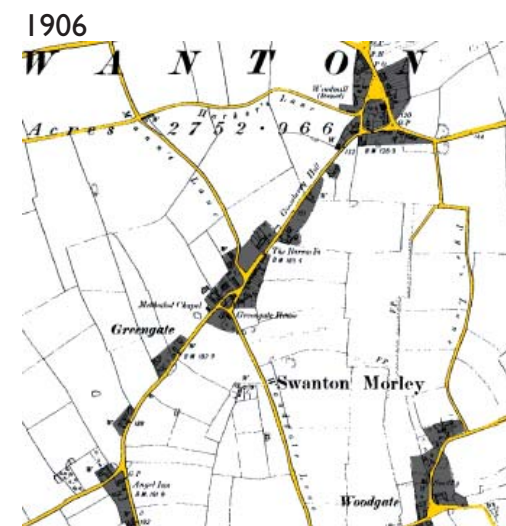
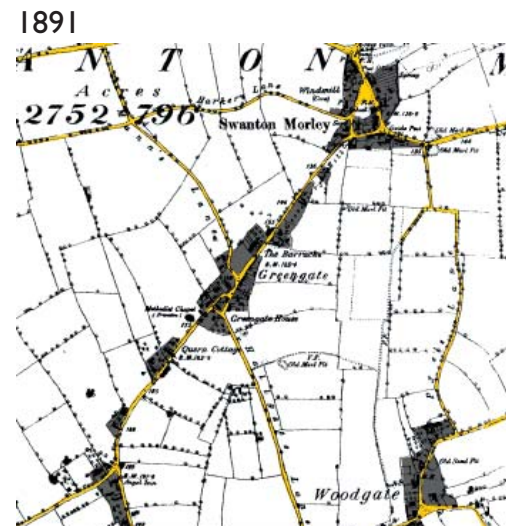
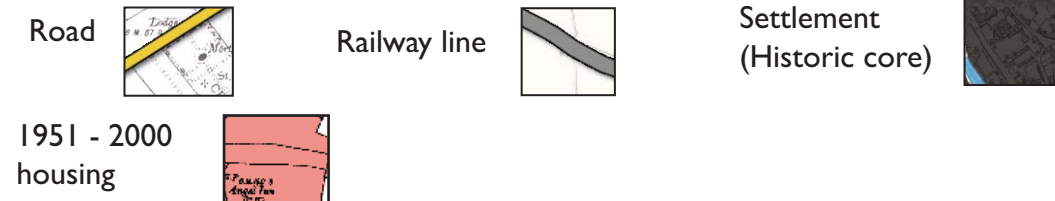
District Character Area	Local Landscape Type	Local Landscape Character Area
E8 Dereham Plateau	Enclosed Arable Farmland	SM1 Northall Green Enclosed Arable Farmland
B6 Wensum and Tud Settled Tributary Farmland	Enclosed Tributary Farmland	SM2 Woodgate Enclosed Tributary Farmland
A4 River Wensum and Blackwater	Valley Floor	SM3 Castle Farm Valley Floor



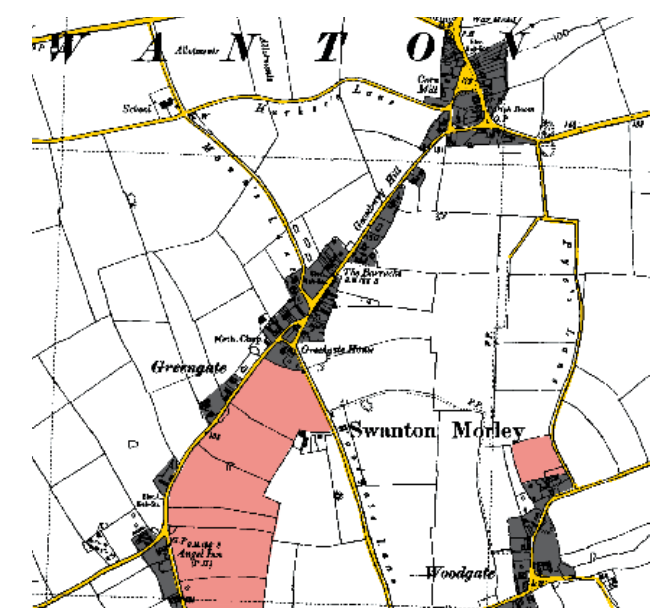
Swanton Morley Settlement Fringe Analysis

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

Historic Growth of Swanton Morley



1951 - 2000



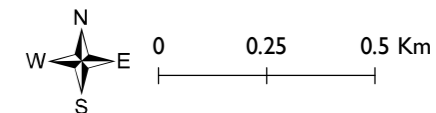
Breckland Settlement Fringe Landscape Assessment Swanton Morley Landscape Character Area Sensitivity

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



SM1: NORTHALL GREEN ENCLOSED ARABLE FARMLAND

DESCRIPTION

Location and Summary

SM1: *Northall Green Enclosed Arable Farmland* forms a significant part of the wider E8: *Dereham Plateau* district character area and lies to the west of the settlement of Swanton Morley, considering an area extending 1.5km from the settlement edge. Swanton Morley is a linear village to the edge of the plateau and partly dipping into the adjacent SM2: *Woodgate Enclosed Tributary Farmland* character area, with the hamlet of Woodgate in close proximity to the east. The local character area is defined by arable farmland interspersed with a largely intact network of mixed native hedgerows and hedgerow oaks.

Representation of District LCA character area

Dereham Plateau is an elevated and predominantly flat arable farmland landscape, with field boundaries defined by mixed hedgerows and hedgerow trees, interspersed with occasional blocks of farm woodland.

As such the local character area is considered broadly representative of the wider district character area, in view of its arable land use and the density of field boundary vegetation and farm woodland.

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
Landscape Quality and Condition	
A generally intact plateau farmland landscape, with a network of mixed field boundary hedgerows and hedgerow trees, and in managed condition. Some settlement edge influences are apparent, e.g. school playing fields.	The intactness and managed character of the landscape and the fact that a number of the landscape elements contributing to quality (such as hedgerow oaks, including some veteran trees) would take considerable time to replace if lost, render the landscape sensitive in terms of condition and quality.
Individual Elements	
Natural: Principal natural elements include the mixed field boundary hedgerow and the mature hedgerow oaks trees. Whilst predominantly an arable landscape localised areas of pasture are distinctive elements. New native tree planting is evident to the roadsides to the west of the settlement.	These elements would take significant time to replace and are therefore inherently sensitive.

Criteria	Judgement and Comment
<p>The area is characterised by an elevated and only very gently undulating plateau landform.</p>	
<p>Cultural (inc. built/architectural): Principal cultural elements include the minor parkland and estate of Hoe Hall (a house of 17th Century origin, and much reconstructed and extended in gault brick in the 1840s), to the western edge of the local character area.</p>	<p>Hoe Hall and its parkland setting forms part of the Conservation Area encompassing the hamlet of Hoe. It is therefore inherently sensitive, although is not affected by the settlement edge.</p>
<p>Aesthetic/perceptual: A rural landscape of tranquil character, defined by hedgerows and a network of narrow rural lanes. There is little evidence of the influence of the settlement across much of the character area, except in localised areas where roofline are visible, and in the area around the school, playing fields and the large, modern village hall.</p>	<p>The landscape is sensitive in terms of its rural, tranquil character. The sensitivity is lower where aesthetic character has been affected by settlement edge land uses or influences e.g. around the village hall and playing fields.</p>
Character of the Settlement Edge	
<p>Settlement Edge Development Type: The western edge of the settlement is characterised by 1970s brick built development. The eastern edge comprises a range of development types including brick built vernacular and later and modern development.</p>	<p>The more intact northern end of the eastern settlement edge displays a range of vernacular building materials and styles and as such has a higher sensitivity.</p>
<p>Accessibility and Integration: Much of the eastern edge has a permeable, integrated character, incorporating existing field boundary and roadside hedgerows. This is also apparent to the south western edge although parts of the western edge are exposed.</p>	<p>The better integrated, contained and vegetated edges would be more affected by change than the more exposed western settlement edge and as such they have a higher inherent sensitivity.</p>
<p>Gateways: Key gateways include Mann's Lane which forms the north western approach to the settlement and Woodgate Lane to the eastern edge, in addition to Tuddenham Road and Hoe Road South. Mann's Lane forms a low key, hedged approach to the settlement, with mature hedgerow oaks, although some exposed parts of the settlement edge are visible. Woodgate Lane is a well hedged gateway characterised by both traditional vernacular and modern development in red brick and flint.</p>	<p>The gateways form positive approaches to the settlement. Hedgerow vegetation and mature hedgerow trees are an essential part of the character of the gateways and these elements would be sensitive to change. The sensitivity of the Manns Lane gateway is reduced slightly by the visibility of the 1970s housing at this point, including chalet bungalows with steeply pitched roofs.</p>

Criteria	Judgement and Comment
The Tuddenham Road and Hoe Road South gateways form a well hedged and vegetated contained approach to the settlement.	
Nodes: The principal node within the character area is formed by the junction of Woodgate Lane and Gooseberry Hill (main road). This junction is characterised by traditional red brick buildings from the 19 th Century and earlier.	Although relatively intact in terms of character this node does not form part of a village Conservation Area and none of the buildings are listed. It is not therefore inherently sensitive.

Visual Sensitivity

Criteria	Judgement and Comment
<p>General Views (Landform and Enclosure):</p> <p>Views are generally filtered and contained by field boundary hedgerow vegetation, notably to the west of the settlement.</p>	In view of the containment provided by field boundary vegetation these views are not considered to be sensitive.
<p>Intervisibility with the settlement edge:</p> <p>Views to the settlement edge: The western edge of the settlement is visible from Mann's Lane.</p> <p>The distinctive and prominent Perpendicular tower of the parish church to the northern end of the village forms a key element of all views to the settlement edge.</p> <p>Views from the settlement edge: Although the landform of the plateau is elevated and only very gently undulating, views south and west from the settlement edge are filtered due to the presence of field boundary hedgerows. More extensive views are available eastwards.</p>	<p>The church is a listed building and is therefore considered a sensitive element, as is its setting.</p> <p>Views eastwards are considered most sensitive, due to their more open aspect.</p>
<p>Mitigation Potential: The landscape has a high proportion of relatively intact mixed field boundary hedgerows and hedgerow oaks are a common feature.</p>	Mitigation potential is judged to be relatively high in view of the existing density of field boundary vegetation. Blanket woodland cover would be inappropriate to the arable plateau farmland character of the landscape.

Overall Sensitivity Judgment

Overall sensitivity to change is judged to be **moderate**. This is in view of the filtered character of views and the relative lack of visibility to much of the settlement

edge, resulting from the relatively intact structural elements such as field boundary hedgerows and hedgerow trees.

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

- New native tree planting on the roadsides to the west of the settlement should be reinforced with double staggered mixed native hedgerow planting to further restore and enhance the landscape structure, and to provide habitat connectivity;
- Employ appropriate and sympathetic arboricultural management to the mature and veteran hedgerow oaks, particularly where these form a positive approach to the settlement e.g. at Mann's Lane;
- In addition to managing existing hedgerow trees to prolong their lifespan, reinforce with new native hedgerow tree planting to ensure sustained continuity of tree cover.

Principles in relation to Development

- In view of the elevated nature of the settlement, new development should not form the skyline. Use existing areas of well integrated development (e.g. to the eastern and western settlement edges) as a template in terms of building heights and rooflines;
- Preserve the predominantly linear form of the settlement, avoiding further nucleation and/or coalescence with the adjoining hamlet of Woodgate;
- Development should create a porous, transitional and well wooded edge in order to integrate with the wider landscape;
- Use existing local materials vocabulary (e.g. red brick and flint) as a template for new development.

SM2: WOODGATE ENCLOSED TRIBUTARY FARMLAND

DESCRIPTION

Location and Summary

SM2: *Woodgate Enclosed Tributary Farmland* lies to the east and north of the linear settlement of Swanton Morley as it straddles the plateau and lower lying tributary farmland, and forms a small component of the wider B6: *Wensum and Tud Settled Tributary Farmland Character Area*, considering an area of 1.5km radius from the settlement edge and defined by a network of enclosed arable fields of more undulating character than the adjacent SM1: *Northall Green Enclosed Arable Farmland* character area. Within the local character area the wooded skylines of *Bylaugh Park* are also distinctive, as is the predominantly arable land use interspersed with field boundary hedgerows and occasional woodland blocks.

Representation of District LCA character area

The wider district character area is defined by arable fields intersected by minor tributary drains feeding the Rivers Wensum and Tud. At these points small scale, ecologically diverse wetland features are apparent, such as meadow, wet woodland and marshland. Wooded skylines are a distinctive feature, e.g. *Bylaugh Park*.

As such the local character area is considered broadly representative of the district character area, although there is a comparative absence of wetland features due to the elevated aspect adjacent to the plateau.

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
Landscape Quality and Condition	
A rural landscape of managed character, comprising of arable agriculture interspersed with some pastoral fields and a network of mixed native hedges. The settlement edge has little influence at this point.	The landscape is largely intact and of a managed character and as such would be sensitive to change.
Individual Elements	
Natural: Key natural elements include hedgerows lining the network of sunken lanes, hedgerow trees including oak and ash and areas of rough grassland, notably to field boundaries and roadside verges to the east of Swanton Morley. Landform undulation is distinct as it dips	Elements such as the hedgerows and the hedgerow trees indicate historic landscape character and landcover pattern. They would take considerable time to replace if lost and are therefore inherently sensitive.

Criteria	Judgement and Comment
towards the Wensum Valley to the north.	
<p>Cultural (inc. built/architectural): Principal built cultural elements include the group of vernacular red brick cottages at Swanton Morley village green which form part of the setting of the parish church on the elevated land to the north. Other elements include the range of traditional cottages at Woodgate and the buildings of Woodgate Hall Farm.</p>	<p>The cottages are unlisted and do not form part of a village Conservation Area. As such their sensitivity is not inherently high, although the setting of the parish church is of high sensitivity. Pevsner notes that the parish church of Swanton Morley is 'outstandingly interesting' as an example of early Perpendicular architecture.</p>
<p>Aesthetic/perceptual: Key elements include the narrow rural lanes which form the approach to the settlement. Hedgerows provide containment at points and the essentially rural landscape is characterised by a variety of spatial experiences due to variation in structural vegetation and its density.</p>	<p>The elements which combine to create aesthetic and perceptual character also illustrate the historic landcover pattern and are therefore inherently sensitive.</p>
Character of the Settlement Edge	
<p>Settlement Edge Development Type: Much of the northern settlement edge comprises traditional red brick terraced cottage development, dating primarily from the 19th Century and earlier.</p> <p>The eastern edge comprises a range of development types including traditional brick and flint vernacular, later and modern (including 1970s) infill development and late 20th Century development based on traditional vernacular.</p>	<p>In view of its intact historic character and built pattern the northern settlement edge is considered most sensitive to change.</p>
<p>Accessibility and Integration: The northern edge is contained by falling landform and by boundary hedgerow vegetation, whilst the eastern edge is permeable in character due to hedgerows and field boundary vegetation, in addition to some coniferous planting.</p>	<p>Both of these settlement edges are well integrated with their wider landscape and therefore sensitive to change. The eastern edge's sensitivity is locally reduced by areas of coniferous planting.</p>
<p>Gateways: Elsing Road forms the north eastern gateway into the settlement, approached via a semi sunken lane bordered by dense native hedges, and including a number of traditional red brick and tile vernacular cottages.</p>	<p>This gateway creates a positive approach to the settlement which is generally historically intact and would therefore be sensitive to change.</p>
<p>Nodes: The junction of Elsing Road and Gooseberry Hill creates the principal node within the local character area, with a range of traditional red brick cottages drawn tight to the street frontage to the</p>	<p>This node is relatively intact in terms of historic built character and is considered to be inherently sensitive to change.</p>

Criteria	Judgement and Comment
west of the Elsing Road gateway.	

Visual Sensitivity

Criteria	Judgement and Comment
<p>General Views (Landform and Enclosure):</p> <p>Filtered views are available to the east of the settlement, although these are contained by the undulating landform and by the density of field boundary hedgerows.</p>	<p>Due to the level of containment provided by landform and field boundary vegetation, these views are not considered to be inherently sensitive.</p>
<p>Intervisibility with the settlement edge:</p> <p>Views to the settlement edge: From Pye's Lane, filtered views are available to the eastern edge of the settlement, filtered by the density of the hedgerows which contain the network of semi sunken lanes at this point.</p> <p>The church tower forms a component of views to the settlement edge.</p> <p>Views from the settlement edge: From the settlement edge, views eastwards are generally contained by landform and field boundary vegetation. Views eastwards from Elsing Road in particular are greatly restricted by rising landform and the density of the hedgerow vegetation.</p>	<p>The Church and its setting are an inherently sensitive component of these views due to the church's significant historical interest and architectural value.</p> <p>Due to their contained nature and the restricted visibility, these views are not considered sensitive.</p>
<p>Mitigation Potential: The landscape has a relatively high density of structural vegetation, in terms of field boundary hedgerow vegetation.</p>	<p>Mitigation potential is judged to be relatively high in view of the density of the existing field boundary vegetation. Mass woodland planting would be inappropriate to the character of the landscape.</p>

Overall Sensitivity Judgment

The sensitivity of the local landscape character area to change is judged to be **moderate-high** overall. This is in view of the intact landscape structure which has also survived to much of the settlement edge. It is considered that there would be extremely limited capacity to accommodate further development without altering the predominantly linear settlement form at this point. As such the principles in relation to development primarily concern existing development and opportunities to enhance the settlement's interface with the 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

- Through appropriate arboricultural management, conserve and enhance the existing hedgerows which form the approach to the settlement and help to set it within its landscape (e.g. Elsing Road/Pye's Lane);
- Gap up hedgerows where appropriate with native species to ensure habitat connectivity;
- Explore opportunities for the further creation of grassland field margins to the eastern edge of Swanton Morley to enhance connectivity for wildlife and to assist in delivering BAP Priority Habitat targets.

Principles in relation to Development

- Ensure that Elsing Road and the associated gateway continues to maintain its narrow rural character, avoiding traffic calming/upgrading pressures which could have an urbanising influence;
- Development should create a porous/transitional and well integrated edge, making use of native species to create an appropriate interface with the wider landscape;
- Avoid the use of coniferous/gardenesque species which could have a sub urbanising influence.

SM3: CASTLE FARM VALLEY FLOOR

DESCRIPTION

Location and Summary

SM3: *Castle Farm Valley Floor* forms a discrete component of the wider A4: *Wensum and Blackwater Character Area*, adjacent to the northern settlement edge of the linear village of Swanton Morley. The settlement lies predominantly on the more elevated land within the adjacent SM1: *Northall Green* / SM2: *Woodgate* character areas, although the northern settlement edge abuts character area SM3. The local character area considers a radius of 1.5km extending from the settlement edge and contains a range of wetland features, including willow scrub, rush pasture and a network of small scale pastoral fields defined by hedgerows and ditches draining into the River Wensum.

Representation of District LCA character area

The wider *Wensum and Blackwater Character Area* is defined by a broad shallow valley landform, a range of riparian features such as willow and alder lined ditches, black poplars and wet unimproved meadow. Due to drift deposits of sand and gravel there are isolated areas of heathy grassland in addition to extensive mineral extraction sites, both redundant (open water) and active.

As such the local character area is considered broadly representative of the more intact parts of the wider landscape character area.

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
Landscape Quality and Condition	
An intact area of lowland river valley, overlooked by the Perpendicular parish church, and incorporating areas of rush meadow and grazing pasture.	This landscape is a mosaic of diverse elements which are of a high quality and which create distinct sense of place. The landscape is in a managed condition and is considered to be inherently sensitive to change.
Individual Elements	
Natural: Principal elements include very mature hedgerow oaks, areas of willow scrub, field boundary hedgerows of variable density and rush meadow/small scale pasture. The course of the River Wensum (SSSI and SAC) flows through the local character area, and the landform is that of a broad, well defined valley.	These elements represent the historic character of the valley floor, and would take considerable time to replace if lost. They are therefore sensitive. The River Wensum is inherently sensitive in view of the nature conservation designations.

Criteria	Judgement and Comment
<p>Cultural (inc. built/architectural): The distinctive and prominent parish church, dating primarily from the late 14th Century and displaying a tall, narrow west tower, is the primary cultural element within this landscape.</p> <p>The 19th Century estate of Bylaugh Park lies outside of the local character area but its wooded skyline is a prominent element in northward views from the character area.</p>	<p>The church is a listed building and is therefore inherently sensitive, as is its setting.</p>
<p>Aesthetic/perceptual: An intimate, small scale landscape of rural character and defined primarily by grazing pasture and wetland scrub. The landscape has a strongly textured, patchwork quality.</p>	<p>The elements which create this textured character would take considerable time to re create if lost and are considered sensitive.</p>
Character of the Settlement Edge	
<p>Settlement Edge Development Type: The northern settlement edge adjoins the local character area and comprises a range of vernacular terraced red brick and painted cottages, in addition to a bowling green. The parish church is a prominent feature to the outer area of the settlement edge.</p>	<p>This represents an intact historic edge to the settlement and would therefore be sensitive to change. The church and its setting would have the highest sensitivity to change.</p>
<p>Accessibility and Integration: The settlement edge is permeable at this point, partly contained by landform and field boundary vegetation. It is generally integrated with its wider landscape.</p>	<p>In view of its integration with the landscape the edge is considered sensitive to change, although less so adjacent to the bowling green and its associated ornamental boundary hedging.</p>
<p>Gateways: The church, which occupies an elevated promontory on the valley side, and its associated flint and brick walled, yew lined churchyard, forms the key gateway into the settlement.</p>	<p>The church forms a positive and historically intact gateway, which would be inherently sensitive in view of its status as a listed building.</p>
<p>Nodes: There are no nodes within the character area – N/A.</p>	

Visual Sensitivity

Criteria	Judgement and Comment
<p>General Views (Landform and Enclosure):</p> <p>There are wide views across the Wensum Valley from the elevated ground within the churchyard.</p> <p>There is some intervisibility with the adjacent SM1: <i>Northall Green</i> / SM2: <i>Woodgate</i> character areas on the more elevated land to the south.</p>	<p>In view of the extent of visibility, these views would be sensitive to change.</p>
<p>Intervisibility with the settlement edge:</p> <p>Views to the settlement edge: The church and adjacent group of cottages are visible from the valley sides, and from Mill Street, leading down from Bylaugh Park.</p> <p>The church is a key landmark in all views to the settlement edge.</p> <p>Views from the settlement edge: From the settlement edge, most notably the elevated ground within the churchyard, views of the valley floor are filtered by hedgerow and scrub vegetation, although wide views are available over the northern part of the Wensum Valley, with the wooded skyline of Bylaugh Park forming a prominent backdrop.</p>	<p>Due to the listed status the church and its setting are a sensitive component of these views.</p> <p>Due to the extent of views and the hinterland provided by Bylaugh Park, these views are considered sensitive.</p>
<p>Mitigation Potential: The landscape incorporates a range of structural elements, including very mature hedgerow oaks, hedgerows and areas of willow scrub.</p>	<p>In view of the density and variety of structural landscape elements, mitigation potential is judged to be relatively high, provided the intimate, pastoral character was maintained.</p>

Overall Sensitivity Judgment

Overall sensitivity to change is considered to be **high**, in view of the local character area's role in forming the setting of the historically important parish church, and the quality of the valley floor landscape. It is therefore considered that development could not be accommodated within this edge without impairing either the setting of the church or the quality of the landscape. Guidelines therefore relate primarily to landscape management principles and to considerations in respect of existing development and its relationship to the wider 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

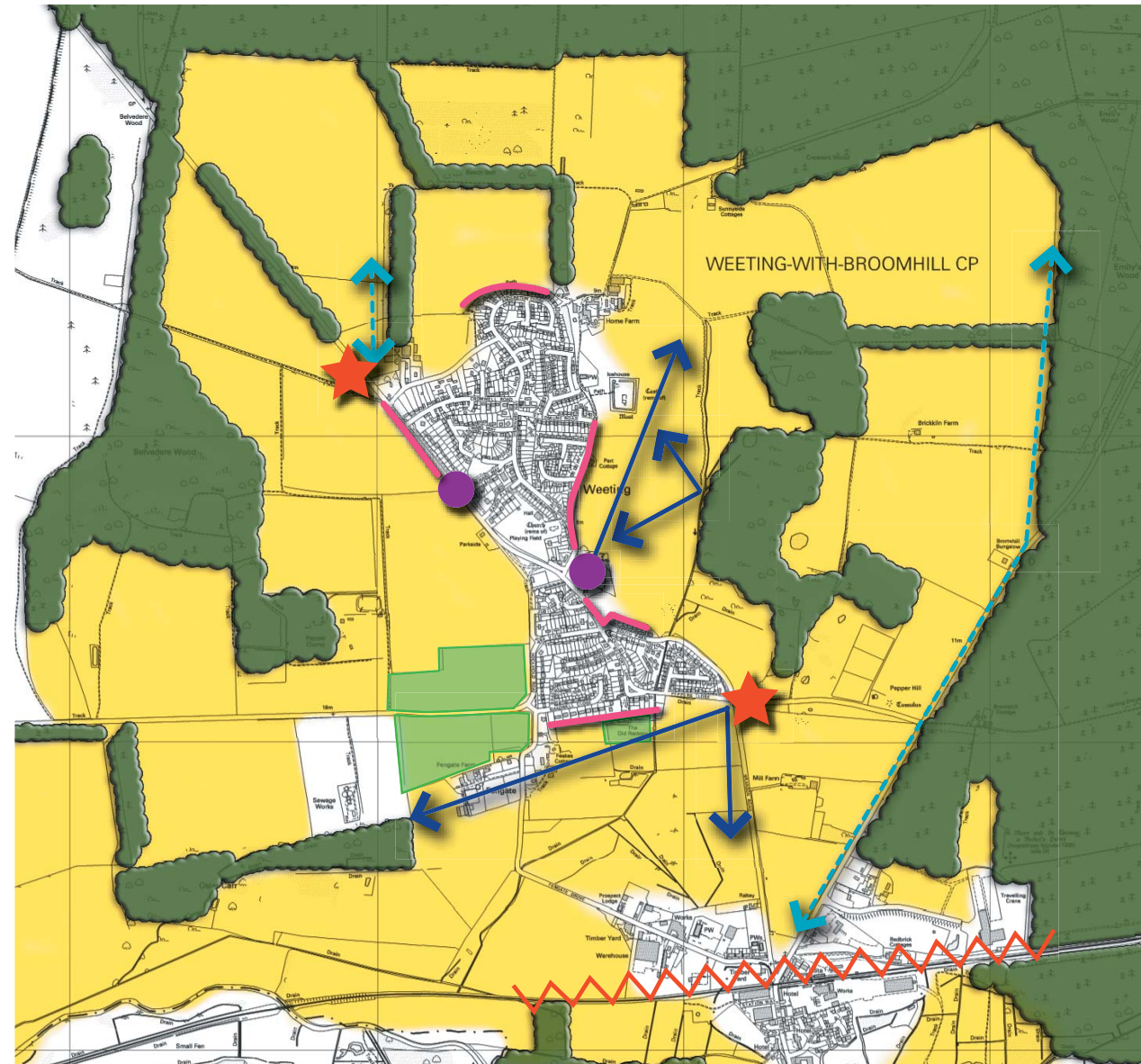
- Conserve mature hedgerow oak trees and prolong their lifespan through appropriate and sensitive arboricultural management, whilst instigating new native hedgerow tree planting to ensure continuity of cover;
- Instigate appropriate management regimes to control extent of willow scrub to valley sides, e.g. rotational coppicing;
- Continue to manage the network of small scale pastoral fields to the north of the church through grazing regimes.

Principles in relation to Development

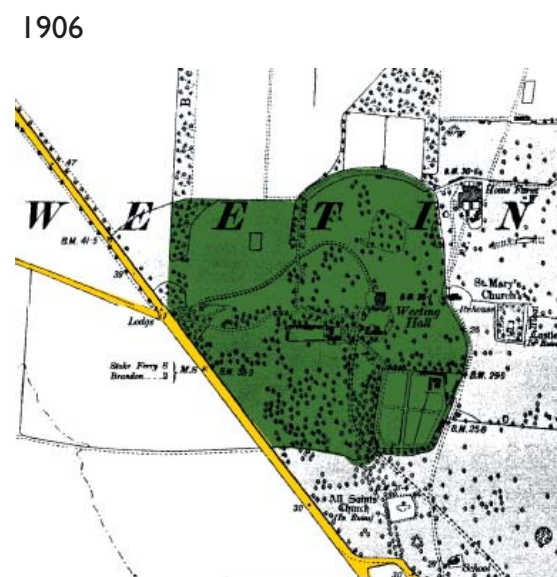
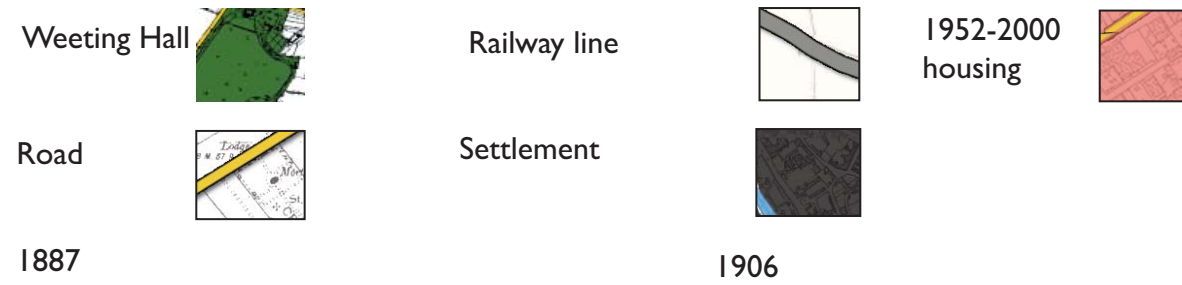
- Conserve the setting of the church and churchyard;
- Avoid ornamental boundary treatments particularly where these occur in close proximity to the valley floor, sides and associated wetland habitats (as at the bowling club).

WEETING

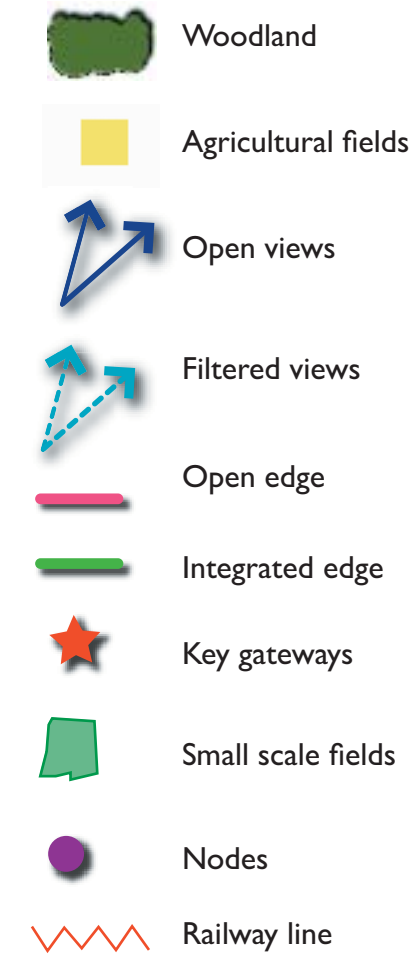
District Character Area	Local Landscape Type	Local Landscape Character Area
CI Brecks of Thetford Forest	Plantation and Farmland	WE1 Weeting Castle Plantation and Farmland
CI Brecks of Thetford Forest	Woodland and Wetland	WE2 Fengate Woodland and Wetland



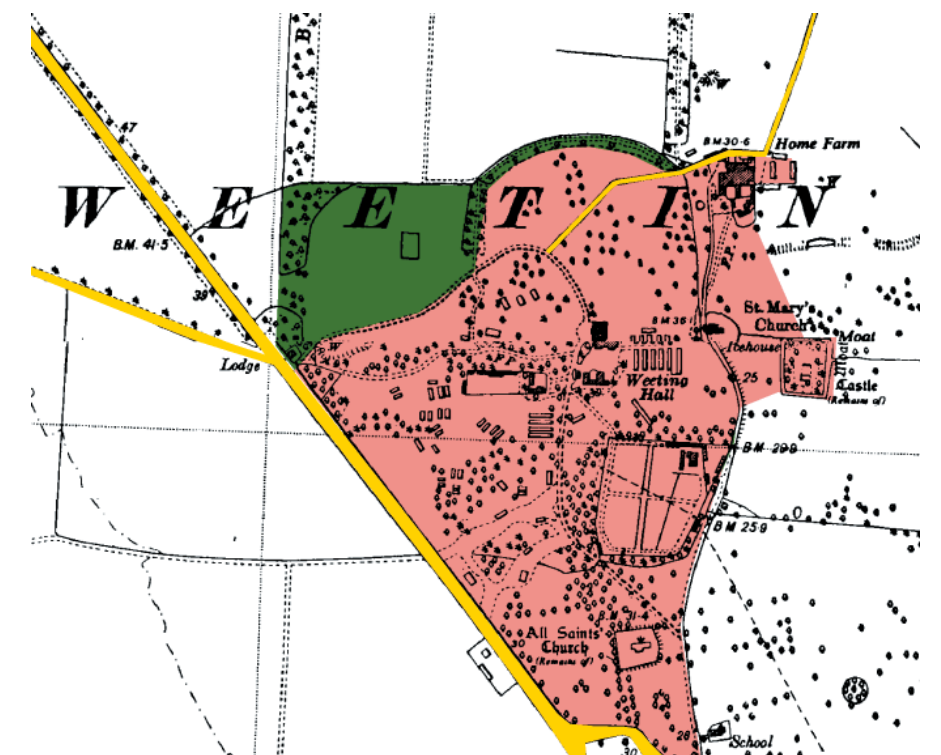
Historic Growth of Weeting



Weeting Settlement Fringe Analysis





1952 - 2000









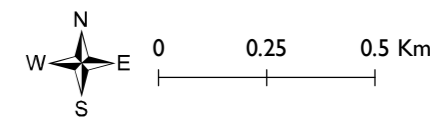
**Breckland Settlement Fringe
Landscape Assessment
Weeting Landscape Character
Area Sensitivity**

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



WEI: WEETING CASTLE PLANTATION AND FARMLAND

DESCRIPTION

Location and Summary

Weeting Castle Plantation and Farmland forms a discrete part of the District Character Area C1: *The Brecks of Thetford Forest*. The local character area considers a radius extending to 1.5 km from the edge of the nucleated village of Weeting, which lies entirely within the wider C1: *The Brecks of Thetford Forest* Character Area. The local character area is defined by large scale blocks of mixed plantation woodland interspersed with mixed farmland.

Representation of District LCA character area:

The wider *Brecks of Thetford Forest* character area is a gently undulating landscape overlain with extensive mixed commercial plantation woodland. Views are essentially contained and confined by the plantation blocks, creating an intimate and small scale landscape, with a clear sense of enclosure, in spite of the large scale of the landscape elements. Relatively few areas of open land punctuate the landscape, other than remnant areas of heathy grassland and small scale agricultural fields.

As such the local character area is considered broadly representative of the wider district character area. Larger areas of open agricultural land surround the settlement at points, although these are representative of localised variations found elsewhere within the character area.

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
Landscape Quality and Condition	
Landscape quality and condition is variable, with the eastern edge adjacent to Weeting Castle and church influenced by domestic garden boundary treatments including close board fencing. A considerably more intact character is apparent to the western edge, with mixed hedgerows and wooded strips evident. Pastoral fields and the hinterland of Thetford Forest lie beyond.	The sensitivity of the landscape is variable with the eastern part having a lower inherent sensitivity than the more intact western section.
Individual Elements	
Natural: Important elements are field trees (including alders), scots pine tree lines and the dense coniferous and more occasionally mixed plantation woodland	The vegetation elements would take a significant time to re create if lost and are therefore considered inherently sensitive.

Criteria	Judgement and Comment
<p>of Breckland Forest, which forms the hinterland.</p> <p>Landform is very gently undulating throughout the local character area.</p>	
<p>Cultural (inc. built/architectural): Cultural pattern is represented by the much restored round towered church to the eastern edge of the village and by the remains of Weeting Castle (SAM). 'The Row' opposite the village green is an important line of late medieval thatched cottages. Other historic elements include the site of the former second parish church and remnants of red and blue brick 'diaper work' walls associated with the now destroyed Weeting Hall (absorbed within the housing estate adjacent to the church), together with the lodge house at All Saints.</p>	<p>The setting of the Church and the SAM are considered inherently sensitive. 'The Row' and the existing thatched school building are listed buildings and therefore their settings are sensitive to new development.</p>
<p>Aesthetic/perceptual</p>	
<p>Primary aesthetic and perceptual characteristics are those associated with the plantation hinterland of the Brecks.</p>	<p>The plantations are important in defining the setting of the settlements and are considered sensitive.</p>
<p>Character of the Settlement Edge</p>	
<p>Settlement Edge Development Type: Settlement edges are variable, with the southern edge defined by 1960s bungalow development and a mix of development periods and styles to the eastern edge including traditional vernacular associated with The Row and the village green, in addition to 1970s development on the former site of Weeting Hall. The northern edge is defined by 1970s cul-de-sac development and recent infill development, whilst the western edge comprises both traditional buildings (e.g. Lynn Lodge – early 19th Century and 1970s low density development largely screened by existing hedgerows and wooded belts, interspersed with relatively extensive areas of green space.</p>	<p>The southern and eastern edges are often relatively exposed in character and are therefore considered of lower inherent sensitivity. However certain elements, such as the traditional buildings around the village green to the eastern edge, would result in a higher sensitivity.</p>
<p>Accessibility and Integration: The southern and eastern edges are largely exposed, with close board fencing forming the garden boundaries adjacent to the church, whilst the western edge is permeable and well integrated with its wider landscape due to hedgerow vegetation (opportunities for physical</p>	<p>The northern and western edges are well integrated with the wider landscape and are therefore considered to have a higher inherent sensitivity to change than the southern and eastern edges.</p>

Criteria	Judgement and Comment
connections and filtered views in/out). The northern edge is generally contained by woodland and field boundary hedgerows.	
Gateways: Key gateways include the southern approach to the village at Brandon Road and the northern approach, also accessed via Brandon Road. The northern gateway is low key and transitional in character, framed by native hedgerow and trees to both sides, together with Lynn Lodge (estate gatehouse) and associated estate farmland. The southern gateway is of a more exposed and degraded character, with mixed and heavily flailed, part replanted hedgerows and the exposed southern edge visible.	The northern gateway creates a positive approach to the settlement that would be sensitive to change.
Nodes: Key nodes are the village green and 'The Row', in addition to the wide road junction associated with the public house and filling station to the western edge of the settlement.	The historic village green and the setting to the associated listed buildings would be most inherently sensitive.

Visual Sensitivity

Criteria	Judgement and Comment
General Views (Landform and Enclosure): To the east, expansive views are available to the Brecks hinterland, whilst filtered views are available to the forest to the west.	Views to the east would be the most inherently sensitive in visual terms due to their open aspect and comparative absence of structural landscape screening.

Criteria	Judgement and Comment
<p>Intervisibility with the settlement edge:</p> <p>Views to the settlement edge: Views are available of the southern settlement edge from Brandon Road on the approach to Weeting. In addition views are available back towards parts of the eastern edge from Weeting Castle and the approach to the parish church.</p> <p>The church tower and the remains of the castle form a key element in views to the eastern edge and from the east. 'The Row' is also visible in views from the east.</p> <p>Views from the settlement edge: Open views are available from much of the eastern edge although these are limited by the plantation blocks in the middle ground. From the western edge, views are heavily filtered by hedgerow vegetation, such that only glimpses of plantation woodland are visible.</p>	<p>The church tower (listed building) and the castle (SAM) are considered inherently sensitive elements of views, as are their settings.</p> <p>Views from the eastern edge would have a higher sensitivity due to their open aspect.</p>
<p>Mitigation Potential: There is a relatively high density of structural vegetation in the character area due to the blocks of plantation woodland.</p>	<p>In view of the existing level of woodland cover and structural landscape, mitigation potential is judged to be relatively high, although remaining areas of open heath and agricultural land should be conserved.</p>

Overall Sensitivity Judgment

Overall sensitivity to change is considered to be **moderate-high**. This is in view of the proximity of the settlement to the SSSI's to the west and the sensitive historic elements of the settlement edge to the east, notably the church, the castle and the village green including 'The Row'. Although containment is provided by hedgerow and woodland vegetation to the north and west, potential for expansion would be limited without creating further nucleation of the urban form. The potential for longer views from the eastern settlement edge creates a visually sensitive relationship between landscape and settlement edge. Two small sites already have planning permission for development adjacent to the eastern edge, and this focuses the considerations of the guidelines below.

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

- Employ appropriate and sympathetic arboricultural management to remaining scots pine tree lines adjacent to the settlement edge, to ensure sustained continuity of tree cover;
- Explore opportunities for the creation of new scots pine tree lines/native hedgerows e.g. to reinforce existing retained belts of vegetation to the western settlement edge;
- Manage existing hedgerows and tree belts to the northern and western edges of the settlement to ensure density of cover, gapping up with native planting where appropriate;
- Avoid the use of coniferous/ornamental plantings where this could have a sub urbanising influence to the settlement edge, particularly to the setting of the church and the SAM.

Principles in relation to Development

- Use historic density pattern and materials palette in the village core to set the template for new development;
- Consider existing pattern of development, e.g. single storey dwellings to the edge, to ensure a development edge which integrates successfully with its wider landscape, preserving existing skylines and views out;
- Ensure that new development makes appropriate provision for usable and accessible green space, rather than areas of under utilised green space as represented by existing development to the western edge;
- Encourage the use of native planting to development boundaries, rather than boundary treatments which could have a sub urbanising influence, such as close board fencing;
- Ensure that future development and streetscape faces and interacts with the settlement edge rather than away from it;
- Conserve the setting of the parish church and the castle ruins (SAM), in addition to that of the village green and 'The Row'.

WE2: FENGATE WOODLAND AND WETLAND

DESCRIPTION

Location and Summary

Fengate Woodland and Wetland lies to the south of the village of Weeting, an increasingly nucleated settlement occupying much of the former site of Weeting Hall and parkland and set entirely within the wider C1: *Brecks of Thetford Forest* landscape. The local character area considers an area extending to 1.5 km from the settlement, or otherwise truncated by the District boundary where this occurs within the 1.5 km zone. It forms a small area of localised variation, defined by the course of the Ouse, associated wetland vegetation and pastoral fields, within the wider C1: *Brecks of Thetford Forest* Character Area.

Representation of District LCA character area:

The wider *Brecks of Thetford Forest* character area is a gently undulating landscape overlain with extensive mixed commercial plantation woodland. Views are essentially contained and confined by the plantation blocks, creating an intimate and small scale landscape, with a clear sense of enclosure, in spite of the large scale of the landscape elements. Relatively few areas of open land punctuate the landscape, other than remnant areas of heathy grassland and small scale agricultural fields.

The District wide Landscape Character Assessment has identified the presence of a more open and pastoral character associated with the course of the River Ouse although this is a local variation. Consequently *Fengate Woodland and Wetland* is not considered representative of the wider character area.

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
Landscape Quality and Condition	
Some intact areas of grazing and rush pasture survive, in addition to scots pine tree lines. Otherwise the landscape has a degraded quality at the settlement edge due to the influence of overhead wires and coniferous species.	The degrading influence of the conifers and overhead wires reduces the inherent sensitivity of the landscape.
Individual Elements	
Natural: Important natural elements include the scots pine tree lines, willow belts and alder field trees, in addition to the areas of floodplain meadow and grazed pasture associated with the Ouse and field drains at Fengate. Mature coppiced ash trees are present at	These elements are representative of the historic landscape character of the area. A number, such as the trees would take considerable time to re create if lost and are therefore inherently sensitive. Breckland Farmland SSSI would be inherently sensitive to change.

Criteria	Judgement and Comment
<p>Fengate Drove.</p> <p>Breckland Farmland SSSI, which provides a breeding ground for Stone Curlew, lies partly within the local character area.</p> <p>Landform is that of a gently undulating, broad and shallow valley.</p>	
<p>Cultural (inc. built/architectural): The farm buildings of Fengate Farm including the distinctive brick estate wall and the brick and flint gatehouse are the principal historic built elements. The site of a Romano-British settlement (SAM) lies at the outer edge of the local character area.</p>	<p>The SAM is considered inherently sensitive although it is outside of the settlement edge. The farm buildings and associated vernacular boundary features are important in defining the sense of place in terms of stylistic traditions and use of local materials.</p>
<p>Aesthetic/perceptual: Principal aesthetic and perceptual elements are the open pastoral fields and the willow lined ditches and drains, in addition to the alder field trees.</p>	<p>These elements would take significant time to re create if lost and are therefore sensitive.</p>
<p>Character of the Settlement Edge</p>	
<p>Settlement Edge Development Type: Development to the southern edge of Weeting adjacent to the character area is principally 1960s/1970s brick built bungalow development, in addition to the vernacular buildings of Fengate Farm to the south of the settlement.</p>	<p>The relatively modern development to the southern edge has a lower inherent sensitivity than the buildings of Fengate Farm.</p>
<p>Accessibility and Integration: The southern edge of the settlement generally has an open, exposed edge.</p>	<p>The southern edge is considered to have a relatively low inherent sensitivity to change in view of its exposed, poorly integrated character.</p>
<p>Gateways: The gateway within this character area is the southern approach to Weeting on the Brandon Road. This is defined by mixed and heavily flailed, part replanted hedgerows and the exposed southern edge of the settlement is visible.</p>	<p>This gateway would have potential for landscape enhancement and mitigation, as the sensitivity is reduced by the exposed character of the settlement edge and disturbed/part replaced vegetation.</p>
<p>Nodes: There are no nodes within the character area – N/A.</p>	

Visual Sensitivity

Criteria	Judgement and Comment
<p>General Views (Landform and Enclosure):</p> <p>There are wide views to the south and into Suffolk beyond the River Ouse, although these are partly filtered by field boundary vegetation.</p>	<p>These views are considered inherently sensitive to change due to their relatively extensive nature.</p>
<p>Intervisibility with the settlement edge:</p> <p>Views to the settlement edge: The southern edge is visible from the Brandon Road. Landmarks within Weeting such as the church tower do not form a component of these views however.</p> <p>Views from the settlement edge: From the settlement edge views are available eastwards into the adjacent WE1: <i>Weeting Castle Plantation and Farmland</i> Character area and the wooded hinterland of the Brecks.</p> <p>Filtered views are also available southwards from the settlement edge, across the pastoral farmland towards the industrial premises at Fengate Drove.</p>	<p>These views do not form a component of the setting of historic built features or landmarks such as the church tower and therefore have a relatively low inherent sensitivity.</p> <p>Due to their extent and the role in forming part of the visual setting of the Brecks the views to the east are considered to have a higher inherent sensitivity than those to the south which are influenced by elements such as the industrial premises.</p>
<p>Mitigation Potential: The local landscape character area is already relatively well vegetated due to field boundary vegetation, willow lined ditches, alder field trees and scots pine tree lines.</p>	<p>It is considered that mitigation potential would be relatively high. Mass woodland planting would be inappropriate to the pastoral character of the landscape.</p>

Overall Sensitivity Judgment

Overall sensitivity to change is considered to be **moderate-high**, particularly in the western part of the area (Breckland Farmland SSSI) and in the areas of more intact wetland meadow and floodplain pasture associated within the course of the Ouse in the southern part of the character area. Whilst views to the west are filtered to the east they are more open, which creates a visually sensitive relationship between the settlement and the landscape. It is considered that potential for future development would be extremely limited and development considerations therefore relate primarily to the relationship of existing development to the 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

- Extend the traditional silvicultural practices at Fengate Farm and Fengate Drove (coppiced ashes) to other existing and new tree planting within the local character area, to ensure sustained tree cover;
- Consider opportunities for extending the network of wetland vegetation such as sedges, rushes and reeds associated with the field drains at Fengate and the Ouse, to fulfil Biodiversity Action Plan/Ecological Network Mapping targets.

Principles in relation to Development

- The southern development edge should be porous and transitional in character, using native planting to ensure that it is properly absorbed within the landscape.
- Development should avoid further nucleation of the settlement form of Weeting.

APPENDIX I: SAMPLE FIELD SURVEY FORM

BRECKLAND RURAL-URBAN FRINGE – FIELD SURVEY SHEET

Settlement:

Date:

Time:

Weather:

Photo Nos:

DISTRICT LANDSCAPE TYPE:	DISTRICT CHARACTER AREA:
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RURAL-URBAN FRINGE SUBDIVISIONS AT 1:10,000 (if any):

LOCAL LANDSCAPE TYPE:

LOCAL LANDSCAPE CHARACTER AREA:

If sub-divisions exist what determines them? (differences in habitat types, land use, condition, quality etc.)

Brief Description of District Landscape Character Area:

Description/Representation of wider LCA:

LANDSCAPE

Landscape Quality and Condition – the settlement fringe:

Individual Elements:

Natural:

Cultural inc. built/architectura:l

Built/Architectural Character (✓=Subtle, ✓✓=Apparent; ✓✓✓= Conspicuous)

<input type="checkbox"/>	Timber-frame	<input type="checkbox"/>	Brick - traditional	<input type="checkbox"/>	Stone	<input type="checkbox"/>	Tile
<input type="checkbox"/>	Weatherboard	<input type="checkbox"/>	Brick - modern	<input type="checkbox"/>	Slate	<input type="checkbox"/>	other
<input type="checkbox"/>	Flint	<input type="checkbox"/>	Conglomerate	<input type="checkbox"/>	Thatch	<input type="checkbox"/>	other

Aesthetic/perceptual:

Character of the settlement edge:

Settlement edge development type:

(including edges to conserve and those with enhancement potential)

Permeability and integration:

Local gateways:

Key Nodes:

VISUAL

General views (landform and enclosure)

Intervisibility with the settlement edge:

Views to the settlement edge, including landmarks/townmarks:

Views from the settlement edge:

Mitigation potential:

Overall sensitivity judgment and justification:

L	M/L	M	M/H	H
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Guidelines:

General landscape management:

Principles in relation to development: