

Appendix 3 – Landscape Character Area descriptions, sensitivities and guidelines.



The Broadland Character Assessment is available to view online at <https://www.southnorfolkandbroadland.gov.uk/downloads/download/105/landscape-character-assessment-supplementary-planning-document-spd>

The study provides a baseline inventory of variations in landscape character across the District, and outlines guidance for conserving, enhancing, and/or restoring locally distinctive landscape characteristics. According to the study, Buxton with Lamas parish falls into three different landscape character types and three landscape character areas as follows:

Landscape Character Type:	Landscape Character Area:
LCA Wooded Estate Lands	E2: Marsham and Hainford Wooded Estate Lands (land west of Bure River Valley)
LCA River Valley	A2: River Bure Valley (follows River Bure Valley)
LCA Tributary Farmland	D3: Coltishall Tributary Farmland

The Broadland study provides:

1. The descriptions of the three landscape character types
2. The sensitivities of each of these character types
3. Applicable guidelines for these character types.

What follows below is extracted from the document and is intended to provide information applicable to the parish.

E2: Marsham and Hainford

This landscape character area includes Buxton Village to the west of the railway line. The area extends all the way to Aylsham to the north, to Hevingham to the west and beyond Frettenham to the south. The document includes the following description:

“This character area comprises the gently rising slopes that extend from the Bure valley to the belt of woodland that sharply defines the area to the west. At the edge of the Bure floodplain convex slopes sharply define the valley floor. From this point the land rises gently, becoming increasingly undulating where incised by tributaries of the River Bure. The area is made up of a varied drift geology of sands and gravels. This is overlain with loam in some areas, especially in the north where it forms pockets of higher quality agricultural land...

To the east, woodland defines the edge of the Bure valley. Variations in landscape character are provided by the streams and river channels that form gentle wooded incisions in the landscape, including The Mermaid, Camping Beck and Stone Beck...”

The sensitivities identified include:

- Pockets of pasture, open grassland, patterns of semi-natural vegetation lining tributaries, create interest and diversity in an otherwise arable landscape.
- Landscape setting of villages.
- Landscape setting of historic halls, manors and churches.

Landscape planning guidelines:

- Seek to conserve and enhance the landscape structure within the area, including woodland, copses of woodland, mature trees associated with small halls and manors and intact hedgerows;
- Seek to ensure the sensitive location of development involving further tall structures (such as steel pylons and telecommunication masts) in relation to prominent skyline locations both within the character area and within adjacent character areas;
- Seek to ensure that potential new small-scale development within villages is consistent with the existing settlement pattern, density and traditional built form;
- Seek to conserve the landscape setting of historic halls, manors and churches;
- Seek to promote use of local vernacular building materials;
- Seek to ensure new development does not reduce the vertical significance of important historical and architectural features within the landscape, such as church towers.

A2 River Bure

This landscape character area includes Lammas. It has an elongated shape which extends northwards to beyond Aylsham and up to the Broads to the south. The document includes the following description:

“Located in the northern part of the District, the River Bure valley comprises a distinctive topography of narrow, flat floodplain contained by gentle convex slopes. Flowing in a southeasterly direction towards Coltishall, the river cuts through both solid and drift geology, shaping the underlying chalk into shallow convex slopes. This is overlain by sands and gravels forming the gently ascending land surrounding the valley.

A long tradition of grazing on the valley floor is still eminent in this area. Historically much of this land, due to its susceptibility to flooding, was not enclosed to arable land. Many place names, such as Lamas, highlight its historical use as a low common. Permanent grassland is generally confined to the valley floor. In some areas, this is interspersed with arable cropping; however, arable farmland is generally confined to drier land on the valley slopes. The small-scale pattern of fields is often defined by robust hedge boundaries and hedgerow trees. In areas not used for grazing, blocks of wet woodland punctuate the valley floor. Willow or alder often line the river corridor. In some areas, poplars have been planted along the riverbank...

...The river meanders gently through the countryside, conveying a sense of peace and tranquillity. Although the pastoral landscape is becoming fragmented by changes in agricultural practice in some areas, the area is essentially a rich, peaceful landscape with considerable landscape and historic value.”

The sensitivities identified include:

- Natural meandering course of the River Bure and associated floodplain habitats provide a valuable biodiversity resource;
- Sense of openness in northern parts;
- Distinctive character of small villages, comprising buildings that reflect use of locally sourced materials;
- Landscape setting of village churches, mills and historic manors;
- Traditionally managed grassland on the valley floor and related strong pastoral and historic character, contributes to an overwhelming sense of place;
- Strong sense of peace and tranquillity along the river valley floor;
- Its strength of character and diversity

Landscape planning guidelines:

- Seek to conserve the strong, predominantly rural character of the area and related strongly recognisable sense of place.
- Seek to ensure the sensitive location of development involving tall structures (such as telecommunication masts and wind turbines for

example) in relation to prominent skyline locations both within the area and within adjacent character areas.

- Seek to conserve the landscape setting of existing villages;
- Seek to conserve the landscape setting of village churches, mills and historic manor houses;
- Seek to conserve the strong sense of openness in northern parts where long views can be seen along the valley floor;
- Seek to ensure that potential new small-scale development within the villages is consistent with existing settlement pattern, density and traditional built form;
- Seek to ensure that potential new developments comprise a fully integrated landscape and urban design strategy, which is consistent with the local landscape character and screen potential harsh settlement edges;
- Seek to promote use of local materials in new buildings;
- Seek to conserve the relatively strong sense of tranquillity and peace along the valley floor;
- Seek to conserve and enhance the setting of churches within historic villages and maintain their position as key landscape features.

D3: Coltishall

This landscape character area includes Badersfield and parts of Lamas which lies to the east of the River Bure. The description includes the following text:

“This character area occupies a narrow belt of land north of the Bure River Valley (A2), situated along the District’s northern boundary. Landform within the area rises gently away from the narrow Bure River valley. In the north above Buxton, the character area forms a peninsula of land between the River Bure and a tributary that defines the district boundary at this point. The overlying geology is from the pebbly series.”

The sensitivities identified include:

- Uniform landscape pattern with little diversity and an open, rural character.
- Long uninterrupted views across a generally flat rural landscape.
- Sparse settlement pattern;
- Wide expansive views, which are contained by distant wooded horizons.
- Generally uninterrupted skyline;

Landscape planning guidelines:

- Seek to conserve the open, rural character of the area.
- Resist new development that would result in any diminution of the sparsely settled nature of the area or in any reduction in the sense of isolation and tranquillity within the area, which is devoid of large settlements and busy roads.

- Seek to conserve remaining subtle features of the historic landscape, including hedgerows, characteristic hedgerow trees and tracks.
- Seek to conserve the landscape setting of churches and halls.
- Seek to conserve the landscape setting of hamlets and villages.
- Seek to ensure that any new small-scale development in or on the edges of Tuttington, Lammas and Little Hautbois, responds to existing settlement pattern and built form character.
- Seek to ensure that any new development in or on the edges of Badersfield responds to existing settlement pattern and respects the landscape setting of Lammas and Little Hautbois.
- Seek to ensure new development does not reduce the smooth, predominantly uninterrupted skyline within the area.
- Seek to conserve wide expansive views contained by distant wooded horizons;
- Seek to conserve small pits, ponds and extraction sites