

North Norfolk District Council

North Norfolk Local Plan Examination Inspector's Actions (Week 3) Matter 10

Appendix 1-6

Published to support the Council's response to inspectors' questions raised in the Local Plan examination hearing for Matter 10 on 6 March 2024.

Updated 07/05/24 (Appendix 1)

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Updated 07.05.24 to include the previously omitted designation type 'Local Green Space'

Local Plan Ref	Designation Type	Location	Parish	Site Ref	Rolled Forward?	Current Use	Private Ownership?	Public Access / Use?
OSP001	Open Land Area	Cliff Top, Runton Road	Cromer	AGS/CRM01	Yes 2008	Public car park, seasonal events, recreation	Public	Yes
OSP002	Open Land Area	Bowling and Putting Greens and Sunken Gardens	Cromer	AGS/CRM02	Yes 2008	Putting Green, Sunken Gardens (incorporates Bowling Green)	Public	Yes
OSP003	Formal Education or Recreation Area	Bowling Green, Runton Road	Cromer	REC/CRM01	Yes 2008	Bowling Green	Public	Yes
OSP004	Open Land Area	Evington Lawns and Boating Lake	Cromer	AGS/CRM03	Yes 2008	Informal recreation, open space, crazy golf	Unknown	Yes
OSP005	Open Land Area	Howards Hill	Cromer	AGS/CRM04	Yes 2008	Informal recreation	Unknown	Yes
OSP006	Open Land Area	Cemetery, Holt Road	Cromer	AGS/CRM05	Yes 2008	Cemetery.	Public (Cromer Town Council)	Yes
OSP007	Open Land Area	The Meadow	Cromer	AGS/CRM06	Yes 2008	Recreation including golf, skate park and play area.	Public	Yes
OSP008	Open Land Area	St Peter & St Pauls Church	Cromer	AGS/CRM07	Yes 2008	Church yard	Private	Yes
OSP009	Open Land Area	North Lodge Park	Cromer	AGS/CRM08	Yes 2008	Public Park	Public	Yes
OSP010	Open Land Area	Cromer Cricket Club	Cromer	AGS/CRM09	Yes 2008	Used by the Cricket Club.	Private	No
OSP010	Formal Education or Recreation Area	Cromer Cricket Club	Cromer	REC/CRM02	Yes 2008	Used by the Cricket Club.	Private	No
OSP011	Formal Education or Recreation Area	Cabbell Park Football Ground	Cromer	REC/CRM04	Yes 2008 (previously OLA)	Recreation providing football facilities	Public (NNDC)	Yes
OSP012	Open Land Area	Cromer Junior and High Schools	Cromer	AGS/CRM12	Yes 2008	Recreational and educational purposes.	Public	No
OSP012	Formal Education or Recreation Area	Cromer Junior and High Schools	Cromer	REC/CRM05	Yes 2008	Recreational and educational purposes.	Public	No
OSP013	Open Land Area	Suffield Park Infant School	Cromer	AGS/CRM13	Yes 2008	Recreational and educational purposes.	Public	No
OSP013	Formal Education or Recreation Area	Suffield Park Infant School	Cromer	REC/CRM06	Yes 2008	Recreational and educational purposes.	Public	No
OSP014	Open Land Area	Browns Hill	Cromer	AGS/CRM14	Yes 2008	Woodland area - Permissive access for informal recreation.	Private	Yes
OSP015	Open Land Area	Furze Hill and Mill Road	Cromer	AGS/CRM15	Yes 2008	Informal recreation.	Unknown	Yes
OSP016	Open Land Area	Fearns Park Play Area, Station Road	Cromer	AGS/CRM16	Yes 2008	Recreation including football and a play area.	Public (Cromer Town Council)	Yes
OSP017	Formal Education or Recreation Area	Fearns Park Bowling Green	Cromer	REC/CRM07	Yes 2008	Recreation - Bowling green.	Public (Cromer Town Council)	Unknown
OSP018	Open Land Area	Lynewood Close	Cromer	AGS/CRM17	Yes 2008	Informal recreation.	Unknown	Yes
OSP019	Open Land Area	Roughton Road	Cromer	AGS/CRM18	No	(Part of the open space for a former allocation - to include play area when finished)	Unknown	Unknown
OSP020	Open Land Area	Burnt Hills Wood, Roughton Road	Cromer	AGS/CRM19	No	Informal recreation.	Unknown	Yes
OSP021	Open Land Area	Nelson Heights Play Area, Nelson Heights	Cromer	AGS/CRM20	No	Green space for residents.	Unknown	Yes
OSP022	Open Land Area	Play Park (Howards Hill West), Howards Hill Close	Cromer	AGS/CRM21	No	Small green space for residents.	Unknown	Yes
OSP023	Open Land Area	Happy Valley, Overstrand Road	Cromer	AGS/CRM22	No	Recreational.	NNDC	Yes
OSP024	Open Land Area	Warren Woods, Overstrand Road	Cromer	AGS/CRM23	No	Recreational and provides biodiversity benefits.	NNDC	Yes
OSP025	Open Land Area	Land at Meadow Close, Hall Road	Cromer	AGS/CRM24	No	Small parcel of amenity greenspace providing open space.	Unknown	Yes
OSP026	Open Land Area	Cemetery No.2, Holt Road	Cromer	AGS/CRM25	No	Historical cemetery.	Public (Cromer Town Council)	Yes
OSP027	Open Land Area	Fakenham Academy, Field Lane	Fakenham	AGS/FAK01	Yes 2008	School recreational grounds.	Public	No
OSP027	Formal Education or Recreation Area	Fakenham Academy, Field Lane	Fakenham	REC/FAK01	Yes 2008	School recreational grounds.	Public	No
OSP028	Open Land Area	Fakenham Cricket Ground	Fakenham	AGS/FAK02	Yes 2008	Town cricket ground.	Public (Norfolk County Council)	Yes
OSP028	Formal Education or Recreation Area	Fakenham Cricket Ground	Fakenham	REC/FAK02	Yes 2008	Town cricket ground.	Public (Norfolk County Council)	Yes
OSP029	Open Land Area	Former Fakenham College Playing Field and Tennis Courts, Field Lane	Fakenham	AGS/FAK03	Yes 2008	Mature designed parkland, open mown grass, tennis courts & playing fields.	Unknown	Yes
OSP029	Formal Education or Recreation Area	Former Fakenham College Playing Field and Tennis Courts, Field Lane	Fakenham	REC/FAK03	Yes 2008	Mature designed parkland, open mown grass, tennis courts & playing fields.	Unknown	Yes
OSP030	Open Land Area	St Peter and St Pauls Churchyard, Oak Street	Fakenham	AGS/FAK05	Yes 2008	Public green space - cemetery provision.	Unknown	Yes
OSP031	Open Land Area	Cemetery, Queens Road	Fakenham	AGS/FAK06	Yes 2008	Cemetery.	Unknown	Yes
OSP032	Open Land Area	Millenium Park, Queens Road	Fakenham	AGS/FAK07	Yes 2008	A formal public park with installed play facilities and informal green space.	Public	Yes
OSP033	Formal Education or Recreation Area	Fakenham Junior School, Queens Road	Fakenham	REC/FAK04	Yes 2008	School recreational and playing fields.	Public	No
OSP034	Open Land Area	Land South of Lancaster Avenue	Fakenham	AGS/FAK08	Yes 2008	Small area of mown grass.	Unknown	Yes
OSP035	Open Land Area	Land North of Lancaster Avenue	Fakenham	AGS/FAK09	Yes 2008	Circular area of mown grass - Functions as informal recreation area.	Unknown	Yes
OSP036	Open Land Area	Allotments, Claypit Lane	Fakenham	AGS/FAK11	Yes 2008	Formal allotments.	Unknown	No
OSP037	Open Land Area	Great Eastern Way Railway Cutting (North)	Fakenham	AGS/FAK12	Yes 2008	Former railway line, now natural green corridor providing pedestrian access to the town centre.	Mixed (Private/Fakenham Town Council)	Yes
OSP038	Open Land Area	Great Eastern Way Railway Cutting (South)	Fakenham	AGS/FAK13	Yes 2008	Former railway line, now natural green corridor providing pedestrian access to the town centre.	Public (Fakenham Town Council)	Yes
OSP039	Open Land Area	Allotments, Grove Lane	Fakenham	AGS/FAK16	No	Formal allotments.	Unknown	No
OSP040	Open Land Area	Wensum Way Park	Fakenham	AGS/FAK17	No	Open space with natural play equipment.	Unknown	Yes
OSP041	Open Land Area	Valley Way Open Space	Fakenham	AGS/FAK18	No	Open space with natural play equipment.	Unknown	Yes
OSP042	Open Land Area	Fakenham Infants School Playing Fields	Fakenham	AGS/FAK19	No	Playing Fields Associated with School.	Public	No
OSP042	Formal Education or Recreation Area	Fakenham Infants School Playing Fields	Fakenham	REC/FAK05	No	Playing Fields Associated with School.	Public	No
OSP043	Open Land Area	Aldiss Community Park	Fakenham	AGS/FAK20	No	Large open space.	Public (Fakenham Town Council)	Yes
OSP044	Formal Education or Recreation Area	Fakenham Rugby Union FC	Fakenham	REC/FAK06	No	Formal Rugby club ground with pitch and club house.	Private	No
OSP045	Formal Education or Recreation Area	Fakenham Sports Centre	Fakenham	REC/FAK07	No	Formal pitches and play area.	Public (NNDC)	Yes
OSP046	Formal Education or Recreation Area	Rudham Stile Lane Allotments	Fakenham	AGS/FAK23	No	Established Allotment site.	Unknown	No
OSP047	Formal Education or Recreation Area	Fakenham Town FC	Fakenham	REC/FAK08	No	Football Club with training pitches and bowls club.	Private	No
OSP048	Open Land Area	Cemetery, Creake Road	Fakenham	AGS/FAK25	No	Provides cemetery provision.	Unknown	Yes
OSP049	Open Land Area	Neil Avenue Recreation Ground & Play Park	Holt	AGS/HLT01	Yes 2008	Enclosed formal sports pitch with adjacent small park with play area.	Public (Holt Town Council)	Yes
OSP049	Formal Education or Recreation Area	Neil Avenue Recreation Ground	Holt	REC/HLT01	No	Enclosed formal sports pitch with adjacent small park with play area.	Unknown	Yes
OSP050	Open Land Area	Land at Hempstead Road and A148	Holt	AGS/HLT02	No	Informal recreation, biodiversity and dog walking.	Public (Norfolk County Council)	Yes
OSP051	Open Land Area	Gravel Pit Lane	Holt	AGS/HLT03	No	County Wildlife site.	Private	Yes
OSP052	Open Land Area	Gresham Preparatory School Site	Holt	AGS/HLT04	Yes 2008	Prep School playing fields and churchyard. Part of the site now operates as a car park with planning consent.	Private (Greshams School)	No
OSP052	Formal Education or Recreation Area	Gresham Preparatory School Site	Holt	REC/HLT02	Yes 2008	Prep School playing fields and churchyard. Part of the site now operates as a car park with planning consent.	Private (Greshams School)	No
OSP053	Open Land Area	King George V Playing Field, Peacock Lane	Holt	AGS/HLT05	Yes 2008	Small football pitch with goals - High recreation/play benefits.	Public (Holt Town Council)	Yes
OSP054	Open Land Area	St Andrews Church	Holt	AGS/HLT07	Yes 2008	Churchyard and Cemetery provision.	Unknown	Yes
OSP055	Open Land Area	Mill Street Allotments	Holt	AGS/HLT08	No	Formal allotments.	Public (Holt Town Council)	No
OSP056	Open Land Area	Thompson Avenue	Holt	AGS/HLT09	No	Small green space.	Unknown	Unknown
OSP057	Open Land Area	Beresford Avenue	Holt	AGS/HLT10	No	Small green space.	Unknown	Unknown
OSP058	Open Land Area	Holt Sports Centre, Woodfield Road	Holt	AGS/HLT11	No	Large formal recreation area with multiple sports pitches, clubhouse and changing rooms and car parking.	Private	No
OSP058	Formal Education or Recreation Area	Holt Sports Centre, Woodfield Road	Holt	REC/HLT04	No	Large formal recreation area with multiple sports pitches, clubhouse and changing rooms and car parking.	Private	No
OSP059	Open Land Area	Gresham School Playing Fields (West)	Holt	AGS/HLT12	No	School playing fields associated with Gresham School.	Private (Greshams School)	No
OSP059	Formal Education or Recreation Area	Gresham School Playing Fields (West)	Holt	REC/HLT05	No	School playing fields associated with Gresham School.	Private (Greshams School)	No
OSP060	Formal Education or Recreation Area	Gresham School Playing Fields (East)	Holt	REC/HLT06	No	School playing fields associated with Gresham School.	Private (Greshams School)	No
OSP061	Open Land Area	Gresham School Playing Field (South)	Holt	AGS/HLT14	No	School playing fields associated with Gresham School.	Private (Greshams School)	No
OSP061	Formal Education or Recreation Area	Gresham School Playing Field (South)	Holt	REC/HLT07	No	School playing fields associated with Gresham School.	Private (Greshams School)	No
OSP062	Open Land Area	Heath Farm Allocation	Holt	AGS/HLT15	No	Provides open space and allotment provision.	Unknown	Part
OSP063	Open Land Area	Broadland High School Playing Fields	Hoveton	AGS/HOV01	Yes 2008	Amenity space & recreation and sporting facilities for the school including school playing field x 2,	Public	No
OSP063	Formal Education or Recreation Area	Broadland High School Playing Fields	Hoveton	REC/HOV01	Yes 2008	Amenity space & recreation and sporting facilities for the school including school playing field x 2,	Public	No
OSP064	Open Land Area	Village Hall Playing Field	Hoveton	AGS/HOV02	Yes 2008	Amenity space & recreation and sporting facilities for the school including school playing field x 2,	Unknown	Yes
OSP064	Formal Education or Recreation Area	Village Hall Playing Field	Hoveton	AGS/HOV02	Yes 2008	Amenity space & recreation and sporting facilities for the school including school playing field x 2,	Unknown	Yes
OSP065	Formal Education or Recreation Area	Bowling Green	Hoveton	REC/HOV02	Yes 2008 (previously OLA)	Amenity space & recreation and sporting facilities for the school including school playing field x 2,	Unknown	Unknown
OSP066	Open Land Area	Youth Centre Site	Hoveton	AGS/HOV03	Yes 2008	Amenity space & recreation and sporting facilities for the school including school playing field x 2,	Unknown	Unknown
OSP067	Open Land Area	Land off Tunstead Road	Hoveton	AGS/HOV04	Yes 2008	Land within school grounds.	Public	Yes
OSP068	Open Land Area	St Helens Churchyard	Hoveton	AGS/HOV05	Yes 2008	Churchyard.	Private	Yes
OSP069	Open Land Area	St. Johns Community Primary School Playing Field	Hoveton	AGS/HOV06	No	Amenity space, sports facilities for the school and formal education and recreational area.	Public	No
OSP069	Formal Education or Recreation Area	St. Johns Community Primary School Playing Field	Hoveton	REC/HOV03	Yes 2008	Amenity space, sports facilities for the school and formal education and recreational area.	Public	No
OSP070	Open Land Area	Land off Salhouse Road	Hoveton	AGS/HOV07	No	Amenity green space - New space provided within new development..	Unknown	Yes
OSP071	Open Land Area	St John's Churchyard, Horning Road (A1062)	Hoveton	AGS/HOV08	No	Churchyard.	Private	Yes

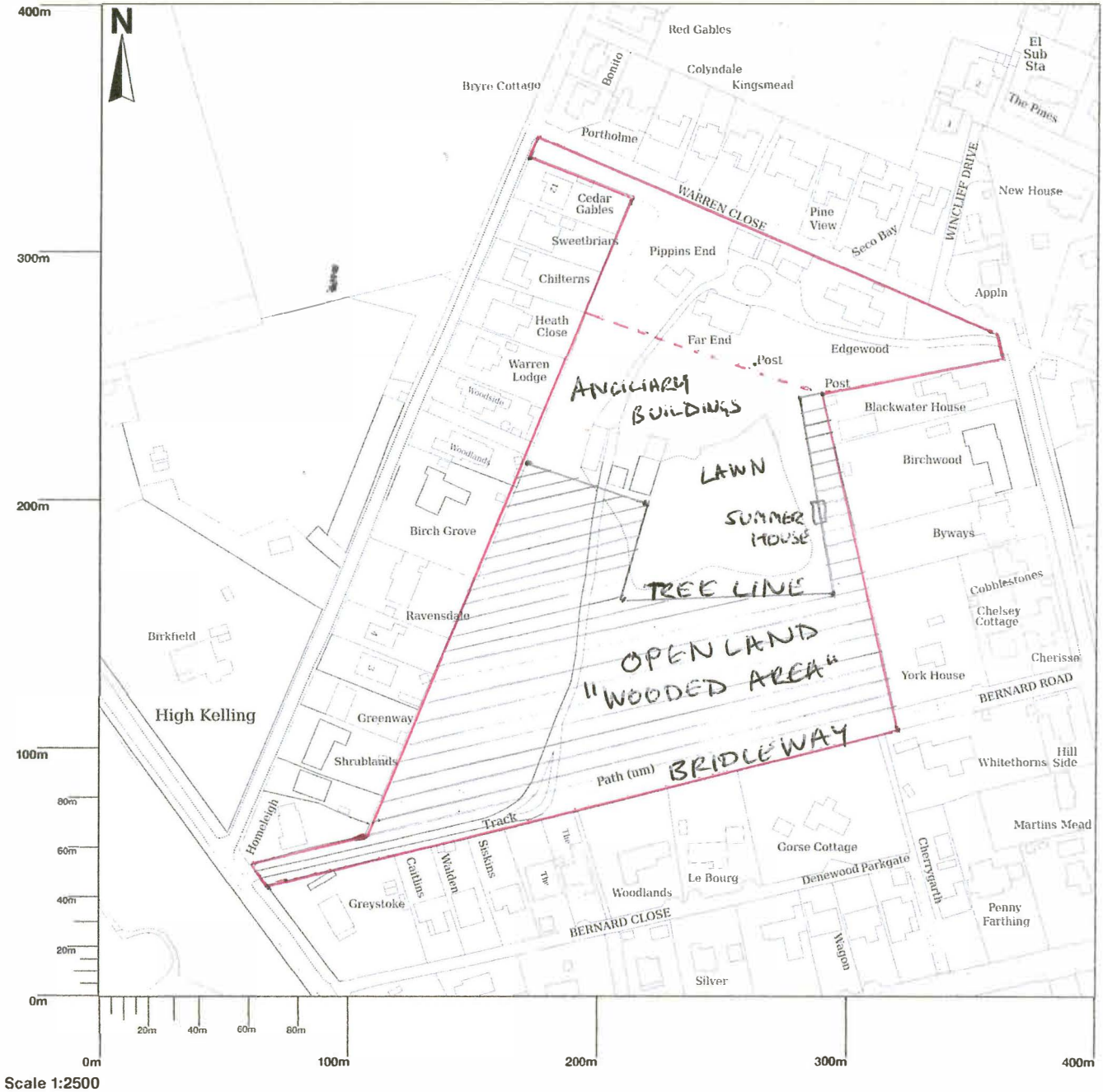
OSP072	Open Land Area	Land off Hadfield Road & B1145	North Walsham	AGS/NWS01	Yes 2008	Informal recreation and open space.	Unknown	Yes
OSP073	Open Land Area	Land at Mayfield Way / Acorn Road	North Walsham	AGS/NWS02	Yes 2008	Informal Recreation.	Unknown	Yes
OSP074	Open Land Area	Bluebell Pond, Bacton Road	North Walsham	AGS/NWS03	Yes 2008	Accessible land with pond.	Unknown	Yes
OSP075	Open Land Area	Bacton Road Cemetery (East)	North Walsham	AGS/NWS04	Yes 2008	Cemetery - includes allotment land for future cemetery expansion.	Unknown	Yes
OSP076	Open Land Area	Bacton Road Cemetery (West)	North Walsham	AGS/NWS05	Yes 2008	Cemetery provision.	Unknown	Yes
OSP077	Open Land Area	North Walsham Junior School Playing Field, Manor Road	North Walsham	AGS/NWS06	Yes 2008	Amenity Green Space in conjunction with the school, and sporting facilities.	Public	No
OSP077	Formal Education or Recreation Area	North Walsham Junior School Playing Field, Manor Road	North Walsham	REC/NWS01	Yes 2008	Amenity Green Space in conjunction with the school, and sporting facilities.	Public	No
OSP078	Open Land Area	Spa Common Folly, Manor Road	North Walsham	AGS/NWS07	Yes 2008	Managed woodland - walking area.	Unknown	Yes
OSP079	Open Land Area	St Nicholas Churchyard, Market Place	North Walsham	AGS/NWS08	Yes 2008	Cemetery provision.	Unknown	Yes
OSP080	Open Land Area	War Memorial Park	North Walsham	AGS/NWS09	Yes 2008	Large recreation area.	Unknown	Yes
OSP081	Open Land Area	Land at Fairview Road (Sadlers Wood)	North Walsham	AGS/NWS10	Yes 2008	Informal recreation - Green Flag winner	Unknown	Yes
OSP082	Open Land Area	North Walsham High School Playing Field, Spencer Avenue	North Walsham	AGS/NWS11	Yes 2008	High School - Green space and sporting facilities.	Public	No
OSP082	Formal Education or Recreation Area	North Walsham High School Playing Field	North Walsham	REC/NWS02	Yes 2008	High School - Green space and sporting facilities.	Public	No
OSP083	Open Land Area	Sacred Heart Churchyard, Kings Arms Street	North Walsham	AGS/NWS12	Yes 2008	Churchyard.	Unknown	Yes
OSP084	Open Land Area	Land Between Railway Line & A149	North Walsham	AGS/NWS13	Yes 2008	Pedestrian/cycle linkage.	Unknown	Yes
OSP085	Open Land Area	Trackside Park	North Walsham	AGS/NWS14	Yes 2008	Informal recreation.	Unknown	Yes
OSP086	Open Land Area	Playing Field, Victory Swim & Fitness Centre, Station Road	North Walsham	AGS/NWS15	Yes 2008	Open land area forms part of Paston College and provides sports pitch facilities.	Private (Paston College)	Yes
OSP086	Formal Education or Recreation Area	Playing Field, Victory Swim & Fitness Centre, Station Road	North Walsham	REC/NWS03	No	Open land area forms part of Paston College and provides sports pitch facilities.	Private (Paston College)	Yes
OSP087	Open Land Area	Millfield Primary and Pre-School Playing Field, South Rise	North Walsham	AGS/NWS16	Yes 2008	Green space and formal sporting facilities for the school.	Public	No
OSP087	Formal Education or Recreation Area	Millfield Primary and Pre-School Playing Field	North Walsham	REC/NWS04	Yes 2008	Green space and formal sporting facilities for the school.	Public	No
OSP088	Open Land Area	Land off Hornbeam Road	North Walsham	AGS/NWS17	No	Open land area (part of commenced development).	Unknown	Unknown
OSP089	Open Land Area	Land at Smedley Close	North Walsham	AGS/NWS18	No	Open land area (part of commenced development).	Unknown	Unknown
OSP090	Open Land Area	Land at Bailey Road	North Walsham	AGS/NWS19	No	Open land area (part of commenced development).	Unknown	Unknown
OSP091	Open Land Area	Land at Roper Way	North Walsham	AGS/NWS20	No	Open land area (part of commenced development).	Unknown	Unknown
OSP092	Open Land Area	Land at Cousens Close	North Walsham	AGS/NWS21	No	Open land area (part of commenced development).	Unknown	Unknown
OSP093	Formal Education or Recreation Area	Football Ground, Greens Road	North Walsham	REC/NWS06	No	New site ref: AGS/NWS31. Football ground.	Unknown	No
OSP094	Formal Education or Recreation Area	Bowling Green, New Road	North Walsham	REC/NWS05	No	Formal bowling green.	Unknown	Unknown
OSP095	Open Land Area	Hollybush Road Play Aea	North Walsham	AGS/NWS22	No	Play.	Unknown	Yes
OSP096	Open Land Area	Burial Ground, Mundesley Road	North Walsham	AGS/NWS23	No	Historical churchyard.	Unknown	Yes
OSP097	Open Land Area	Land North of Harbord Close	North Walsham	AGS/NWS24	No	Informal recreation.	Unknown	Yes
OSP098	Open Land Area	Land South of Harbord Close	North Walsham	AGS/NWS25	No	Informal recreation.	Unknown	Yes
OSP099	Open Land Area	Meadow Court Play Area, Off Patch Meadow	North Walsham	AGS/NWS26	No	Play / Informal recreation.	Unknown	Yes
OSP100	Open Land Area	Sadler's Hill Plantation, Between Fairview Road & Happisburgh Road	North Walsham	AGS/NWS27	No	Informal recreation. Adjacent and connects through AGS/NWS10.	Unknown	Yes
OSP101	Open Land Area	Land at Paston College, Grammar School Road	North Walsham	AGS/NWS28	No	Important setting for the Listed Paston College Building.	Unknown	Unknown
OSP102	Open Land Area	Gigli Close Play Area	North Walsham	AGS/NWS29	No	Informal recreation.	Unknown	Yes
OSP103	Open Land Area	Sheringham High School Playing Fields	Sheringham	AGS/SHR01	Yes 2008	Formal Education / Recreation.	Public	No
OSP103	Formal Education or Recreation Area	Sheringham High School Playing Fields	Sheringham	REC/SHR01	Yes 2008	Formal Education / Recreation.	Public	No
OSP104	Open Land Area	Cricket and Football Pitches, Weybourne Road	Sheringham	AGS/SHR02	Yes 2008	Formal Education / Recreation.	Unknown	Yes
OSP104	Formal Education or Recreation Area	Cricket and Football Pitches, Weybourne Road	Sheringham	REC/SHR02	No	Formal Education / Recreation.	Unknown	Yes
OSP105	Open Land Area	Former Putting Green, Church St / Railway Approach	Sheringham	AGS/SHR03	Yes 2008	Open land area.	Public	Yes
OSP106	Open Land Area	The Esplanade, including The Lees	Sheringham	AGS/SHR04	Yes 2008	Formal gardens.	Unknown	Yes
OSP107	Open Land Area	Putting Green / Beeston Hills	Sheringham	AGS/SHR05	Yes 2008	Cliff top putting green providing recreation facilities	Public	No
OSP108	Open Land Area	Back Common (North), Curtis Lane	Sheringham	AGS/SHR06	Yes 2008	Accessible outdoor space for immediate residents in built up area.	Unknown	Yes
OSP109	Open Land Area	Back Common (South), Curtis Lane	Sheringham	AGS/SHR07	Yes 2008	Accessible outdoor space for immediate residents in built up area.	Unknown	Yes
OSP110	Open Land Area	Play Area, Cromer Road	Sheringham	AGS/SHR08	Yes 2008	Children's recreation area.	Unknown	Yes
OSP111	Open Land Area	Franklin Hill	Sheringham	AGS/SHR09	Yes 2008	Amenity land and view point.	Unknown	Yes
OSP112	Open Land Area	Playing Field, Cooper Road	Sheringham	AGS/SHR10	Yes 2008	Recreation and play area.	Unknown	Yes
OSP113	Open Land Area	Morley Hill and adjacent areas	Sheringham	AGS/SHR11	Yes 2008	Green space, undeveloped scrub and gardens to residential properties	Multiple private owners	Yes
OSP114	Formal Education or Recreation Area	Sheringham Community Primary School & Nursery	Sheringham	REC/SHR03	No	Formal Education / Recreation.	Public	No
OSP115	Open Land Area	Cemetery, off Weybourne Road	Sheringham	AGS/SHR17	No	Cemetery provision.	Unknown	Yes
OSP116	Open Land Area	War Memorial, The Boulevard	Sheringham	AGS/SHR13	No	War memorial / part of highway network.	Unknown	Yes
OSP117	Open Land Area	Beeston Hill	Sheringham	AGS/SHR14	No	Local amenity and coastal way.	Unknown	Yes
OSP118	Open Land Area	Allotments (1), Land off Weston Terrace	Sheringham	AGS/SHR15	No	Formal allotments.	Public (Sheringham Town Council)	No
OSP119	Open Land Area	Allotments (2) & Adjacent Fields, Weybourne Road	Sheringham	AGS/SHR16	No	Formal allotments.	Public (Sheringham Town Council)	No
OSP120	Open Land Area	Land at Church Farm, Ingham Road	Stalham	AGS/STL01	No	Open space.	Public	Yes
OSP121	Open Land Area	Stalham High School Playing Field	Stalham	AGS/STL02	Yes 2008	Open land area.	Public	No
OSP121	Formal Education or Recreation Area	Stalham High School Playing Field	Stalham	REC/STL01	Yes 2008	Formal Education / Recreation.	Public	No
OSP122	Open Land Area	St Marys Churchyard	Stalham	AGS/STL03	Yes 2008	Open land area.	Unknown	Yes
OSP123	Open Land Area	Brumstead Road Burial Ground	Stalham	AGS/STL04	Yes 2008	Cemetery provision and church yard.	Unknown	Yes
OSP124	Open Land Area	Campingfield Lane Burial Ground	Stalham	AGS/STL05	Yes 2008	Future burial ground / recreational wooded area.	Unknown	Yes
OSP125	Open Land Area	Land Adjacent Campingfield Lane Burial Ground	Stalham	AGS/STL06	Yes 2008	Cemetery provision.	Unknown	Yes
OSP126	Open Land Area	Stalham Recreation Ground, Recreation Road	Stalham	AGS/STL07	Yes 2008	Sports pitches, play areas, outdoor gym equipment and skate park.	Unknown	Yes
OSP126	Formal Education or Recreation Area	Stalham Recreation Ground, Recreation Road	Stalham	REC/STL02	Yes 2008	Sports pitches, play areas, outdoor gym equipment and skate park.	Unknown	Yes
OSP127	Formal Education or Recreation Area	St Mary's Bowls Club	Stalham	REC/STL03	No	Formal Bowls club.	Private	No
OSP128	Formal Education or Recreation Area	Stalham Junior School Playing Field, Yarmouth Road	Stalham	REC/STL04	Yes (previously OLA)	Formal Education / Recreation.	Public	No
OSP129	Open Land Area	Stalham Allotments	Stalham	AGS/STL09	No	Allotments.	Public (Stalham Town Council)	No
OSP131	Open Land Area	Allen Meale Way Play Area	Stalham	AGS/STL10	No	Small mown grassed site with play equipment – recreational.	Unknown	Yes
OSP132	Open Land Area	Millside Play Area	Stalham	AGS/STL11	No	Small mown grassed site with play equipment – recreational.	Unknown	Yes
OSP133	Open Land Area	Lancaster Close, Play Area 1	Stalham	AGS/STL13	No	Small play area within housing estate, with play equipment.	Unknown	Yes
OSP134	Open Land Area	Lancaster Close, Play Area 2	Stalham	AGS/STL13	No	Small play area within housing estate, with play equipment.	Unknown	Yes
OSP135	Open Land Area	Alderman Peel School Playing Fields, Market Lane	Wells-next-the-Sea	AGS/WEL01	No	Sporting facilities for the school and Amenity Green Space.	Public	No
OSP135	Formal Education or Recreation Area	Alderman Peel School Playing Fields, Market Lane	Wells-next-the-Sea	REC/WEL01	Yes 2008	Sporting facilities for the school and Amenity Green Space.	Public	No
OSP136	Open Land Area	St Nicholas Church & Cemetery, Polka Road	Wells-next-the-Sea	AGS/WEL03	Yes 2008	Provides an open oasis in the heart of the town and a setting for the church.	Unknown	Yes
OSP137	Open Land Area	Land at Marsh Lane / Polka Road	Wells-next-the-Sea	AGS/WEL04	Yes 2008	Provides an open oasis in the heart of the town and a setting for the church.	Private	Yes
OSP138	Open Land Area	The Buttlands	Wells-next-the-Sea	AGS/WEL05	Yes 2008	Historic neighbourhood type park with recreational benefits.	Unknown	Yes
OSP139	Formal Education or Recreation Area	Wells Town Bowls Club, Mill Road	Wells-next-the-Sea	REC/WEL02	Yes (previously OLA)	Recreational function.	Private	Yes
OSP140	Formal Education or Recreation Area	Wells Tennis Club & Elsmith Bowls Club, Gales Court, Wells	Wells-next-the-Sea	REC/WEL03	Yes (previously OLA)	Recreational function.	Private	Yes
OSP141	Open Land Area	Land at East Quay	Wells-next-the-Sea	AGS/WEL06	Yes 2008	Important amenity function. Preserves the openness of the quayside.	Mixed (Wells Yatch Club / Wells Harbour Commissioners)	Yes
OSP142	Open Land Area	Land at Market Lane (North)	Wells-next-the-Sea	AGS/WEL08	No	Residential amenity space.	Unknown	Yes
OSP143	Open Land Area	Land at Market Lane (South)	Wells-next-the-Sea	AGS/WEL09	No	Residential amenity space.	Unknown	Yes
OSP144	Open Land Area	Market Lane Cemetery	Wells-next-the-Sea	AGS/WEL10	No	Cemetery.	Unknown	Yes
OSP145	Open Land Area	Wells Town FC, Beach Road	Wells-next-the-Sea	AGS/WEL11	No	Football and recreation field.	Unknown	No
OSP145	Formal Education or Recreation Area	Wells Town FC, Beach Road	Wells-next-the-Sea	REC/WEL04	No	Football and recreation field.	Unknown	No
OSP146	Open Land Area	Beach Road Playground, Eliza Adams Memorial & Public Toilets	Wells-next-the-Sea	AGS/WEL12	No	Large play area.	Unknown	Yes
OSP147	Open Land Area	Mill Road Allotments	Wells-next-the-Sea	AGS/WEL13	No	Allotments.	Public (Wells-next-the-sea Town Council)	No
OSP148	Open Land Area	Northfield Lane Allotments	Wells-next-the-Sea	AGS/WEL14	No	Allotments.	Unknown	No
OSP149	Open Land Area	Congregational Church / Hall Grounds, Clubbs Lane	Wells-next-the-Sea	AGS/WEL15	No	Congregational hall, public recreation.	Unknown	Yes
OSP150	Open Land Area	Northfield Crescent Green Space 1	Wells-next-the-Sea	AGS/WEL16	No	Amenity areas / open vistas.	Unknown	Yes
OSP151	Open Land Area	Northfield Crescent Green Space 2	Wells-next-the-Sea	AGS/WEL17	No	Amenity areas / open vistas.	Unknown	Yes

OSP152	Open Land Area	Wells Primary School Playing Field, Polka Road	Wells-next-the-Sea	AGS/WEL18	No	Education and formal recreation.	Public	No
OSP152	Formal Education or Recreation Area	Wells Primary School Playing Field, Polka Road	Wells-next-the-Sea	REC/WELO5	No	Education and formal recreation.	Public	No
OSP153	Open Land Area	Neilsen Close Play Area	Wells-next-the-Sea	AGS/WEL19	No	Children's playground.	Public	Yes
OSP154	Open Land Area	The Pastures	Blakeney	AGS/BLA01	Yes 2008	Open space within Conservation Area.	Mixed (Blakeney Parish Council, Blakeney Hotel, Private garden)	Part
OSP155	Open Land Area	Blakeney Village Hall Playing Field	Blakeney	AGS/BLA02	Yes 2008	Green space / recreation.	Public (Blakeney Parish Council)	Yes
OSP155	Formal Education or Recreation Area	Blakeney Village Hall Playing Field	Blakeney	REC/BLA01	No	Green space / recreation.	Public (Blakeney Parish Council)	Yes
OSP156	Open Land Area	Field off Langham Road	Blakeney	AGS/BLA03	Yes 2008	Green space.	Public (Norfolk County Council)	Yes
OSP157	Open Land Area	Thistleton Court	Blakeney	AGS/BLA04	Yes 2008	Green space.	Unknown	Yes
OSP159	Open Land Area	Bakery Close / Chequers Close	Briston	AGS/BRI01	Yes 2008	Informal recreation.	Unknown	Yes
OSP160	Open Land Area	Briston Green	Briston	AGS/BRI02	Yes 2008	Informal recreation and open space.	Unknown	Yes
OSP161	Open Land Area	Old School Road	Briston	AGS/BRI03	No	Informal recreation and open space.	Unknown	Yes
OSP162	Open Land Area	Church Street	Briston	AGS/BRI04	No	Church and cemetery.	Unknown	Yes
OSP163	Open Land Area	Playing Field, Stone Beck Lane	Briston	AGS/BRI05	No	Recreation and play area, formal sports facilities.	Unknown	Yes
OSP163	Formal Education or Recreation Area	Playing Field, Stone Beck Lane	Briston	REC/BRI01	No	Recreation and play area, formal sports facilities.	Public (Briston Parish Council)	Yes
OSP164	Open Land Area	Allotment Land at Holt Road/ Norwich Road / Church Street	Briston	AGS/BRI06	No	Formal allotments.	Public (Briston Parish Council)	No
OSP165	Open Land Area	Play Area (1), Land North of Hastings Close / Melton Mews	Melton Constable	AGS/MLT01	No	Recreation.	Unknown	Yes
OSP166	Open Land Area	Play Area (2), Land South of Grove Road	Melton Constable	AGS/MLT02	No	Recreation and open space.	Unknown	Yes
OSP167	Open Land Area	Recreation Ground, North of Meadow Lane, Melton Constable	Melton Constable / Briston	AGS/MLT03	No	Recreation.	Unknown	Yes
OSP168	Open Land Area	Allotment (1), Land West of Burgh Beck Road, Melton Constable	Melton Constable	AGS/MLT04	No	Formal allotments.	Unknown	No
OSP169	Open Land Area	Allotment (2), Land East of Burgh Beck Road, Melton Constable	Melton Constable / Briston	AGS/MLT05	No	Formal allotments.	Unknown	No
OSP170	Open Land Area	Land at Laurels Crescent	Ludham	AGS/LUD01	Yes 2008	Informal recreation.	Unknown	Yes
OSP171	Open Land Area	School Playing Field, Catfield Road	Ludham	AGS/LUD02	Yes 2008	Green space.	Public	No
OSP171	Formal Education or Recreation Area	School Playing Field, Catfield Road	Ludham	REC/LUD01	Yes 2008	Green space.	Public	No
OSP172	Open Land Area	Ludham Playing Field, Norwich Road	Ludham	AGS/LUD03	No	Recreation area with sporting facilities.	Unknown	Yes
OSP172	Formal Education or Recreation Area	Ludham Playing Field, Norwich Road	Ludham	REC/LUD02	No	Recreation area with sporting facilities.	Unknown	Yes
OSP173	Formal Education or Recreation Area	Ludham Bowls Club, Norwich Road	Ludham	REC/LUD03	No	Formal bowling green.	Private	No
OSP174	Open Land Area	St Catherine's Churchyard, Norwich Road	Ludham	AGS/LUD04	No	Church yard / green space.	Unknown	Yes
OSP175	Open Land Area	Children's Play Area, Catfield Road	Ludham	AGS/LUD05	Yes 2008	Informal recreation.	Unknown	Yes
OSP176	Open Land Area	Land off Tasman Drive	Mundesley	AGS/MUN01	Yes 2008	Informal mown grass/scrub area adjacent to AONB.	Unknown	Unknown
OSP177	Open Land Area	Land off Nelson Way	Mundesley	AGS/MUN02	Yes 2008	Small park.	Unknown	Yes
OSP178	Open Land Area	Church of All Saints / Coronation Hall	Mundesley	AGS/MUN04	Yes 2008	Prominent public space / amenity space to Coronation Hall.	Unknown	Yes
OSP179	Formal Education or Recreation Area	Bowling Green, High Street	Mundesley	REC/MUN01	Yes 2008 (previously OLA)	Bowling club and informal carpark.	Private	No
OSP180	Open Land Area	Gold Park	Mundesley	AGS/MUN05	Yes 2008	Municipal public park, partly in the Conservation Area - formal and informal recreation.	Public	Yes
OSP181	Open Land Area	Sea Front Gardens, Beach Road	Mundesley	AGS/MUN06	Yes 2008	Mund's gardens.	Unknown	Yes
OSP182	Open Land Area	Mundesley Beck, Water Lane	Mundesley	AGS/MUN09	No	Significant green space with high ecological value due to Beck.	Unknown	Unknown
OSP183	Open Land Area	Mundesley Junior School Playing Fields	Mundesley	AGS/MUN10	No	Green space in conjunction with the school.	Public	No
OSP183	Formal Education or Recreation Area	Mundesley Junior School Playing Fields	Mundesley	REC/MUN02	No	Green space in conjunction with the school.	Public	No
OSP184	Open Land Area	Wells East Quay	Wells-next-the-Sea	AGS/WEL22	No	Small paddle craft storage and launching	Unknown	Unknown
OSP185	Open Land Area	Church Lane / Links Road	Mundesley	AGS/MUN03	Yes 2008	Agricultural field.	Private.	Unknown
OSP188	Open Land Area	Allotment Gardens, Felbrigg Road	East Runton	N/A	No	Open land area.	Unknown	No
OSP189	Open Land Area	Incleborough House, Felbrigg Road	East Runton	N/A	Yes 1998	Open land area.	Unknown	Unknown
OSP190	Open Land Area	Lower Common, Felbrigg Road	East Runton	N/A	Yes 1998	Open land area.	Unknown	Unknown
OSP191	Open Land Area	Buxton Close (1)	East Runton	N/A	Yes 1998	Open land area.	Unknown	Unknown
OSP192	Open Land Area	Buxton Close (2)	East Runton	N/A	Yes 1998	Open land area.	Unknown	Unknown
OSP193	Open Land Area	Felbrigg Road	East Runton	N/A	Yes 1998	Open land area.	Unknown	Unknown
OSP194	Open Land Area	Top Common, Felbrigg Road	East Runton	N/A	Yes 1998	Open land area.	Unknown	Unknown
OSP195	Open Land Area	Land off Warren Road	High Kelling	N/A	Yes 1998	Open land area.	Private Garden	No
OSP196	Open Land Area	Sutton First School & Playing Field	Sutton	N/A	Yes 1998	Open land area.	Public	No
OSP197	Open Land Area	Keelers Meadow & Pond, Staithe Road	Sutton	N/A	Yes 1998	Open land area.	Unknown	Unknown
OSP198	Open Land Area	St. Botolphs Church Cemetery	Trunch	N/A	Yes 1998	Open land area.	Unknown	Yes
OSP200	Open Land Area	Coastline Village Green	Walcott	N/A	Yes 1998	Open land area.	Unknown	Unknown
OSP201	Open Land Area	Village Green, The Hurn	West Runton	N/A	Yes 1998	Open land area.	Unknown	Unknown
OSP202	Open Land Area	Woodland, Off Charlottes Close	West Runton	N/A	Yes 1998	Open land area.	Unknown	Unknown
OSP203	Open Land Area	West of Station Road	West Runton	N/A	Yes 1998	Open land area.	Unknown	Unknown
OSP204	Open Land Area	East of Station Road	West Runton	N/A	Yes 1998	Open land area.	Unknown	Unknown
OSP205	Open Land Area	West Runton Station	West Runton	N/A	Yes 1998	Open land area.	Unknown	Unknown
OSP206	Open Land Area	South of West Runton Station	West Runton	N/A	Yes 1998	Open land area.	Unknown	Unknown
OSP207	Open Land Area	Runton Common	West Runton	N/A	Yes 1998	Open land area.	Unknown	Unknown
OSP208	Open Land Area	Beck Close Play Area	Weybourne	AGS/WEY01	Yes 2008	Informal recreation with play area/equipment.	Unknown	Yes
OSP210	Open Land Area	Aldborough Green	Aldborough	AGS/ALD01	Yes 2008	Informal recreation purposes and seasonal events.	Public (Aldborough Parish Council)	Yes
OSP211	Open Land Area	Roughton Common	Roughton	AGS/ROU02	Yes 2008	Informal recreation and play area.	Unknown	Yes
OSP212	Open Land Area	Village Green & Adjacent Land, Mundesley Road / High Street	Overstrand	N/A	Yes 2008	Open land area.	Unknown	Yes
OSP213	Open Land Area	Overstrand Cricket Ground & Bowling Green	Overstrand	AGS/OVS01	Yes 2008	Sports facility - cricket club, formal playing fields.	Private	No
OSP214	Formal Education or Recreation Area	Horning Bowls Club, Pinewood Drive	Horning	REC/HOR01	Yes 2008	Formal bowling green.	Private	No
OSP215	Open Land Area	Recreation Ground, Mill Hill	Horning	AGS/HOR02	Yes 2008	Large recreation area.	Unknown	Yes
OSP216	Open Land Area	Land off Mill Hill	Horning	AGS/HOR01	Yes 2008	Informal recreation.	Unknown	Unknown
OSP217	Open Land Area	Bacton First School Playing Field	Bacton	AGS/BAC03	No	Amenity Green Space and formal recreation area.	Public	No
OSP218	Open Land Area	Cubitt Memorial Playing Field, North Walsham Road	Bacton	AGS/BAC02	No	Amenity Green Space and formal recreation area.	Unknown	Yes
OSP219	Open Land Area	Allotments, Walcott Road	Bacton	AGS/BAC04	No	Amenity Green Space.	Unknown	No
OSP220	Formal Education or Recreation Area	Bacton First School Playing Field	Bacton	REC/BAC02	No	Amenity Green Space and formal recreation area.	Public	Yes
OSP221	Formal Education or Recreation Area	Bowling Green, North Walsham Road	Bacton	REC/BAC01	No	Amenity Green Space and formal recreation area.	Public	Yes
OSP222	Formal Education or Recreation Area	Primary School Playing Field, Thursford Road	Little Snoring	REC/LSN01	No	Recreational facilities.	Public	No
OSP223	Open Land Area	Playing Field, Stevens Road	Little Snoring	AGS/LSN01	No	Recreational facilities.	Public	Yes
OSP224	Open Land Area	Primary School Playing Field, Thursford Road	Little Snoring	AGS/LSN02	No	Green space for educational use.	Unknown	Yes
OSP225	Formal Education or Recreation Area	The Belfry Primary School, Cromer Road	Overstrand	REC/OVS02	No	Recreational and educational purposes in connection with The Belfry Primary School.	Public	No
OSP226	Open Land Area	The Belfry Primary School, Cromer Road	Overstrand	AGS/OVS02	No	Recreational and educational purposes in connection with The Belfry Primary School.	Public	No
OSP227	Open Land Area	St Martins Church	Overstrand	AGS/OVS03	No	Churchyard & cemetery provision.	Unknown	Yes
OSP228	Formal Education or Recreation Area	Overstrand Cricket Ground & Bowling Green	Overstrand	REC/OVS01	Yes 2008	Sports facility - cricket club, formal playing fields.	Private	No
OSP229	Formal Education or Recreation Area	Recreation Trust's Playing Field, Wells Road	Walsingham	REC/WAL01	No	Provides (MUGA/Bowling Green) and formal sports facilities.	Unknown	Yes
OSP230	Open Land Area	Recreation Trust's Playing Field, Wells Road	Walsingham	AGS/WAL02	No	Provides (MUGA/Bowling Green) and formal sports facilities.	Unknown	Yes
OSP231	Open Land Area	Allotments, Cokers Hill	Walsingham	AGS/WAL05	No	Formal allotments.	Public (Walsingham Parish Council)	No
OSP232	Open Land Area	Land Associated With Village Memorial Hall, Warham Road	Binham	AGS/BIN01	No	Recreational and amenity.	Unknown	Yes
OSP233	Open Land Area	Holt Rugby Club Field, Bridge Road	High Kelling	AGS/HKG01	No	Formal sports pitches.	Private	No
OSP233	Formal Education or Recreation Area	Holt Rugby Club Field, Bridge Road	High Kelling	REC/HKG01	No	Formal sports pitches.	Private	No
OSP234	Open Land Area	Allotments and other land adjoining A148 / The Street	Sculthorpe	AGS/SCU01	No	Allotments provision.	Unknown	No
OSP235	Open Land Area	St Margaret's Churchyard, Church Road	Sea Palling	AGS/SPL01	No	Church & Cemetery provision.	Unknown	Yes
OSP236	Open Land Area	St John's Churchyard, Church Road, Waxham	Sea Palling	AGS/SPL02	No	Church & Cemetery provision.	Unknown	Yes
OSP237	Open Land Area	Village Hall Grounds, Waxham Road	Sea Palling	AGS/SPL03	No	Recreational.	Unknown	Yes
OSP238	Open Land Area	Allotment Land at Clink Lane	Sea Palling	AGS/SPL04	No	Allotments.	Public (Sea Palling Parish Council)	No

OSP239	Open Land Area	Playing Field, Clink Lane	Sea Palling	AGS/SPL05	No	Recreation facilities.	Unknown	Yes
OSP240	Open Land Area	Millennium 'Diamond' Woods, Clink Lane	Sea Palling	AGS/SPL06	No	Planted woodland - recreational value.	Unknown	Yes
OSP241	Open Land Area	Playing Field & Car Park, Blooms Turn	Trunch	AGS/TRU01	No	Recreational.	Unknown	Yes
OSP242	Open Land Area	Allotments (1), Mundesley Road	Trunch	AGS/TRU02	No	Allotment provision.	Public (Trunch Parish Council)	No
OSP243	Open Land Area	Allotments (2), Knapton Road	Trunch	AGS/TRU03	No	Allotment provision.	Public (Trunch Parish Council)	No
LGS/BLA/01	Local Green Space	Blakeney Conservation Duck Pond, The Quay	Blakeney	LGS/BLA/01	No	Pond/wildlife area	Unknown	Yes
LGS/ERU01	Local Green Space	The Smea, Land Adjacent Blackberry Cottage, Chequers Street	East Ruston	LGS/ERU01	No	Woodland area	Unknown	Yes
LGS/FDA02	Local Green Space	Surveyors Allotment, Holt Road	Field Dalling	LGS/FDA02	No	Surveyors allotment	Unknown	Yes
LGS/FDA05	Local Green Space	Wildlife & Pond Area, Corner of Holt Road and Blakeney Short Lane	Field Dalling	LGS/FDA05	No	Pond/wildlife area	Unknown	Yes
LGS/SCU05	Local Green Space	Pond Area, off Creak Road	Sculthorpe	LGS/SCU05	No	Pond/wildlife area	Unknown	Yes
LGS/STL02	Local Green Space	Stalham Green Pond	Stalham	LGS/STL02	No	Pond/wildlife area	Unknown	Yes
LGS/WOR05	Local Green Space	Lyngate Pond, Honing Road	Worstead	LGS/WOR05	No	Pond/wildlife area	Unknown	Yes

Warren Road
OSP 195

Farend, Vale Road, High Kelling, Holt, NR25 6RA



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Appeal Decision

Site visit made on 21 June 2016

by David Troy BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 03 August 2016

Appeal Ref: APP/Y2620/W/16/3146342

Land at Little Lane, Blakeney, Holt, Norfolk

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Alistair Lindop and Ms Jane Armstrong against the decision of North Norfolk District Council.
 - The application Ref PF/15/0483, dated 31 March 2015, was refused by notice dated 15 September 2015.
 - The development proposed is erection of a two storey detached dwelling with garage.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The effect of the development on the character and appearance of the designated Open Land Area and the surrounding area including the Blakeney Conservation Area (the Conservation Area) and the Norfolk Coast Area of Outstanding Natural Beauty (the AONB).

Reasons

3. The appeal site comprises an open parcel of grassed land associated with no. 39 New Road accessed off Little Lane close to its junction with the A149 which runs through the village. It forms part of a wider area of land designated as Open Land Area under Policy CT1 of the North Norfolk Core Strategy 2008 (the Core Strategy) which incorporates an area of open green space, known as The Pastures, to the north and playing fields associated with the Blakeney Village Hall to the west. The site is located within the settlement development boundary, on the western edge of the Conservation Area and within the AONB.
4. The proposed dwelling comprises two elements. The main two storey house would face northward onto the proposed shingle driveway/parking area. A single storey L-shaped link extension would be attached at the rear, incorporating a garage/workshop and utility. The proposed dwelling would be built using traditional materials with a pitched pantile roof and constructed so that it would sit into the slope of the site, which rises gradually in an easterly direction from the A149 road. The proposed boundary treatment includes enhanced hedge planting and a 1.8m high flint wall on the north western corner of the site.

5. The National Planning Policy Framework (the Framework) postdates the Core Strategy. However, as is pointed out in paragraph 211 of the Framework, for the purpose of decision making, the policies should not be considered out of date simply because they were adopted prior to the publication of the Framework. Paragraph 215 of the Framework states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework. I consider that Policy CT1 of the Core Strategy is both relevant and consistent in terms of the requirements relating to the impact on the open character and recreational use of the land. Likewise, its approach to the circumstance under which development may occur on the designated Open Land Areas is both relevant and consistent with the Framework.
6. I note the differing views between the main parties about whether or not the appeal site would meet the criteria in Paragraph 77 of the Framework and thus, qualify to be designated as a Local Open Space. However, Paragraph 76 of the Framework clearly sets out Local Open Space should only be designated when a plan is being prepared or reviewed and as such is not considered appropriate to this case. Nevertheless, the land is clearly identified as an Open Land Area in the Core Strategy Proposals Map and, as such, will be judged against Policy CT1 which states that "development will not be permitted except where it enhances the open character or recreational use of the land".
7. The proposal would represent a significant shift of the built development northwards into the Open Land Area. The appeal site, together with the adjoining open space and playing fields, provide a significant contribution to the visual quality and the openness of the area. It adds substantially to the character and appearance of this part of the village and provides an important contribution to the setting of the historic part of the village.
8. Notwithstanding, the above mentioned boundary treatment and proposal to construct the dwelling into the slope of the site, the proposed development would not enhance the open character of the land or recreational use of the land. The site would be visible when approaching the land from both the north-west and south-east along the A149, from the Pastures to the north and playing fields to the west. From points within this area the proposed dwelling would have a significant visual presence. The designation of the site as Open Land Area recognises the visual quality of the land and importance of the value of retaining the site as green open space within the village not only in terms of Policy CT1 but also the Conservation Area and AONB. I conclude that the proposed development would in principle be contrary to Policy CT1 of the Core Strategy.
9. Similarly, the scale and design of the building would not relate sympathetically to the open character of the land and its surroundings. Notwithstanding the proposed incorporation of traditional materials such as pantiles, red brick and flint, it would fail to sufficiently reflect the identity of the local surroundings or reinforce local distinctiveness. The front elevation of the main house and the proposed balcony running across the northern elevation of the building, particularly when viewed from the north and north-west, would emphasize the building's bulk and its contrast with the built form and the open character of the appeal site and the surrounding area. I conclude that the proposed dwelling would have a significant adverse impact on the character and appearance of the appeal site and the surrounding area.

10. As such I consider that the proposed development, by virtue of its location, scale and design would adversely impact on the openness of the Open Land Area and would be harmful to the character and appearance of the surrounding area. Consequently, the proposal would conflict with Policies CT1, EN2 and EN4 of the Core Strategy and paragraphs 58 and 60 of the Framework. These policies, amongst other things, seek to ensure that development proposals preserve and, where possible, enhance the special qualities and local distinctiveness of the settlements and their landscape setting, through high quality design.
11. The harm would, though, be relatively local in extent and not such as to materially detract from the overall special qualities of the AONB. However, the effect of the proposed development on views into and across the Conservation Area on the approaches along the A149 and from the adjoining open space to the north and west, respectively, would neither preserve nor enhance the character and appearance of the Conservation Area or its setting. Whilst the harm would be less than substantial, it adds to that identified above and that harm should be weighed against any public benefits to the proposal.
12. I note the appellant's intention to construct a highly energy efficient building using traditional materials with additional landscaping and boundary treatment, which with time, may mitigate, to some extent, the impact of the proposed building. However, these benefits would not outweigh the harm that the proposed dwelling would cause to the character and appearance of the Conservation Area. Consequently, I conclude the development would conflict with Policies EN2 and EN8 of the Core Strategy and the Framework, which seeks to ensure that development proposals preserve and, where possible, enhance the character and appearance of the conservation areas and their settings through high quality, sensitive design.
13. The proposed dwelling fails to comply with the Framework as outlined above and also paragraphs 17, 56 and 64, which contain amongst other matters, the requirement for high quality design that responds to the character and appearance of the area.

Other Matters

14. I have taken into account all the matters raised in the evidence, including the comments from those consulted on the application and, those housing developments and planning permissions in the area drawn to my attention by the appellant. I am not convinced their circumstances are compellingly similar to those of the present appeal proposal, particularly given that the detailed context of the appeal site is important to my assessment. I therefore accord these limited weight in this case.
15. Both the appellant and the Local Planning Authority have drawn attention to the previous Inspector's decision on the site in 1985. However, all planning appeals must be determined on their individual merits and I have so determined this appeal.
16. I note the dispute between the main parties about the planning status of the appeal site as a garden. However, it is not for me, under a Section 78 Appeal to determine the lawful use of the land. To that end it is open to the appellant to apply for a determination under section 191/192 of the Act. In any event Policy CT1 of the Core Strategy applies to the appeal site.

Conclusion

17. For the reasons given above, and having regard to all other matters raised, I conclude the appeal should be dismissed.

David Troy

INSPECTOR

Blakeney

Conservation Area Appraisal and Management Plan

Date of Adoption: 8 July 2019



How to Use This Document

For ease of use this document has been produced to be read on-screen as a PDF. It contains a series of features that make it easier to use and navigate between the sections.

Contents

The contents page allows users to navigate directly to the required section by clicking on the section heading. The first page of each section also has an individual contents page for navigation within that section.

3	Historic Development	11
3.1	Early History	12
3.2	Medieval History	12



Contents
3.1 Early History
3.2 Medieval Heyday



3.1 EARLY HISTORY

Artefacts, such as flint axe heads and pottery, from as early as the Mesolithic period (10000-4001 BC) have been found around Blakeney. Bronze Age (c2350-701 BC) and early Saxon (410-1065 AD) barrows (burial mounds) are located on the Blakeney Downs, and there was probably a small settlement in the parish in the Roman period (43-409 AD).⁰⁵

Navigation

The buttons along the bottom of each page allow you to jump to a specific section. Once you've clicked on a section, it will turn bold so you know which section you are in.



You can also use the buttons in the top right hand corner to jump to the contents, appendices, or back to the page you were previously on.



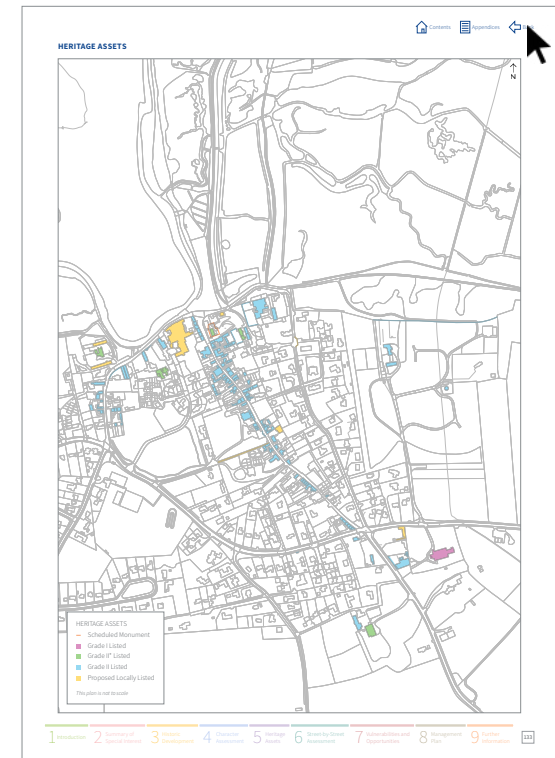
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Plans



When you see this icon, click to see a full-sized version of the plan (located in [Appendix E](#)).

To return to the page you were previously on from the full-sized plan, click the back button in the top right hand corner of the page.

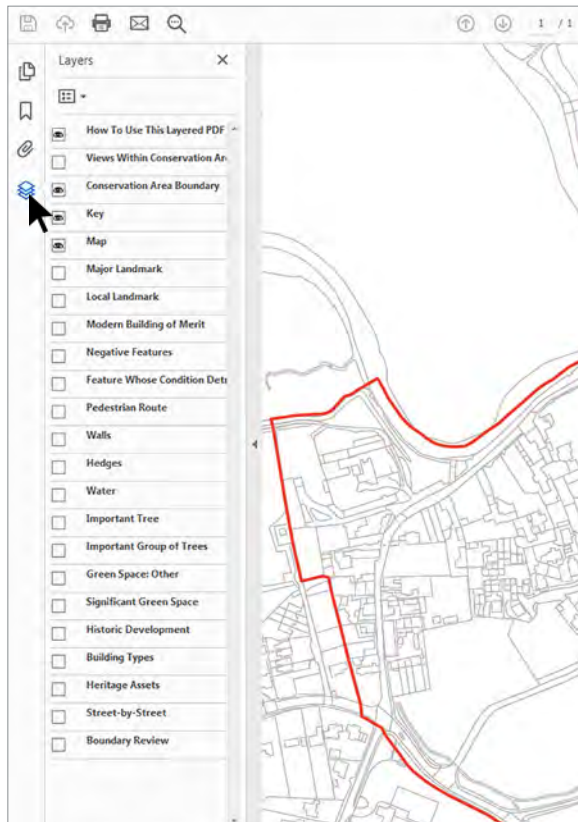


How to Use the Layered PDF in Appendix E


The PDF showing the full size plans is interactive. By switching the layers on and off you can view different elements of the conservation area analysis in context with each other. If your software does not have this capability, please view the separate PDF file of individual maps on the conservation area pages of North Norfolk District Council's website.

Opening the Layers Panel

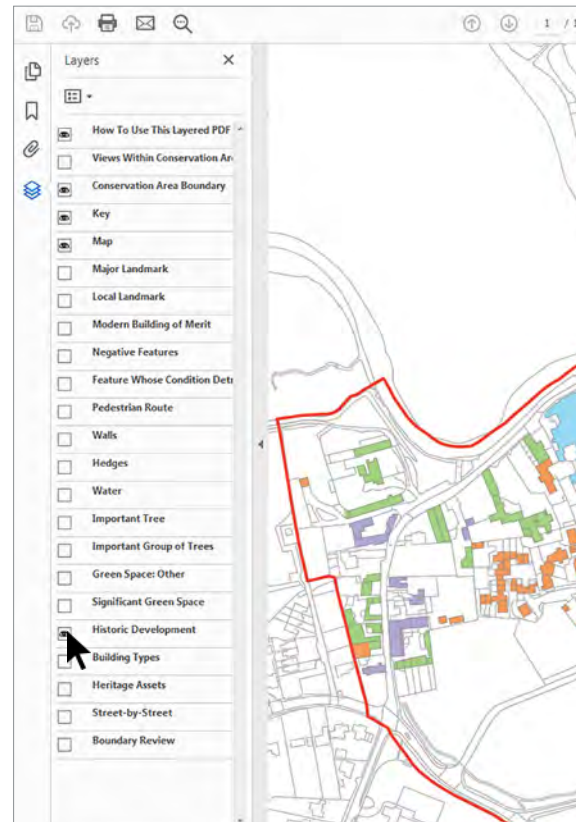
Click on the layers icon  to open the layers panel. This will bring up options for the different mapping elements that are available to view.



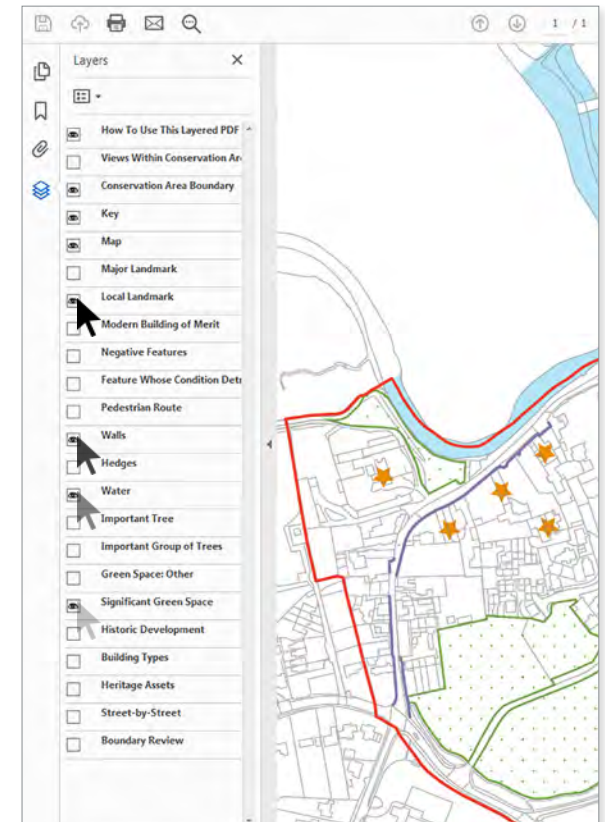
Viewing Different Layers

The map will initially show just the conservation area boundary. Click on your desired layer from the options listed. A small eye icon  will appear to indicate which layers you have switched on. You may need to switch some layers off to view others which sit underneath.

Switching on a layer to view that part of the map



Switching layers on and off as desired



Frequently Asked Questions

Conservation Areas

- What is a Conservation Area?
See [Section 1.2](#)
- What is the current boundary of the Conservation Area?
See [Boundary Map](#)
- Has the boundary of the Conservation Area been changed as part of this review?
See [Section 8.3.8](#)
- What is a Conservation Area Appraisal and Management Plan?
See [Section 1.3](#)
- How does the Conservation Area designation affect changes permitted to my property?
See [Section 1.4](#)
- What are my responsibilities in maintaining my property?
See [Section 1.4](#) and [Section 8.3.1](#)

Understanding your Property

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Section 1

Introduction

This section gives an overview of the Blakeney Conservation Area, provides information about what conservation area designation means and its implications for development, as well as outlines the consultation process that has been undertaken to prepare this Appraisal and Management Plan.

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- [1.1 Blakeney Conservation Area](#)
- [1.2 What is a Conservation Area?](#)
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1.1 BLAKENEY CONSERVATION AREA

The Blakeney Conservation Area was originally designated in 1974. The designation covers the historic core of the village which lies along The Quay to the north, along Westgate Street, The High Street and Back Lane leading south. It also encompasses the north side of New Road and parts of Cley Road and Wiveton Road, including St Nicholas' Church. To the east the boundary is drawn along the parish boundary, which cuts through the caravan site but includes Friary Farm, the site of a former Carmelite Friary. Part of the salt marsh and coast path to the north is also included within the boundary.

1.2 WHAT IS A CONSERVATION AREA?

Definition of a Conservation Area

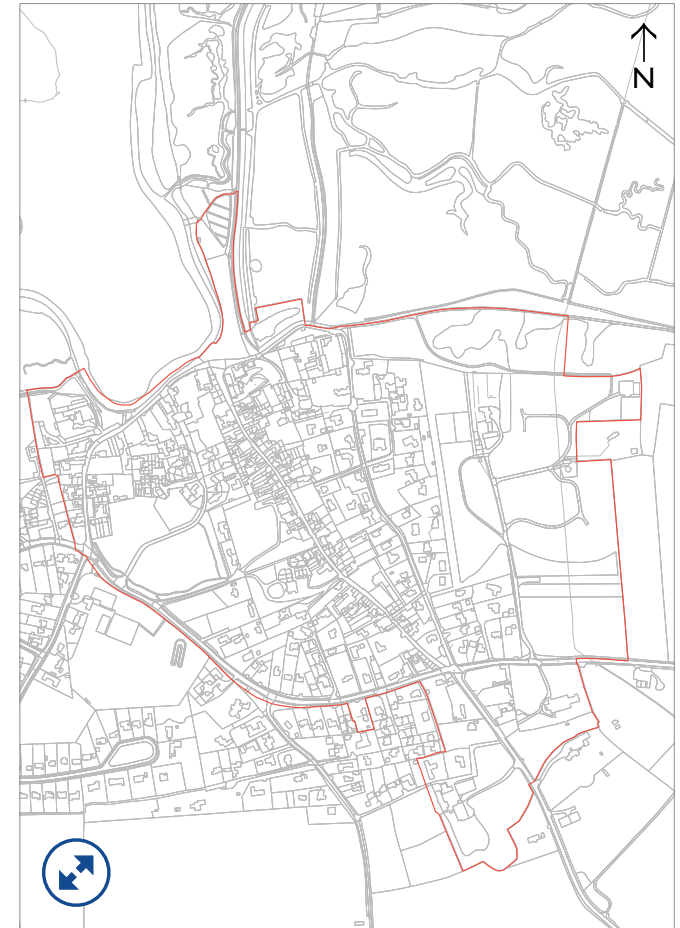
A conservation area is defined as an 'area of special architectural or historic interest the character of which is it desirable to preserve or enhance'.¹

Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the character and appearance of an area, resulting in a distinctive local identity.

The extent to which a building or group of buildings/ structures, positively shape the character of a conservation area comes from their street-facing elevations, the integrity of their historic fabric, overall scale and massing, detailing, and materials. Rear and side elevations can also be important, as can side views from alleys and yards or views down into buildings in valleys or low-lying topographies.

If the significant qualities of a conservation area are retained and inappropriate alterations prevented, the benefits will be enjoyed by owners, occupiers and visitors to the place, including the ability to experience interesting and important heritage structures and places. It is therefore in the public interest to preserve the area for cultural appreciation.

Conservation Areas are governed under the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the *National Planning Policy Framework (2012)* sets out the overarching requirement for local planning authorities to identify and protect areas of special interest. North Norfolk District Council's (NNDC) Local Development Framework (LDF, adopted 2008) sets out the council's policies for guiding development within the district. See this link for the latest heritage related policy: <https://www.north-norfolk.gov.uk/section/planning/planning-policy/>



Blakeney Conservation Area Boundary. This plan is not to scale. © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

In addition to the policies contained within the LDF, NNDC has produced a Design Guide which includes guidance on appropriate alterations to historic buildings and within conservation areas. This guidance should be referenced when considering development within the Blakeney Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_-web.pdf

1.3 THE PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* that all local planning authorities ‘*formulate and publish proposals for the preservation and enhancement*’ of conservations areas within their jurisdiction, and that these proposals are periodically reviewed.⁰² The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan, which defines and records the special interest of a conservation area, as well as setting out a plan of action for its on-going protection and enhancement.

Conservation areas may be affected by direct physical change by changes in their setting or in the uses of buildings or areas within them. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.

Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place.

Often, conservation area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces which do/not meet conservation area designation criteria.

This Conservation Area Appraisal and Management Plan therefore seeks to:

- **Record and analyse the special interest of Blakeney Conservation Area;**
- **Recognise the designated and non-designated heritage assets which comprise the Conservation Area;**
- **Identify issues relating to condition and pressures for change;**
- **Identify opportunities for the enhancement of the Conservation Area;**
- **Provide guidance and recommendations for the positive management, preservation and enhancement of the Conservation Area; and**
- **Set out any proposals for changes to the Conservation Area boundary.**

Although this document is intended to be comprehensive, the omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the Conservation Area. The protocols and guidance provided in [Section 8](#) (Management Plan) are applicable in every instance.

The assessments which provide the baseline information for this Conservation Area Appraisal and Management Plan have been carried out utilising publicly-available resources and through on-site analysis from the public thoroughfares within the Conservation Area.

Definition of a Heritage Asset

The NPPF defines a heritage asset as: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*

1.4 WHAT DOES DESIGNATION MEAN FOR ME?

To protect and enhance the Conservation Area, any changes that take place should positively conserve the character and special interest that make it significant. Statutory control measures are intended to prevent development that may have a negative or cumulative effect on this significance.

- Planning permission will be required to totally or substantially demolish buildings or structures (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.
- The extent of permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights.
- Trees with a diameter of 75mm or greater, measured at 1.5m from soil level, are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a Tree Preservation Order (TPO) is necessary.

- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

1.5 PRE-APPLICATION ADVICE

If you require tailored planning advice or need assistance regarding a specific development proposal, North Norfolk District Council offers a pre-application advice service.

Whatever the scale of development proposed, applying to the Council for pre-application advice will add value to the design quality of your scheme and it will help reduce potential uncertainty and delays by identifying any issues at an early stage.

Meaningful public consultation is also a critical part of this process and whilst responsibility for this lies with the applicant, the Council strongly encourages you to undertake consultation with the local community and stakeholders.

For further information regarding pre-application advice, please visit our website: <https://www.north-norfolk.gov.uk/tasks/development-management/what-is-the-pre-application-service/>

1.6 WHO HAVE WE CONSULTED WHILE PREPARING THIS PLAN?

It is a statutory requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for conservation area guidance produced by local authorities to be subject to public review, including a public meeting, and for the local authority to have regard to any views expressed by consultees.⁰³

The Draft Blakeney Conservation Area Appraisal and Management Plan was being made available for public consultation across a six-week period between 10th September and 22nd October 2018. This included the publication of the draft document on North Norfolk District Council’s website, exhibitions in each of the village churches together with hard copies of the Appraisals for review, and a public consultation meeting held at Blakeney Village Hall on Friday 5th October 2018 at 6.30pm. Comments were reviewed by NNDC and amendments made to the documents where appropriate.

Other means of consultation carried out include:

- Discussions with Cllr. Karen Ward (Blakeney, Wiveton, Morston, Glaven Valley) and Cllr. David Young (Cley).
- In March 2018, NNDC and Purcell presented to local residents at the Annual Parish Meeting in Blakeney to inform them of the Appraisal process and the process for consultation.
- NNDC and Purcell met with the Friends of North Norfolk in March 2018 to discuss with them the content, scope and aims of the Appraisals.
- Discussions were carried out with the Blakeney Area Historical Society regarding historical sources and access to their archive.

1.7 WHAT DO THESE TERMS MEAN?

There are words and phrases used in relation to the conservation of the historic environment that have a specific meaning in this context. An explanation of some of the most used terms can be found in the Glossary in [Appendix B](#).



Section 2

Summary of Special Interest

This section provides a summary of what is significant about the Blakeney Conservation Area in terms of its history, architecture and setting.

2 Summary of Special Interest



Blakeney is one of the Glaven ports, which owe their existence to their proximity to the sea and the River Glaven. Together with Wiveton and Cley-next-the-Sea, Blakeney was an important port on the North Norfolk coast, which served import and export trade for hundreds of years. The village’s function as a port has shaped its pattern of development and the buildings within it, with the Quay to the north being the industrial hub where former warehouses and granaries are located, intimate historic streets leading south with former worker’s and fishermen’s cottages, and the Church located to the south on a rise where it could be visible as a beacon from the sea.

Within the layout of the streets in Blakeney, it is possible to trace the village’s development over time, with the thoroughfares of Westgate Street, the High Street and Wiveton Road and the former Friary forming much of the medieval settlement. Eighteenth and nineteenth century development, responding to a growth period where the population expanded rapidly, was characterised by the infill of spaces on the historic streets, with a typical layout of terraced houses set perpendicular to the main street along lokes (close, narrow lanes) or courtyards. Lastly, twentieth and twenty-first century development is demonstrated in the more suburban areas of New Road and Back Lane, when the village expanded beyond its historic core.

Blakeney still has a strong relationship with the water, being the only one of the Glaven ports that retains a substantial Quay, where boats form an everyday part of the streetscape and character of the area. In comparison, Wiveton has lost its Quay completely and Cley retains only a small Quay, largely concealed from the rest of the village. The setting of the village is of significance to its character, with the open, flat salt marshes interspersed with channels and creeks, set below the broad Norfolk skies, which are dramatic both by day and night. Views into and out of the Conservation Area to the north are especially important to preserve. This coastal setting is known nationally, and even internationally, as characteristic of the North Norfolk coast and its frequently represented in photographs, art and film, making it well known to the general population.

The agricultural setting to the south and bank of tree planting along the southern and eastern edges of the village are also important, the latter creating a green backdrop to the village as seen from the marshes. The two towers of St. Nicholas Church provide a punctuating element to the skyline in views, above the varied roofline of the buildings in the historic core. The towers are also a key element in providing a visual link between the neighbouring villages of Cley and Wiveton, where it can be seen in views over the River Glaven. Green spaces within the village, such as The Pastures, are valued open areas for recreation.

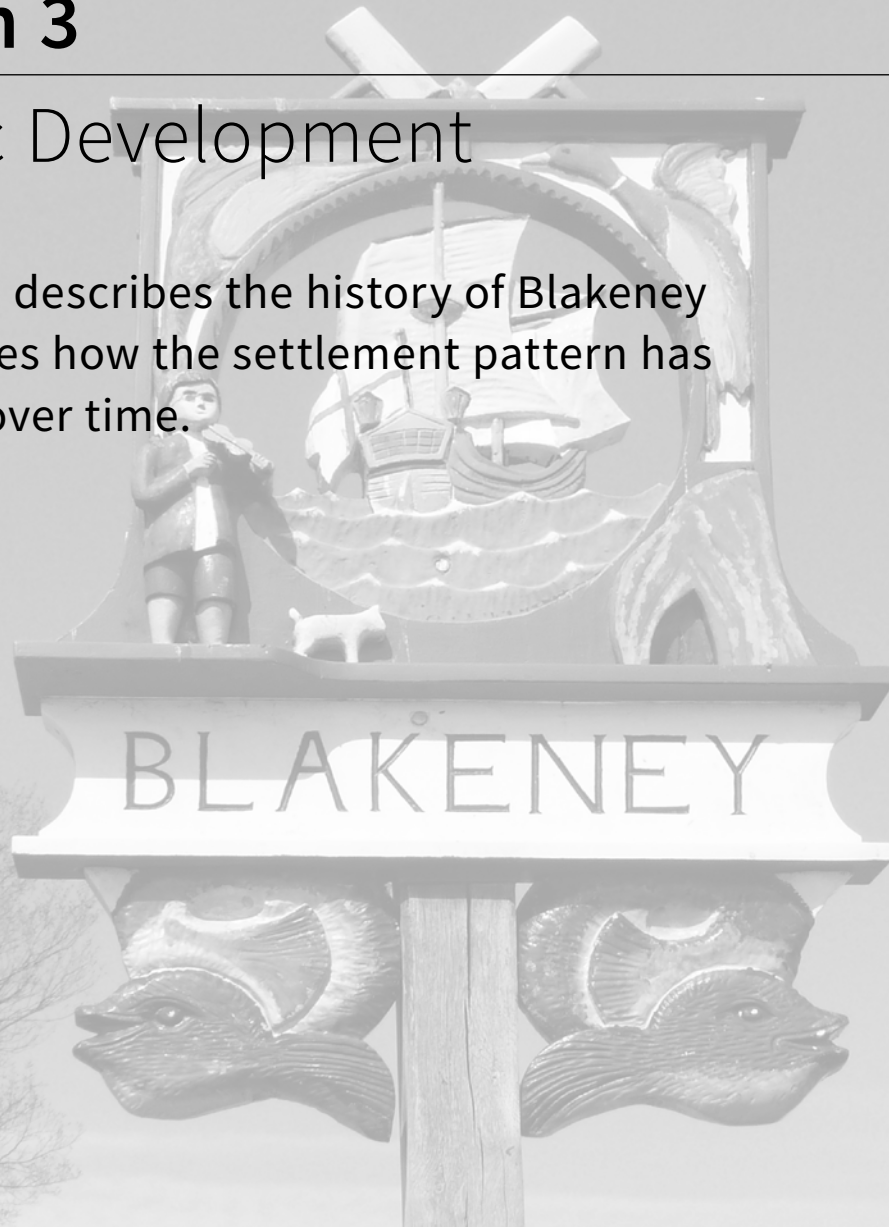
Blakeney’s historic buildings are rooted in the craft traditions of their locality. The predominant building materials for houses, former industrial buildings, public buildings and boundary walls is flint, from small pebbles neatly coursed to chunky flints mixed with brick rubble. Red brick is used for dressings as well as for the higher status buildings; stone and gault brick are rare in the village as they could not be locally sourced. Roofs are mostly covered with red clay pantiles. Whilst some of the buildings in Blakeney illustrate wider, fashionable influences on their design from at least the seventeenth century onwards, such as the Georgian design of merchant’s houses on the Quay, the consistent use of local materials, especially flint, gives them a local vernacular touch.

The most significant historic buildings in Blakeney are acknowledged through national listing, such as the Grade I listed St. Nicholas’ Church, several Grade II* larger houses and the Guildhall, and numerous Grade II listed smaller houses which all contribute to the character and local vernacular of the Conservation Area. This Appraisal also sets out the buildings that have been adopted on the local list for their historic and aesthetic contribution to the village, such as the Church Hall, Methodist Church and Blakeney Hotel, that make a positive contribution to the Conservation Area.

Section 3

Historic Development

This section describes the history of Blakeney and discusses how the settlement pattern has developed over time.



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- [3.1 Early History](#)
- [3.2 Medieval Heyday](#)
- [3.3 Blakeney in the Seventeenth Century](#)
- [3.4 Blakeney in the Eighteenth Century](#)
- [3.5 Blakeney in the Nineteenth Century](#)
- [3.6 Blakeney in the Twentieth Century](#)

Blakeney has early origins but flourished from the thirteenth century as an international trading port. It became the key port in the Blakeney Haven after the decline of the ports of Cley-next-the-Sea and Wiveton in the early nineteenth century but from the end of that century maritime trade ceased and tourism has now replaced it as the key industry.

3.1 EARLY HISTORY

Artefacts, such as flint axe heads and pottery, from as early as the Mesolithic period (10000-4001 BC) have been found around Blakeney. Bronze Age (c2350-701 BC) and early Saxon (410-1065 AD) barrows (burial mounds) are located on the Blakeney Downs, and there was probably a small settlement in the parish in the Roman period (43-409 AD).⁰⁴

The Domesday Book of 1086 records a settlement in the parish called Snitterley. It is unknown for certain whether Snitterley and Blakeney were two separate settlements in close proximity or whether Snitterley became Blakeney.⁰⁵ Blakeney comes from the Old English word meaning ‘an island or dry ground in marsh’; however, this name was not used until 1230 in the Patent Rolls.⁰⁶ After the thirteenth century, items relating to the port mentioned the place Blakeney but Snitterley was used when referring to the church, Carmelite Friary to the east of the settlement (established 1296) and the town itself.⁰⁷

3.2 MEDIEVAL HEYDAY

Blakeney lay in the medieval Hundred of Holt.⁰⁸ During the early middle ages, Blakeney was not as important as Cley or Wiveton; whilst the former two were protected by the shelter of the estuary, Blakeney, before the growth of the spit, was exposed to northerly gales.⁰⁹

Henry III endowed the town with its market charter in 1223, allowing it to hold a weekly market and an annual fair. The first written records documenting maritime trade at both Blakeney and Cley-next-the-Sea begin in the mid-thirteenth century; at this time both settlements were well-established ports with a coastal and foreign trade centred around fish. Boat building was also an important trade from the medieval period until the nineteenth century. The town was asked to supply ships to Edward the III in the 1320s-40s for various military campaigns. It is thought that there were no established boatyards but that ships were built in open bays along the cliffs to the north of Friary Farm; the last ship built in Blakeney was the Hull Packet in 1844.¹⁰

The establishment of the Carmelite Friary in 1296 reflected its importance as a trading port, as the Carmelites generally preferred larger towns; this was because they survived on charitable donations rather than revenue from land. Fragments of Friary masonry, including a buttress on the east side and some window and door fragments, remain in Friary Farmhouse to the north of the church. The Friary was sufficiently important to be included on a late-fourteenth century

map of Britain; one of just a handful depicted in north Norfolk.¹¹ The map, known as the Gough map after one of its former owners, Richard Gough, is one of the earliest maps produced on which Britain is geographically recognisable.

The Friary was dissolved in 1538.¹² Another marker of this medieval wealth of Blakeney is the Guildhall, built not by a local guild but probably as a two storey house for a successful merchant; its brick fourteenth century vaulted undercroft may later have been used by a guild of fish merchants.¹³ Mariners’ Hill adjacent to the Guildhall is thought to be man-made in the medieval period as a vantage point and for defensive purposes; cannon balls were found there during excavations in the 1950s.¹⁴

The chancel of St Nicholas Church, dedicated to St Nicholas, the patron saint of fishing, was also built in the thirteenth century by the Friars of the Carmelite order; most of the present church is constructed in the late medieval Perpendicular Gothic style. The reconstruction of the nave and tower was probably complete by c.1435.¹⁵ The lantern tower on the east end served as a beacon to ships approaching Blakeney.

By the early sixteenth century the Glaven estuary was flourishing in terms of coastal and foreign trade, the former largely depended on salt fish, both Icelandic cod and ling, as well as locally caught cod, herring and sprats. Foreign trade stemmed mainly from the Low

Countries, Norway and Iceland with imports centring around brick, iron, building stone and rope. Exports largely consisted of agricultural items: barley, malt and grain. During the sixteenth century, a trade of coal import and grain export emerged alongside the thriving fishing industry. By 1590 the Glaven ports were enjoying their most thriving period.

A 1586 map gives visual evidence of the position and size of Blakeney in the late sixteenth century. Whilst

Cley is shown as a relatively large settlement, with 59 buildings depicted, lying next to the main channel, Blakeney is smaller, with only 32 houses depicted. The Blakeney channel was illustrated as much smaller than that leading to Cley, suggesting that Blakeney was not as important a port at this date.¹⁶ Blakeney is however notable for its two churches, ‘The Fryers’ (or the old Carmelite Friary) and St Nicholas Church. The houses at Blakeney lie along a road, which may be the High Street. The map, whilst showing buildings such

as churches, houses and mills, also includes pictorial details giving a sense of the local environment and industry, such as animals in fields, rabbits, a ship wreck, figures cockling on the beach and ship and fishes in the sea and along the channels.

In the late sixteenth century, Elizabeth I asked that Blakeney contribute two ships of 60 tons and a pinnace to the Armada; however, this was not possible as the vessels had all gone to Iceland.¹⁷



Map of Blakeney Haven and the Port of Cley, nineteenth century facsimile of a 1586 original, thought to have been surveyed by John Darby (Image courtesy of Norfolk Record Office: MC 106/28/1)

3.3 BLAKENEY IN THE SEVENTEENTH CENTURY

During the seventeenth century, coastal trade increased; Blakeney and Cley were the major passage for agricultural produce from north-east Norfolk. The main traded items comprised barley, malt and fish, whilst London supplied wine, groceries, cloth and other materials. Produce imported included a range of objects, for example coal, iron, wood, luxury food items, spices and wine. By the early seventeenth century, trade had reached France, Spain and in 1589 there had been mention of the first Blakeney ship sailing for the Mediterranean to source exotic goods and spices.¹⁸ However, from the seventeenth century, foreign trade began to decline as routes required larger ships which were too big for the harbour and Blakeney and Cley began to rely more upon London, Yarmouth and Hull for exotic goods rather than trade overseas themselves.¹⁹

During this century landowners began reclaiming and draining marshland to increase the acreage of their pasture. In the 1630s, Van Hasedunk, a Dutchman, began enclosing marshes in Salthouse. Sir Henry Calthorpe built a bank across the River Glaven in 1637.²⁰ The bank, combined with natural accretion, resulted in

the silting up of the main channel of the Glaven estuary. Owing to local protest, the Privy Council ordered Philip Calthorpe, Sir Henry's son, to remove the bank in 1639 but the years of interrupted trade and silting had permanently damaged the ports at Wiveton. Philip Calthorpe, instead, embanked Blakeney marshes to the west of the Cley channel and Simon Britiffe did the same to his marshes to the east around 1650.²¹ Although the embankments did not immediately interfere with trade at Blakeney, they resulted in accelerating the silting up of the channels contributing to the eventual decline of the port.²² However, in the seventeenth and eighteenth centuries trade continued: in 1786 the combined port of Blakeney and Cley was given the title of chief port.²³

A map of 1693 by Captain G. Collins gives a looser representation of the settlement, with buildings clustered along what is presumably the High Street, with the large church at the end. A square tower with battlements overlooks Blakeney Quay, which is possibly a representation of the Guildhall.²⁴ A bridge crosses the estuary and links Blakeney to the settlement at Cley.



Map dedicated to Sir Cloddsley Shovell (Rear Admiral of the Blue) by Captain G. Collins, 1693 (Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library) Note, the map is orientated with north to the bottom of the image.

3.4 BLAKENEY IN THE EIGHTEENTH CENTURY

In the eighteenth century, grain export, mainly barley, to London and coal import came into its own, and the population of Blakeney grew rapidly.²⁵ The town's prosperity at this point is reflected in the construction of large merchant's houses such as The Quay House and The Red House, both by the Quay.

In 1769, Lord James Calthorpe commissioned William and Corba Cranefield to survey Blakeney and parts of surrounding towns. The map depicts houses lining the High Street, particularly on the west side. A small cluster of buildings are also located around the cross roads adjacent to the church. The Rectory on the west side of Wiveton Road is shown as one of the biggest houses in the village. A note on the space just north of the Church indicates that this was formerly the market place, giving a sense that the Church and houses in this area were not so detached from the main centre of the village as they feel today. Houses also line Westgate Street, with a few to the west of this, on the coast side of Morston Road. The spaces in between houses were divided as fields. To the east, the north end of Back Lane has appeared, though it turns south-eastwards to pass to the east of the Church about half way along its length. No obvious remains of the Friary are shown but the windmill to the east is depicted. Finally, the prominence of the village as a port is shown by the depiction of a several large ships moored at the Quay or sailing on the Blakeney Channel.

Faden's map of Norfolk, dating to 1797, picks out the Church at the south end of Blakeney. A string of houses line the High Street, Westgate Street and the Quay, and a single large house is depicted in elevation on the west side of the Wiveton Road and labelled at the parsonage. The site of the Friary is marked to the east of the main village.



Faden, Map of Norfolk, 1797 (Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library: C9111.4261)



An exact survey of Blakeney with part of towns adjacent, William and Corba Cranefield, 1769 (Image courtesy of Norfolk Record Office: BL49/1)

3.5 BLAKENEY IN THE NINETEENTH CENTURY

Whilst the low levels of foreign trade and silting up of the channels worsened throughout the nineteenth century for Cley, in 1817 Blakeney was revived by an Act of Parliament and the establishment of the Blakeney Harbour Company.²⁶ The Act called for the cutting of a new channel through 500 yards of marsh to the Haven, deepening the water at Blakeney Quay; Blakeney, therefore, became the dominant port.²⁷ Many of the buildings in the High Street date to the eighteenth and nineteenth centuries, a time when Blakeney's trade was still vibrant.

The Blakeney, Wiveton and Glandford Inclosure Act of 1820 and Award of 1824 resulted in the release of land in the form of small allotment plots, which were then used for building. Many of the flint cottages which form the yards off the High Street appear to date from this era of building, at a time when the population had grown from 618 in 1801 to more than 1,100 in 1851.²⁸ The Inclosure map shows the dense development along both sides of the High Street, with clusters of buildings lining Westgate Street. Larger buildings are set on the Quay, which can be married up with former barns existing now, which sit perpendicular to the Quay, and larger merchant's houses. Further buildings have been constructed at the north end of Back Lane. New Road is mentioned for the first time, on a section of road

leading west from the crossroads north-west of the Church, though this stops at a junction with an earlier route of the Saxlingham Road and does not curve up to the south end of Westgate Street yet, as it does today.

As ships sizes increased throughout the nineteenth century, Blakeney could not rival larger ports. In addition, the channel had begun to silt up again. The embankment has often been blamed for the decline of the port at Blakeney; however, it has been argued that, more importantly than the silting, was the competition from the railways.²⁹ Their arrival to North Norfolk in the 1870s and 80s enabled cheaper and faster transportation of goods which terminated the already dwindling streams of trade to and from the Glaven ports.

During the late nineteenth century, the tourism industry took over as the active industry in Blakeney. With an emphasis on bird-watching and sailing, the village became a coastal

resort and boating centre. Beginning as early as the 1860s, the annual Blakeney Regatta reflected the leisure and tourist industry of the town.

The 1887 OS map shows a similar pattern of development to the 1824 plan but with a few more buildings added on infill plots on Westgate Street and the High Street.



Plan of the parishes of Blakeney, Wiveton and Glandford: Inclosure, Benjamin Leak of Holt, 1824 (Image courtesy of Norfolk Record Office)



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3.6 BLAKENEY IN THE TWENTIETH CENTURY

At the turn of the twentieth century, Blakeney was still a bustling harbour, with boats being loaded and unloaded at the Quay, goods transported around the town and marine industries still flourishing. Oysters and mussels were harvested and washed in pits on what is now the car park at the Quay. Lugworms, cockles and samphire were all collected in the locality. As well as the warehouses along the Quay, George Long ran a sail-making business, on the site which is now the public WCs.³⁰ Page and Turner were the most prominent merchants and ship owners in town, with offices at the north end of the High Street in the building now in use as The Moorings restaurant. Page and Turner had houses either side of Little Lane, with a tunnel connecting the two properties.³¹

By the 1910s, trade had significantly decreased; the last vessel to trade aboard was the Janie in 1889 bringing timber from Gothenburg,³² the last sea-going vessel was sold in 1916³³ and the last harbour master left in 1917. Page and Turner's office closed in 1922. However, the tourist industry was growing, with Country Life reporting in 1907 that many inhabitants made livings from providing boat trips and renting rooms to artists, and in 1913 Blakeney Point was acquired by the National Trust, bringing further bird watchers and naturalists to the area.³⁴ By the 1920s, Blakeney had

made the transition from a busy harbour in the early nineteenth century to a holiday town and the coming of the motor car which brought holiday makers in tow. Tourism was served by the construction of Blakeney Hotel in 1923, built on the site of the old Crown and Anchor Inn, and several redundant maltings were either demolished or converted into shops and houses.³⁵ The Blakeney Neighbourhood Housing Society was established in 1946 in order to keep some of the old cottages for residents of Blakeney. Plaques marking these houses are still in place on several houses in the village. The Society still controls more than a third of the social housing in the village.³⁶



Blakeney Neighbourhood Housing Society plaque on a house on the High Street

Early to mid-twentieth century photographs of Blakeney show how much of its character remains the same today. The High Street is characterised by flint and brick houses, with pitched roofs, bay windows and shop signs, lining a cobbled pavement. Many photographs show the Quay with the newly constructed Blakeney Hotel with buildings around it still in use as warehouses, though later photographs show one warehouse next to the Hotel with windows and a door, presumably one of the buildings converted to residential or holiday use. The Quay had seriously deteriorated by 1935 and was reconstructed shortly after. The poor condition of the timber retaining wall is seen in several photographs, followed by the newly reconstructed version. The photographs show that white railings, though timber at this time compared to metal now, have long been a feature of the Quay. Photographs looking out from the village also show the evolving course of the channel over time.



*The White Horse, High Street, undated (early twentieth century)
(Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library: C/Bla)*



Blakeney Quay, 1935 (Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library: BLA-R 6156)



Blakeney Quay, 1911 (Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library: Bla-R NS 2988)



Blakeney Harbour, 1929 (Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library: BLA-R 5253)



Blakeney Quay, post-1935 (Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library: Blakeney)

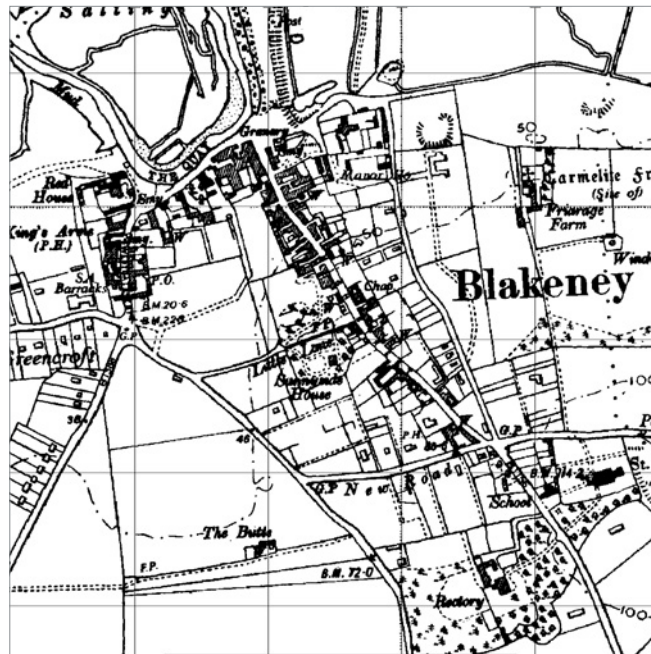


Westgate Street before the conversion of the houses on the right to the Spar, early to mid-twentieth century (Blakeney History Centre with permission of the BAHS Committee)



The Spar on Westgate Street in 2018

There was little development in Blakeney between the 1887 and 1950 OS maps. However, the town expanded south in the second half of the twentieth century. Until the mid-twentieth century, Blakeney was concentrated north of the coast road. However, after the Second World War (during which time troops were billeted in homes and hotels around Blakeney) most of the new homes were built along or south of the coast road.³⁷ An aerial photograph from 1964 illustrates this development; the land at the south (both sides of New Road) which previously contained allotment gardens, had largely been converted to detached houses with spacious gardens. Some houses had also been constructed on Saxlingham Road and on the west side of Back Lane, though there was little new development on the east side of Back Lane. Caravans are dotted on land around Friary Farm.



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Aerial Perspective of Blakeney, 1964 (Image courtesy of Norfolk Heritage Centre, Norfolk and Norwich Millennium Library: BLA-O 30113)

A photograph from c.1959 captures a view of the High Street looking south from the Quay, while another shows it in today. The timber huts to the left in the earlier photograph were replaced with a block of apartments by the 1980s. In the latter, several modern buildings and extensions have altered the character of the north end of the High Street as depicted in the early twentieth century. However, much of its character remains today.



High Street looking south from the Quay in 2018



High Street looking south from the Quay c.1959 (Blakeney History Centre with permission of the BAHS Committee)



HISTORIC DEVELOPMENT

- Pre-1700
- 1700 to 1825
- 1825 to 1900
- 1900 to 1950
- 1950 to Present

This plan indicates the age of the existing built fabric of the main buildings and structures in Blakeney. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing building from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.

This plan is not to scale

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Section 4

Character Assessment

This section describes the elements of the Blakeney Conservation Area that contribute to its setting, architecture form, street pattern and townscape character.

Contents

- [4.1 Location and Topography](#)
- [4.2 Setting and Views](#)
- [4.3 Townscape and Spatial Analysis](#)
- [4.4 Architecture](#)
- [4.5 Green Landscaping](#)

4.1 LOCATION AND TOPOGRAPHY

The Blakeney Conservation Area covers the central core of the village of Blakeney, including the High Street, the Quay and Westgate Street, as well as encompassing areas more recently developed to the south along New Road, and to the west, along Back Lane. To the north, part of the salt marsh is included in the boundary and to the west the former Carmelite Friary site, now Friary Farm, and the caravan site are included.

Blakeney is a village of roughly 402 households.³⁸ It is located approximately five miles north-west of Holt and 28 miles north-west of Norwich. Blakeney is located within the North Norfolk Coast Area of Outstanding Natural Beauty (AONB). Policies for the management of this area are contained within the ANOB Management Plan, prepared by the Norfolk Coast Partnership. It includes objectives and policies relating to the built and historic environment, which

should be referenced when planning change in the area: <http://www.norfolkcoastaonb.org.uk/partnership/aonb-management-plan/377>. In addition, it is part of the area known as the North Norfolk Heritage Coast and the marshland coast to the north forms part of the North Norfolk Coast Site of Special Scientific Interest (SSSI), which constitutes one of the largest undeveloped coastal habitats of its type in Europe.³⁹ The Wiveton Downs SSSI is also located to the south-west of Blakeney, running in a narrow strip from north-west to south-east. This is also known as the Blakeney Esker, a sand and gravel ridge deposited by a retreating glacier. Wiveton Downs has also been identified as a Dark Sky Discovery Site as being one of the best places in the country to view the night sky. The ecology of the locality is a key part of its special interest, which as well as the coastal zone and Downs, encompasses the rich habitat of the River Glaven.

The village is set on a gentle slope, which rises southwards from the marshes to the area of Howe Hill, on which the church is situated. At the heart of the village, the land slopes gradually downwards from New Road as it approaches the Quay to the north. From here, long range views are afforded across the flat salt marshes beyond.

At the outskirts of the village, to the east, the land rises as it moves away from the village, passing the church, which is located near the apex of the hill. Beyond this, the land falls away again on the approach to Cley-next-the-Sea. The elevated position of the church means it is visible from a number of vantage points outside the village, particularly to the south, where the land gradually declines along Wiveton Road.

At the west of the village, along Morston Road, the land rises as it leaves the village, towards the apex at Kettle Hill, and then falls away towards Morston.



BLAKENEY LOCATION PLAN

- Norfolk Coast Area of Outstanding Natural Beauty
- Wiveton Downs Site of Special Scientific Interest
- North Norfolk Coast Site of Special Scientific Interest



This plan is not to scale. Base map © Google Earth 2018

4.2 SETTING AND VIEWS

Definition of Setting

The setting of a conservation area provides its physical context, reflecting the landscape character around it. Setting is made up of several elements beyond just topographical or natural parameters; it is also made up of sounds, smells, environmental atmosphere and the way people move around it and experience. It can contribute both positively and negatively to the significance of a site and can provide evidence of the historic context of a place. Views also form part of the contribution to the setting of conservation areas. They may include views from, to, within or across an area, taking into consideration the area's surroundings, local topography, natural and built features, and relationships between buildings and spaces.

The Importance of Views

The assessment of views within the setting of heritage assets is an important part of establishing its heritage value. A view may be significant for a number of reasons: it may clearly show a key building or group of buildings, it may show the relationship of one heritage asset to another or to the natural landscape, it may illustrate the unplanned beauty of a village-scape, it may tell the narrative of how a place has evolved over time, or it may show how a view has been deliberately designed. Views can be static or may change as a viewer moves through a place. They may be short or long range, or look across, through, to or from a heritage asset.

At Blakeney the natural landscape setting is a key part of the character of the village. It affects the physicality of the conservation area in a variety of ways, from the materiality of the buildings' construction, to the salty smell, cold winds and sound of birds from the salt marshes and sea beyond, to the spectacular stars in the dark skies. This is described below, together with details of Blakeney's relationship with the nearby Glaven Port villages and a discussion of views of the Conservation Area. The view photographs included in this Appraisal are a representative selection. The omission of any view imagery here does not mean they have no value.

4.2.1 Surrounding Landscape

To the south, east and west, the village is surrounded by agricultural land and open fields. To the north, the village is bordered by saltmarshes, and beyond that, the estuary of the River Glaven and the shingle spit of Blakeney Point.

The coastal landscape at Blakeney is dominated by views over the saltmarshes and of the estuary of the River Glaven, visible from the Quay and from the North Norfolk Coastal Path. This area is a landscape of low level vegetation and tidal creeks. The salt marsh, natural and artificial brackish lagoons, reedbeds and maritime pasture of the SSSI provides important habitats for a variety of flora and fauna, including many nationally and internationally important breeding bird communities.⁴⁰ The physical character of the marshes includes a flat, open plain of grasses and reeds, stretching northwards to broad open skies, which are spectacular both in the day and at night when the stars can particularly be appreciated in this rural location. The Blakeney Channel is a key part of the surrounding landscape, forming the northern boundary of the village by the Quay, with water playing a key part of the setting of the northern end of the village.

To the east and south of the Conservation Area boundary are roads leading out of the village which are lined with individual houses or small housing estates. Many are modern but there are some on Wiveton Road which date back as far as the seventeenth century. These areas have a more suburban feel than the historic core of the village, with houses generally detached and with neat front gardens. These areas form the immediate setting of the Conservation Area but beyond is an agricultural landscape, with fields of grasses surrounded by hedges and some trees. The land is generally quite flat, with some slight rises, often topped with clumps of trees. Narrow roads branch out from Blakeney and snake across the landscape to neighbouring settlements.

To the west the land slopes gently down towards the valley of the River Glaven, which separates Blakeney from Wiveton and Cley-next-the-Sea. The wide, flat former riverbed is now reclaimed agricultural land on the silted-up banks of the river. The character of the agricultural landscape is generally very green and lush, particularly in the summer.



Water plays a key role in the setting of the Conservation Area along The Quay



The salt marshes as seen from raised ground to the north of Friary Farm



Agricultural landscape surrounding Blakeney to the south. This image shows the view off Langham Road with Blakeney Church in the distance



Suburban style houses within the setting of Blakeney, on Langham Road

4.2.2 Relationship with Other Settlements

Blakeney is one of a group of villages along the North Norfolk coast which have a visual, spatial and historic relationship. A description of their links is given here to provide an understanding of the importance of their relationships.

In physical terms, the closest settlement to Blakeney by distance is Morston, located roughly one mile to the west. The two villages are connected by a short section of the Coast Road, as well as by the North Norfolk Coastal Path. Wiveton and Cley-next-the-Sea are located within 1.5 miles to the east.

Blakeney is one of the group of villages, which also includes Cley and Wiveton, that formed the Glaven Ports historically. These were fishing ports in the medieval period, with origins as inlets around the coast which provided a base for longshore fishermen. Overseas imports of salt for the fishing industry led to the expansion of the ports and by the early sixteenth century the Glaven estuary was flourishing in terms of coastal and foreign trade. The substantial medieval churches in these villages are testament to their former prominence as trading ports.

The landscape surrounding the villages has changed dramatically since that time. Previously a much wider estuary and river would have meant a greater expanse

of water along the Quay, where substantial ships could harbour and a much closer connection to the open water due to narrower salt marshes.

Since the demise of trade and the silting up of the river and estuary, the connection between the Glaven Ports is via road or by the coastal path which runs out into the marshes from Blakeney to Cley. Agricultural land lies between these three villages, though Wiveton Hall also sits on the north side of the Coast Road approximately equidistant between Blakeney and Cley.

Morston was of less importance in trade historically. However today, like its neighbour at Blakeney, it plays a role in tourism of the local area, with the quay at Morston a popular mooring point.

The agricultural, coastal and river landscape around these settlements forms an important open setting. The villages are also connected by views, with the tall tower of Blakeney church visible from Cley and Wiveton. Both Cley and Blakeney are visible within the same vista when on the coastal path. Views are discussed in more detail below.

All the villages have similarities in terms of the relatively small scale and massing of most buildings, and the use of brick and flint as the predominant building materials.

4.2.3 Views into Conservation Area

A selection of numbered key views has been included here, with further view images included in [Appendix C](#).

Due to the open nature of the landscape surrounding the village, it is possible to gain long range views showing the Conservation Area from several directions.

In general, the most important of these views are those of the church tower and of the Quay and marshes. The church is the most visible building in the Conservation Area and it is seen in views from Langham Road, Saxlingham Road and Cley Road, and from as far away as Wiveton village. These long-range views are in part possible due to the elevated ground on which the church sits; the village more generally sits on lower ground which further facilitates these views.

From the north, views of Blakeney can be gained from long distance, viewed across the flat saltmarshes from the coastal paths with the wide open skies above.

Views are possible from Morston, Cley and walking out from Blakeney itself. Views back to the village from boats on the water also give a very long distance perspective of the village. The buildings of the village are less distinctive in these views but the varied rooflines of buildings are visible clustered at the base of the rise in the land behind. Trees cover this rise, giving a green backdrop to the village, and the church towers are a prominent feature on the skyline which mark the location of the village from a distance out at sea.

Many of the views into the Conservation Area from the south give little sense of form of the village, due to the lie of the land with the village proper set down below the rise of Howe Hill. Views along Morston Road, Langham Road and Saxlingham Road instead

capture the more modern housing developments lining the roads at the outskirts of the village. Views along Wiveton Road conversely present the viewer with a bank of trees marking the entrance to the village.



A selection of numbered key views has been included here, with further view images included in [Appendix C](#). This plan is not to scale. Base map © Google Earth 2018

View 01

View of the two towers of Blakeney Church from Wiveton village across the surrounding agricultural landscape



View 02

View across Blakeney from Kettle Hill. The rise of land at the view point and around the site of the church is evident. In the foreground is a modern housing development, but parts of the historic core, the marshes and Church tower are visible in the distance.



View 03

View of Blakeney Church approaching along Cley Road with its two towers visible as key landmarks when approaching the village. The gates to Wiveton Hall are visible to the right



View 04

View along Wiveton Road, looking into Blakeney, showing the tree cover which marks the entrance to the village at this location



View 05

View back towards Blakeney from the Coastal Path showing the low-lying nature of the village, though with a variety of roofscapes, the green backdrop of trees and the church tower projecting above the horizon



View 06

Long distance view of Blakeney as seen from a boat near Morston Quay (c2013). The sea and the salt marshes provide the wide, flat landscape with broad skies above. The green rise of the low hills around Blakeney with the church on top show its location, with scatterings of houses visible at the base of the hill



4.2.4 Views within Conservation Area

A selection of numbered key views has been included here, with further view images included in [Appendix C](#).

Views within the Conservation Area can be considered under four broad categories:

- Views along streets and across spaces, usually with no set focal point but which reflect the character of the Conservation Area.
- Views looking out northwards to the salt marshes and estuary.
- Short range views down lanes and side passages.
- Views of landmark buildings.

Views along streets and across spaces

The views identified in this section give a general sense of the character of different parts of the Conservation Area. Firstly, views along the narrow Westgate Street and High Street capture the intimate atmosphere of these medieval streets, with views looking north and south channelled by the buildings either side which are set right up against the street. Views show the varied roof lines, gables and other architectural details, and demonstrate the mixture of use of flint, brick and render. Walls often form a feature lining the streets, particularly at the southern ends where they have a framing effect to the view. The density of buildings,

similarity of scale, massing and materiality are all clearly evident in these views.

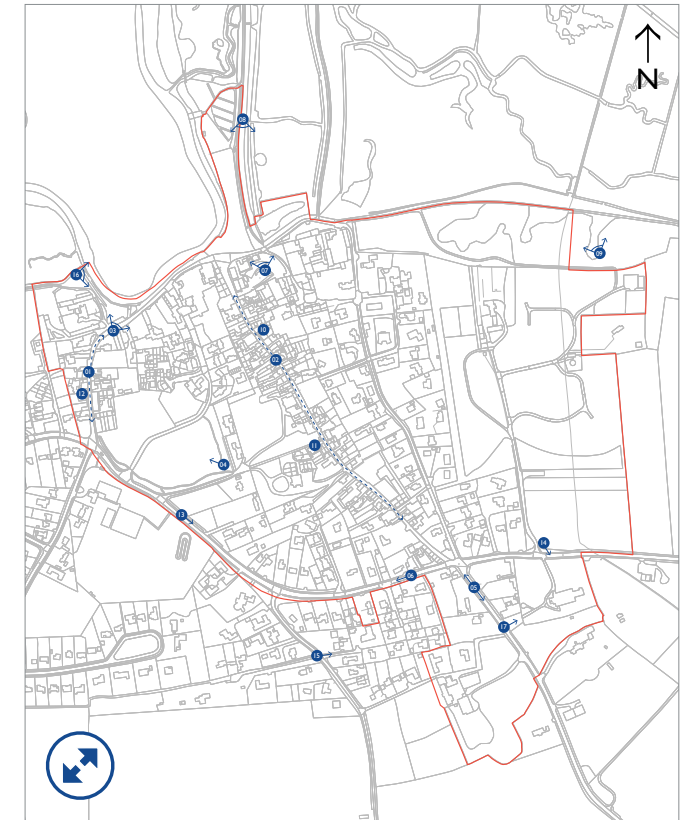
The wider New Road has a much more open and leafy character. Views along this road are characterised by the set back of the houses from the street and their surrounding gardens, creating a more suburban feel than the densely packed historic streets to the north. Back Lane also has this character, though with a narrower road which channels views along it and numerous mature trees which create a greater sense of enclosure.

The defining features of views along Wiveton Road are the flint walls lining the street and channelling the views each way, plus the mature trees and vegetation which create an enclosed feeling.

The Quay is one of the significant open spaces within the conservation area. Views along this road are framed by the white railings, walkway and timber posts along the waterside, with the Blakeney Hotel and large gable ends of former warehouses and barns on the south side. A sense of built development interspersed with large spaces between buildings is also gained on the south side of the road where there are yards between the former warehouses, while on the other side wide views open to the marshes.

Further within the village, The Pastures is one of the largest areas of green space. Views are of a wide open space surrounded by trees and vegetation, but with

houses glimpsed beyond. From the top of the Pastures, looking north, the estuary is also a feature in views, while from the west side there are occasional glimpses of the Church tower.



A selection of numbered key views has been included here and numbered on the plan, with further view images included in [Appendix C](#). This plan is not to scale. © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

View 01

View looking south along Westgate Street showing the narrow street and buildings set up against the road



View 02

View looking south along the High Street from near the Deli



View 03

View looking eastwards along the Quay to the Blakeney Hotel



View 04

View west across the Pastures



View 05

View north along Wiveton Road, with flint walls lining both sides



View 06

View west along New Road showing its more suburban character



Views to and from the salt marshes and estuary

Some of the key views within the conservation area focus on the saltmarshes. From the three routes which traverse the village north to south, glimpsed views of the marshes are possible before the vista opens out on the approach to the Quay. From the Quay itself, long range views out over the marshes are one of Blakeney's most enduring sites encompassing the flat marsh plains and broad skies beyond; these are impressive from street level, as well as from the elevated position on Mariners' Hill. Reflections on the water of buildings, boats and mooring posts are an important part of views here.

The area to the north of Friary Farm is also included within the Conservation Area and has a very different character, with the coastal landscape a key part of its immediate setting. The village itself is only apparent in the few houses seen at the north end of Back Lane and boats moored in the Blakeney Channel.

Conversely, key views exist looking back from the marshes towards the village. These views focus on the area of the Quay, with varied rooflines apparent, the Church tower projecting over the tree line and the regular rhythm of fenestration to the Blakeney Hotel lining the Quay.

View 07

Panoramic view of the Blakeney Salt Marshes, from Mariners' Hill on the Quay



View 08

Key vista looking from the Coast Path to the north-west, back towards the Blakeney Hotel and the Manor Hotel



View 09

Vista looking out over the salt marshes from near Friary Farm



Short range views down lanes and side passages

One key features of the layout of buildings on the medieval Westgate Street and High Street are the side passages, or lokes, and small yards set perpendicular to the streets, off which small cottages were constructed. These make for short range views channelled or framed by the buildings either side. Along the narrow historic streets these glimpsed views afforded while walking along the main street are a pleasant and interesting surprise which create interest and character to the narrow streetscape. Little Lane provides a similar effect, with walls framing the view from the High Street, though without the same termination of the view with buildings as in the lokes.

In contrast, Sheila's Way, a short path set behind the hedge on the north side of New Road provides a leafy rural route by an open space, though a recently planted hedge creates a greater sense of enclosure than previously afforded.

View 10

Example of a side passage off the High Street



View 11

View down Little Lane off the High Street



View 12

Houses set around a small yard off Westgate Street



View 13

View south-east along Shelia's Way



View 14

View from the west end of the Quay, back towards the Blakeney Hotel



Views of landmark buildings

The Grade I listed St. Nicholas Church is the primary landmark building in Blakeney. The two principle views of the church are from Cley and Wiveton Roads, where its impressive towers can be viewed at close range. From within the rest of the village, views are generally curtailed due to the dense nature of development. However, occasional glimpses are afforded between buildings, such as from Saxlingham Road.

The Blakeney Hotel is also a distinctive building on one of the key thoroughfares around the village. Its relatively large size, regular pattern of fenestration and curved west end give it a strong presence on the quayside and the building is regularly featured in artworks as part of a view of the Quay.

View 16

Glimpsed view of the Church tower from Saxlingham Road



View 15

View of the Church from Cley Road



View 17

Close range view of the Church, as seen along Wiveton Road



4.3 TOWNSCAPE AND SPATIAL ANALYSIS

4.3.1 Street and Plot Patterns

Historic plot boundaries and patterns are important in defining how a settlement has developed over time or where change has occurred, and are therefore important to preserve where they survive. They can relate to historic open spaces, routes, gardens and ownerships. They can also demonstrate how buildings were sited practically to relate to an original function, for aesthetic reasons to relate in a picturesque way to a garden, or in order to make them prominent in the landscape, as in the case of the church.

The core of the village is arranged along the historic routes of the High Street and Westgate Street, both running from north to south, and the Quay, connecting the two streets on an east/west axis. Plot patterns are dense on the former two streets, with houses either facing front on to the street, set back behind small front yards surrounded by low walls, or arranged in terraces on small alleyways, known as 'lokes', or courtyards leading off the main street. This arrangement means there are several houses that are end to the main street, with their front elevation onto the loke. These houses appear to have been a later eighteenth/early nineteenth century response to a rapid increase in

population at the time, filling in gaps between existing houses. A later nineteenth century development partially completed on the north side of the Morston Road, outside the Conservation Area, was built on a similar arrangement, with houses facing on to the central alleyway rather than the main street.

The plot pattern along the Quay is different, composed of several former warehouses and barns arranged perpendicular to the Quay itself on a north/south axis. Interspersed with these are larger former merchant's houses facing the road, though set well back from it. The Blakeney Hotel sits on a large plot that once housed more warehouses, while the Manor Hotel is another larger building set to the east.

The arrangement gives a sense of larger built forms alternating with open spaces between buildings, including Mariner's Hill at the east end of the Quay.

A few larger historic plots with detached houses sit on Wiveton Road near the church. More modern residential development within the village is set along New Road, Back Lane, The Pastures behind the Blakeney Hotel and those areas to the south and west outside of the Conservation Area. Along these streets, buildings

consist of detached properties set in large plots, with the house generally set back from the road. Most have modestly sized plots but a few, between New Road and the High Street, sit in larger plots of land. Built development outside of the Conservation Area is mainly to the west with either single detached houses or detached houses arranged on cul-de-sacs or estates.

Footpaths are a feature of the coastline, running east-west from Morston and along to Cley, as well as out northwards on the Carnser. Additional footpaths within the village run around the perimeter of The Pastures, along Little Lane and next to New Road on 'Shelia's Way'. These are all informal gravel paths apart from Little Lane which is tarmacked.



4.3.2 Public Realm

Public realm includes the treatment of spaces around buildings, such as surfacing, signage and street furniture. On the historic Westgate and High Street there is not a great deal of managed public realm, with limited number of pavements for example, giving a rural village feel. This is also the case for Back Lane and Cley Road, but is in contrast to New Road which has a more suburban character to its streetscape. There are no real designed public spaces. Instead the character of Blakeney derives from its rural character and anything overly manicured would lead to an inappropriate suburban character. There needs to remain a sense of this natural character, with grass or small plants growing along the edges of streets, for example, not necessarily being an issue unless they are causing damage to built fabric.

PEDESTRIAN ROUTES

— Pedestrian Route

This plan is not to scale

Roads within the Conservation Area are tarmacked and, other than some sections of kerbed pavements on one or both sides of the street on New Road, Wiveton Road, the Quay and Westgate Street, roads are generally set up against grass verges, the edges of buildings or walls in an informal manner. On the High Street and Westgate Street are occasional strips of flint cobbles, gravel or paving edging the street, sometimes with larger stones set on top to prevent parking. Bollards are occasionally also used, usually in timber or stone. Apart from on the busiest roads and in key places on smaller roads, for example double yellow lines to prevent parking on the narrowest streets, there are few road markings. Wiveton Road is provided with extra road markings and modern safety railings on the pavement outside the school. Lokes are usually gravelled or paved informally and often have areas of planting. Car parking areas throughout the Conservation Area, off the High Street and on the Quay, are gravelled rather than hard tarmac or paving.

Plan showing pedestrian routes in Blakeney Conservation Area © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

Along the Quay the pedestrian promenade is tarmacked, with large stones set on the edge to the channel. At the west end of the Quay the town sign, which features a ship, fish, birds and the a fiddler and his cat (who, legend has it, were lost in fabled tunnels leading away from the Guildhall) is an attractive feature, set within a grassy area adjacent to some gravel car parking which is demarcated with timber bollards. White metal railings in a traditional style separate the walkway along the Quay and the road. These are a key feature in this part of the village, together with the verticality of the timber mooring posts and boat masts. Timber or timber and concrete benches line the Quay and there are a few municipal style black and gold bins. In summer kiosks and huts are located at the east end of the car park, selling food and arts/crafts. A designated food area is sometimes demarcated with traffic cones. This is a low-key arrangement which is relatively unobtrusive and removable. By the church hall, public toilets and Mariner’s Hill there is an ad-hoc mixture of white painted metal railings, timber fence and black metal railings. Timber bollards, some with chains linking them, are used around the Manor Hotel and along the northern part of Back Lane.

Throughout the Conservation Area are typical road signs, though these are generally concentrated along New Road, with few, other than speed limit signs located within the more historic areas. Some temporary A-board signage and banners tend to be located on the grassed area at the New Road/Westgate Street/Morston Road junction. At this junction a brick, flint and pantile bus shelter has been provided, set on the south side of New Road just outside the Conservation Area, which is in keeping with the local character. However, two metal and glazed modern bus shelters are also located either side of the road here, which are functional in design and less sensitive to the local character.

The Millennium Stone and The Snitterley Stone are commemorative pieces of public art set within The Pastures, which both add interest to the space. The brick and flint town war memorial (Grade II listed) is located on the south side of New Road, outside the Conservation Area but a key part of its immediate setting. A Grade II listed K6 telephone box is set on the High Street.



Informal flint cobbles, paving and planting on a lobe off the High Street



Pavement along the Quay, separated from the road by white railings and from the water by wooden mooring posts



Ad-hoc railings outside the public toilet, Mariner's Hill and village hall



Town sign at the west end of the Quay



Temporary and permanent signage at the junction of New Road and Langham Road



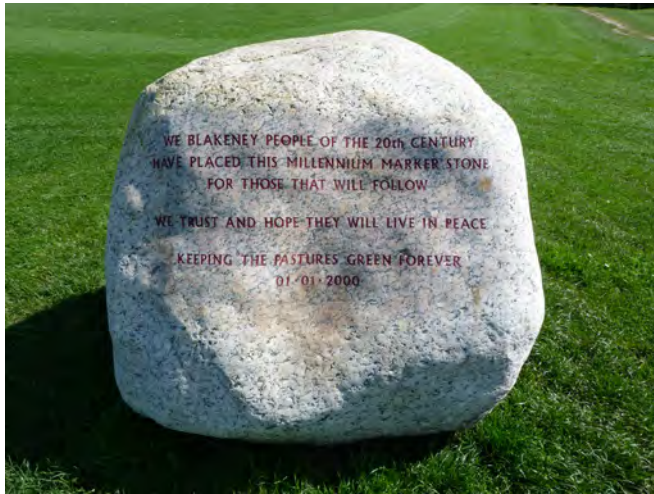
Bus stops located along New Road, as well as permanent road signage and temporary A-boards



Wiveton Road, outside the school



Section of bollards around the green at the entrance to Manor Hotel, Back Lane



The Millennium Stone in The Pastures



The War Memorial



The Snitterley Stone in The Pastures

4.4 ARCHITECTURE

4.4.1 Scale and Massing

Scale relates to the size of a building and is influenced by the number of storeys and also the height of each storey, which affects the eaves height of a building. Two buildings adjacent to each that are both two storeys high may be of different scales if one building has taller storeys and therefore a higher eaves height. Scale also relates to the size of the building in terms of its width and/or depth.

Throughout Blakeney, most houses are of either one or two storeys in height. This is particularly evident on the narrow and densely developed historic streets, where rooflines vary in height and massing from building to building or even between different sections of the same building. Houses found on lokes are generally smaller in scale than those on the main streets. Roofs are typically pitched and set at varying angles. Most have a brick chimney or two which adds interest to the skyline.

There are a few properties which exceed two storeys, notably the Church. Buildings along the Quay are also generally larger, commonly two and half or three storeys tall. Particularly prominent is the Blakeney Hotel, while the former warehouses and granaries have a bulkier massing than residential buildings in the village. Larger former merchant's houses on the Quay are also of a grander scale than the typical cottages, with wide frontages. The larger historic houses on Wiveton Road are also larger in scale than the historic core of the Conservation Area.

Non-residential buildings, such as the Harbour Rooms on the High Street, the village hall on the Quay and public houses (the White House, King’s Arms and Manor Hotel) all tend to be slightly larger in massing but still generally on a scale similar to the domestic properties surrounding them.

In the newer parts of the Conservation Area, typically along New Road, Back Lane but also in pockets of new development throughout the village, housing is also one or two storeys, though the larger plots mean houses are bigger in scale than those on the historic streets. Generally, though, there is a consistency of scale that should not be exceeded.




4.4.2 Building Types and design

This section considers the different building types that can be found in the Blakeney Conservation Area and the architectural design associated with them. The buildings in the Conservation Area are predominantly in residential use but a proportion of these have been converted from other building types and, although altered, are recognisable as being of a different type of building originally. For example, there are a number of former warehouses and granaries on the Quay




which are no longer in their original use but have been converted into residential use but still retain their industrial character. The plan adjacent indicates building types. The subsequent text considers three principal building types:

- Residential;
- Commercial; and
- Public and Communal.

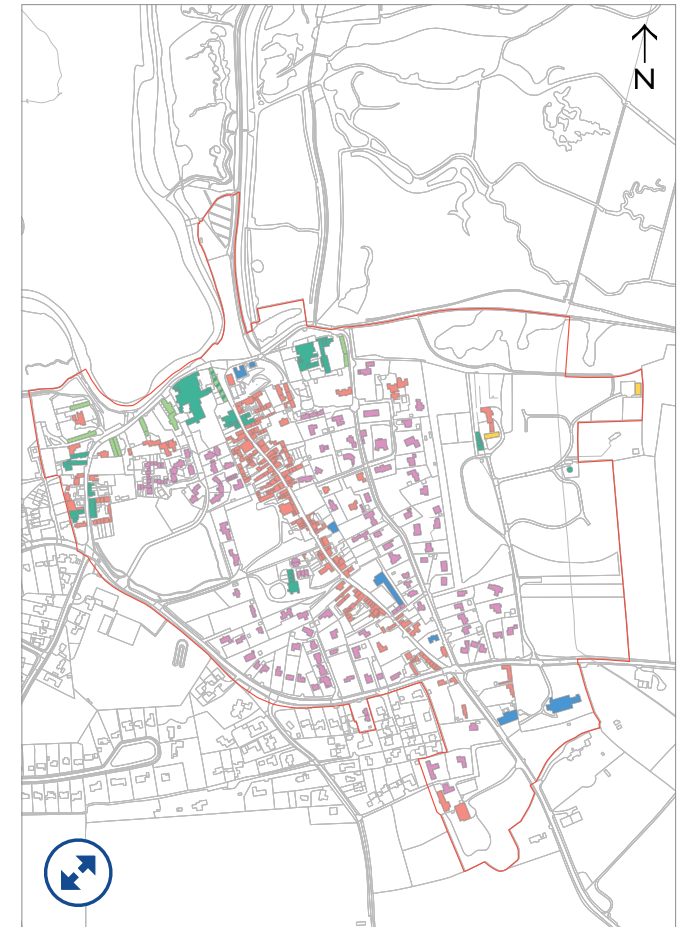
BUILDING TYPES

-  Place of Worship or Communal Building
-  Commercial
-  Agricultural/Industrial

RESIDENTIAL

-  Residential: Historic (Pre-1952)
-  Residential: Modern (Post-1952)
-  Converted Industrial

This plan is not to scale



Plan showing types of buildings in Blakeney Conservation Area © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

Residential Buildings

The majority of the buildings within the Conservation Area are residential dwellings. These are located on the High Street, New Road, Westgate Street, Back Lane, Wiveton Road and Cley Road. Within this type, the most prevalent style is for small, cottage development, clustered around the historic core of the High Street and Westgate Street. These buildings are typically one or two storeys and composed of traditional brick and flint, to a vernacular design, though a number have classical detailing to doors and windows. Often façades face immediately onto the street, but many are side of where they face onto lokes and courtyards.

Along the Quay, the scale of building is much larger, being composed largely of warehouse/granary conversions and high status former merchant houses. Despite inserted doors and windows, the massing of the former warehouses means they still retain their industrial character. A polite classical style is typical to these higher status buildings, giving them a polite, refined appearance. There is a mixture of building materials, from those former barn buildings composed of modest brick and flint, to the higher status brick-built houses. Generally, both barn conversions and houses are either two or three storeys tall.

Throughout the rest of the village, residential development takes the form of detached properties, set within generous garden plots. These buildings are constructed of a variety of styles, indicative of the date at which they were built, though it should be noted almost all are twentieth century. Exceptions include the houses along Wiveton Road, which are historic buildings, though still sit in large individual plots.



High status merchants house on the Quay



Alley leading to courtyard from the High Street, showing the typical arrangement of cottage type properties at the historic heart of the village



Typical scale of development along the High Street and Westgate Street



Two and a half storey barn conversion along the Quay



Modern detached property, constructed to a traditional brick and flint style



Historic detached property along Wiveton Road

Commercial Buildings

Within the Conservation Area, the main commercial buildings are clustered around the northern portions of both Westgate Street and the High Street, profiting from their proximity to the Quay. These commercial buildings are important local businesses which contribute to the vitality of Blakeney. Along the northern end of the High Street, some of these commercial buildings are principally small shops, and do not differ a great deal architecturally from the domestic dwellings around them, except for the provision of shop signage and some ground floor shop windows. The same is true to Weston's Fish and Grey Seal Coffee on Westgate Street. However, the Spar has much more obviously modern shops

alterations, including large fascia boards and windows. Opposite, a store for the shop has large bay doors and shop signage to the window which is atypical of the Conservation Area. A number of shops at the very north of the High Street and Westgate Street have been formed in converted granaries, with larger windows to the ground floor and signage added. The Flint Gallery is atypical as it utilises weatherboarding, while the Crab Hut adjacent is a modern single storey structure.

There are a number of pubs, restaurants and hotels within the village, again, clustered around the Quay. Pubs include the White Horse and the Kings Arms both of which are located in modest two storey buildings, only differentiated from the surrounding structures through pub signage. The hotels in the village are the Blakeney Hotel and the Manor Hotel, both prominent landmarks along the Quay front, and Blakeney House Hotel. The Manor Hotel is situated in an historic building and, though it is distinctive with its white render, other than signage, there is little that architecturally marks it as a hotel. The Blakeney Hotel, by contrast, was purpose built in the early twentieth century, and is one of the most architecturally distinctive buildings in the village, with its used of mansard roofs and irregular curved profile, as well as large picture windows on the first floor to take in the view. The Blakeney House Hotel is situated well back from the road, in a large, brick built detached house, which is atypical of the houses on the High Street.

Outside of the area concentrated on the Quay, there are almost no commercial buildings. The exception is the Harbour Rooms, located at the southern end of the High Street. This modern building was purpose built as an events venue, catering for music, theatre and private events such as weddings. The venue forms a rare open section of the densely developed High Street, and its design picks up on vernacular flint and brick traditions.



Spar, located in a former cottage along Westgate Street



The Harbour Room



The Kings Arms



Crab Hut and Flint Gallery in the courtyard behind the Kings Arms



The Manor Hotel



The Blakeney Hotel

Public and Communal Buildings

The other type of building within the village is communal and public buildings, which are dispersed around the village. The foremost of these is the parish Church, which serves as a prominent local landmark in the area. The structure of the Church is primarily medieval, though it has been altered since. Another building which is both a medieval survival and a communal building is the Guildhall, located on the Quay. The Guildhall would have been an important meeting point for the town during the medieval period; today it is operated as a free tourist attraction by English Heritage.

Other public buildings includes the St Nicholas Church Hall on the Quay, St Peter’s Catholic Church and the village school. Both the Catholic Church and the Church Hall are twentieth century structures, though constructed of brick and flint. The Church Hall, located in a prominent position on the Quayside is constructed to a historically sensitive design, whereas the Catholic Church, located at the corner of the High Street and Back Lane, employs a more modern design.

In contrast to both, the school is designed in a way much more typical of national school building of the late nineteenth century, employing brick and large windows over a single storey. It has been added to in the twentieth century and is one of the most recently listed buildings in the village, having been designated in 2015.

The communal buildings are generally spread across the village, reflecting their purpose to serve the village, not the tourists. The exception is public toilets, which are constructed at busy locations such as along the Quay, and the Village Hall car park.



Church Hall



Entrance to the Guildhall



Blakeney Parish Church



St Peter's Catholic Church



LANDMARK BUILDINGS

- ★ Major Landmark
- ★ Local Landmark
- Modern Building of Merit

This plan is not to scale

Plan showing landmark buildings and modern buildings of merit in the Blakeney Conservation Area © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

4.4.3 Typical Materials

Within the Conservation Area, as with Norfolk more typically, the most common building material is flint. A number of different flint walling techniques have been used. These include:

- Cobbles;
- Coursed flint;
- A mixture of flint and brick construction; and
- Knapped flint, found on areas of the Church and other high-status buildings.

Mostly, the flint has been left uncovered, though there are a number of instances of it being painted. On most buildings, the flint walls have been paired with brick detailing, such as window surrounds, quoins and string courses. Brick and flint are sometimes interspersed to create decorative patterns to walls. Typically, the brick used is red in colour, though it is sometimes painted white to pick out the architectural detailing.

There are several buildings constructed wholly of brick, such as polite eighteenth or nineteenth century houses on the High Street and Quay. Most of the modern houses in the Conservation Area are also brick and flint, though weatherboarding is also used as cladding in some cases to buildings of this date which are either in or adjacent to the Conservation Area. Render is also used, though to a lesser extent than brick and flint.

Stone is used sparingly in the village as it is not a local material. It is therefore found only on the higher-status buildings, such as the Guildhall, where it is used to create a door surround and internal columns, and on the Church.

Almost all the roofs within the Conservation Area are constructed of clay pantiles, mainly coloured red but with a few examples of black or grey. One unusual roof is to the King's Arms which is red pantile, with black tiles used to pick out the letters FH and the date 1760. The Church roof, which is lead, is one exception to the use of pantile, though there are also two cottages along Back Lane which utilise thatch as a roof material.

Windows are typically wooden, though there is some usage of uPVC both on modern and historic properties. Doors are also most commonly wooden, often with glazed sections. On modern properties, uPVC doors are also common, though these are typically not used on historic buildings.

Colours which form the palette of Blakeney are therefore the grey of flint, red of bricks and roof tiles, white, cream or buff coloured paint, render or occasionally stone. These are interspersed with occasional coloured paints for windows and doors, typically pale colours though a few bolder ones. A few rendered houses on the High Street are painted with pale blues, rusty oranges or pale greens.

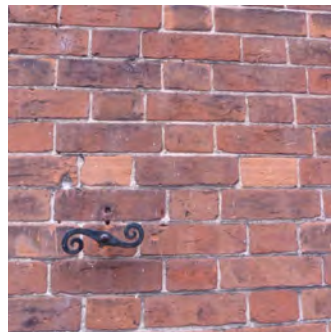
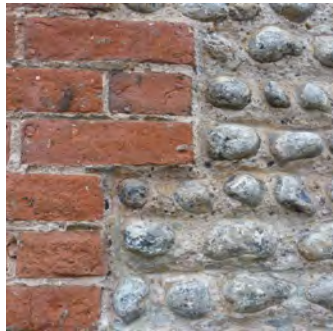


Brick and flint used in decorative patterns on a house on the High Street



The Kings Arms with decorative roof tiling

Typical Materials in the Blakeney Conservation Area



4.4.4 Architectural Details

The properties in the Conservation Area are generally built to a simple vernacular style. Windows are typically either wooden casement or sashes; there is no common style of sash, with many different arrangements and number of panes used. There are also a number of uPVC windows which have been inserted in historic properties, both on front and side elevations, which detract from their overall appearance. uPVC windows are also common to modern build housing.

A key characteristic along the northern end of the High Street is bow or oriel windows on the street frontage of properties on both ground and first floor. These come in a number of styles, some curved and others chamfered. A number at first floor level are triangular on plan, a device seemingly local to this area, perhaps to make best use of natural light and views. There are generally a number of unusual shaped windows in the historic parts of the Conservation Area, with some oval shaped frames and a curved corner window on the Flint Gallery on Westgate Street for example. Several properties along the High Street contain historic shop fronts; not all these examples are presently functioning as shops and are instead reminders of the historic use of the property. The shop fronts have painted timber fascia boards and wider areas of glazing.

There are a variety of door styles, principally in painted timber. More modest properties generally have simple

plank or panelled doors, some with glazed panes to the upper half. Houses that are grander than the small cottages typically have smarter panelled doors, often with classical ornamentation, including architraves, columns and fanlights. Modern houses use similar styles but sometimes in uPVC.

Brick detailing employed throughout the conservation area takes the form of dentilled cornices and alternating quoins, this motif also being employed to frame doors and windows. On certain properties, the bricks have been picked out in white, to distinguish them from the dark flint used for walling. The use of Flemish gables, which is common in neighbouring Cley-next-the-Sea, is not employed in Blakeney. Curved or chamfered corners to buildings are a common feature along the historic streets. Brick chimneys are a feature of residential buildings and typically have a cap which steps out and sometimes has brick corbelled details. They are usually sited on end gables.

Plaques are also a feature of the Conservation Area, with several painted metal ones for the Blakeney Neighbourhood Housing Society and a few commemorative blue plaques.

There are a number of historic communal well heads and water pumps in the yards and lokes which inform the understanding of the shared spaces between buildings.







4.4.5 Boundary Treatments

The predominant boundary treatments within the Conservation Area are walls, which are used extensively in the historic parts of the village, in particular on the High Street, Quay, Wiveton Road and Westgate Street, but also throughout the area generally to mark property boundaries. These are almost always flint, with brick coping and detailing. The walls are often capped with a build-up of flints on a slope to shed water. Clinker from the tug Comet has also been used to cap some walls as a security measure. Examples can be seen on the walls either side of Little Lane. Sections of walling around the former Friary, Manor Hotel and along Westgate Street are listed at Grade II status. Walls are a variety of heights, from low walls surrounding small front yards to mid-height or very tall property boundaries. Several large gateways are set in the taller walls.

Hedges are another common boundary treatment, marking boundaries between properties, and between the highway and private land. They are more common on the more peripheral roads such as New Road, Back Lane and Cley Road.

Where panelled fences are used as boundary markers, it is typically along rear elevations, and within gardens, though there are sections of fencing separating properties from the road along Back Lane. Along the northern portion of Back Lane, post and rail fencing separates the road from the Friary area to the east, with post and wire fencing enclosing the town duck pond to the north.



Gateway to Whitefriars and wall at the north end of Back Lane, with sloped flint capping detail



Gateway and wall on High Street, with sloped flint capping detail



Low wall surrounding small front yard to a property on the High Street



High and mid-height walls on the High Street



Walls flanking Wiveton Road on both sides



Town duck pond, enclosed in wire and rail fencing



High walling (Grade II listed) enclosing Manor Hotel



Hedgerow leading out of the village to the east, along Cley Road



Fencing marking the property boundary within two gardens



A variety of boundary treatments on New Road



Typical use of softer, green boundary treatments on Back Lane



BOUNDARY TREATMENTS

- Walls
- Hedges

This plan is not to scale

Plan showing boundary treatments within Blakeney Conservation Area © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

4.5 GREEN LANDSCAPING

4.5.1 Open spaces and greens

The Quay and marshes to the north is the key open space within and adjacent to the Conservation Area, representing the historic port use and the current leisure use of the space. The Carnser raised walkway delineates the more man-made areas of car and boat parking to the west, from the natural marshes to the east just outside the Conservation Area boundary. The promenade of the Quay westwards is set against the water and open landscape, and the green area at the west end of the Quay also provides further breathing spaces between the water and adjacent buildings. Sounds are important here, with the lapping of the water and tapping of rigging lines against masts blowing in the wind being characteristic seaside sounds.

The largest open, green space within the village is the Pastures at the south-west of the Conservation Area. This is complemented by the additional open space of Blakeney playing field on the south side of New Road, set just outside the Conservation Area but the two providing a green lung within the village and separating much of the modern development to the south-west from the historic core.

The Pastures is a large open grassed space, dotted with mature tree planting, particularly within the northern half. The space is surrounded by hedges and bisected with the driveway for the Blakeney Hotel. As well as the Millennium and Snitterley Stones mentioned above, benches are also provided around the periphery, as well as municipal style black and gold bins.

Another large green space within the Conservation Area is the area north of Friary Farm. This area is managed by the National Trust and is crossed with the coast path to Cley. It is covered with grass and gorse, which gives way to the north to the salt marshes. The southern part of the area is raised up, with wide open views across the marshes and out to sea. A simple timber bench is provided for the enjoyment of the view.

The caravan park at Friary Farm is a pleasant green space, though interspersed with static caravans. The area is grassed, with trees and shrubs lining the tracks around the site. The former mill is a focal point of this site, set behind a low flint and brick wall. There are glimpsed views of the sea to the north.

Mariner's Hill is also an important green space in the village, providing a view point out across the Quay, channel and marshes. Historically it was a vantage point and defensive position. It is a valued spot where people can view the landscape from the heart of the historic village. Several timber benches are provided and a flag pole is set on top of the hill.

Inland, the churchyard is important both for its open space and its commemorative value. Gravel pathways provide a soft landscaping amongst the large areas of gravestones, with a circular landscaped area with a central sundial to the west, around which are set memorial plaques. A few mature trees are set within the churchyard, with a backdrop of trees to the south.

Other green spaces within the Conservation Area are private gardens, mostly enclosed behind buildings but on New Road and Back Lane, where there are larger garden plots, they form part of the streetscape and help to create a sense of openness. A few larger garden plots, such as those adjacent to Shelia's Way and on Wiveton Road, add to this open sense. The bowling green at the Harbour Rooms on the High Street is a rare open space along this tightly packed street.



Mariners' Hill



The Pastures



Friary Farm Hills



Churchyard



Quay, car park, the Carnser and salt marshes



The caravan site



The former mill within the caravan site

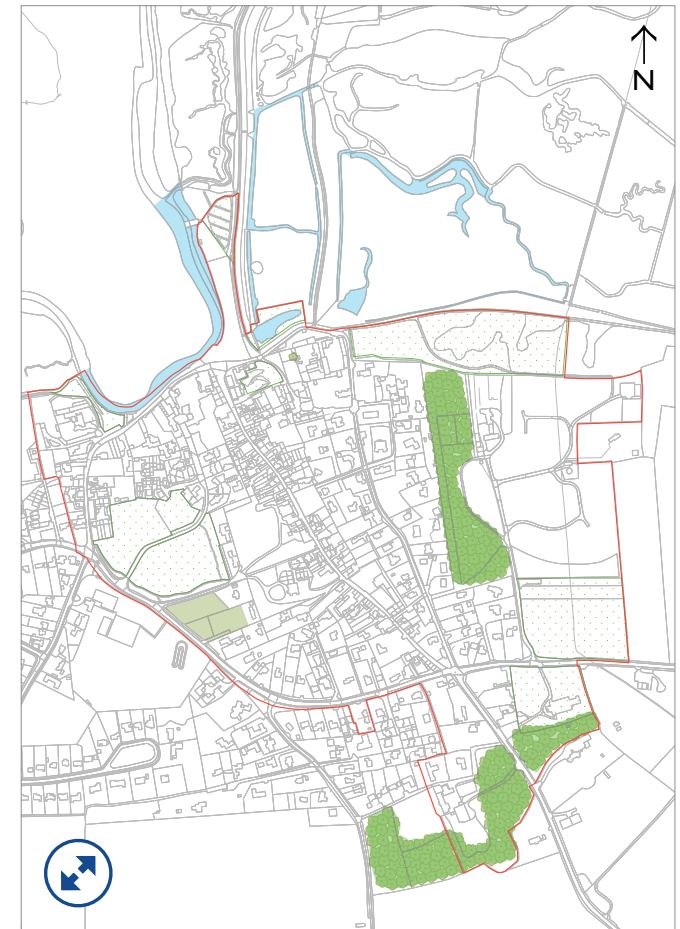
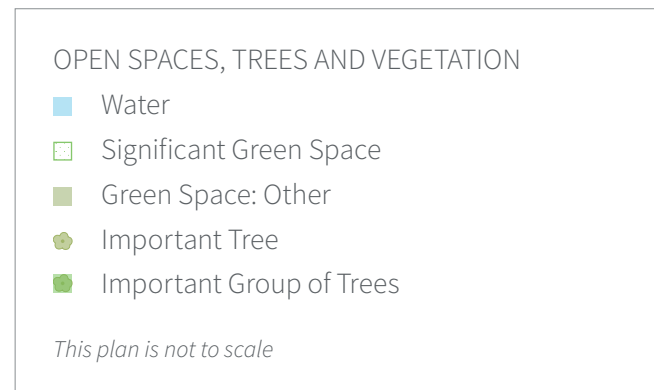
4.5.2 Trees and Vegetation

Trees contribute, along with gorse bushes, the reeds and salt marshes, to the character of the landscape in and around the village. Blakeney's proximity to the sea is reflected in both its comparatively few trees at the north end of the village, though at the south and west boundaries there are some fairly substantial groups of trees. The village's location also affects the types of trees that grow. Pine trees of different varieties, which are better suited to sandy soils, are examples of the type of tree that would naturally grow here. However, planting of deciduous trees on private land off Wiveton Road, the Churchyard and to the east of the caravan park are also a key part of the green character of the Conservation Area. These groups of trees provide an important green backdrop to the village when viewed from the marshes.

Back Lane and New Road, particularly the west end, also feel particularly 'green'. New Road is lined with hedges at the west end, plus trees and hedges along Little Lane, and planted gardens to the east contribute to the character of the streetscape. Back Lane it is flanked by hedges, which open at points to gardens and to Friars Field Hills and the salt marshes in the

north. Back Lane is overhung with dense evergreen and deciduous trees and hedgerows, separating the road from the houses. Narrow grass verges are also a feature of these streets.

By contrast, greenery along Westgate Street and the High Street is limited to those plants and lawns visible in the private gardens of houses and along lokes, giving glimpses and small pockets of greenery. Small naturally seeded vegetation also tends to grow alongside the base of walls, which adds to the rural, unmanicured feeling of the area.



Plan showing open spaces, trees and vegetation within Blakeney Conservation Area © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.



Green backdrop of evergreen and deciduous trees behind the village, as viewed from the marshes



Green nature of Back Lane caused by hedges and tree planting



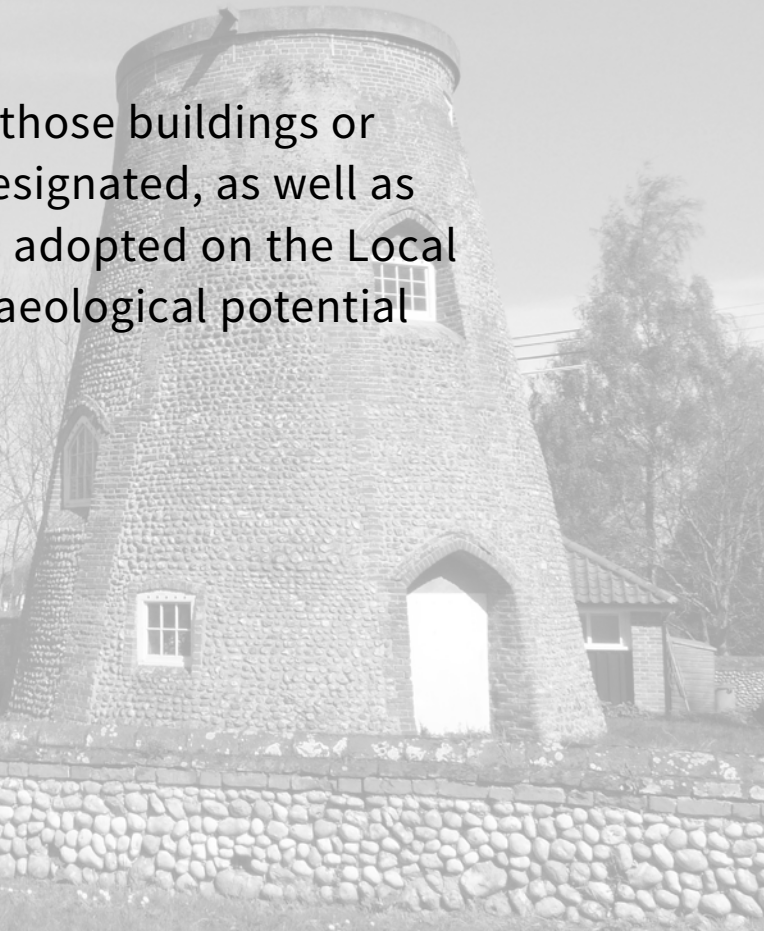
Small pockets of vegetation in a courtyard off the High Street



Section 5

Heritage Assets

This section provides details of those buildings or structures that are nationally designated, as well as information regarding buildings adopted on the Local List. It also gives details of archaeological potential within the conservation area.



Contents

[5.1 Introduction](#)

[5.2 Listed Buildings](#)

[5.3 Locally Listed Buildings](#)

[5.4 Scheduled Monument](#)

[5.5 Archaeology Summary](#)

[5.6 Heritage Assets Plan](#)

5.1 INTRODUCTION

The Blakeney Conservation Area, a heritage asset in its own right, contains numerous individual heritage assets, including both designated and non-designated buildings.

This section of the Character Area Appraisal outlines the heritage assets within the conservation area, and is accompanied by a detailed Audit of Heritage Assets in [Appendix D](#). This identifies the individual heritage assets and their special interest.

The audit has been carried out by means of visual examination from public thoroughfares only. The principal intention is to identify these heritage assets, not to provide a fully comprehensive and detailed assessment of each individual building. It should not be assumed that the omission of any information is intended as an indication that a feature or building is not significant. A detailed assessment of significance specific to a building or site within the conservation area should be carried out prior to proposing any change.

Also included in this section are details of known archaeological finds in the conservation area. The potential presence of archaeology will be a factor in determining the appropriateness of development, as it is a heritage feature which warrants protection.

5.2 LISTED BUILDINGS

Listed Buildings are designated under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for their special architectural or historic interest. Listing gives them protection as alterations, additions or demolitions are controlled by listed building consent, which is required by local planning authorities when change is proposed. Listing ranges from Grade I (the highest level of protection) through to II* and II.

There are 102 listed buildings within the conservation area. Generally, these are concentrated along the High Street, Westgate Street and the Quay, the historic core of the village. The majority of buildings are domestic dwellings though there are a number of listed shops and inns. The buildings are indicative of

the development of the town as a prosperous port in the middle ages, with a survival of several medieval structures, such as the Guildhall undercroft, parish church and former Carmelite Friary. Other buildings date from later periods and trace the continued growth of Blakeney as a seaside resort after the Quay had silted up, through the high volume of eighteenth and nineteenth century dwellings.

Outbuildings associated with Listed Buildings are likely to be within their 'curtilage'. That is, a building or structure which is associated with a Listed Building and has been since before July 1948. This could be, for example, a wall attached to a Listed Building or a farm within a farmyard where the farmhouse is listed. In case of curtilage listing, the curtilage listed structure has the same level of protection as the main Listed Building and will be subject to the same Listed Building Consent procedures.

The location of listed buildings is shown on [page 66](#) and listed in detail in the Audit of Heritage Assets at [Appendix D](#).



5.3 LOCALLY LISTED BUILDINGS

A locally listed building is one that has been identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated.⁴¹ The maintenance of a Local List allows a community and local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment and provide clarity on what makes them significant. This in turn helps to ensure that strategic local planning can adequately manage their conservation.

Historic England gives advice regarding the assessment criteria for locally listed buildings in *Advice Note 1: Conservation Area Appraisal, Designation and Management* (2019). The document advises that locally listed buildings should be positive contributors to the overall character of the local area and that their historic form and value should not have been eroded.⁴² Locally listed buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated with a designed landscape. NNDC also have their own adopted criteria for locally listed buildings, which include, age, rarity, landmark quality, group value, archaeological interest and social value. This criteria can be found on the can be found on the planning pages of the Council’s website.

The designation does not affect a property’s permitted development rights. However, when planning applications for changes outside of these permitted rights are submitted to NNDC this designation will be a material consideration in the planning process, to ensure that the special interest of the buildings and their setting within the Conservation Areas is preserved.

Buildings within Blakeney have been examined against these criteria and were adopted on the Local List are identified in the Street-by-Street Assessment at [Section 6](#) and in the Audit of Heritage Assets in [Appendix D](#).

5.4 SCHEDULED MONUMENT

Scheduled monuments are sites or structures designated under the *Ancient Monuments and Archaeological Areas Act* of 1979 as having archaeological interest. Scheduling gives sites or structures protection as alterations, additions or demolitions are controlled by scheduled monument consent, which is required by Historic England when change is proposed. There is one scheduled monument in the conservation area, the Guildhall on the Quay, a former undercroft of a merchant’s house.

5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record.⁴³

Although no distinct settlement sites have been identified, evidence of early occupation in the parish has been found, including prehistoric flint implements, Mesolithic flint flakes, Neolithic axeheads and a scraper, Beaker pottery and a Bronze Age awl and spear. Two Bronze Age barrows on Blakeney Downs, outside the conservation area, are still visible as earthworks. There was probably a small Roman settlement in the parish; Roman coins and brooches have been found, as well as fragments of Roman pottery.

Several Early Saxon brooches and a bracelet, and Late Saxon coins and metalwork have been found in the parish suggesting that a small Saxon settlement continued to develop here. Despite these finds the site of the earlier settlement of Snitterley has not been conclusively identified.

The North Norfolk Rapid Coast Survey in 2004 identified a number of mounds, hollows and ditches associated with post-medieval management of the marshes north of the port, including a series of mounds and hollows probably used for brick making (the area is labelled ‘Brick Marsh’ on a map of 1769); and sea defence banks between the reclaimed marsh and salt marshes beyond. There is also a cut in the hill in Friary Fields which may have been associated with boat building.

The site of the Carmelite Friary is occupied by Friary Farm and its farm buildings which incorporate fragments from the medieval buildings. Excavation in this area would produce further evidence of the medieval buildings.

There are two scheduled monuments in the parish but only one, the ‘Guildhall’, lies with the conservation area, on the Quay. The flint and stone surviving undercroft is comparatively rare in this rural setting and demonstrates the wealth and importance of Blakeney as a port during the medieval period.

5.6 HERITAGE ASSETS PLAN

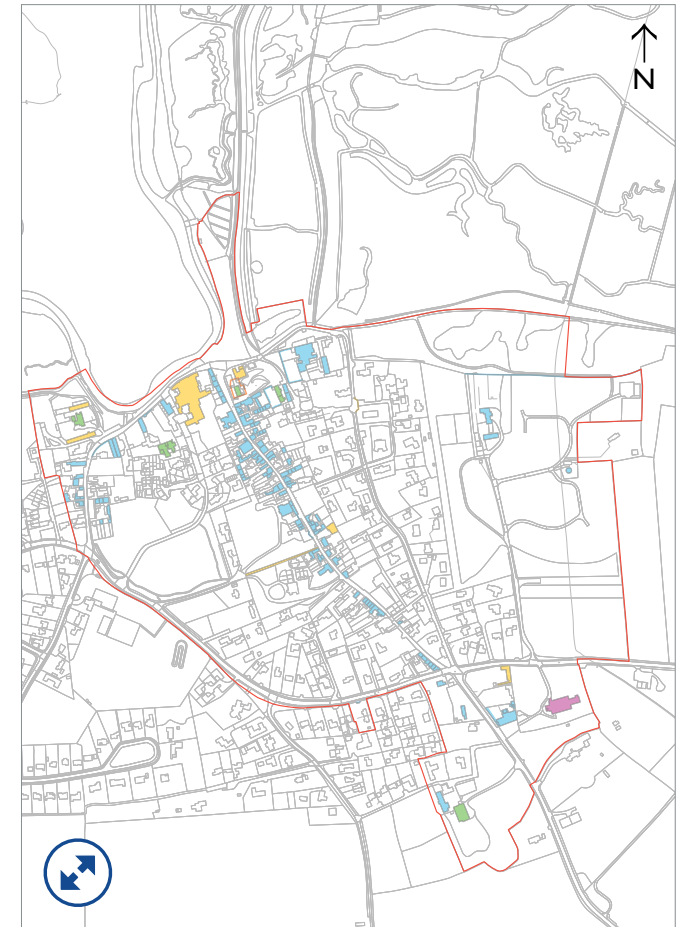
This plan highlights the spread of non-designated heritage assets and listed buildings within the Conservation Area. This accompanies the Audit of Heritage Assets in [Appendix D](#). Omission of a specific feature should not lead to the presumption that such a feature is insignificant, and proposed alterations within the Conservation Area should be subject to individual assessment of significance.

HERITAGE ASSETS

- Scheduled Monument
- Grade I Listed
- Grade II* Listed
- Grade II Listed
- Adopted Locally Listed Building

Note: The buildings indicated are approximate only. Additionally structures attached to listed buildings, such as boundary walls and outbuildings, may also be curtilage listed.

This plan is not to scale



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Section 6

Street-by-Street Assessment

This section identifies the key features, both positive and negative, which define the character of each street in Blakeney.

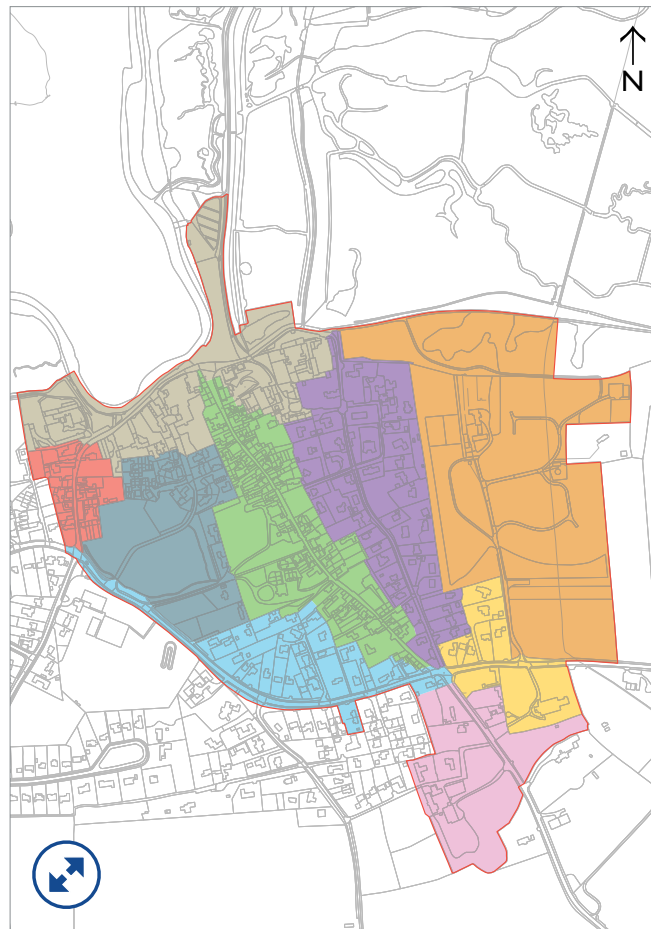
Contents

1. [High Street](#)
2. [The Quay and Marshes](#)
3. [Westgate Street](#)
4. [New Road](#)
5. [The Pastures](#)
6. [Back Lane](#)
7. [Friary Farm and Caravan Park](#)
8. [Cley Road](#)
9. [Wiveton Road](#)

6 Street-by-Street Assessment

Each of Blakeney's streets and open spaces have different characteristics. This assessment, prepared on an approximately street by street basis, provides more details on the issues, opportunities for enhancement and recommendations specific to different areas of the Conservation Area. Please refer to the [Heritage Assets Plan](#) in [Section 5](#) for listed building and adopted locally listed building locations and to the Audit of Heritage Assets in [Appendix D](#) for further detail.

Note, the building names given in the listed buildings sections are those given in their listing entries. These names and uses may have changed since the entry was written. Please refer to the [Heritage Assets Plan](#) in [Section 5](#) for listed building locations.



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1. HIGH STREET

One of the oldest streets in Blakeney, connecting the church and quay. It is densely packed with numerous houses mainly from the eighteenth and nineteenth centuries set on the street and off lokes.



Defining Features

- Densely packed development providing an intimate feeling
- Varied rooflines and massing but generally all one or two storeys
- Small cottages, particularly at the north end
- Terraces of houses facing onto lokes and small courtyards
- Larger houses as the street goes southwards, some with small front yards surrounded by low walls
- Tall flint walls, particularly in the southern half of the street
- Larger buildings, including converted warehouses at the north end of the street, where the road widens out to views of the Quay and marshes

Key Issues

- Volume of traffic and parking a key issue, particularly in the summer months
- Some out-of-character solar panels and uPVC conservatory
- Grade II listed gate piers behind telephone box in poor condition where brick has deteriorated due to corroding iron hinges
- Bins visible in lokes and yards

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1. HIGH STREET (CONT.)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows are at the end of their lives and require replacement, this should be done with painted timber windows
- Removal of intrusive features, such as solar panels
- A parking strategy should be developed
- Clearer advertising of car parks for visitors at the village hall, Coronation car park and on the Quay

Listed Buildings

Grade II

- The Granary
- White Horse public house
- Benbow Cottage/Ship Cottage
- Barclays Bank/Post Office
- 20a High Street
- 22 High Street
- 24 High Street
- 26 and 28 High Street
- The Little Regency

- S Loose and Son
- 32 High Street
- 38-44 High Street
- 46 High Street
- 54 High Street
- 52 High Street
- 56 High Street
- 70-74 High Street
- Roundstones
- Ice House immediately west of No. 86 High Street
- 82 and 84 High Street
- 86 High Street
- Gateway arch between 84 and 88 High Street
- 88 High Street
- 90-94 High Street
- Wall and gatepiers immediately south of Nos. 90-94 High Street
- K6 telephone box
- Alma Cottage, Beacon Cottage
- Miranda
- 100 and 102 High Street
- Providence House
- The Wheel House
- 124-130 High Street
- 132-134 High Street
- 146-148 High Street
- 152-154 High Street
- Claremount House
- 145 and 147
- 127 and 121

- Ivy House
- Findhorn Cottage
- 113 High Street
- 109 High Street
- 103-107 High Street
- 101 High Street
- Morgan Cottage
- 93 and 95 High Street
- 87 and 89 High Street
- 83 and 85 High Street
- 81 High Street
- Flint Cottage
- 69a and 71 High Street
- St Margaret's
- 59 High Street
- 47 and 49 High Street
- 51-55 High Street
- Yew Tree Cottage
- Dolphin Cottage and Nos. 39 and 41 High Street
- Anchor
- 31 and 33 High Street
- 17-25 High Street
- 15 High Street
- Double Doors Cottage, The Doll's House
- Corner Cottage

Adopted Locally Listed Buildings

- Methodist Church
- Walls flanking Little Lane

2. THE QUAY AND MARSHES

The former harbour with warehouses and merchant's homes, now the tourist hub of the settlement, with the Blakeney Hotel, shops, village hall, car parking and restaurants. It sits next to the Blakeney Channel and the saltmarshes beyond, with boats moored along the Quay.



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Defining Features

- Quay with promenade flanked by white metal railings and timber mooring posts
- Blakeney Channel and marshes in the immediate setting
- Blakeney Hotel as a landmark building
- Converted warehouses which sit gable end on to the Quay
- Large merchant's houses
- Walls flanking south side of the road
- Use of flint, red brick and red roof tiles
- Mariner's Hill a key open space
- Mix of residential, communal and commercial uses

Key Issues

- Volume of traffic and parking a key issue, particularly in the summer months
- Traffic cones demarcating the eating area and parking bays in the car park have a temporary feel and are visually unattractive
- Some out-of-character uPVC windows, for example to the Village Hall and Blakeney Hotel

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows are at the end of their lives and require replacement, this should be done with painted timber windows
- Better quality temporary markers for the car parking area
- A parking strategy should be developed

2. THE QUAY AND MARSHES (CONT.)

Listed Buildings

Grade II

- Boundary wall from north-west corner of Quay Barn westwards
- Quay Barn
- Range of outbuildings north-east of Quay cottages
- Garden Wall to the north of Quay House
- Barn Annex to west of Blakeney Hotel
- Barn south-east of Manor Hotel
- Manor Hotel
- Boundary wall around garden of Manor Hotel
- Caulking House, The Counting House
- 4 Mariner's Hill
- 5 Mariner's Hill
- 6 Mariner's Hill
- Wall enclosing garden to west of Friary

Grade II*

- Red House
- Quay House
- The Friary

Grade II* and Scheduled Monument

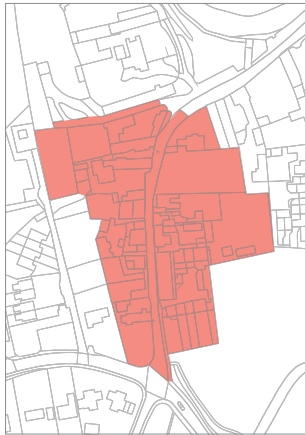
- Guildhall

Adopted Locally Listed Buildings

- Blakeney Hotel
- St Nicholas' Church Hall
- Quay View, No. 9 The Quay (south granary)
- North Granary

3. WESTGATE STREET

Narrow street with historic residential buildings, shops, a pub and café. Buildings are arranged facing the street or gable end on, with some off lokes and yards.



Defining Features

- Narrow street with buildings set right against the edge of the street
- Buildings often gable end on to the street on the west side
- On the east side buildings face directly on to the street
- A smaller number of properties set back from the street behind front gardens and low walls
- Flint, red brick, painted render, red and black roof tiles as the main building materials
- Mix of residential and commercial uses

Key Issues

- Volume of traffic and parking a key issue, particularly in the summer months
- Unattractive storage area for the Spar on the west side of the street
- Functional signage and advertising to the Spar and its warehouse opposite, and large shop fascia boards

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3. WESTGATE STREET (CONT.)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- A parking strategy should be developed
- Screen the storage area with a gate or fence
- Reduce the amount of advertising for the Spar, particularly on the west side of the street
- As and when upgrades are planned for the Spar, reduce the size of the fascia boards and replace with more discreet and historically appropriate shop signage
- When uPVC windows are at the end of their lives and require replacement, this should be done with painted timber windows

Listed Buildings

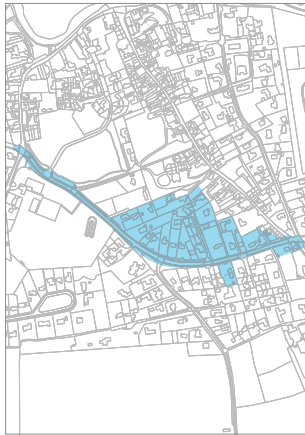
- Grade II
- 23 Westgate Street
- 19 Westgate Street
- 11-15 Westgate Street
- The Pightle
- 20 Westgate Street
- West View
- Pimpernel Cottage
- 10 Westgate Street
- Shipley House including front garden
- 6 Westgate Street
- The King’s Arms Inn

Adopted Locally Listed Buildings

None

4. NEW ROAD

New Road took on its current form in the mid-twentieth century, when it began to be developed with housing on either side. The leafy road provides a pleasant setting to the south of the conservation area.



Defining Features

- Open, green spaces of The Pastures and playing fields at the west end
- Hedges and trees lining the road and in private gardens
- Grass verges
- Modern, detached properties set back from the road in generous plots, typically red brick and flint in a traditional style
- The church tower as a focal point in views looking east
- Historic flint and brick walls and buildings are the east end
- War Memorial on the south side of the road

Key Issues

- Pressure for development on back-land plots or to subdivide existing plots

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Any proposed development should be carefully considered, avoiding overdevelopment and being sensitive to the existing street pattern, scale and materials

Listed Buildings

Grade II

- Hill House
- Blakeney War Memorial (adjacent to CA boundary)

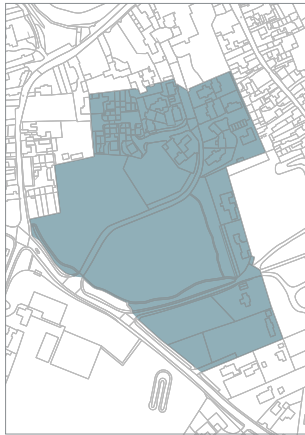
Adopted Locally Listed Buildings

None

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5. THE PASTURES

This public space was formed in the mid-twentieth century from land formerly used as fields. The space provides a welcome green areas within the settlement that is valued by locals. To the north is an area of twentieth century housing with a driveway leading to the Blakeney Hotel. Four detached houses line the eastern side of this area.



Defining Features

- Wide open space defined by hedges and trees on the perimeter, with further green space to the south formed from gardens off Shelia's Way
- Informal path around the perimeter
- Views of roofscapes and glimpsed views of the sea to the north and church tower to the south-east
- Millennium Stone and Snitterly Stone
- Twentieth century housing to the north, with detached houses in generous plots to the east
- Driveway through the area from New Road to the Blakeney Hotel

Key Issues

- Pressure for development

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Avoid development on The Pastures
- Development within the setting of The Pastures should be carefully considered and be respectful of the open space adjacent

Listed Buildings

None

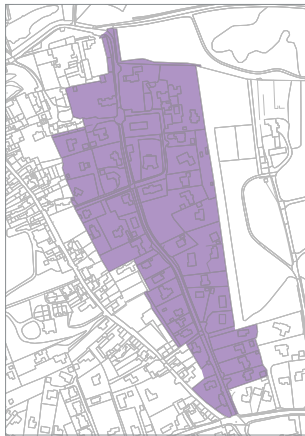
Adopted Locally Listed Buildings

None

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6. BACK LANE

An historic road, though only developed with houses in the twentieth century. It is a leafy contrast to the dense development of the village centre.



Defining Features

- Leafy green street lined with hedges and mature trees
- Modern, detached houses set back from the street in generous plots, typically red brick and flint in a traditional style
- High flint walls line each side of the road at the north end creating a sense of enclosure
- Converted warehouses at the north end of the street

Key Issues

- Pressure for development on back-land plots or to subdivide existing plots

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Any proposed development should be carefully considered, avoiding overdevelopment and being sensitive to the existing street pattern, scale and materials

Listed Buildings

None

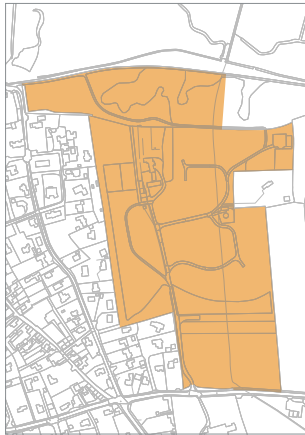
Adopted Locally Listed Buildings

- Wall and gateway to Whitefriar's on east side of Back Lane

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7. FRIARY FARM AND CARAVAN PARK

The former site of a Carmelite Friary. The farmhouse and adjacent barn incorporate remains of the friary. The site also contains Blakeney's former mill, now converted as a holiday let. The site is set out with static caravans.



Defining Features

- Green, open space mainly filled with static caravans and containing mature trees and shrubs
- Grassed area adjacent to Cley Road forms part of the setting of the church
- Historic farm complex formed from remains of Carmelite Friary
- Former mill
- Glimpsed views of the sea to the north
- Long stretch of historic flint wall defining the northern edge of the farm complex
- Coastal path, shrubland and marshes to the north

Key Issues

None

Recommendations and Opportunities for Enhancement

None, though the general recommendations within the Management Plan also apply.

Listed Buildings

Grade II

- About 120m of boundary wall, 50 metres north of Friary Farmhouse
- Friary Farmhouse
- Barn immediately south of Friary Farmhouse
- Blakeney Mill (adjacent to CA boundary)

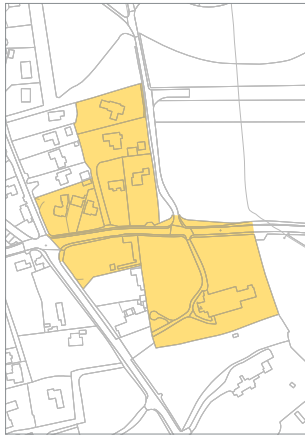
Adopted Locally Listed Buildings

None

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8. CLEY ROAD

The road linking Blakeney to Cley. St. Nicholas Church is the key building here, with a few residential properties.



Defining Features

- St. Nicholas' Church and churchyard
- Modern detached houses in generous plots on the north side of the road
- Historic house on south side of the road
- Open space of the Friary Farm site opposite the church forms part of the setting of the street
- Low flint walls on the south side and to entrance of Friary Farm site
- Mature trees and greenery of private gardens

Key Issues

- Ad-hoc signage and banners to the church entrance which can appear cluttered

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- A more co-ordinated approach to signage at the church

Listed Buildings

Grade I

- Church of St. Nicholas

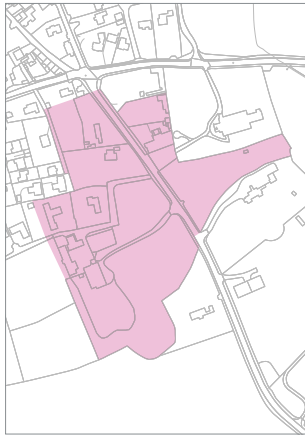
Adopted Locally Listed Buildings

- 1 Wiveton Road

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9. WIVETON ROAD

Wiveton Road has a few large residential properties, some of which are among the oldest in the village. The church and school are also key buildings on this road. Walls and trees are key public realm features.



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Defining Features

- Low flint and brick walls lining the road on both sides
- Larger detached properties which sit back from the road and are in large plots
- School complex
- View of church tower on the east side of the road
- Lots of mature trees creating a canopy over the road and vegetation in private gardens creating a leafy atmosphere

Key Issues

- Bins and car parking to the church entrance are somewhat unsightly
- Chain-link fencing to school playground and metal fence to pavement are out-of-character

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Consider screening of bins and car parking from the road
- Consider alternative fencing options which would provide adequate security and be sensitive to the character of the conservation area

Listed Buildings

Grade II

- Blakeney Church of England Primary School, boundary walls, gates and associated outbuildings
- School House
- Barn north-west of No.6 (Old Rectory)

Grade II*

- Old Rectory

Adopted Locally Listed Buildings

None

Section 7

Vulnerabilities and Opportunities

This section describes the threats which face the significance of the conservation area and identifies any opportunities to remove or enhance these threats.

Contents

- [7.1 Condition](#)
- [7.2 Negative Features](#)
- [7.3 Traffic and Parking](#)
- [7.4 Coastal Location and Climate Change](#)
- [7.5 Pressures from Development](#)
- [7.6 Second Home Owners and Holiday Cottages](#)
- [7.7 Dark Skies and Light Pollution](#)

7.1 CONDITION

Generally, the condition of the conservation area is good with well-maintained buildings, gardens and boundaries. As of 2018 there are no buildings on Historic England's Buildings at Risk Register. It is important for buildings and structures individually and for the conservation area as a whole for built fabric to be maintained to a high standard. This maintains their aesthetic qualities, the integrity of the built fabric and prevents loss of historic fabric. There are very few examples of structures in poor condition, though some deteriorating brickwork was noted, which has decayed due to corrosion of inbuilt iron hinges. Given the location of the Guildhall constructed within a bank of earth to the south and east, the structure shows signs of damp in the form of green algae growth. This causes deterioration of the built fabric and will need to be regularly monitored and maintained to ensure its preservation.

The boundary walls across the village are predominantly flint. Whilst flint is inherently an extremely strong material, the soundness of walls constructed of it relies on the maintenance of the mortar. If the mortar is not repointed promptly, flints will fall out, which detracts from the appearance of the wall and also allows water ingress and vegetation growth that weaken the wall further.

Given the prominence of flint walls in the village and their important contribution to the village's character, it is important that the walls are well maintained. To preserve the appearance and integrity of the walls, lime mortar should generally be used as cementitious mortar will cause the failure of soft bricks and lime mortar already in the wall.

Road surfaces are in good condition, as are the green spaces and other public realm features in Blakeney.



Interior of the Guildhall showing signs of damp



Deteriorating brick work to listed gate piers on the High Street



Moss and vegetation starting to build up on flint walls



7.2 NEGATIVE FEATURES

The overwhelming majority of buildings and structures in the village contribute positively or are neutral to the Conservation Area. However, there are a few elements which detract from its character and which could be improved or avoided in future.

The greatest threat to the character area is the intrusion of modern elements that are out of keeping with the Conservation Area, such as timber fencing and solar panels. With changes in technology, the removal of television aerials and satellite dishes should be encouraged. Telecommunication and utilities installations should be kept to a minimum and screened where possible.

Wheely bins are now a common feature across the country and in a small settlement with historic buildings where there is no bin storage designed in, there is not option but to have bins stored within view, such as in the alleys off the historic streets. Where practical and subject to planning policy terms, it might be possible for households to screen bins with planting, fences or walls, or for several households to share the large bins to reduce their numbers.

The replacement of front gardens with concrete or brick setts, as has occurred at at least one property on the High Street. This erodes the rural character of the Conservation Area as it has a more suburban character. It creates a harsher surface that is in contrast to the

softer gravel treatments that are typical, and results in the loss of boundary demarcation. The informal gravel or paved surfaces of the lokes should be retained and not completely paved over.

The replacement of historic or traditional doors and windows with inappropriate alternatives, such as those in uPVC, is a significant threat to individual historic buildings and to the Conservation Area as a whole. Changes to traditional fenestration causes the loss of historic fabric, can alter the appearance and aesthetic value of a building and can also affect the historic fabric of the remainder of the building by changing its breathability. It is preferable to repair damaged windows and to undertake regular maintenance to ensure their enduring longevity. Well executed like-for-like replacement windows (i.e. same size and proportions of elements constructed using the same materials and finishes as the existing) maintain the aesthetic, though not the evidential value, of the historic windows. It can also be possible with some windows to incorporate slimline double-glazing to traditional style timber windows without affecting the appearance substantially. uPVC windows should not be used in historic buildings in a Conservation Area and are undesirable on modern buildings within the Conservation Area. uPVC conservatories are also likely to be inappropriate, particularly where they are visible from the public highway.



A proliferation of temporary signage, including A-boards and banners, at the junction of New Road and Langham Street, as well as by the Church, can appear untidy, affecting the setting of the Conservation Area. Shop signage should also be modest and in a traditional style. The current fascia board for the Spar is large and advertisements in the windows garish, which is not in keeping with the character of the Conservation Area. The storage unit opposite, with its large bay doors are also in contrast to the surrounding buildings. Though the building itself is not necessarily intrusive, the colourful posters, bins, crates and various items stored on the driveway adjacent are visually intrusive.

Road markings are generally quite minimal. However, two disabled parking bays are marked on the ground outside the east door of the Church in a bright white paint. Though by their nature disabled bays need to be visible, these utilitarian markings negatively affect the setting of the Church.



Inappropriate solar panels and uPVC conservatory on the High Street

NEGATIVE FEATURES

-  Negative Features
-  Feature Whose Condition Detracts

This plan is not to scale



Ad-hoc A-board on the New Road/Langham Road junction



Overly large fascia board to the Spar and garish advertisements

Plan showing negative features within Blakeney Conservation Area © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.



Garish advertisements on the Spar storage unit, with unattractive crates and other items stored adjacent



Building up of signage by the Church



Inappropriate uPVC windows and doors to the Church Hall



Out of character disabled bays marked out on the surface outside the Church



Inappropriate uPVC windows to the first floor viewing gallery at the Blakeney Hotel

7.3 TRAFFIC AND PARKING

The A149 Coast Road runs through Blakeney and incorporates the Morston Road, New Road and Cley Road. This keeps through traffic away from the historic streets to the north. However, the High Street and Westgate Street do suffer from heavy traffic and parking, particularly during the tourist season. They are narrow and not suitable for large vehicles, which could cause damage to the buildings. This detracts from the character of the Conservation Area and the ability to appreciate the historic buildings and views.

Blakeney has a car park by the Village Hall and on the Quay, which is free to encourage people to use it rather than parking on the street. However, on-street parking still occurs and there is pressure on the car parks in the summer months. Parked cars detract from the appearance of the Conservation Area and spoil views. There is also a risk to historic buildings and boundary walls from people attempting to fit cars into unsuitable spaces. Some sensitive signage on the new Road, the High Street and Westgate Street could help to encourage people to use the car parks instead of parking on the road. The preparation of a parking strategy would identify opportunities for improvement of traffic and parking problems in Blakeney.

7.4 COASTAL LOCATION AND CLIMATE CHANGE

Blakeney is located less than 30m above sea level. Sea level rates are estimated to increase by between 68 and 80cm over the course of the twenty-first century whilst changes in temperature and precipitation are also likely to occur.⁴⁴ The North Norfolk Coast AONB Climate Change Action Plan identifies key changes that are likely to result from climate change including:

- Rising sea levels with an associated increase in the frequency and severity of flooding;
- Increased frequency and severity of storms affecting beaches and other facilities associated with visitors, which could in turn affect the tourist economy;
- Warmer and drier springs and summers resulting in a potential longer tourist season; and
- Loss of habitats and species.

Historic buildings and environments will also be affected by changing climatic conditions. Apart from the damage caused by storms and flooding, wet conditions promote decay and increase the risk of subsidence. Gutters and drainpipes may not be sufficient to cope with increased rainfall resulting in water ingress, damp and associated rot caused by water not being carried away from the built fabric.

The need to respond to changing climatic conditions may also put pressure on the historic environment and individual buildings with the incorporation of renewable energy sources, increased insulation, the fitting of window shutters and other measures.

Damage may also occur to below ground archaeology that has the potential to enhance understanding of the village's history and development. This may be as the result of flooding or drying out of the ground.



Current planning legislation and heritage guidance allows for changes to historic buildings to facilitate environmental sustainability providing that they do not detract from the significance of the heritage asset. There may be some instances where the benefit of flood defences for the protection of a group of heritage assets and the wider historic environment of the conservation area outweighs the localised harm to the setting of some heritage assets.

Boating is a key leisure and commercial activity at Blakeney, with the Quay and Blakeney Pit key mooring points. There is a current risk from the channel silting up, which would result in very little or no water in the Quay at high tide. The telegraph poles installed along the edge of the Quay following a damaging storm surge in 2013. There is a conflict of opinion as to the suitability of these poles. The intention was to prevent over topping of boats at high tide or in storms. However, they also pose a risk of a damaging leverage force to the Quay structure from boats that have not been anchored on the opposite side of the creek.

7.5 PRESSURES FROM DEVELOPMENT

With a national housing shortage, planning policy has evolved in recent years to encourage house building. The popularity of Blakeney means that there is considerable pressure for the construction of new or replacement dwellings.

Planning legislation allows for buildings of high design quality to be constructed in historically sensitive areas, which enables the continuing evolution of a place whilst ensuring the quality of the environment. Provided the design is of high quality and construction, the materials and style of the new building does not necessarily have to match those of the existing buildings in the area. However, there is a risk in a village like Blakeney that the construction of too many buildings of contrasting design and materials could erode the character of the Conservation Area and it is important that the collective impact of the growing numbers of such buildings is taken into account each time one is proposed. Wherever possible, applicants should be encouraged to make use of sympathetic traditional materials, scale and massing so that new buildings sit harmoniously within the streetscape and the wider Conservation Area. Consideration should also be given to the impact of large areas of glazing in a design of otherwise traditional materials as these can create detrimental blank spaces in views of the village.

Many of the modern houses within the Conservation Area, particularly on New Road and Back Lane, would offer scope for rebuilding if desired. It is noted, however, that many of these buildings are constructed of traditional materials and therefore do not detract from the Conservation Area. Any replacements should seek to enhance the Conservation Area and should be of a similar scale and massing to the buildings they are replacing.

There is very limited scope for new buildings within the Conservation Area boundary due to the dense nature of much of the village. The open spaces within the boundary also offer little to no prospect for development as they are important and valued spaces within the village. Individual houses on infill sites on Back Lane may be appropriate, though with the caveat that the plot pattern should remain as larger detached houses rather than small plots or terraces.

As a Coastal Service Village, as identified in the Core Strategy, small scale housing developments of approximately 26 dwellings may be considered by. New development within the setting of the Conservation Area needs to be considered carefully with regard to its impact on built heritage. It is most likely to be acceptable away from the historic core of the village and the marshes, and in locations where important views will not be adversely affected. The agricultural setting to the south of the village will also need to be considered.

7.6 SECOND HOME OWNERS AND HOLIDAY COTTAGES

Blakeney's coastal location means that it is a popular choice for second home owners and for investors creating holiday cottages to take advantage of both general tourists and birdwatchers. Whilst holiday cottages do generate local jobs and revenue, second homes generally do not. The effects of high numbers of both types of properties on local communities are well documented nationally. The threats in Blakeney are the same: a hollowing out of the community, especially in the winter; a distorted population that undermines local services; and local people priced out of the village they grew up in.

7.7 DARK SKIES AND LIGHT POLLUTION

The North Norfolk coastline is one of the best places in the country to view the sky at night. This is at risk from the increasing use of bright external lighting to houses, the church and the sports pitch, which reduce the ability to see the night sky and impact on the tranquility and rural feel of the village. Avoiding excessive external lighting would help to preserve the special character of Blakeney at night. For example, internal lights within shop windows should be turned off at night. The floodlights at the sports pitch should only be turned on when the pitch is in use and, should they come to the end of their usable life, a design for replacement lighting could include features, such as cowls or hoods, which direct the light downwards to as localised area as possible in order to minimise the lighting's impact on the night sky.

Section 8

Management Plan

This section sets out recommendations for the management and enhancement of the Conservation Area. It also includes details of a review of the boundary of the Conservation Area.

Contents

[8.1 Introduction](#)

[8.2 Conservation Philosophy](#)

[8.3 Recommendations](#)

8.1 INTRODUCTION

This management plan provides:

- An overarching **conservation philosophy** which sets out the guiding principles for the retention and enhancement of the character and appearance of Blakeney Conservation Area.
- **Recommendations** which give more detailed guidance for the protection of existing features of special interest and the parameters for future change to existing buildings or new development.

Once this Conservation Area Appraisal and Management Plan has been adopted by NNDC, the philosophy and recommendations in this section will become a material consideration in the council's determination of planning applications, listed building consents and appeals for proposed works within the Conservation Area.

Building owners and occupiers, landlords, consultants and developers should refer to these recommendations when planning change within the Conservation Area. Adherence to this guidance will ensure designs consider the special interest of Blakeney from the outset and that change makes a positive impact on the Conservation Area.



8.2 CONSERVATION PHILOSOPHY

The overarching aim of the recommendations in this management plan is the preservation and enhancement of the character, appearance and special architectural interest of the Blakeney Conservation Area.

- Fundamental to the character of Blakeney is its well-maintained historic built environment. Regular maintenance is vital to achieving this as it prolongs the life of historic fabric. Timely repairs should be undertaken on a like-for-like basis.
- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
- Where possible, detracting features should be removed where they already exist and the addition of detrimental features should be avoided.
- Sensitive reinstatement of features that have been lost or replaced with inappropriate alternatives will be encouraged where based on a sound understanding of the significance of the building and its historic development.
- The preservation and enhancement of the setting of individual heritage assets is important and will include maintaining historic outbuildings, subsidiary structures, boundary features and landscape features or reinstating them where there is evidence of their loss.
- The character of the Conservation Area will be preserved through the maintenance of a built environment in which the buildings are almost all of one or two storeys in height, are of small or medium scale, and use traditional local materials, namely flint with brick dressings and clay pantiles. Pitched roofs, gables and chimneys are important elements of the varied roofscape of the village. There are historical exceptions to this scale, massing and materiality but they are, by definition, rarities and will not be regarded as precedent for new development.
- The village will be managed to maintain the existing contrast in density of building between the core centred on the High Street, Quay and Westgate Street, and the more spread out development in the remainder of the village.
- The rural and coastal character of the village should be preserved: urban or suburban introductions will not be permitted and an overly manicured public realm will be avoided.
- As a Coastal Service Village Blakeney must accommodate some new development. However, any new development, whether attached to an existing building or detached in its own plot, must be appropriate in terms of scale, massing, design and materials. It should be the minimum necessary to meet the required demands for housing. It will be of high quality in both its design and construction so that it is valued by current and future generations.
- Landscaping associated with new development should be appropriate to the area of the village in which it sits and current public green spaces will be preserved. There will be a presumption in favour of the retention of existing mature trees for all new developments.
- New development will not negatively impact on views within or towards the Conservation Area and views of landmark buildings will be preserved.
- The setting of the village contributes considerably to its special interest and will be maintained. The salt marsh will be preserved to the north of the village and the Quay will be maintained as a functioning harbour. The presence of agricultural farmland to the south of the village will also be continued.
- The historic links with the other Glaven Ports are significant and as such views to Wiveton and Cley-next-the-Sea will be preserved.

8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Blakeney that is a fundamental part of its character, which is predominately flint, complemented by brick, render and pantiles. These traditional materials require repair and maintenance using traditional techniques, particularly the use of lime mortars and renders, in order that the breathability of the historic buildings is maintained and moisture does not become trapped within the fabric, leading to decay. Regular maintenance ensures the appearance of the Conservation Area is preserved and is also of benefit as it ensures that small problems do not escalate into larger issues, which cause more damage to historic fabric and a greater cost to put right.

Recommendations

- Buildings and structures should be maintained in good condition and should be high quality workmanship.
- Repairs should be on a like-for-like basis wherever possible. That is, a repair that matches the historic element removed in terms of material, method of construction, finish and means of installation.
- Maintenance and repairs should be undertaken on a regular basis to prevent problems with condition and to rectify and issues before they escalate.

- Reversibility (the ability to remove a modern repair or material without damaging underlying historic fabric) is an important consideration, as better alternatives may become available in the future.
- Historic materials should be reused for repair wherever possible, for example rebuilding a brick wall in poor condition using as many of the original bricks as possible.

8.3.2 Retention of Existing Features and Details

Architectural features and details and the design, materials and form of buildings make important contributions to the appearance of individual buildings and the streetscape as well as to the character of the Conservation Area overall. In Blakeney buildings are typically small to medium scale, usually utilising flint, red brick or render. Styles vary from neat Georgian houses, to vernacular cottages, to converted warehouses. Traditional windows are generally timber sashes or casements, with some examples of triangular oriel windows. Traditional doors are usually either timber panelled or plank and batten doors. Loss or inappropriate replacement of such features and details causes the incremental diminishment of appearance and character. More detail can be found in [Section 4](#).

Existing features and details may not be original to a building but may be later additions which are also historic. Such features and details still have aesthetic

value and also illustrate the changes to the building and the Conservation Area over time. Some features and details may also record past uses of a building and so contribute to the evidential record of the village's history.

Recommendations

- Original and historic windows (including dormers, bay and oriels windows) and doors should be preserved and maintained through diligent repair.
- The appearance of windows and doors that are recent replacements made to match the original or historic designs should be retained.
- uPVC windows and doors are seldom appropriate within a Conservation Area and will not be permitted on listed buildings. Building owners will not be required to immediately remove existing uPVC windows or doors but when replacements are required in the future, these should be in timber, particularly on primary elevations. Replacement windows should be designed to be an appropriate style commensurate with the building they are to be fitted in. This will enable the character of the Conservation Area to gradually be improved over time.
- Shop fronts and display windows, whether in retail use or not, should be retained and preserved.

- Chimneys and chimney pots should be retained and preserved. Where rebuilding is necessary, the design and form of the existing chimney should be retained and historic materials reused where possible.
- Patterns of flint and/or brickwork in buildings and boundary walls should be preserved. If rebuilding is necessary, a record will be taken in advance of works starting and the wall rebuilt to match exactly.
- Inscription stones, plaques and decorative features should be retained and preserved in situ.
- Historic gates, railings and walls should be retained and preserved. Where new gates or railings have been made to match removed historic ones, the pattern, form and materials will be preserved in any future replacements.

8.3.3 Alterations, Extensions and Demolition

Blakeney has evolved over centuries and its built fabric reflects both historic uses and prevailing fashions. It is not the purpose of designation to prevent future change, which is necessary for the enduring sustainability of the heritage asset. Instead, the purpose of designation is to ensure change is carried out in a manner that does not cause harm and also, where appropriate, enhances the heritage asset.

Loss of fabric (demolition) and additions of new fabric can cause harm to individual buildings, the streetscape and the Conservation Area more widely. Proposed change will be evaluated on a case by case basis as the small variations in location, past change and detailing between one existing building/site and another means that what is acceptable for one building/site may not be acceptable on another.

The impact of proposed changes on the heritage asset or assets affected should be undertaken through a formal Heritage Impact Assessment, which will be a requirement of any planning application for change in the conservation area (see information box to the right). This should consider the heritage asset or assets affected, their setting and key views. Any change in the Conservation Area or close to it (in its setting) will require assessment in terms of its impact on the Conservation Area as a heritage asset. Further assessment may be required in relation to an individual listed building or listed buildings near the subject of the proposed change.

Alterations to existing buildings should be carried out using materials that are of appropriate appearance and of a composition that will not cause harm to the existing fabric. For example, alterations should not be carried out using brick that is harder than the existing as it will cause the existing brick to deteriorate.

What is a Heritage Impact Assessment?

Heritage Impact Assessment (HIA) is a process used when proposals are put forward for change to the historic environment. It is usually a requirement of listed building consent or planning consent for proposals within a conservation area. It identifies what is historically and architecturally important about a heritage asset, in order to be able to assess whether proposed changes will have a positive, negative or no impact on the heritage values of the place. Advice is usually given by a specialist heritage consultant and the resulting conclusions presented in a report, which should include:

- Identification and description of the proposals site and its setting;
- Identification of any designations, such as listing, which the site is subject to or which are within the setting of the site;
- Description of the history of the property;
- Identification of the ‘significance’ of the site, i.e. its historic and architectural interest;
- Assessment of the impact the proposals will have on the significance of the site, as well as recommendations for any changes to the scheme that will reduce any negative impacts that are identified.



Buildings can be important records of their own development. There should not be a presumption that reversing historic changes will be acceptable as this can diminish the illustrative value of a building. However, not all past changes are beneficial to a building and the removal of negative features or reinstatement of lost features can enhance a building.

Alterations and extensions should be of a scale, design and quality that will enhance the Conservation Area. The addition of modern fittings also needs to be considered carefully as items such as satellite dishes and aerials can be visually detrimental to the Conservation Area. These should be located on rear elevations away from sight of the public highway. This is also true of solar panels. The siting of these on primary elevations visible from the public highway is strongly discouraged within the Conservation Area, in order to preserve its historic character. The addition of solar panels will require planning permission if they protrude 200mm above the roofline or are sited on a wall adjacent to the highway.

Demolition or removal of buildings or features that detract from the Conservation Area may be beneficial. Whether or not the existing building contributes positively to the Conservation Area in terms of its appearance, if it contributes positively in terms of layout, demolition should only be permitted where rebuilding is proposed.

Article 4 Directions can be placed on individual properties by local planning authorities to restrict certain permitted development rights. This can be a means of providing extra controls over the type and extent of development that is allowed. Given the existing controls that conservation area designation brings, plus the number of listed buildings and adopted locally listed buildings within the Blakeney Conservation Area, which themselves are subject to controls over development, no Article 4 Directions, which would control development to unlisted buildings, are deemed necessary in Blakeney at this time.

Recommendations

- The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.
- Proposed changes should preserve or enhance the character of the Conservation Area. This means that changes should be respectful of the typical architectural and visual character of the conservation area. Enhancement could be achieved through removing a feature which is out-of-character with the characteristics of the area and replacement with something more in-keeping.

- Extensions should be subsidiary to the existing buildings in their massing and design. The scale of extensions should be in keeping with the existing buildings.
- The use of traditional materials should generally be used for alterations and extensions, namely flint, red brick and clay pantiles. There may be scope for limited use of timber, timber weatherboarding, render, stone, slate and other traditional materials, though thoughtful and sensitive design with modern materials may be acceptable.
- Extensions should be of a high quality of design and construction.
- Negative features should be removed when the opportunity arises.
- Modern additions, such as (but not limited to) solar panels or satellites dishes, should not be located on primary elevations or street frontages.
- Any modern materials added to a building should be high quality and sympathetic.

8.3.4 New Development

New development will be subject to local and national planning policies. It may take the form of replacement buildings or construction on undeveloped plots. However, within Blakeney there are relatively few undeveloped plots remaining and open public green spaces, such as The Pastures, would not be appropriate locations for development. Many properties have large garden plots. There may be pressure for subdivision of these to build additional houses. This should generally be avoided to prevent overdevelopment.

Any new development should respect the character of the immediate area of the Conservation Area in which it is proposed, in order to preserve the differentiation between areas within the Conservation Area and so preserve the diversity of the Conservation Area as a whole. For example, changes on the High Street only minimal changes are likely to be appropriate because of the densely packed nature of the street and the need to preserve the appearance of varied scale, form and materials, while on New Road larger changes or extensions may be possible given the less historic and more widely spread nature of development. New development along the salt marsh should be restricted at all costs.

New development should not compete with or overshadow existing buildings, particularly where the existing buildings are historic on Westgate Street, the

Quay and the High Street. This is so that the character-defining historic buildings remain preminent and their setting is not harmed.

The materiality of new development is important. High quality materials should be used to maintain the overall quality of the built environment and to ensure, from a sustainability point of view, that the building has durability. Traditional local materials are widely used in the Conservation Area and are a major contributor to its character, though with good design it may be possible to incorporate some limited modern materials.

Recommendations

- New development should be of the same or a lesser scale and massing as the buildings around it.
- Traditional local vernacular materials should generally be used for new development, namely flint, red brick and clay pantiles. There may be scope for limited use of timber, timber weatherboarding, render, stone, slate and other traditional materials, though thoughtful and sensitive design with modern materials may be acceptable.
- The design of new development should be of a high quality that will be valued now and in the future. There is no presumption in favour of either traditional or contemporary design.

- The quality of construction should be high.
- Historic plot or field boundaries should be preserved when new development occurs.
- If new development areas are required, these are most likely to be appropriate to the south-west of the village.
- New development should have wheelie bin space/storage included. For existing buildings screening with planting, fences or walls would help to reduce their impact where it is feasible.

8.3.5 Streetscape, Public Realm and Green Landscape

The streetscapes within the Conservation Area are made up of many components and are vulnerable to incremental change that cumulatively affects the composition. Additions of bollards, railings, new surface materials, etc. could appear a small change individually but over time, these changes add up to substantially alter the visual appearance of a place. For example, on the High Street the gravel surfaces of lokes is a key feature and the special character of the street would change if all of these were paved with a harder material. Therefore, when considering change to individual buildings or elements in the public realm, the impact on the streetscape should be assessed both in terms of the impact of the change and the impact in conjunction with other changes that are either proposed or have taken



place. It may be acceptable for a change to be made once on a street but to repeat the change multiple times would diminish the character of the street.

Blakeney is a rural coastal village and its public realm should reflect this. Efforts should be concentrated on ensuring the long-term conservation of the built fabric, for example, through the removal of vegetation from flint walls to improve condition, rather than creating a pristine public realm.

The green spaces within Blakeney provide an important contrast with the built areas and should be preserved. They also contribute to the character of the Conservation Area.

Recommendations

- Proposed change will be considered in relation to the streetscape and change will be regulated to preserve the specific character of different streets.
- Boundary walls should be preserved and regularly maintained.
- New development should generally have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area.

- The green spaces within the Conservation Area should be preserved.
- Parking on the High Street and Westgate Street will be discouraged, with any physical measures required being sympathetic to the character of the Conservation Area.
- The arrangement of seating for summer kiosks and cafes within the car park should not become more formalised through use of more permanent structures or enclosures, in order to preserve the informal character of the area.
- Telecommunication and utilities installations should be kept to a minimum and screened where possible.

8.3.6 Setting and Views

The rural and coastal setting of Blakeney contributes to its special interest. The physical setting encompasses different types of landscape. These may be subject to some change as a result of climatic or natural change as has been seen over the centuries.

The setting also encompasses the historic links between the Glaven Ports. Where these are linked by visual connections, these should be preserved.

The ability to appreciate heritage assets individually or collective from key viewpoints contributes to their special interest. Lighting has the potential to impact on the ability to appreciate the dark skies of North Norfolk.

Recommendations

- Development on the protected salt marsh will not be permitted. Construction of new shelters on the marshes will be carefully located and designed to minimise their impact on the views from the Conservation Area. Signage and infrastructure on the marshes will similarly be carefully designed and laid out.
- Key views within and into the Conservation Area will be preserved.
- Views of landmark buildings, particularly the church and Blakeney Hotel, will be preserved.
- Views of Blakeney from Wiveton and Cley, and from the surrounding landscape to the south and south-west will be preserved.
- Excessive use of external lighting will be avoided.



8.3.7 Traffic and Parking

Blakeney was not laid out to accommodate modern vehicular traffic. The narrow High Street and Westgate Street have pinch points, which are made worse by parked vehicles. While these streets do not form part of the busy coast road, they are key access routes to the Quay, which can become very busy at peak times. Damage could be caused to buildings by vehicles passing too close to them.

Blakeney is a popular tourist destination and is especially busy in the summer season. Tourism is vital to the local economy but its needs must be balanced with those of local inhabitants. Car parking is available in various locations throughout the village. The Quay and Coronation car parks are not free, while the village hall car park is.

Public transport in Blakeney is limited to a bus service. The maintenance of the bus service will help reduce the number of cars in the village or at least contribute to the number not increasing.

Recommendations

- Free village car parks should be maintained and kept clearly signposted with sympathetic signage.
- The availability of parking at the village hall and the Quay should be well publicised.
- A parking strategy for Blakeney should be prepared.

8.3.8 Boundary Review

In accordance with the *Planning (Listed Buildings and Conservation Areas) Act 1990*, the National Planning Policy Framework and Historic England best practice guidance, the boundary of a conservation area should be periodically reviewed and suitably revised in accordance with findings made during this exercise.

The need to review the boundary can be in response to a number of factors: unmanaged incremental changes which have, over time, diluted the character of an area; the boundary may have been drawn too tightly originally; or the special interest of a feature may not have originally have been evident to the

assessor. Although it is principally the built structures that are recognised in amending the boundary, their accompanying plots often provide an important historical context which should be incorporated together with the building(s).

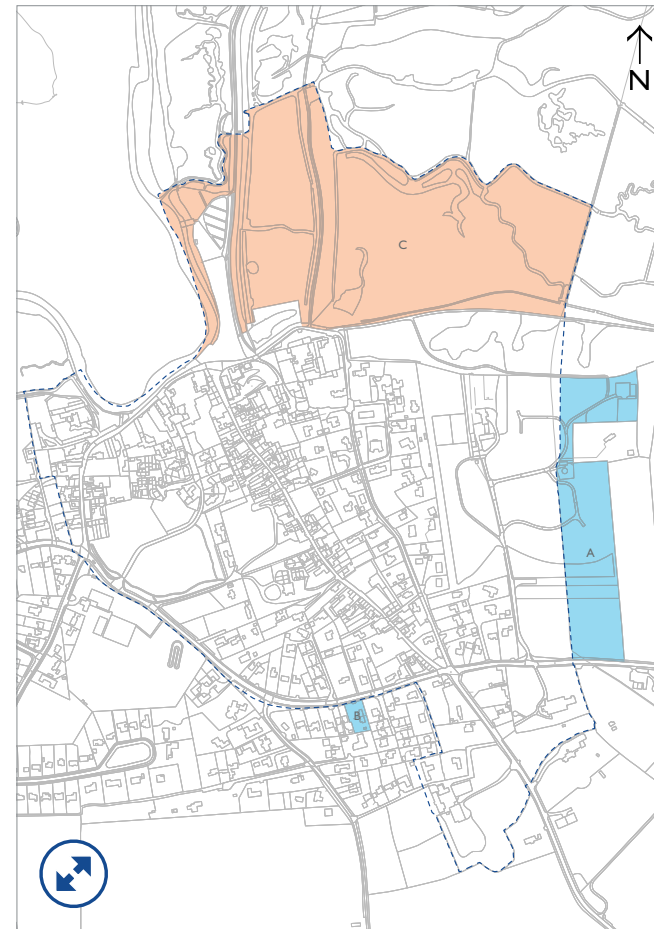
The boundary was reviewed during the preparation of the Appraisal and proposed changes are detailed below. These amendments were approved by NNDC and have been adopted as the new boundary. The changes that took place are documented below and on the plan on the following page and in [Appendix E](#).

Assessment

Much of the built development of Blakeney that is currently outside of the Conservation Area boundary, to the south and west, is twentieth or twenty-first century which is generally of no particularly architectural or historic value, and it has therefore been concluded that no boundary extensions should take place in these areas. Some parts of the conservation area on the east side of Saxlingham Road are also currently covered by the Glaven Valley Conservation Area.

Boundary changes which were adopted in 2019 are:

- A The east boundary of the Conservation Area formerly aligned with the parish boundary that runs in a roughly straight line north-south through the Friary Farm and caravan site. This did not align with any plot boundaries and excluded the listed windmill just east of the current boundary. The boundary was therefore redrawn to align with plot boundaries and to include the windmill.
- B The War Memorial on the south side of New Road was previously excluded from the Conservation Area boundary. As one of the only historic structures on the road that has heritage value, particularly communal value, and one of only two listed buildings on New Road, the boundary was redrawn to include this structure, as well as the alms-houses associated with it.
- C The area of marshland to north of Quay is a natural area, covered by natural environment designations such as the SSSI. Additionally, the route of the creeks and inlets along which the boundary had previously been drawn will evolve and change over time meaning the boundary would have become inaccurate. The boundary was therefore redrawn to cover the more man-made areas, including the car park and boat mooring area on the east side of the channel, the duck pond, plus the section of the embankment adjacent, but to exclude the marsh area to the east of the embankment. This change aligns the Conservation Area designation with the built heritage of the village, leaving the natural landscape to be covered by environmental designations, which is in accordance with current heritage best practice guidance.⁴⁵ This area still remains within the setting of the Conservation Area and is afforded protection through this consideration.



BOUNDARY REVIEW

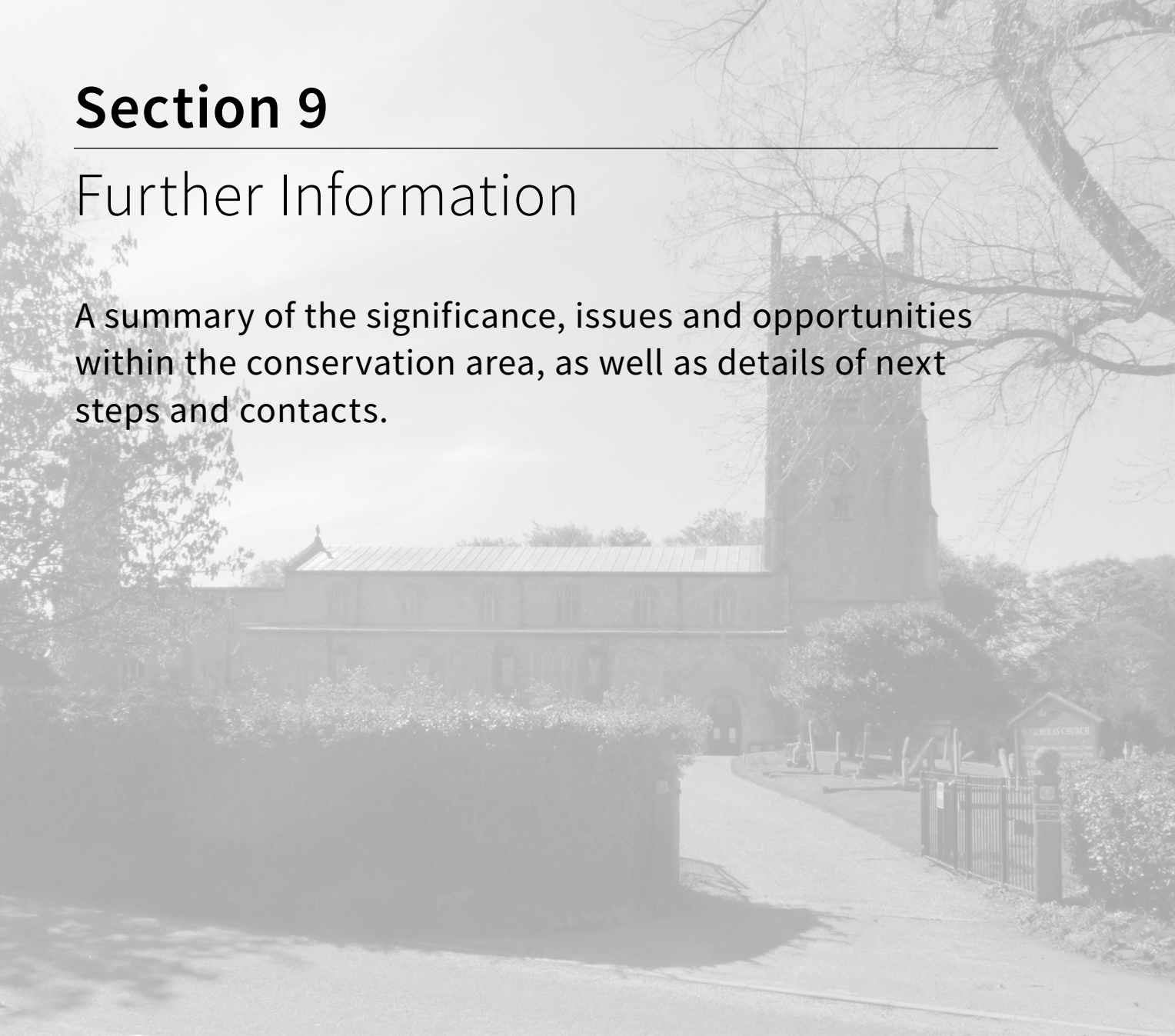
- - Previous Conservation Area Boundary
- Area proposed for inclusion in Consultation Draft of the Appraisal and subsequently adopted as the new boundary
- Area proposed for exclusion in Consultation Draft of the Appraisal and subsequently adopted as the new boundary

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Section 9

Further Information

A summary of the significance, issues and opportunities within the conservation area, as well as details of next steps and contacts.



Blakeney is a beautiful historic village, valued by locals and visitors alike, which is set in a spectacular rural and coastal landscape. Its heritage values stem from its history as one of the Glaven Ports and its collection of locally distinctive flint and brick houses clustered around the Quay, High Street and Westgate Street.

The preservation and enhancement of the character, appearance and special architectural interest of the Blakeney Conservation Area should be at the heart of changes made within the area. All its residents have the opportunity to contribute to the preservation and enhancement of the village and ensure that it is passed on to future generations.

RESEARCHING THE HISTORY OF A BUILDING OR SITE

Before proposing any change, it is important to understand the significance of a building or site. This will require research into historical development. Some useful places to start your search are detailed below.

- **The National Heritage List for England**, to find out whether your building is listed.
- **The Norfolk Heritage Centre at the Norfolk and Norwich Millennium Library**.
- **The Blakeney Area Historical Society**, who run a History Centre containing documents on local history.

- **The Norfolk Records Office**. You can search their catalogue online before you visit or request research to be carried out on your behalf.
- **Norfolk Heritage Explorer**, the Heritage Environment Record for the county.
- **Holt Library**. Interlibrary loans mean that you can always borrow books from other libraries if necessary.
- **The National Archives**. These are located at Kew, London, but the catalogue can be searched online.
- **British Newspaper Archive Online**, which can often be a useful source of local history information.
- **National Library of Scotland**, which allows you to view numerous historic plans online.

PLANNING ADVICE

If you need further advice on buildings in conservation areas, design guidance and planning permissions, visit the Heritage and Design pages of North Norfolk District Council's website, <https://www.north-norfolk.gov.uk/section/planning/heritage-design/> or contact the Planning Department: planning@north-norfolk.gov.uk

ADVICE ON CONSERVATION BEST PRACTICE

Historic England's website contains a range of advice and guidance, such as *Conservation Principles: Policies and Guidance* and guides on understanding heritage value, setting and views, to specific guides on types of repairs or types of buildings. This information can largely be found in the advice area of the website.

<https://historicengland.org.uk/advice/>

FINDING A CONSERVATION ARCHITECT, CONSULTANT OR CONTRACTOR

When undertaking work to an historic building it is important to employ contractors who have worked with them before and understand what would be appropriate in terms of change. There are several organisations that maintain lists of experienced conservation and heritage professionals from architects and surveyors to leadworkers and roofers. The following are databases of consultants who have a proven track record of working with historic buildings:

- The Institute of Historic Building Conservation (IHBC), who have a database of accredited practitioners.
- Royal Institute for British Architects (RIBA) list of conservation architects.
- The Register of Architects Accredited in Building Conservation (AABC).

TRACKING OR COMMENTING ON PLANNING APPLICATIONS

If you or a neighbour submits a planning application, there will be a period when members of the public can comment on the application. This can be done electronically online via the Council's Planning website: <https://idoxpa.north-norfolk.gov.uk/online-applications/>

If you are planning works to your own property, it can be useful to check the planning applications that have been approved for similar works in the village to understand what might be acceptable.

It may also be useful to review the planning history for your own site to find out what changes may have been made to your property prior to your ownership. Note that the council only holds planning application records online for recent years. For older applications please contact the planning department (planning@north-norfolk.gov.uk) for details of how to access the documentation.

COMMUNITY ACTION

The Government recognises that local communities care about the places where they live and in light of this has developed neighbourhood plans as a tool for local communities to shape the future of their built environment. These are documents that are created by the local community to sit alongside the local Council's planning policies to provide planning policies that are specific to that area. It acts as guidance for anyone wanting to make change to that place and for those who are assessing proposals for change. Blakeney's own Neighbourhood Plan is in development. More can be found out via Blakeney Parish Council's website.

Appendices

Contents

- [A. Endnotes and Bibliography](#)
- [B. Glossary of Terms](#)
- [C. Additional Views Images](#)
- [D. Audit of Heritage Assets](#)
- [E. Full Size Plans](#)



Appendix A

Endnotes and Bibliography



ENDNOTES

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BL49/1: 1769 survey of Blakeney

Norfolk Heritage Centre

Maps:

Map of Cley and Blakeney by H.R. Palmer, 1835

Map of Blakeney by Captain G. Collins, c.1774

C 9111.4261 Faden Map of Norfolk, 1797

Photographs:

BLA/B 5924: Guildhall

BLA/O 30113: Aerial view

BLA/E 18306: Blakeney Church

BLA/B 5853: C14th Guildhall

BLA/B 5255: Old Guildhall

BLA/HIG 18665: The High Street

BLA/HIG 26279: The High Street

BLA/HIG 19112: The High Street

BLA/R NS 2988: Quay

No reference, Blakeney Harbour taken by Cliff Temple, 1950s

BLA/R 18455: Quay

BLA/R 18470: Quay

BLA/R 5253: Blakeney Straiithe

BLA/R 6157: Quay

No reference, Blakeney post office corner and main street, Frith



BLAKENEY HISTORY CENTRE

Image Folders:

BAHS: IMAGES, including the Jim Bolton Postcard Collection, the Carol Bean Collection, photos from Rosalind Redfern

BLK: IMAGES

BAHS: IMAGES BLAKENEY QUAY

BAHS: IMAGES PETER CATLING COLLECTION, also include photographs from S. East

BAHS: IMAGES WJJ BOLDING COLLECTION

CLY: IMAGES, including R. Jefferson Collection

MAP FOLDER

SECONDARY SOURCES

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Blakeney Draft Conservation Area Appraisal (2008)

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Historic England, The National Heritage List for England, <https://www.historicengland.org.uk/listing/the-list/>

Natural England, *North Norfolk SSSI Citation*, <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>

Norfolk Heritage Explorer, [http://www.heritage.norfolk.gov.uk/record-details?TNF162-Parish-Summary-Blakeney-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF162-Parish-Summary-Blakeney-(Parish-Summary))

Gough Map, Bodleian Library, <http://www.goughmap.org/>

Appendix B

Glossary of Terms



Alteration

Work intended to change the function or appearance of a place (HE, Conservation Principles, 2008, 71).

Conservation Area

'An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance', designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (HE, Conservation Principles, 2008, 71).

Conservation

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance (NPPF, 2018, 65). The process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations (HE, Conservation Principles, 2008, 71).

Designated heritage asset

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (NPPF, 2018, 66).

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF, 2018, 67).

Historic environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora (NPPF, 2018, 67).

Preserve

To keep safe from harm⁴⁶ (HE, Conservation Principles, 2008, 72).

Renewal

Comprehensive dismantling and replacement of an element of a place, in the case of structures normally reincorporating sound units (HE, Conservation Principles, 2008, 72).

Repair

Work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration (HE, Conservation Principles, 2008, 72).

Restoration

To return a place to a known earlier state, on the basis of compelling evidence, without conjecture (HE, Conservation Principles, 2008, 72).

Reversible

Capable of being reversed so that the previous state is restored (HE, Conservation Principles, 2008, 72).

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, 2018, 71). The surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape (HE, Conservation Principles, 2008, 72).

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance (NPPF, 2018, 71). The sum of the cultural and natural heritage values of a place, often set out in a statement of significance (HE, Conservation Principles, 2008, 72).

Value

An aspect of worth or importance, here attached by people to qualities of places (HE, Conservation Principles, 2008, 72).

Appendix C

Additional Views Images



C Additional Views Images

View of Blakeney Church from Langham Road across the surrounding agricultural landscape. The green backdrop of trees around the church is also evident in this view



Tower of Blakeney church seen from the coastal path near Cley, showing its elevated position compared to the village



View from the Coastal Path at Cley. The white render of the Manor Hotel is easy to pick up in the distance.



View looking back towards Blakeney from the Coastal Path to Morston showing the variety of roofscape, green backdrop and church tower, all set beside the flat expanse of the salt marsh



View of Blakeney taken from the Quay at Morston, again showing the village clustered against the tree covered hill beyond and the twin towers at the church set back away from the coast. The salt marsh provides a wide, flat foreground



View looking north up Westgate Street towards The Quay



View looking south from the top end of the High Street, showing close set buildings set up against the street



View looking north along the High Street from near the Deli



View looking north along the High Street



View looking north along the High Street near the southern end, showing spaces opening out between buildings and walls forming a key feature in channelling views along the road



View looking westwards along the Quay



View east along New Road with the Church tower as a focal point



View east across the Pastures



View east along Cley Road



View south-east along New Road showing the hedge lined character at the west end



View south along Back Lane showing its leafy suburban character



Glimpsed view of the marshes along Westgate Street



View of the marshes and Quay from the High Street



View of the marshes from Back Lane



View from north end of High Street looking out across The Quay, car park, inlet and marshes



Example of a small yard off the High Street



View of a side passage off the High Street



View of a small yard off the High Street



Appendix D

Audit of Heritage Assets

Identification of all the designated and adopted locally listed heritage assets within the Conservation Area.



WESTGATE STREET

Address / Building Name	23 Westgate Street
Street-by-Street Assessment	Westgate Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373976
Brief History	Early C19th
Brief Description	Former row of cottages at right angle to road, now one property. Flint with red brick dressings and pantile roof.



Address / Building Name	19 Westgate Street
Street-by-Street Assessment	Westgate Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1171155
Brief History	Early/ Mid C19th
Brief Description	Originally two cottages. Flint with red brick dressings and pantile roof. Facing a yard off Westgate Street

Address / Building Name	11-15 Westgate Street
Street-by-Street Assessment	Westgate Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039448
Brief History	Early/ Mid C19th
Brief Description	Terrace of cottages of flint with red brick dressings. Two-storey, four bay structure. Situated in yard off Westgate Street

Address / Building Name	The Pightle
Street-by-Street Assessment	Westgate Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373975
Brief History	C18th with C19th alterations
Brief Description	Two-storey cottage, stuccoed with a pantile roof.





Address / Building Name	20 Westgate Street
Street-by-Street Assessment	Westgate Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1305696
Brief History	Mid C19th
Brief Description	Flint cobbles with painted brick dressings and black pantile roof. Two-storey, two bay structure.





Address / Building Name	West View
Street-by-Street Assessment	Westgate Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039450
Brief History	Early C19th with modern porch
Brief Description	Situated behind No. 16, two-storey, three bay house composed of flint cobbles and red brick dressing, with pantile roof.


WESTGATE STREET (CONT.)

Address / Building Name	Pimpernel Cottage
Street-by-Street Assessment	Westgate Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1171179
Brief History	1839
Brief Description	Pair of cottages at right angles to road. Flint cobbles with red brick dressing and pantile roof. Datestone inscribed 'Erected 1839'
	


Address / Building Name	10 Westgate Street
Street-by-Street Assessment	Westgate Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373977
Brief History	c.1840
Brief Description	Formerly two cottages at right angles to road. Flint cobbles with red brick dressing, composed of two-storeys and three bays.
	


Address / Building Name	Shipleigh House including Front Garden
Street-by-Street Assessment	Westgate Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1305723
Brief History	C18th
Brief Description	Brick house of two storeys. Garden wall included for group value in listing, constructed of flint cobbles with brick dressings.
	


Address / Building Name	6 Westgate Street
Street-by-Street Assessment	Westgate Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039449
Brief History	Early C19th
Brief Description	Two-storey cottage with rendered front to building of brick and flint.
	


Address / Building Name	The Kings Arms Inn
Street-by-Street Assessment	Westgate Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1171160
Brief History	c.1760, adjoining house C19th
Brief Description	Whitewashed building of flint and brick at right-angles to road. F.H. 1760 depicted in black pantiles on the roof. Adjoining house at right angles to main building.
	


THE QUAY


Address / Building Name	Guildhall
Street-by-Street Assessment	High Street
Status	Listed Building Grade II* Scheduled Ancient Monument
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373987
Brief History	C15th
Brief Description	Surviving undercroft of original two storey building. Flint and brick with ashlar dressings. Two by four bay vaulted interior
	

Address / Building Name	Boundary Wall from NW corner of Quay Barn westwards
Street-by-Street Assessment	Westgate Street/The Quay
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039447
Brief History	C18th
Brief Description	Flint cobbles with ramped brick coping about 10ft height. Blocked round-arch gateway to SW end facing Westgate Street
	

Address / Building Name	Red House
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II*
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1171139
Brief History	Late C18th, possibly earlier
Brief Description	Red brick house with high parapet and moulded stone coping. Two-storey tripartite façade composed of 2:3:2 bays.
	

Address / Building Name	Quay Barn
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039446
Brief History	C17th/ C18th. Modern oriel window to road.
Brief Description	Originally a barn, now a dwelling. Flint and brick with pantile roof, at right angles to road. Two-storey, ten bay structure.
	

Address / Building Name	Range of Outbuildings to NE of Quay Cottages
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373974
Brief History	C18th, modern garage opening
Brief Description	Former flint and brick granary. Gable end facing road.
	

Address / Building Name	Quay House
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II*
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039444
Brief History	C18th
Brief Description	House of two-storeys and five bays, composed of flint with red brick dressings and black glazed pantile roof.
	

THE QUAY (CONT.)

Address / Building Name	Garden Wall to the N of Quay House
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039445
Brief History	C18th with C19th buttresses
Brief Description	Flint with ramped brick coping. Included for group value with Quay House



Address / Building Name	Barn Annex to W of Blakeney Hotel
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039443
Brief History	Late C17th/ Early C18th Modern casement windows
Brief Description	Barn composed of flint with brick dressings and pantile roof. End facing road with weather-boarded hoist.



Address / Building Name	Barn SE of Manor Hotel
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039441
Brief History	C17th/ C18th C19th roof
Brief Description	Flint with brick dressings and low C19th pantile roof.

Address / Building Name	Manor Hotel
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039440
Brief History	C17th with modern alterations
Brief Description	Stuccoed flint and brick under steep gabled roof. Two storeys plus attic and eight bays long. Wing on the SE largely rebuild mid C19th of stuccoed flint.




Address / Building Name	Boundary Wall around garden of Manor Hotel
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039442
Brief History	C17th and C18th
Brief Description	Flint and brick, to a height of 15 feet.





Address / Building Name	Caulking House, The Counting House
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039480
Brief History	C17th/ C18th but later alterations
Brief Description	Converted to two dwellings from previous use as outbuildings. Long parallel range of flint and brick with stepped pantile roof. Two storeys, with an additional storey in the centre through raising of the eaves.




THE QUAY (CONT.)


Address / Building Name	The Friary
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II*
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1170123
Brief History	C17th
Brief Description	Flint and brick with whitewashed eastern façade. Two storeys and six bays with mainly modern casements. C17th porch.
	

Address / Building Name	4 Mariners Hill
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1170135
Brief History	West: Mid C19th cottage East: Late C19th/ C20th
Brief Description	Flint cobbles with painted brick chimneys. Eastern portion have red brick dressings. Included for group value.
	


Address / Building Name	5 Mariners Hill
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039481
Brief History	Mid C19th
Brief Description	Flint cobbles and red brick dressings with black glazed pantile roof. Central modern brick porch. Included for group value.
	


Address / Building Name	6 Mariners Hill
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1306201
Brief History	Mid C19th
Brief Description	Flint cobbles with red brick dressings and pantile roof. Included for group value.
	


Address / Building Name	Wall enclosing garden to W of Friary
Street-by-Street Assessment	The Quay
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373955
Brief History	C17th
Brief Description	Flint and brick dressings, various heights to approximately 10 feet.

Address / Building Name	Blakeney Hotel
Street-by-Street Assessment	The Quay
Status	Locally Listed
List Entry Link	N/A
Brief History	1923
Brief Description	Primarily two storey hotel building facing the Quay. Composed of brick and flint on a large plinth.
	


THE QUAY (CONT.)


Address / Building Name	St Nicholas Church Hall
Street-by-Street Assessment	The Quay
Status	Locally Listed
List Entry Link	N/A
Brief History	1909
Brief Description	Single storey H-plan brick and flint building facing the Quay. Carved stone plaque notes: <i>AD Blakeney Church Men's Club 1909. This building was erected to the memory of Martin Fountain Page Esq.re. by his widow and other members of his family upon land given by the Rt. Hon.le. Augustus Cholmondeley Baron Calthorpe who also contributed towards the furnishing fund.</i>
	


Address / Building Name	Quay View, No.9 The Quay (South Granary)
Street-by-Street Assessment	The Quay
Status	Locally Listed
List Entry Link	N/A
Brief History	Late C18th/early C19th
Brief Description	Single storey building, long in plan with curved south-east corner. Flint and red brick walls with red tile roof. Former granary for the Red House, now converted into residential.
	

Address / Building Name	North Granary
Street-by-Street Assessment	The Quay
Status	Locally Listed
List Entry Link	N/A
Brief History	Late C18th/early C19th
Brief Description	Single storey building. Flint and red brick with red tile roof. Oriel window to east elevation. Former granary for the Red House, now converted into residential.
	


HIGH STREET


Address / Building Name	The Granary
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373961
Brief History	Late C17th
Brief Description	Formerly granary, now dwellings and shops. Long red brick range stepping up hill. All modern windows.
	


Address / Building Name	White Horse PH
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039497
Brief History	Early C19th
Brief Description	North end painted flint with brick dressings and steep pantile roof. Centre section composed of stuccoed brick. South end featuring a segmental headed carriageway arch, partly blocked.
	


Address / Building Name	Benbow Cottage/Ship Cottage
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039498
Brief History	Early C18th
Brief Description	Painted brick and flint with pantile roof. Two storeys and three bays with late C19th sashes without glazing bars.
	


HIGH STREET (CONT.)


Address / Building Name	Barclays Bank/ Post Office
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373962
Brief History	C18th
Brief Description	Stuccoed front and pantile roof. Horizontal sliding sashes to first floor and modern shop fronts to ground floor.
	

Address / Building Name	20a High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039499
Brief History	Early/ Mid C19th
Brief Description	Flint with red brick dressings and pantile roof, at right angles to the road. Modern oriel overhanging road.
	


Address / Building Name	22 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373963
Brief History	Early/ Mid C19th
Brief Description	Flint with red brick dressings and pantile roof. Included for group value.
	


Address / Building Name	24 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039500
Brief History	Early/ Mid C19th
Brief Description	Abuts No. 26 to West. Flint cobbles with red brick dressing and pantile roof. Two storeys and two bays, sashes of the right-hand bay restored.
	

Address / Building Name	26 and 28 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1169857
Brief History	No. 28 Early C19th No. 26 C17th/ C18th
Brief Description	No. 28 Painted flint with brick dressings and hipped pantile roof. No. 26 to rear of No.28, flint with brick dressings and pantile roof.
	


Address / Building Name	The Little Regency
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039501
Brief History	C17th with C18th bow window
Brief Description	Stuccoed with pantile roof. Two storeys with C18th bow window to ground floor, and modern windows to first floor.
	


HIGH STREET (CONT.)

Address / Building Name	S Loose and Son
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373964
Brief History	C17th
Brief Description	Stuccoed with steep pantile roof. Two storeys, with large modern shop front to ground floor.
	

Address / Building Name	32 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1306309
Brief History	C17th
Brief Description	Formerly stuccoed with coins, now stripped to reveal flint and brick. Steep black-glazed pantile roof. Small weather-boarded wing to rear.
	


Address / Building Name	38-44 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039502
Brief History	Early C19th
Brief Description	Terrace of flint cottages with brick dressings. Two storeys and six bays. Modern windows and porches inserted.


Address / Building Name	46 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1169882
Brief History	Mid C19th
Brief Description	Flint with red brick dressing and pantile roof. Two storeys with attic, at right angles to road.
	


Address / Building Name	54 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1306314
Brief History	Early C18th, dated 1713 C19th red brick front
Brief Description	Flint with red brick façade with parapet. Two storey and two bay construction. Datestone 1713 in gable end
	

Address / Building Name	52 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373965
Brief History	C17th/ C18th
Brief Description	Rendered brick, adjoining rear of No. 54


HIGH STREET (CONT.)

Address / Building Name	56 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039503
Brief History	C17th
Brief Description	Flint with brick dressing and steep pantile roof. Adjoining at right angles to No. 52
	

Address / Building Name	70-74 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1169893
Brief History	C17th and C18th
Brief Description	Flint with red brick dressings and pantile roof hipped at east end. At right angles to road; the façade facing the road is rendered.
	


Address / Building Name	Roundstones
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373966
Brief History	Early C19th
Brief Description	Flint with brick dressings and hipped pantile roof. Rendered front of two storeys and four bays.
	


Address / Building Name	Ice House immediately W of No.86
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039462
Brief History	Early C19th
Brief Description	Brick pointed arch entrance to icehouse


Address / Building Name	82 and 84 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039460
Brief History	Late C17th/ C18th
Brief Description	Long two storey range of seven bays, stuccoed, under a pantile roof.
	


Address / Building Name	86 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039461
Brief History	Late C18th
Brief Description	At rear of Nos. 82 and 84 facing its own garden. Buff brick house with parapet and moulded cornice. Tripartite façade of 2:1:2 bays.


HIGH STREET (CONT.)


Address / Building Name	Gateway Arch between 84 and 88 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039463
Brief History	Late C19th
Brief Description	Large Tudor archway of red brick in high flint cobble wall. Included for group value.
	

Address / Building Name	88 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039464
Brief History	Late C18th
Brief Description	Flint with rusticated coins and architraves. Pantile roof with coped gable ends
	

Address / Building Name	90-94 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039465
Brief History	Early C19th
Brief Description	Flint with rendered coins and eaves cornice under hipped pantile roof. Two storeys, gable end to road
	

Address / Building Name	Wall and gate piers immediately S of Nos. 90-94
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039466
Brief History	Early C19th
Brief Description	Originally gateway to No. 86. Two buff brick gate piers with stone bands and caps, flanked by curved flint cobble wall with stone coping.
	

Address / Building Name	K6 Telephone Kiosk
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1049557
Brief History	1935
Brief Description	Cast iron to design by Sir Gilbert Scott. Square kiosk under domed roof.
	

Address / Building Name	Alma Cottage Beacon Cottage
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039467
Brief History	Late C17th/ Early C18th
Brief Description	Flint and brick under a steep pantile roof with hipped corner.
	

HIGH STREET (CONT.)

Address / Building Name	Miranda
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1170110
Brief History	Early/ Mid C19th
Brief Description	Abut rear of No. 95, accessed from Little Lane. Flint cobbles with brick dressings and hipped pantile roof. Included for group value

Address / Building Name	100 and 102 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373985
Brief History	No. 100 Early C19th No.102 1848
Brief Description	No.100 front High Street, formerly stuccoed now cobbled with brick dressings, under steep pantile roof. No. 102 to rear, pebble dash, with datestone of 1848.



Address / Building Name	Providence House
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039468
Brief History	Early/ Mid C19th
Brief Description	Cobbles with painted brick dressings and black pantile roof. Two storeys and three bays with modern brick wing to rear



Address / Building Name	The Wheel House
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039469
Brief History	C18th
Brief Description	Flint with rusticated stucco quoins and window surrounds. Two storeys and five bays with doorway under open pediment, supported on thin pilasters.




Address / Building Name	124-130 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1169945
Brief History	C18th with C19th stuccoed front
Brief Description	Two storey four bay brick and flint cottage, stuccoed to front elevation. North end wall faced in modern brick





Address / Building Name	132-134 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373986
Brief History	C17th with C18th stuccoed front
Brief Description	Two storey four bay brick and flint cottage stuccoed to front elevation





HIGH STREET (CONT.)


Address / Building Name	146-148 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1169950
Brief History	C17th
Brief Description	Row of cottages converted to two dwellings. Flint with red brick dressing and pantile roof. Doorway to 146 at rear
	

Address / Building Name	152-154 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039470
Brief History	Early C19th
Brief Description	Flint cobble with red brick dressing and pantile roof. Two storeys, four bays.
	


Address / Building Name	Claremount House
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1169957
Brief History	Mid C19th
Brief Description	Flint cobble with red brick dressing and pantile roof. Central door with rectangular fanlight.
	


Address / Building Name	145 and 147 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039479
Brief History	Early C19th
Brief Description	Flint with brick dressings and pantile roof. No. 145 faces road and No. 147 adjoins to rear.
	


Address / Building Name	127 and 131 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1170103
Brief History	C18th
Brief Description	Row of three cottages. Flint with red brick dressing and pantile roof. At right angles to road, with façade to road rendered.
	


Address / Building Name	Ivy House
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373954
Brief History	Early/ Mid C19th
Brief Description	Flint cobbles with painted brick dressings and black pantile roof. Central doorway with modern door and semi-circular fanlight with radial glazing bars.
	

HIGH STREET (CONT.)


Address / Building Name	Findhorn Cottage
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039478
Brief History	Mid C19th
Brief Description	Flint with red brick dressings and pantile roof. Included for group value.
	

Address / Building Name	113 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1170099
Brief History	Mid C19th
Brief Description	Flint cobbles and painted brick dressings. Two storeys of three bays. Central doorway with panelled architrave
	


Address / Building Name	109 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373953
Brief History	Early/ Mid C19th
Brief Description	Flint and brick with stuccoed front. Two storeys of two bays.
	


Address / Building Name	103-107 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1306214
Brief History	No. 103 Early C18th Nos. 105-107 Early/ Mid C19th
Brief Description	Flint cobbles with painted brick dressings and pantile roof. Two storeys of five bays. Nos. 105-107 front High Street, No. 103 to rear.
	

Address / Building Name	101 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039477
Brief History	C18th
Brief Description	Pair of cottages now one dwelling. Flint and brick with pantile roof. Two storeys and four bays. Situated in yard to rear of No. 105


Address / Building Name	Morgan Cottage
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1306242
Brief History	C18th or 19th
Brief Description	Formerly a pair of cottages. Flint with brick dressings.
	

HIGH STREET (CONT.)


Address / Building Name	93 and 95 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373952
Brief History	Mid C19th
Brief Description	Flint cobbles with painted brick dressings. Two doorways; one blocked and one with modern glazed door. Segmental brick arches to ground floor. Included for group value.
	

Address / Building Name	87 and 89 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1170062
Brief History	Early C18th
Brief Description	Flint with brick dressings, and pebble dash front to road.
	


Address / Building Name	83 and 85 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039476
Brief History	1736
Brief Description	Flint with pebble dash front, steep pantile roof. One storey plus attic and datestone at centre 'EB 1736'


Address / Building Name	81 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1170049
Brief History	Early C19th
Brief Description	Originally a terrace which has been mostly rebuilt. Yellow brick with pantile roof. Two modern flat roof dormers over two storey building.
	


Address / Building Name	Flint Cottage
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1170031
Brief History	C17th with C18th doorcase
Brief Description	Flint with stone coins and brick dressings. Small ogee headed cusped window at front, enclosed by later lean-to. Situated in yard to east of High Street.

Address / Building Name	69a and 71 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039475
Brief History	Early C18th with mid-C19th brick façade
Brief Description	Red brick façade with steep black-glazed pantile roof. No. 69a has mid-C19th shop with pilasters and entablature.
	

HIGH STREET (CONT.)

Address / Building Name	St Margaret's
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373990
Brief History	Early C19th
Brief Description	Red brick with pantile roof. Off centre doorcase with reeded and panelled architrave and cornice.
	

Address / Building Name	59 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039474
Brief History	Mid C19th
Brief Description	Flint cobbles with painted buff brick dressings. Central doorway with fluted pilasters, and decorated frieze and cornice. Included for group value
	

Address / Building Name	47 and 49 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373989
Brief History	Mid C19th
Brief Description	Flint cobbles and red brick dressings. Central panelled door with fluted pilasters.
	

Address / Building Name	51-55 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1306260
Brief History	Early/ Mid C19th
Brief Description	Flint with red brick dressings and pantile roof. Two storey, three bay façade with modern glazed doors. Included for group value.

Address / Building Name	Yew Tree Cottage
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1306256
Brief History	Early/ Mid C19th
Brief Description	Flint cobbles with red brick dressings and pantile roof.

Address / Building Name	Dolphin Cottage and Nos. 39 and 41
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039473
Brief History	Early C18th
Brief Description	Row of cottages at right angle to road. Flint with brick dressings and pantile roof. Modern glazed doors. Five bay, two storey elevation to yard.

HIGH STREET (CONT.)

Address / Building Name	The Anchor
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1170009
Brief History	C18th with C19th sections
Brief Description	North section rendered with coped gable end facing street. South section painted flint with brick dressings.



Address / Building Name	31 and 33 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039472
Brief History	Early/ Mid C19th
Brief Description	Adjoining rear of No. 35, flint with red brick and pantile roof. Included for group value

Address / Building Name	17-25 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1170000
Brief History	Early/ Mid C19th
Brief Description	Terrace of two storeys and six bays, constructed of brick and flint with pantile roof. Situated in yard to east of High Street. Included for group value.

Address / Building Name	15 High Street
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373988
Brief History	Early/ Mid C19th
Brief Description	Formerly three cottages of flint with red brick dressings. Five bays of two storeys. Modern corrugated plastic porch. Situated in yard to east of High Street. Included for group value.




Address / Building Name	Double Doors Cottage The Doll's House
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1169971
Brief History	Early C19th
Brief Description	Painted flint with brick dressings and pantile roof. Central glazed door to Double Doors Cottage. Modern porch to the Doll's House.




Address / Building Name	Corner Cottage
Street-by-Street Assessment	High Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039471
Brief History	Late C17th/ Early C18th
Brief Description	Brick and flint with steep pantile roof at right angles to road. Ground floor modern square bay window to High Street




HIGH STREET (CONT.)


Address / Building Name	Methodist Chapel
Street-by-Street Assessment	High Street
Status	Locally Listed
List Entry Link	N/A
Brief History	1903
Brief Description	Brick and flint chapel 1903, built to replace an earlier structure of 1812, possibly in the same location.
	

BACK LANE


Address / Building Name	Wall and gateway into Whitefriars
Street-by-Street Assessment	Back Lane
Status	Locally Listed
List Entry Link	N/A
Brief History	Unknown
Brief Description	Brick carriage arch set in flint wall, topped with knapped flints parapet, with central niche.
	

NEW ROAD


Address / Building Name	Hill House
Street-by-Street Assessment	New Road
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039439
Brief History	Early/ Mid C19th
Brief Description	Red brick with glazed black pantile roof. Three storeys and five bays.
	


Address / Building Name	Blakeney War Memorial
Street-by-Street Assessment	New Road
Status	Listed Building Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1440867
Brief History	1921
Brief Description	Brick and flint with marble inscription tablets. Commemorates the fallen of the First and Second World Wars.
	

CLEY ROAD


Address / Building Name	Church of St Nicholas
Street-by-Street Assessment	Cley Road
Status	Listed Building Grade I
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039495
Brief History	C15th with C13th Chancel Refacing 1880s
Brief Description	Flint and stone dressings with lead roof. Nave, clerestory, chancel, north and south aisles, north porch. West and north-east towers.
	

WIVETON ROAD


Address / Building Name	Blakeney C of E Primary School
Street-by-Street Assessment	Wiveton Road
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1423837
Brief History	1825, extended 1894 and c.1970
Brief Description	Flint with red brick dentilled eaves cornice and other dressings. Rectangular seven bay structure.
	


Address / Building Name	1 Cley Road
Street-by-Street Assessment	Cley Road
Status	Locally Listed
List Entry Link	N/A
Brief History	Potentially early C18th
Brief Description	Two storey, rendered with a red tile roof. One gabled window bay on west side. Included for its age as potentially early C18th (shown on Cranefield's 1769 map of Blakeney)
	

WIVETON ROAD (CONT.)

Address / Building Name	School House
Street-by-Street Assessment	Wiveton Road
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1039451
Brief History	C17th, enlarged early C19th
Brief Description	Flint with brick dressings and pantile roof. Three bays and two storeys.
	


LITTLE LANE

Address / Building Name	Flint boundary wall, Little Lane
Street-by-Street Assessment	High Street
Status	Locally Listed
List Entry Link	N/A
Brief History	C19th
Brief Description	Flint wall with brick piers. Gives Little Lane its distinctive character of an enclosed path flanked by high walls.
	


Address / Building Name	Barn to NW of Old Rectory
Street-by-Street Assessment	Wiveton Road
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1305702
Brief History	C17th/ C18th
Brief Description	Large flint barn with red brick dressings
	
Address / Building Name	Old Rectory
Street-by-Street Assessment	Wiveton Road
Status	Listed Building Grade II*
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373978
Brief History	C16th/ C17th
Brief Description	Flint and brick, partly pebble dashed. Steep glazed black pantile roof. Two storeys, six bays with mullion and transom windows with leaded panes.

FRIARY FARM


Address / Building Name	Friary Farmhouse
Street-by-Street Assessment	Friary Farm and Caravan Park
Status	Listed Building Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1253063
Brief History	Probably mainly C17th with datestone of 1667, though incorporating remains of Carmelite Friary founded in C13th
Brief Description	Flint and red brick house with some stone quoins. Red tile roof. Two storeys plus attic. Incorporates medieval walling, a buttress, various blocked openings, fragments of window surrounds and stonework including a carved kneeler on the south-west gable with coat of arms.




Address / Building Name	Barn south of Friary Farmhouse
Street-by-Street Assessment	Friary Farm and Caravan Park
Status	Listed Building Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373960
Brief History	Medieval
Brief Description	Long flint wall about 11-12ft high. Flint and brick arch located south of Friary Farmhouse.



Address / Building Name	About 120m of boundary wall north of Friary Farmhouse
Street-by-Street Assessment	Friary Farm and Caravan Park
Status	Listed Building Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1039496
Brief History	Probably Medieval origin.
Brief Description	Said to have been the refectory of the Carmelite Friary. Flint and brick, west end wall rebuilt. Modern tile roof. North side has remains of C16th arch doorways. Reused stone used in east end.



Address / Building Name	Blakeney Mill
Street-by-Street Assessment	Friary Farm and Caravan Park
Status	Listed Building Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1170652
Brief History	C18th
Brief Description	Flint with red brick dressings. Circular on plan. Tower of 3 stages with pronounced batter. Shown on maps by 1769.




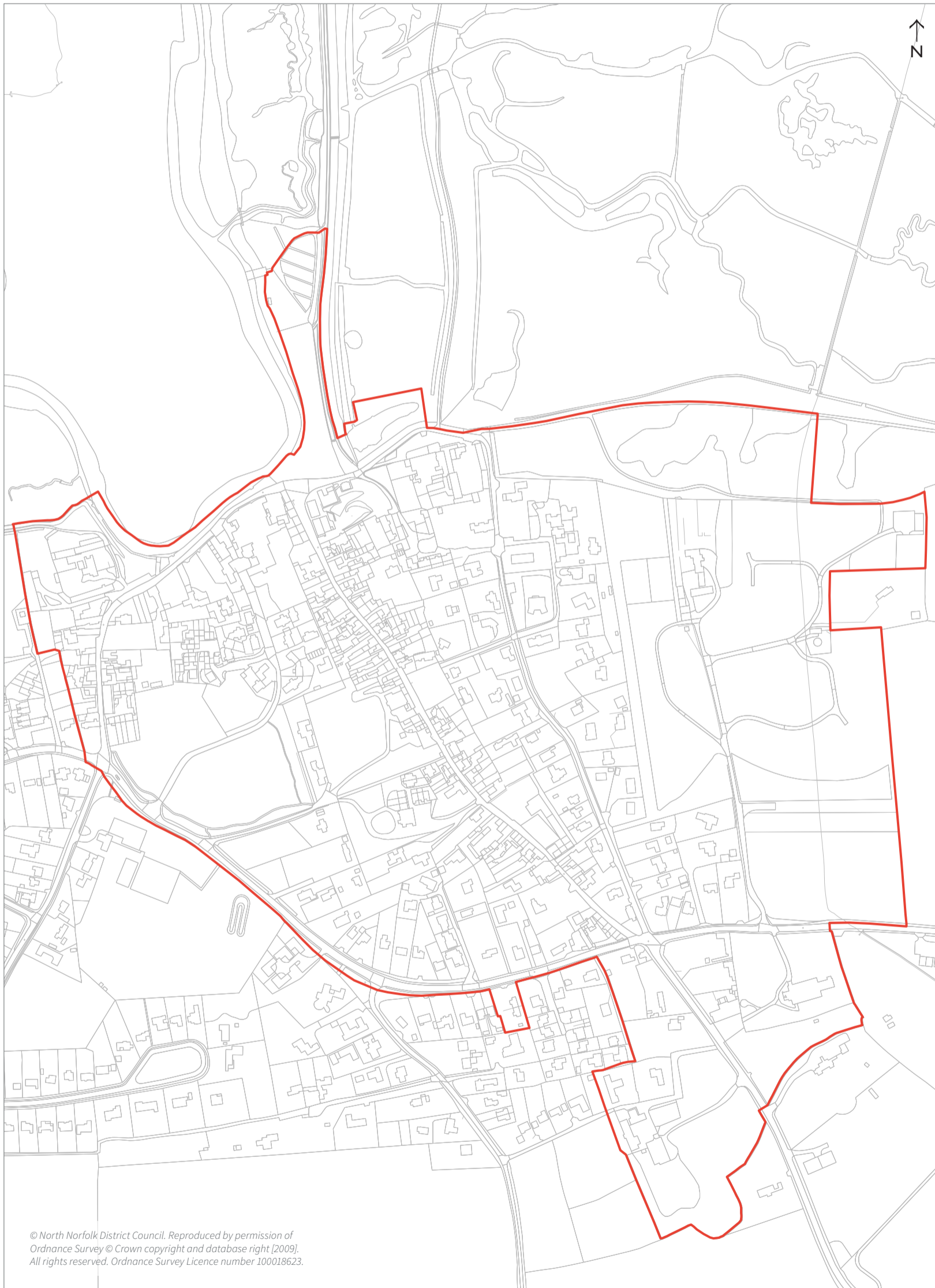
Appendix E

Full Size Plans



Full Size Plans: How to Use This Layered PDF

Click on the layers button  on the left of this window to show different elements of the Conservation Area analysis. If necessary, refer to page 3 of this document for further instruction.



Key

BLAKENEY LOCATION PLAN



VIEWS INTO CONSERVATION AREA



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THE PASTURES, BLAKENEY

AERIAL VIEWS

These chronological aerial maps demonstrate how The Pastures, the playing field, and the garden area south of Little Lane, even with more recent elements of enclosure, function together as a significant area of undeveloped green space within the village.

Aerial 2014



Aerial 2022



THE PASTURES, BLAKENEY

HISTORIC VIEWS

These historic maps show that The Pastures, land south of Little Lane, and the village playing fields, were originally fields surrounding the village core.

OS 1887



OS 1938



Norfolk Coast AONB

INTEGRATED LANDSCAPE GUIDANCE

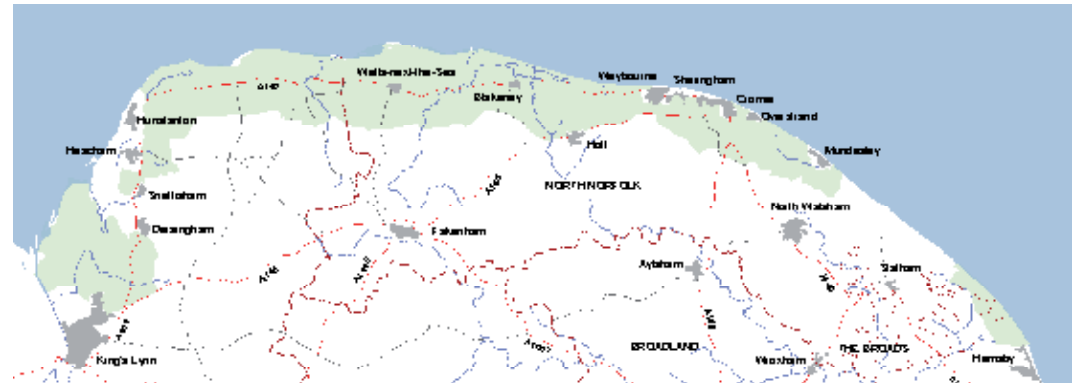


section 01

SCOPE OF THE STUDY

1.1

Background to the study



MAP 1 - EXTENT OF THE NORFOLK COAST AONB

1.1.1 The Norfolk Coast AONB

The Norfolk Coast Area of Outstanding Natural Beauty (AONB) was designated in 1968 in recognition of its scenic beauty, remarkable landscape and cultural diversity, and unique and special wildlife. The Norfolk Coast AONB is one of a family of 41 in England and Wales which, together with the National Parks, make up the areas that are identified as being our finest scenic areas.

The area of the Norfolk Coast AONB is shown on Map 1. It encompasses:

- the North Norfolk coastline between Old Hunstanton to the west and Bacton to the east, which includes the wild and remote coastal marshes of the North Norfolk Heritage Coast – a changing mixture of sand and mud flats, dunes, shingle, saltmarsh, reedbeds and grazing marsh - with its internationally important and renowned birdlife. It also includes the soft, eroding cliffs of glacial sands and gravels east of Weybourne, which are important geologically as well as scenically, and the rolling farmland, estates and woodland of the coastal hinterland, with important areas of heathland;
- the western outlier, north of King's Lynn, which includes part of Sandringham Estate and comprises part of the Wash mudflats as well as coastal marshes and lowland heath and bog, along with farmland; and
- the eastern outlier, between Sea Palling and Winterton, which comprises sand dunes and the low-lying marsh and arable farmland behind them.

The designated area is approximately 450 km² and includes the inter-tidal areas and the hinterland of the coast (which stretches up to 6km inland). The AONB crosses the boundaries of four administrative areas:

- King's Lynn & West Norfolk Borough Council
- North Norfolk District Council
- Great Yarmouth Borough Council; and
- the Broads Authority Executive Area

1.1.2 Sustainable use and management of the AONB

A wide range of organisations and interests play a part in managing the Norfolk Coast and the Norfolk Coast Partnership was set up in 1991 to promote co-ordinate policies and action amongst its member organisations with the overarching aim of promoting the sustainable use of the AONB.

All landscapes are in a constant state of flux and the Norfolk Coast Partnership aims to manage and direct changes to the landscape so that they conserve and/or enhance its scenic character. The AONB landscape is a setting for nature conservation, farming, recreation and industry. It is a vulnerable coastline, which is influenced by the ongoing impacts of coastal erosion and sea level rise. Approximately 18,280 people live in the area and approximately 2.8 million visit each year ¹ to enjoy the beaches, panoramic seascapes, its wild, natural character and its stunning range of birds and wildlife.

The Norfolk Coast Partnership has prepared the first management plan for the AONB ². It was produced as a result of extensive consultation with local communities, organisations, interest groups and individuals and provides a framework for management of the area for partner organisations, and guidance for other organisations and individuals, to achieve conservation and enhancement of the natural beauty of the area and sustainable enjoyment of that natural beauty.

The AONB Management Plan is a working document, which undergoes a constant review process. This Guidance for the Integrated Landscape Character of the Norfolk Coast AONB has been developed as part of the ongoing AONB Management Plan Review process.

¹ Scott Wilson Ltd (for Norfolk Coast Partnership), June 2006
Tourism Benefits & Impacts Analysis in the Norfolk Coast AONB – Executive Summary

² Norfolk Coast AONB Management Plan 2004-2009

1.2

Guidance for the Integrated Landscape Character of the Norfolk Coast AONB

This Guidance for the Integrated Landscape Character of the Norfolk Coast AONB was commissioned by the Norfolk Coast Partnership, which facilitates a Working Group of landscape and planning officers from the local authorities, the Broads Executive Area, Norfolk County Council and a range of environmental organisations with an interest in the ongoing management of the AONB landscape. The group is working to develop a wider understanding and awareness of landscape character assessment and its use as a tool for managing the sustainable use of the AONB.

1.2.1 What is meant by ‘Integrated Landscape Character Assessment’?

Landscape character assessment is the process of identifying areas of similar character, classifying and mapping them and describing their character³. It highlights the unique combinations of elements and features which make each landscape distinctive and provides the evidence to assist the management of ongoing change. Integrated landscape character assessment is a holistic, ‘joined-up’ approach to landscape character assessment which considers visual, historic and ecological aspects of the landscape in equal measure.

1.2.2 What is the Guidance for?

The objectives of the Integrated Guidance for the Norfolk Coast AONB are to:

- describe the distinctive character of the Norfolk Coast AONB, taking account of its scenic qualities, its ecological value and its historical development (ie a holistic account which integrates these three aspects of landscape character)
- highlight those aspects of the landscape which are valued and particularly vulnerable to change and which therefore should be a priority for conservation – the ‘key environmental assets of the AONB landscape; and

- develop guidance on appropriate measures and considerations that will help conserve and enhance them, whilst encouraging the sustainable development of the area.

This Guidance is based on an Integrated Landscape Character Assessment which considers the landscapes of the AONB as a mosaic of different landscape types and character areas, each with particular characteristics and particular forces for change. The assessment is intended to provide an understanding of the AONB landscape, of the constraints and opportunities it presents to development, and to inform future policy.

1.2.3 Structure of the Guidance

The overall structure of the Guidance is summarised below.

SECTION 1 – SCOPE OF THE STUDY

- 1.1 Background to the study
- Norfolk Coast AONB
 - Role of the Norfolk Coast Partnership
 - Relationship of this study to the AONB Management Plan process

Guidance for the Integrated Landscape Character of the Norfolk Coast AONB

- Definition of integrated landscape character assessment
- Objectives of the Guidance
- How it is structured?
- Who is it for?
- How to use it?

SECTION 2 – OVERVIEW OF RELEVANT DATA

- 2.1 Relationship to previous studies
Role of this guidance in relation to other previous work in the region
- 2.2 Geology and coastal geomorphology
- 2.3 Landscape character
Hierarchy of landscape character classification at national, county, district and AONB level
- 2.4 Ecological network modelling
County & District ecological network mapping (Norfolk Wildlife Trust)
Heathland studies
- 2.5 Historic landscape characterisation - Historic Landscape Characterisation project (English Heritage)
- 2.6 Statutory designations
Ecological designations, nature reserves, Scheduled Ancient Monuments and Conservation Areas
- 2.7 Tranquillity mapping

SECTION 3 – NORFOLK COAST AONB – CHARACTER & PRESSURES FOR CHANGE

- 3.1 AONB Landscape character
 - Summary description of landscape character across the Norfolk Coast AONB
- 3.2 Pressures for change
 - Generic guidance on managing the principal pressures for change in the AONB & a checklist of key points to consider in relation to planning applications
 - built development
 - infrastructure (roads, telecommunication masts, power lines etc.)
 - mineral extraction & waste disposal
 - agriculture & land management
 - forestry & woodland
 - tourism & recreation
 - renewable energy
 - climate change

SECTION 4 – INTEGRATED LANDSCAPE GUIDANCE FOR THE NORFOLK COAST AONB

- Open Coastal Marshes
- Drained Coastal Marshes
- Coastal Slopes
- Wooded Slopes with Estate Land
- Rolling Open Farmland
- Plateau Farmland
- Rolling Heath & Arable
- Small Valleys
- Tributary Farmland
- Wooded with Parkland
- Coastal Plain
- Coastal Towns & Villages
- Large Valleys
- Estuarine Marshland
- Settled Farmland
- Dunes, Coastal Levels & Resorts

Section 1 sets the scene and provides an overall introduction to the Norfolk Coast AONB, why it is special and how it is managed. It goes onto explain what the Guidance is for and how it is intended to be used.

Section 2 reviews the key data sets which are of relevance for the study, with cross references to key studies and documents which have informed this work and which might provide useful supplementary (and often more detailed) information.

Section 3 provides a broad overview of the distinctive landscape character of the AONB landscape and an analysis of the ongoing forces for change which are likely to influence the character of the landscape. Generic guidelines for managing each of these forces for change are also presented in this section, along with references for more detailed guidance and information and a checklist of key considerations to take into account when submitting or reviewing planning applications within the AONB.

Section 4 presents the integrated landscape character assessment and guidance for each of the 16 landscape types within the AONB. For each landscape type, there is:

- a description of integrated landscape character, with typical illustrative photographs
- a review of inherent landscape sensitivity in terms of key environmental assets. These are the distinctive and valuable landscape features and elements which are considered to be a priority for conservation
- a review of variations in landscape character within each type – the more detailed landscape character areas and their inherent sensitivity to change
- the forces for change which are likely to be influential
- guidance notes which demonstrate how landscape change can be managed so that the distinctive and valuable aspects of landscape character are conserved and enhanced. The guidance takes account of the specific key environmental assets and the forces for change relevant to each landscape type. The Guidance notes are accompanied by photographs and sketches which demonstrate how change can be managed within each landscape type. In many cases the sketches show what is meant by ‘appropriate, innovative design’.

1.2.4 Who is it for?

The Guidance is for use by everyone who has an interest in the character, conservation and management of the AONB landscape. It is particularly relevant to:

- Planning officers – who may use it to assist with the process of assessing and responding to planning applications
- Members of planning committees – who are asked to comment on planning applications
- Highways & transportation engineers – who may be designing changes to roads and infrastructure within the AONB
- Landowners & developers, who are submitting planning applications for sites which are within the AONB (or likely to have an impact on its landscape character). For instance the Guidance provides information which will be of particular relevance in preparing Design & Access Statements to accompany planning applications
- Local communities & Parish Councils – who may be responding to planning applications (and a range of other issues) as consultees or who may be engaged in the preparation of community-led planning documents such as Parish Plans.
- Land managers and agri-environment advisers, for agri-environment applications

1.2.5 How to use it

The Guidance is not designed to be read right through from start to finish. You may find it useful to skim through sections one and two and then dip in and out of section 3 and the individual reports for each landscape type (section 4). You can focus on the landscape types or the forces for change which are of most interest.

The key to accommodating landscape change successfully is to understand landscape scale and character; appreciate landform, geology, valuable ecological habitats, the evolution of field and settlement patterns; and respect local materials and building styles.

The text boxes below suggest how the Guidance might be of assistance to users who are:

- making or commenting on a planning application
- developing or evaluating an application for Environmental Stewardship
- preparing a Village/Town Design Statement or a Parish Plan.

Using the Guidance to help make or comment on a planning application

Following the Planning & Compulsory Purchase Act 2004, planning applications must be accompanied by a Design Statement (also referred to as a Design & Access Statement). This is a written and illustrated report, which shows how the applicant has:

- analysed the site and its setting
- developed and applied design principles to achieve good, inclusive design for buildings and public spaces; and
- consulted on the issues⁴.

The scope and level of detail of the Design Statement depends on the nature of the development, the site and its context. All developments in AONBs require a Design Statement

If you are writing a Design Statement:

- Look up which landscape character type(s) the site is located in.
- Use the description of distinctive landscape character to help write the section on Site Context and Appraisal in the Statement, bearing in mind that you need to consider how the site relates to its wider context - well beyond the 'red line'.
- Use the description of distinctive landscape character and the bullet points in the guidance section to inform your proposals for landscape design, demonstrating that you have developed your proposals in response to the inherent landscape character of the area and that you are reinforcing and enhancing local character rather than imposing on it.

⁴ *Urban Design Group, 2008, Design & Access Statements Explained*

Include reference to:

- landscape type and setting, biodiversity, typical landscape pattern and boundary features (trees, hedgerows, walls, fencing), micro climate/orientation, historic and cultural features, local building materials and locally distinctive (vernacular) design
- Refer to relevant planning policies, adopted policy documents and to documents prepared by local communities – which show which aspects of the local area people value and the design principles on which they hope future development will be based.

If you are commenting on a Design Statement: -

Visit the application site to assess its likely impact on the surrounding landscape. Consider: -

- the extent to which the proposed design has evolved from an evaluation of the site and its context. Do you recognise the local landscape character from the description provided. If not use the description in the Guidance to help explain what has been missed and why these characteristics are important (from visual, ecological and/or historic landscape perspectives).
- whether the proposals take account of the key environmental assets of the area (as set out in the Landscape Sensitivity & Change sections of the Guidance) and, if necessary, refer to the need to conserve and enhance these specific assets in your response.
- how the development is integrated within the surrounding landscape context – in terms of boundary treatments (hedgerows, trees, fencing etc), public spaces, hard landscape, lighting etc.
- if the photos in the Design Statement have been taken from the key ‘public’ viewpoints – ie from local roads or public rights of way. If not, take your own photos from these obvious viewpoints and check how the development will appear in them.
- if the Design Statement has referred to local policies, strategies and reports, giving particular credence to those which have been adopted (as Supplementary Planning Documents) by the local planning authority and/or which express the views of the local community

Using the Guidance to help develop or evaluate an application for Environmental Stewardship

Key aims of the Environmental Stewardship scheme are to:

- improve conditions for farmland wildlife
- maintain and enhance landscape character
- protect the historic environment⁵.

The application maps supplied by Natural England include descriptions of the key characteristics of the relevant Joint Character Area(s) for the application land. Each has a priority target for the management of a variety of features. The Joint Character Areas are broad and correspond to the Countryside Character Areas shown on Map 2. The Environmental Information Map you are provided with may show features of particular historic, landscape or wildlife interest, but this Guidance provides the information at a far greater level of detail. You can use the information on Key Environmental Assets to help target which management options will deliver benefits that are particularly relevant to your land and where to focus action.

The full benefits of Environmental Stewardship will usually only be achieved when Entry Level or Organic Entry Level Stewardship options are combined with the more demanding Higher Level Stewardship (HLS) options. These are designed for land that is of significant environmental interest and the options available are carefully targeted to meet regional targets. The precise management package for HLS agreements is determined through the process of preparing a Farm Environment Plan. The Guidance should be one of the documents consulted to inform the desk study; the detailed maps for each landscape character type (in Part 4) provide an excellent basis for this work as they combine the ecological network mapping with statutory designations (ecological and heritage), public rights of way and landscape character. Information from the Guidance (and other detailed Landscape Character Assessments) can be used to complete the second of the two 'key characteristics' tables. The Historic Landscape Character Assessment will be an essential document for completing the section on historic environment.

⁵ Defra, 2005, *Entry Level Stewardship Handbook*

Using the Guidance to help prepare a Village/Town Design Statement or a Parish Plan

- Look up which landscape character type(s) relevant to your village/town. Bear in mind that many settlements are sited on the boundaries of two or more landscape types (because of the historic benefits of access to a diverse range of environmental resources (fuel, food, fish etc)).
- Note the landscape characteristics which apply to your settlement (visual, ecological and historic) and use them to build up your own description of your area. The Guidance will provide you with the basics, but you may also wish to consult the more detailed local Landscape Character Assessments (see Section 2.1). You should refer to the documents you have consulted in your Statement.
- Note that it is important to consider your settlement within its wider landscape setting, highlighting the physical, visual and cultural inter-relationships between a place and its landscape.
- Use the information in the Guidance as a basis for your own detailed assessment of landscape character, highlighting key views, landmarks and distinctive features. The Key Environmental Assets (in the Landscape Sensitivity & Change sections of the Guidance) should provide some helpful clues – these are features and characteristics which should be conserved and enhanced in your recommendations for action and/or in principles or guidance for managing change in your settlement.
- The bullet points in the Integrated Landscape Guidance sections should assist you in writing principles for managing future change, although you will need to tailor them to suit specific locations. Where possible refer to the names of local views, roads and places
- Cross reference recommendations in your Statement to relevant policy documents including this Guidance and any other Landscape Character Assessments you have referred to.

Key issues to bear in mind are:

- All landscapes are valuable and it is important to recognise that the unique character and diversity of the AONB landscape stems from its underlying geological structure and the evolving patterns of land use and landscape character. This inherent diversity has been ‘captured’ and recorded through the landscape character assessment process.
- Within each landscape type, the Key Environmental Assets are considered to be particularly ‘significant’ in terms of their contribution to the distinctive character of the landscape, its ecological value and its historic value. These are the most sensitive landscape elements and features, which should be a priority for conservation and enhancement.
- The Guidance has been developed using the existing more detailed landscape character assessments for each of the 4 planning authorities within the AONB (see Section 2.1 for more detail about these). It is not intended to replace these studies and they may provide more detailed information on landscape condition and sensitivity to change, particularly for the detailed landscape character areas.
- This is working document, which will continue to be updated as more data and information becomes available.

In summary, the Guidance for the Integrated Landscape Character of the Norfolk Coast AONB is intended to lay the foundation for common policies and action on landscape issues. It is a tool for creative conservation and landscape enhancement and, where appropriate, it can help to identify opportunities for robust and attractive new development.

The landscape of the Norfolk Coast AONB is a unique and valuable national asset, but one that is very vulnerable to ill-considered change. By recognising and taking account of landscape character in planning for development and change, we can direct that change so that it is positive, creative and effective.

section 02

OVERVIEW OF RELEVANT DATA

2.1

Relationship of the Guidance to previous studies

There have been a large number of studies carried out in the Norfolk Coast AONB, including the broad landscape character assessment which was included within the AONB Management Plan (2004-2009). This Guidance takes account of this earlier work, and provides a more detailed review of character and sensitivity.

Section 2.2 (Landscape character) sets out the hierarchy of landscape character assessment mapping for this part of the country. Information from these national and regional datasets has informed the AONB Guidance and has also provided the foundation for the relevant district landscape character assessments. It is these four landscape character assessments which are the key references for the current AONB Guidance. All provide a baseline inventory of variations in landscape character across the local planning authority areas and outline guidance for conserving, enhancing and/or restoring locally distinctive landscape character. They are:

- King's Lynn & West Norfolk Borough Landscape Character Assessment, March 2007 (Chris Blandford Associates)
- Landscape Character of North Norfolk – Draft Version IV, February 2008, North Norfolk District Council
- Great Yarmouth Borough Council Landscape Character Assessment – Draft, January 2008, Land Use Consultants (for Great Yarmouth Borough Council)
- Landscape Guidance for selected locations within the Broads, May 2008, (Land Use Consultants for the Broads Executive Authority)

This Guidance for the Integrated Landscape Character of the Norfolk Coast AONB does not seek to override the detailed information contained in each of the district-based landscape character assessment reports; instead it summarises and presents information from the detailed reports in a consistent, user-friendly format which relates to the landscapes of the AONB. Detailed information on the methodologies used for developing the landscape character assessments, and the way they have informed policies in Local Development Frameworks, may be found in the district based landscape character assessments.

Also of relevance is a study commissioned by the Norfolk Coast Partnership which recommends a consistent approach to the development and use of landscape character assessment in the AONB⁶. This study demonstrates how historic landscape characterisation and biodiversity information can be integrated with landscape character data (an integrated landscape character assessment process) and explores the use of landscape character assessment to inform policy in the emerging Local Development Frameworks for the planning authorities within the AONB.

⁶ *Chris Blandford Associates in association with Alison Farmer Associates, December 2006, Towards a Co-ordinated Approach to Integrated Landscape Planning in Norfolk*

2.2

Geology & coastal geomorphology

2.2.1 Geology overview

The Norfolk Coast AONB is underlain by a concealed platform of ancient rocks, with layers of Mesozoic and Cenozoic sediments. One of the Mesozoic layers, the soft Kimmeridge Clay formation which covered the Fen basin, was excavated by Ice Age glaciers, mixed and transported southwards and eastwards to cover much of central Norfolk. Overlying the Kimmeridge Clays, a series of sands and clays form the Lower Cretaceous strata of West Norfolk and these are in turn overlain with chalk.

The chalk strata dip gently from west to east and form rolling hills just inland from the coast, rising to approximately 70m AOD. The low chalk escarpment is masked by glacial till, but the west facing dip slope forms a rolling plateau with a few shallow river valleys running westwards into the Wash. The Lower Cretaceous bedrock outcrops on the lower slopes of the chalk in the form of the Sandringham Sands and Carstone, a type of sandstone which has been cemented by iron oxides to form an orangey-brown sandstone which is a characteristic building stone throughout the Sandringham area. The stratigraphy is exposed within the coastal cliffs at Hunstanton, where near-vertical cliffs about 25m in height are cut in Carstone, red Chalk and Lower Chalk. The Carstone forms a shore platform with rectangular jointing patterns. The Lower Chalk collapses as the cliff is undermined and topples as large tabular blocks.

Chalk bedrock is made from the remains of microscopic marine organisms that lived in a warm shallow sea that covered this area during the Cretaceous period. Chalk is a soft rock, but is relatively more resistant to erosion than the other deposits found on the North Norfolk Coast. The chalk is visible in the base of the cliffs at Weybourne, while between Sheringham and West Runton it is exposed as a wave-cut platform at low water. Associated with the chalk

The section is based on the following sources:

British Regional Geology, 1961, East Anglia & adjoining areas (4th Edition) by C. P. Chatwin, HMSO

North Norfolk District Council, 1996, The North Norfolk Coastal Environment

Geological Conservation Review, 2003, Volume 28, Chapter 11 Coastal Geomorphology of Great Britain, V.J. May & J.D. Hansom, Geological Conservation Review Volume: 28,

are bands of flints made of silica, which also originates from marine organisms that lived during the Cretaceous period. Immense pressures in the earth forced the silica to be concentrated in pores in the chalk and formed the bands of flint that can be seen in the chalk exposures. As the chalk is eroded the flints are released and, because of their hardness, they remain and accumulate on the beaches.

But the underlying geology is everywhere masked by glacial deposits, laid down during the Quaternary - the most recent of the periods on the geological time scale, which has been characterised by a number of glacial and inter-glacial stages. The Anglian glaciation was the 3rd from last glacial stage and occurred between 400,000 and 500,000 years ago. This stage was the last time that the ice sheets reached East Anglia and the glaciers left a complex mix of glacial, proglacial and periglacial deposits layered over the underlying chalk bedrock. In some places the deposits (known as 'till') are jumbled into an undifferentiated layer, but in others the action of glacial meltwaters sorted the material into recognisable layers of sand, gravel and till. The 'Cromer Ridge' between Holt and Overstrand, is a distinctive terminal moraine which marks the final extent of a major Scandanavian ice sheet. It was formed when the deposits of two glacial lobes were superimposed on one another and piled up to form a contorted ridge. The resulting Cromer Ridge is the highest land in Norfolk and the lumpy, undulating surface and diverse mix of soils results from the mix of till, sands, gravels and erratic lumps of rock.

Large fans of glacial outwash gravels formed the Salthouse and Kelling Heaths, eskers (formed by subglacial meltwater streams) in Old Hunstanton Park and near Blakeney and other outwash features in the Glaven Valley. The resulting soils are variable in quality, with outcrops of poor quality brown sands and sandy gley soils contrasting with the rich alluvial soils of the river valleys. This variation in soil quality creates conditions for different types of vegetation cover from plantation and more natural woodland to intensive arable land.

Erosion and deposition are extensive features of this coast as the coastal cliffs are eroded and the material transported along the shores as soft or loosely-aggregated glacial sands, gravel and clays. There are tracts of saltmarsh and mud flats defined by an intricate network of creeks, drains and lagoons behind the shingle bars that characterise the coast.

Detailed information on sites of geodiversity value is available via the Norfolk Coast Partnership website, with notes on their significance.

2.2.2 Coastal geomorphology

The assemblage of coastal forms along the North Norfolk Coast is an outstanding example which is internationally famous and extensively researched. Much of the area is a low upland fronted by gently sloping abandoned cliffs (from a former period of higher sea level) separated from sand and shingle beaches by extensive saltmarshes and intertidal flats. The marshes exhibit a progression of age and development from east to west, manifested through changes in marsh height and an assemblage of geomorphological features. They have been a prime research site for investigating rates of saltmarsh accretion and tidal processes.

The key geomorphological features are:

- Hunstanton to Holme-next-the-Sea – eroding Chalk and Carstone cliffs that are fronted by a wide sand and shingle beach which extends northwards beyond the cliffs to Holme-next-the-Sea
- Holme-next-the-Sea to Brancaster – an area of dunes and beach ridges behind which lie both claimed marsh and natural saltmarsh
- Scolt Head Island – the best example of a barrier island on the British coast

- Gun Hill to Wells-next-the-Sea – dominated by a line of dunes known as ‘Holkham Meals’
- Wells Channel to Blakeney Spit – a large number of small bars of sand, shingle and shells, and an unusual, recurved cusped beach
- Blakeney Point to Sheringham – an excellent example of a recurved spit formed mainly of a single shingle ridge (over 9km in length) extending from shingle ridge at the foot of retreating till cliffs between Weybourne and Sheringham.

2.3

Landscape character

2.3.1 Key principles

The standard practical guide to landscape character assessment is *Landscape Character Assessment – Guidance for England and Scotland*⁷. This core reference sets out the rationale for landscape character assessment and describes the key principles underpinning the process. In particular it explains the important distinction between the objective process of landscape characterisation and the subsequent (often more subjective) process of making judgements based on knowledge of landscape character.

This Guidance, together with the detailed landscape character assessments on which it is based, provides an objective characterisation (a description, classification and map which shows variations in landscape character) and separate guidance for managing landscape change.

Landscape character assessment aims to explain what makes one area different or distinctive from another. It is typically described by reference to landscape types and landscape character areas:

- Landscape character types are generic landscape units which may be found in several different parts of the country; but wherever they occur, they share broadly the same combinations of geology, topography, soil, drainage patterns, vegetation type, historical land use and settlement pattern eg chalk river valleys or open coastal marshes are recognisable and distinctive landscape types.
- Landscape character areas are single unique geographically discrete areas of a particular landscape type eg the Itchen Valley, the Test Valley and the Avon Valley are all separate landscape character areas within the chalk river valleys landscape type.

This distinction is reflected in the naming of types and areas: landscape character types have generic names such as moorland plateau and river valley, but landscape character areas take on the names of specific places.

⁷ *Scottish Natural Heritage & The Countryside Agency, 2002, Landscape Character Assessment – Guidance for England & Scotland Towards a Co-ordinated Approach to Integrated Landscape Planning in Norfolk*

2.3.2 Landscape character context

Landscape character can be described and mapped at any scale and it is always helpful to consider a site or a landscape character unit within its wider context. There is a hierarchy of landscape character units – from assessments at the national scale, down to detailed local landscape character areas within a parish or on an estate. The assessments ‘nest’ together like a series of Russian Dolls and each assessment at each level adds more detail to the one above. The key landscape classifications which are of particular relevance in the context of the Norfolk Coast AONB are:

- **Countryside Character Areas – Norfolk (Map 2).** Countryside Character Areas from the Character Map of England⁸. Descriptions of these broad character areas are provided in Countryside Character Volume 6, published by the former Countryside Agency (now Natural England)⁹.
- **County Landscape Typology (Map 3).** The current landscape character framework for Norfolk County is provided by the Landscape Description Units (Level 2) prepared by the Living Landscapes Project for the County Council.

2.3.3 Landscape characterisation for the Norfolk Coast AONB

Each of the detailed landscape character assessments for the (four) planning authorities within the AONB has used the National Countryside Character areas and the County Landscape Types (Maps 2 & 3) as a basis for their landscape characterisation but they have often modified the county landscape types slightly so the final landscape type maps presented in the detailed landscape character assessment reports may differ slightly from the Level 2 landscape type mapping at County Level.

This Guidance for the Integrated Landscape Character Assessment of the Norfolk Coast AONB uses the landscape characterisation provided in the four detailed reports, but some further modification has been required to avoid repetition (in areas where landscape types reoccur in different local planning authority areas within the AONB eg Open Coastal Marshes and to provide coverage at a consistent scale. The latter point is relevant only in relation to the detailed landscape character assessment for the Broads Executive Area, where the very detailed description and mapping of local landscape types has been amalgamated to form broader landscape types which are comparable in scale to those elsewhere in the AONB.

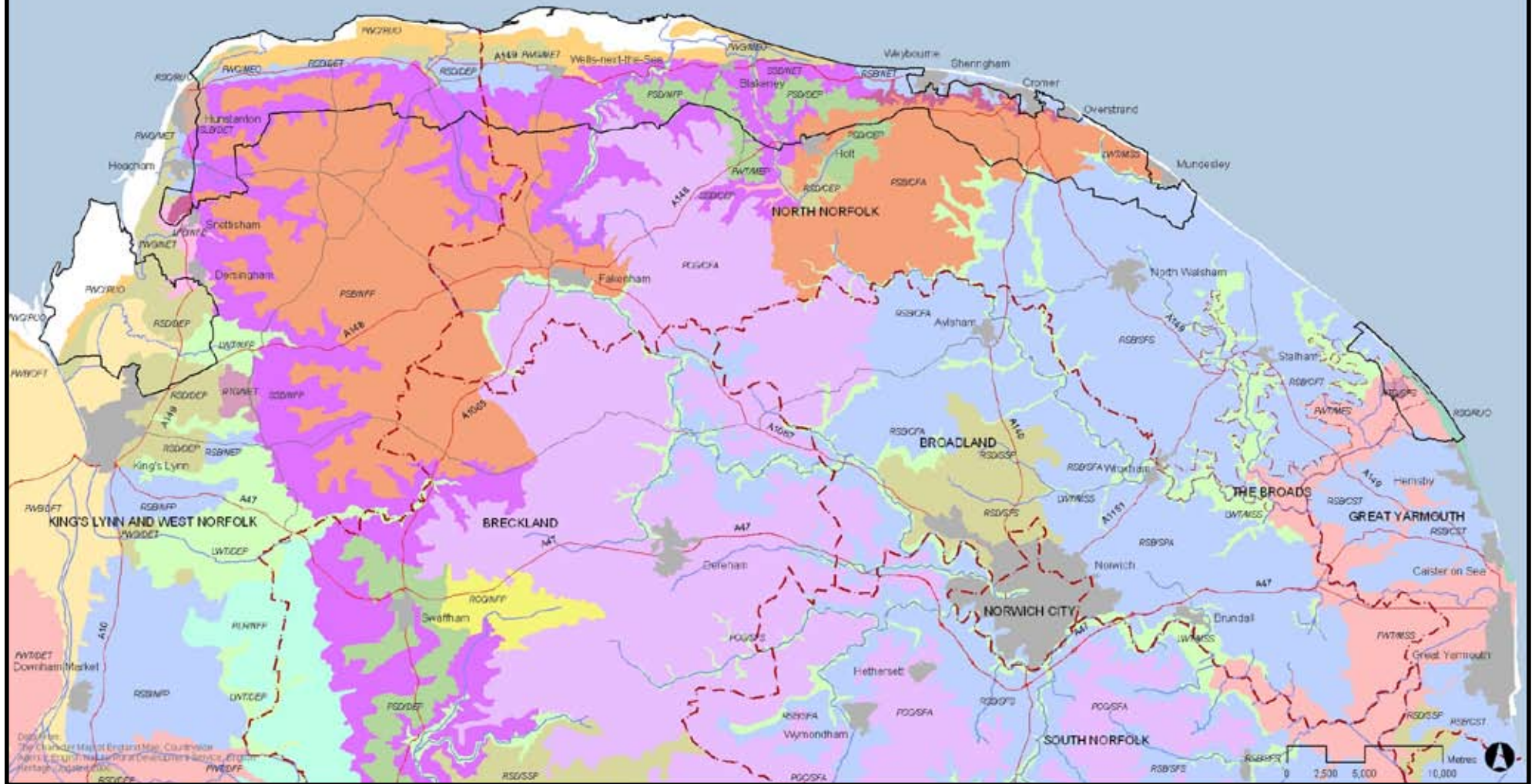
⁸ Countryside Agency, English Nature Rural Development Service, English Heritage, updated 2006, *Character of England Map*

⁹ Countryside Agency, 1999, *Countryside Character Volume 6 – East of England (CA 14)*



- | | |
|---------------------------------|---|
| 46 The Fens | 80 The Broads |
| 76 North West Norfolk | 82 South Norfolk and High Suffolk Claylands |
| 77 North Norfolk Coast | 83 Suffolk Coast and Heaths |
| 78 Central North Norfolk | 84 Mid Norfolk |
| 79 North East Norfolk and Flegg | 85 Breckland |

- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries



NATURAL

Geology/Physiography (1st letter) Rock Type (2nd letter)
 F - Fluvial Drift T - Other Till / Plateau Drift
 L - Vales & Valleys F - Other Fluvial Drift
 P - Hard (Palaeozoic) Rocks C - Clay and Chalky Till
 R - Rolling Lowland S - Soft Sst / Sandy Drift
 S - Sloping L - Chalk and Limestone
 W - Alluvium / Fen Peat

Soils (3rd letter)
 R - Shallow Soils
 C - Clay and Chalky Till
 B - Deep Soils
 G - Gleyed Soils
 D - Impoverished Soils
 T - Bog / Fen Peat

CULTURAL

Settlement (1st letter)
 D - Dispersed
 M - Unsettled Meadow
 N - Nucleated
 R - Unsettled - Wild Land
 S - Mod-high Dispersal with Farms

Farm Type (2nd letter)
 F - Large Farms
 E - Large Estates
 S - Small Farms
 U - Unenclosed / Common Land

Farm Type (2nd letter)
 A - Ancient Woods
 O - Open / Unwooded
 P - Estate Plantations
 S - Secondary / Recent
 T - Other Trees

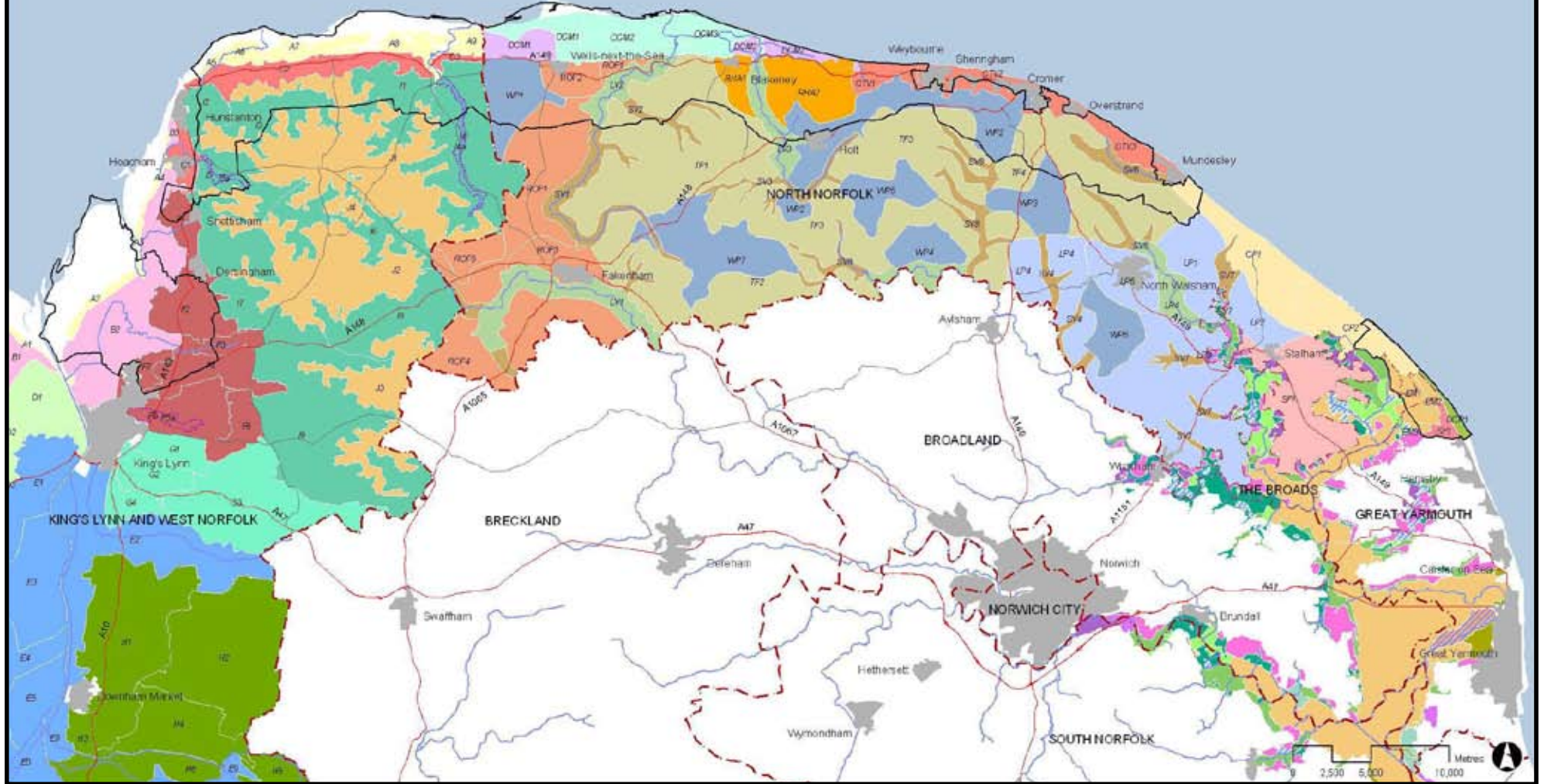
— 'A' Road
 — 'B' Road
 — Main River
 □ Area of Outstanding Natural Beauty
 - - - Settlement
 - - - District council Boundaries

- **AONB Landscape Character Types (Map 4)** - as presented in the four detailed District Landscape Character Assessments (for King’s Lynn & West Norfolk Borough, North Norfolk District, Great Yarmouth Borough and the Broads Executive Authority)
- **AONB Landscape Character Types - Modified (Map 5)** - This is the definitive map showing the landscape characterisation which has been used as the basis for this Guidance. The names and boundaries of the landscape character types and areas presented in Map 4 have been retained as far as possible, with minor modifications to the coastal landscape types (where the same type recurs in different local authority areas) and in the Broads Executive Authority area (where some of the detailed types have been amalgamated, as explained above).

Map 5 presents the 16 Landscape Character Types within the Norfolk Coast AONB. Each is subdivided into more detailed Landscape Character Areas. The detailed subdivision into landscape character areas is shown on the larger scale maps which accompany the descriptions and guidance for each of the landscape character types.

	AONB Landscape Character Type	AONB Local Landscape Character Areas	
OCM	Open Coastal Marshes	OCM1 OCM2 OCM3 OCM4 OCM5 OCM6 OCM7 OCM8 OCM9	North Wootton Shepherd’s Port Holme-Next-The-Sea Thornham & Titchwell Scolt Head Island Wells/Holkham Overy Creek Stiffkey Morston to Blakeney
DCM	Drained Coastal Marshes	DCM1 DCM2 DCM3 DCM4 DCM5 DCM6 DCM7	North Wootton Old Hunstanton to Holme Holme to Thornham Thornham and Titchwell Overy Creek Holkham Cley/Salthouse
CS	Coastal Slopes	CS1 CS2 CS3	Heacham Holme to Brancaster Burnham Overy
WSE	Wooded Slopes with Estate Land	WSE1 WSE2 WSE3 WSE4	Snettisham & Dersingham Sandringham Hillington & Congham North & South Wootton & Castle Rising

ROF	Rolling Open Farmland	ROF1 ROF2 ROF3 ROF4 ROF5 ROF6 ROF7	Burnham Market Ringstead Downs Ringstead Burnham Thorpe & The Creakes Sedgeford Egmere & East Wells Wells
PF	Plateau Farmland	PF1 PF2	Docking Bircham
RHA	Rolling Heath & Arable	RHA1 RHA2	Blakeney Salthouse & Kelling
SV	Small Valleys	SV1 SV2 SV3 SV4 SV5	Babingley Valley Heacham Valley Burn Valley Binham & Langham Mun Valley
TF	Tributary Farmland	TF1 TF2 TF3	Morston & Hindringham Hempstead, Bodham, Aylmerton & Wickmere Roughton, Southrepps, Trunch & Knapton
WP	Wooded with Parkland	WP1 WP2 WP3	Holkham Park Holt to Cromer Gunthorpe & Hanworth
CP	Coastal Plain	CP1 CP2	Bacton to Sea Palling Sea Palling to Waxham
CTV	Coastal Towns & Villages	CVT1 CVT2 CVT3	Weybourne to Sheringham Sheringham to Overstrand Sidestrand to Mundesley
LV	Large Valleys	LV1 LV2	Stiffkey to Warham Wiveton to Letheringsett
EM	Estuarine Marshland	EM1 EM2 EM3	Horsey & Somerton Coastal Fen West Somerton Farmland
SF	Settled Farmland	SF1	East Somerton Woodlands
DCR	Dunes, Coastal Levels & Resorts	DCR1	Winterton Dunes



King's Lynn and West Norfolk Landscape Character Type
















- | | |
|---|---|
| A Open Coastal Marshes | E Farmland with Woodland and Wetland |
| B Drained Coastal Marshes | F Settled Farmland with Plantation |
| C Coastal Slopes | I Rolling Open Farmland |
| D The fen – Settled Inland Marshes | J Plateau Farmland |
| E The Fen – Open Inland Marshes | K The Brecks –Plantations |
| F Wooded Slopes with Estate Land | |

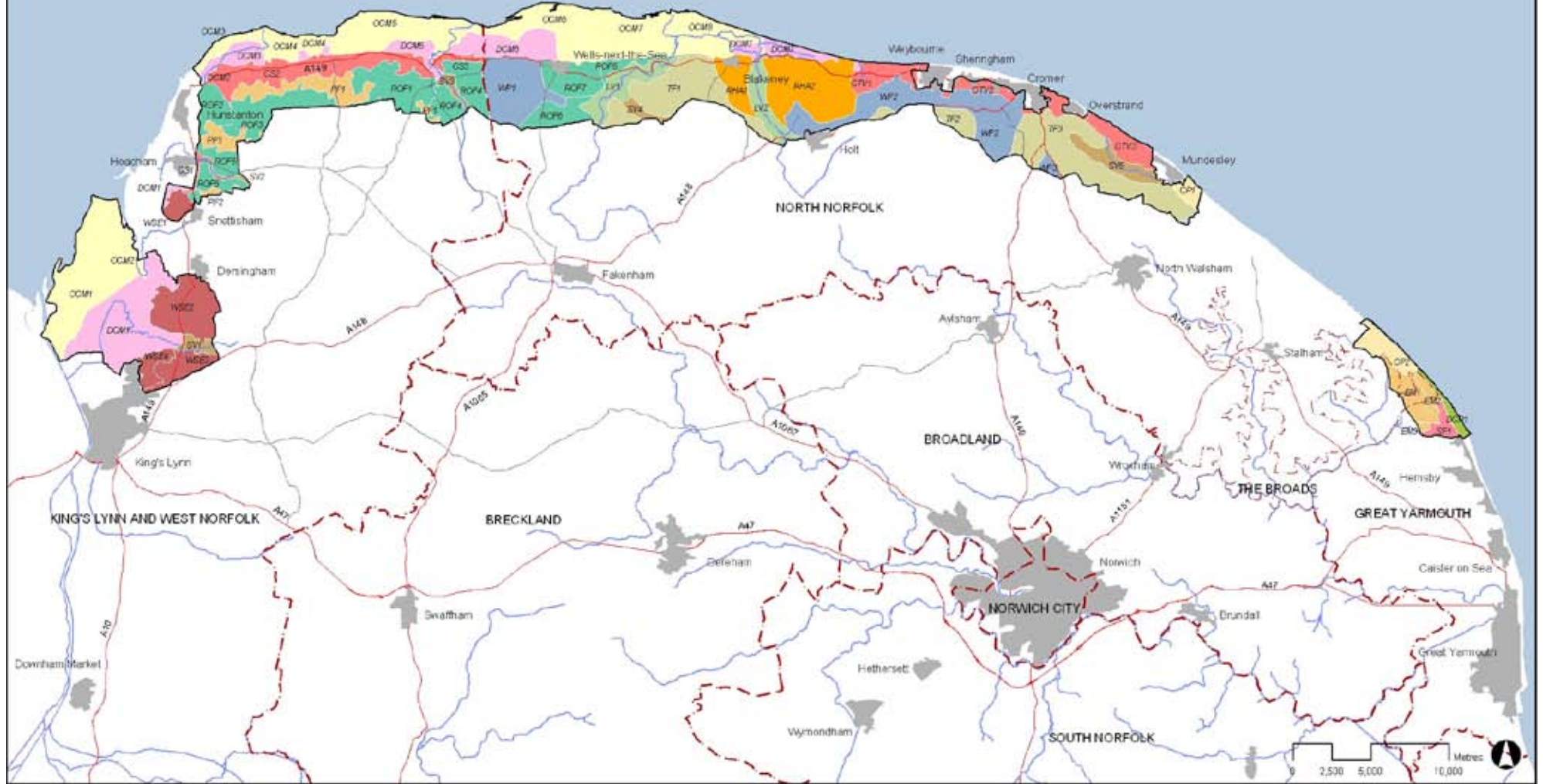
North Norfolk Landscape Character type

- | | |
|-------------------------------------|---------------------------------------|
| LP Low Plains | IF Tributary Farmland |
| OCM Open Coastal Marshes | WP Wooded with Parkland |
| BHA Rolling Heath and Arable | CP Coastal Plain |
| ROP Rolling Open Farmland | CTV Coastal Towns and Villages |
| SF Settled Fen | DCM Drained Coastal Marshes |
| SV Small Valleys | LV Large Valley |

- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries

The Broads Landscape Character Type

- | | | |
|--|---|---|
|  Upland |  Estuary |  Rivers & Broads |
|  Industrial / Early Post Industrial |  Drained Peat or Clay / Peat Mix |  Settled Farmland |
|  Carr Woodland |  Fen |  Dunes, Coastal Levels & Resorts |
|  Estuarine Marshland |  Broads & Other Permanent Water Bodies | |
|  Unknown |  Settlement Fringe | |
|  Heathland |  Coastal Strip | |



- | | | | |
|---|---------------------------------------|--|--------------------------------------|
| OCM Open Coastal Marshes | RHA Rolling Heath and Arable | LV Large Valley | — 'A' Road |
| DCM Drained Coastal Marshes | SV Small Valleys | EM Estuarine Marshland | — 'B' Road |
| CS Coastal Slopes | TF Tributary Farmland | SF Settled Farmland | — Main River |
| WSE Wooded Slopes with Estate Land | WP Wooded with Parkland | DCR Dunes, Coastal Levels & Resorts | □ Area of Outstanding Natural Beauty |
| ROF Rolling Open Farmland | CP Coastal Plain | | ■ Settlement |
| PF Plateau Farmland | CTV Coastal Towns and Villages | | - - - District Council Boundaries |

2.4

Biodiversity

2.4.1 Norfolk County – Ecological Network Mapping project

This section is based on the report of the Norfolk Ecological Network Mapping Project¹⁰, which sets out the rationale and methodology for the development of an ecological network in Norfolk.

The majority of Norfolk is dominated by intensive agriculture, leaving only remnant isolated pockets of semi-natural habitat, such as heathland, grassland and woodland. This ongoing process of habitat fragmentation has significant consequences for the long-term survival of biodiversity:

- small & isolated sites may become too small to support viable populations of a particular species or may be adversely impacted by surrounding land uses;
- many ecological processes are now largely human controlled, with the result that small, fragmented habitats are often unable to function naturally; and
- there is increasing concern as to how our wildlife and habitats will respond to climate change.

The Norfolk Biodiversity Partnership has developed an Ecological Network Map for Norfolk. Its overarching aim is to increase and re-connect the area of wildlife habitat so that it can be conserved in a human-dominated landscape and can adapt to climate change.

The Ecological Network Map identifies core areas for a wide range of habitats (including BAP Habitats) which need to be protected, as well as areas where new habitats can be created and where these can be connected. There are two levels of ecological network mapping in Norfolk:

- an indicative County Ecological Network Map (Map 6); and
- more detailed District Ecological Network Maps (Maps 7a-7b) containing more specific habitat information.

The county map is useful at a broad level and in providing the context for the more detailed district maps¹¹. Maps 6 & 7a-7b show the county and district level ecological mapping project for the areas within the AONB.

2.4.2 Components of the Indicative County Ecological Network Map

The Norfolk Ecological Network Map shows:

- Core areas, which are priorities for habitat creation & linking sites. These core areas are significant concentrations of high quality remnant BAP habitat. They include SSSIs and European protected sites. The core areas encompass groups of dispersed sites and so also include areas of land of relatively lower conservation value. Within the Norfolk Coast AONB, the core areas are:
 - *The Greensand (sandy soils with extensive heathland habitat)*
 - *North Norfolk Coast*
 - *Cromer Ridge*
 - *The Broads*
- Enhancement (habitat creation) areas – three levels of opportunity for habitat creation and enhancement are identified, from small, through medium to large scale. Enhancement areas were identified on the basis of soil suitability, water supply or the presence of a relatively high concentration of similar habitats. For some habitats (eg heathland) there is data available on potential areas for habitat creation; for many others (eg chalk grassland) there is not and only broad areas of search can be identified.

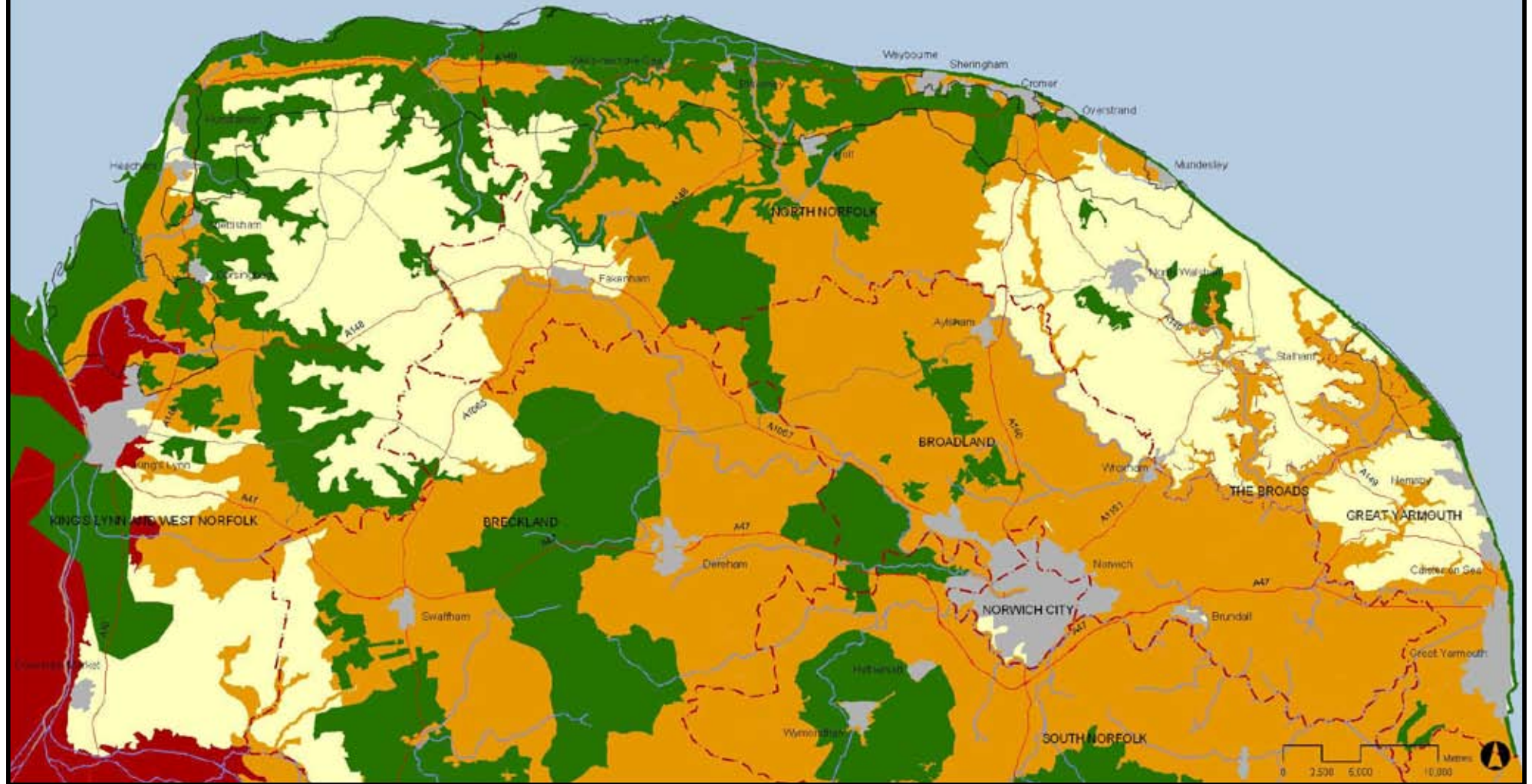
All land is capable of being enhanced for biodiversity, but the overall sustainability of the ecological network will be dependent on the management of land. Three broad types of habitat enhancement areas are identified. Each extends the core areas:

- Zone for creation & enhancement (for wet grassland, reedbed, fen, aquifer-fed waterbodies, mesotrophic lakes, chalk rivers & calcareous grassland)
- Zone of woodland, heathland & grassland creation
- Zone of large-scale wetland enhancement & creation – the Fens
- Zone of general habitat enhancement - other areas not identified as 'core or enhancement'
- Corridors – the main rivers were identified as important strategic corridors for species movement through intensively farmed areas.

2.4.3 Components of the District Ecological Network Maps

The District Ecological Network Maps refine and expand on the information on the county maps. There are (so far) no maps to show the spatial distribution of BAP habitats (priorities for conservation, creation and enhancement at national level), but the District Ecological Network Maps group areas with of potential for the creation and enhancement of a range of BAP habitats. The District Ecological Network Maps typically show:

- Core areas for biodiversity (from the county level Ecological Network Map)
- Zone of grassland-heathland-woodland enhancement (from the county level Ecological Network Map)
- Zone of general habitat enhancement (from the county level Ecological Network Map)
- Sites of Special Scientific Interest (SSSIs) & County Wildlife Sites (CWS)
- Rivers and Chalk Rivers
- Ancient Woodland (from the Ancient Woodland Register)
- Historic Parks (from the Norfolk County Register) – includes Wood-Pasture & Parkland BAP habitat
- A wetland habitat zone – based on county landscape types which are classified as ‘wetland’ and the 1:100 year flood risk area from the Environment Agency – which includes areas suitable for creation and enhancement of the following BAP habitats:
 - Wet Woodland, Reedbeds, Lowland Fen, Chalk Rivers, Coastal & Floodplain Grazing Marsh, Mesotrophic Lakes and Eutrophic Standing Waters
- A coastal habitat zone – based on county landscape types which have a coastal frontage – which includes areas suitable for the creation and enhancement of the following BAP habitats:
 - Intertidal Boulder Communities, Intertidal Mudflats, Coastal Saltmarsh, Coastal Sand Dunes, Coastal Vegetated Shingle, Reedbeds, Saline Lagoons and Coastal & Floodplain Grazing Marsh
- Woodland core zone showing concentrations of primarily deciduous woodland
- Heathland core zone – priority areas for heathland and heathland creation – Lowland Heathland (BAP habitat)
- Grassland core area
- Calcareous grassland core area – based on areas with calcareous soils which are suitable for the creation and enhancement of Lowland Calcareous Grassland (BAP Habitat)
- Wood Pasture – includes Wood-Pasture & Parkland BAP habitat
- Buffer zones (1km) – around the Broads and the North Coast to highlight the extreme importance of these areas and the need to consider the way land is managed in adjacent areas.



- Core Area
- Zone of General Habitat Creation and Enhancement
- Zone of Heath, Grassland and Wood Enhancement
- Zone of Large Scale Wetland Habitat Creation and Enhancement

- A1 Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries

2.4.4 Using the Ecological Network Maps

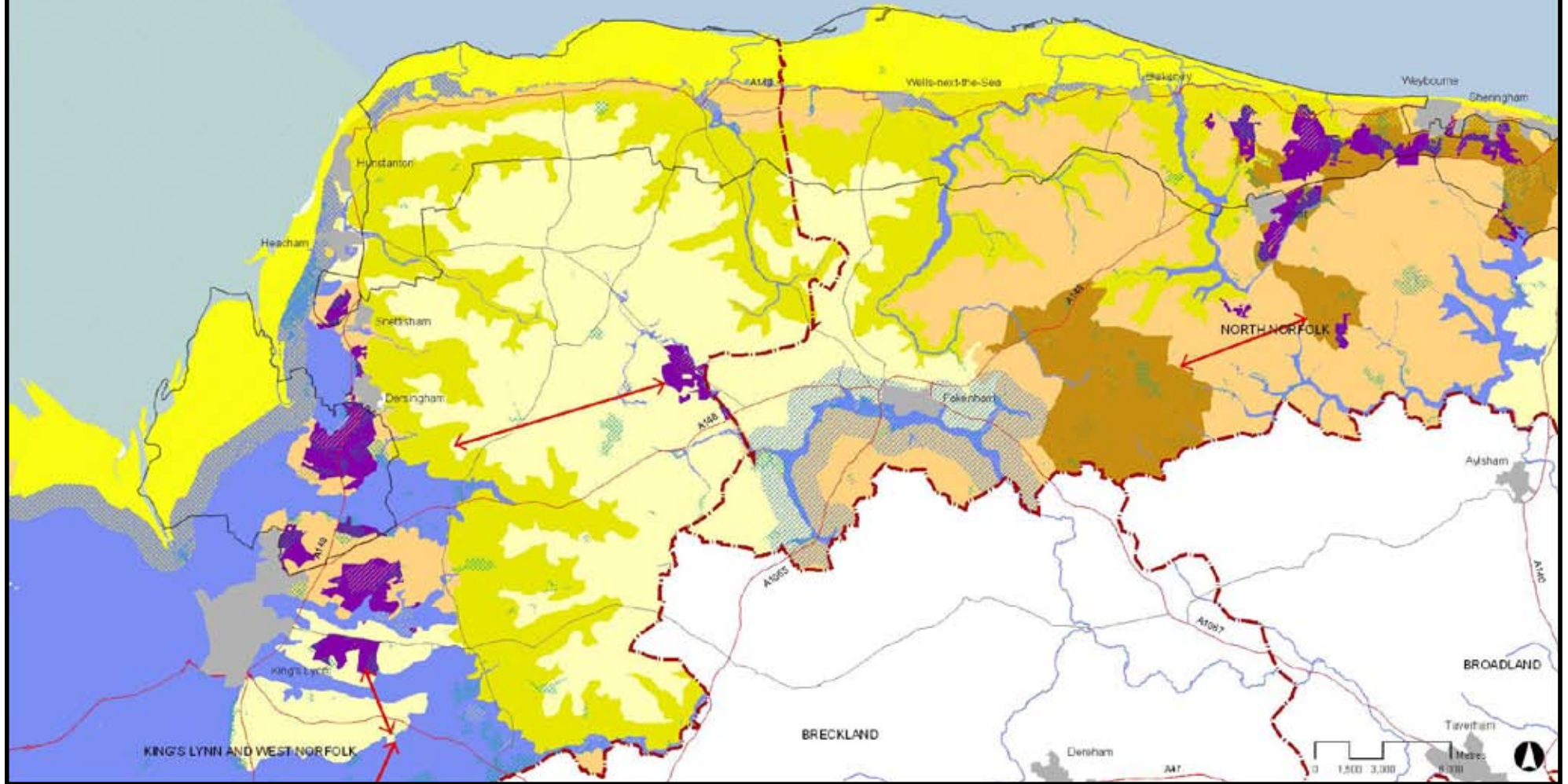
The Norfolk Coast AONB has a wide range of core priority BAP habitats. This is an exceptional concentration of core habitat within Norfolk and is therefore of critical importance in establishing the overall ecological network.

The Ecological Network Maps provide the most up date information available on the spatial distribution of priority habitats in Norfolk. They provide local authorities, developers and landowners with a clear vision of conservation priorities. The aim is to establish the network 'on the ground' by safeguarding areas of core and potential habitat and actively seeking links to adjacent semi-natural habitats. There is a need to increase connectivity (by creating corridors and linkages of new or enhanced habitat) between the habitats identified, along with opportunities for large scale habitat creation.

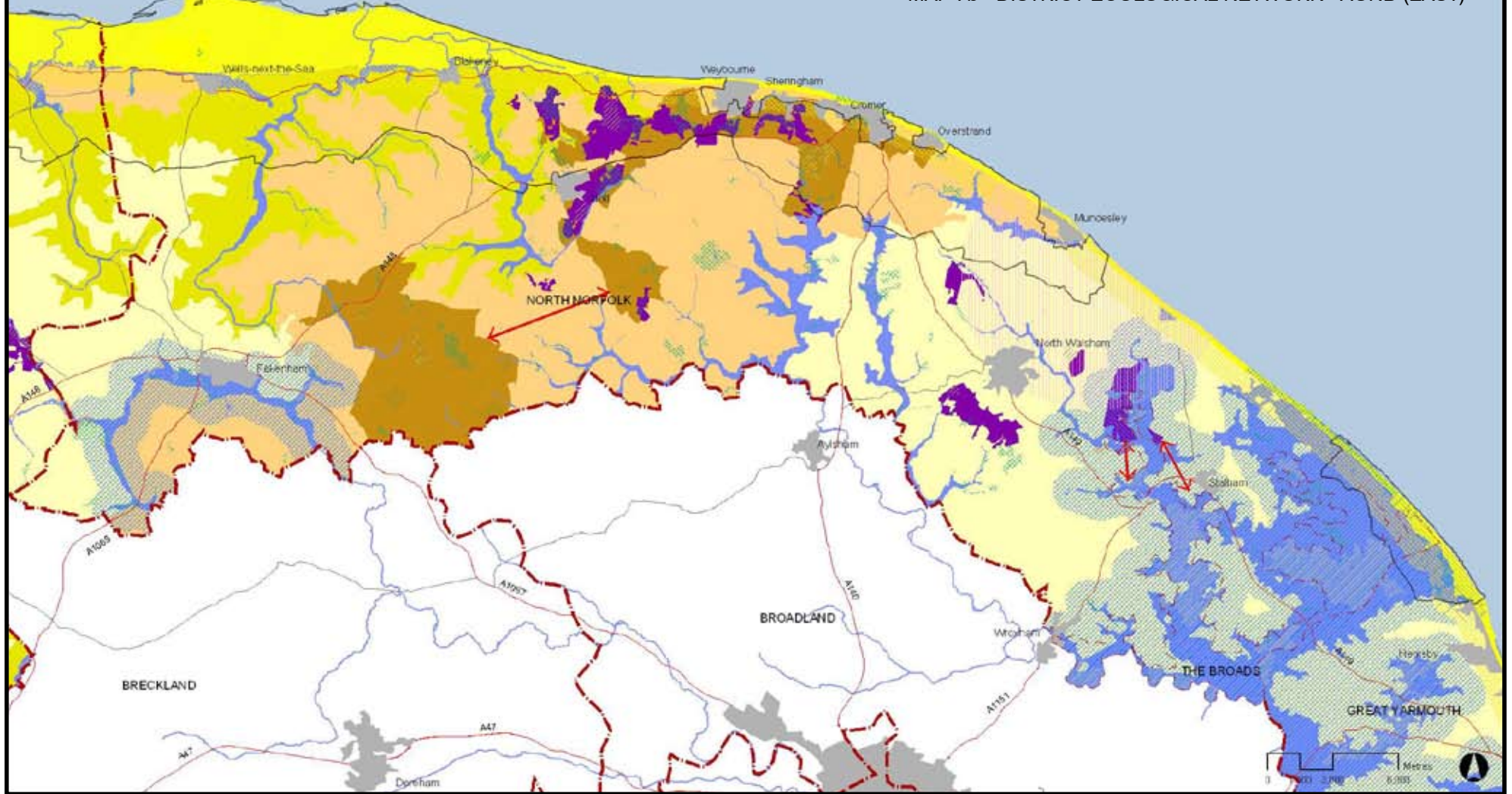
The maps are being updated and detailed mapping to show the distribution of BAP habitats will be available in due course

2.4.5 UK BAP Priority Habitats and Species

The UK Biodiversity Action Plan (UK BAP) establishes a legal framework and criteria for identifying species and habitats of conservation concern. It is a response to the 1992 Convention of Biological Diversity signed by 159 governments at the Rio Earth Summit which called for the creation and enforcement of national strategies and action plans to conserve, protect and enhance biological diversity.



- | | | | |
|--|--------------------------------------|-------------------------------------|------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Broads & River Buffer Zone | 'A' Road |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Ancient Woodland | 'B' Road |
| Zone of Grassland – Heathland – Woodland Enhancement | Core Habitat Corridors | Site of Special Scientific Interest | Main River |
| Wetland Habitat Enhancement Zone | Paston Barn Bat Site Management Area | County Wildlife Sites | Area of Outstanding Natural Beauty |
| Heathland Core Area | Coastal Buffer Zone | | Settlement |
| | | | District Council Boundaries |



- | | | | |
|--|--------------------------------------|-------------------------------------|------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Broads & River Buffer Zone | 'A' Road |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Ancient Woodland | 'B' Road |
| Zone of Grassland – Heathland – Woodland Enhancement | Core Habitat Corridors | Site of Special Scientific Interest | Main River |
| Wetland Habitat Enhancement Zone | Paston Barn Bat Site Management Area | County Wildlife Sites | Area of Outstanding Natural Beauty |
| Heathland Core Area | Coastal Buffer Zone | | Settlement |
| | | | District Council Boundaries |

2.4.6 Heathland studies

Lowland heathland habitats are of national importance (BAP habitat) and their management, creation and connectivity is a priority for strategic biodiversity policy throughout the AONB. Map 8 is an extract from a report by ELP,¹² which sets out a strategy for the re-creation of heaths across North Norfolk. It shows areas of land which are likely to be strong candidates for heathland re-creation on the basis of soil type and historic use - the maps shows the boundary of soil types that should (theoretically) support heathland, along with all the heaths that are thought to have existed in 1797 (based on Faden's Map of the Distribution of Common Land in Norfolk). The report focuses on five selected 'core areas' where there are considered to be the best opportunities for delivering a vision for the re-establishment of extensive tracts of heathland. These five core areas are shown on Map 9; two are within the Norfolk Coast AONB, where they are associated with the West Norfolk Greensand (the strip of acidic Greensand soils along the western fringes of the chalk plateau near Snettisham) and the sandy glacial moraine deposits of the Holt-Cromer Ridge. More detailed maps in Section 4 (for each of the landscape types) include a basic scoring system which shows a fine-grain breakdown of areas which are most suitable for heathland creation (within each of the core areas).

A further report¹³ examines the historical evidence for the past management and appearance of heathland in Norfolk, focusing on areas of managed wood pasture. The report provides a fascinating history of heathland in Norfolk, with detailed explanation of the various types of heathland use and management. Heathlands, especially those that were common land, were complex multi-use environments, grazed by a variety of stock, cut and dug over for a variety of produce. Many heaths were bare, open environments in historic times, but others had tree cover and were managed as wood-pastures, in medieval times and sometimes through into the 17th and 18th centuries. There is more evidence for the existence (and survival) of wood pasture on areas with Greensand soils or on the glacial moraines of North Norfolk (as opposed to the thin soils of the Brecks or the chalkland plateaux). Here there is scope for including a wood-pasture component within heathland restoration or re-creation schemes.

2.4.7 Vision for Nature Conservation in the Norfolk Coast AONB

The Vision for Nature Conservation in the Norfolk Coast AONB¹⁴ was prepared by English Nature on behalf of the Norfolk Coast Partnership in 1998 to provide the nature conservation input to the then AONB Management Strategy. It represents the joint view of (the former) English Nature, Norfolk Wildlife Trust, the National Trust and the Royal Society for the Protection of Birds and sets out the broad actions required to ensure that the wildlife of the area is thriving in the year 2022. The document remains highly relevant today as it provides recommendations for the long term planning of the AONB's habitats and landscapes. It is structured in terms of the key habitat types within the AONB and for each of these it presents:

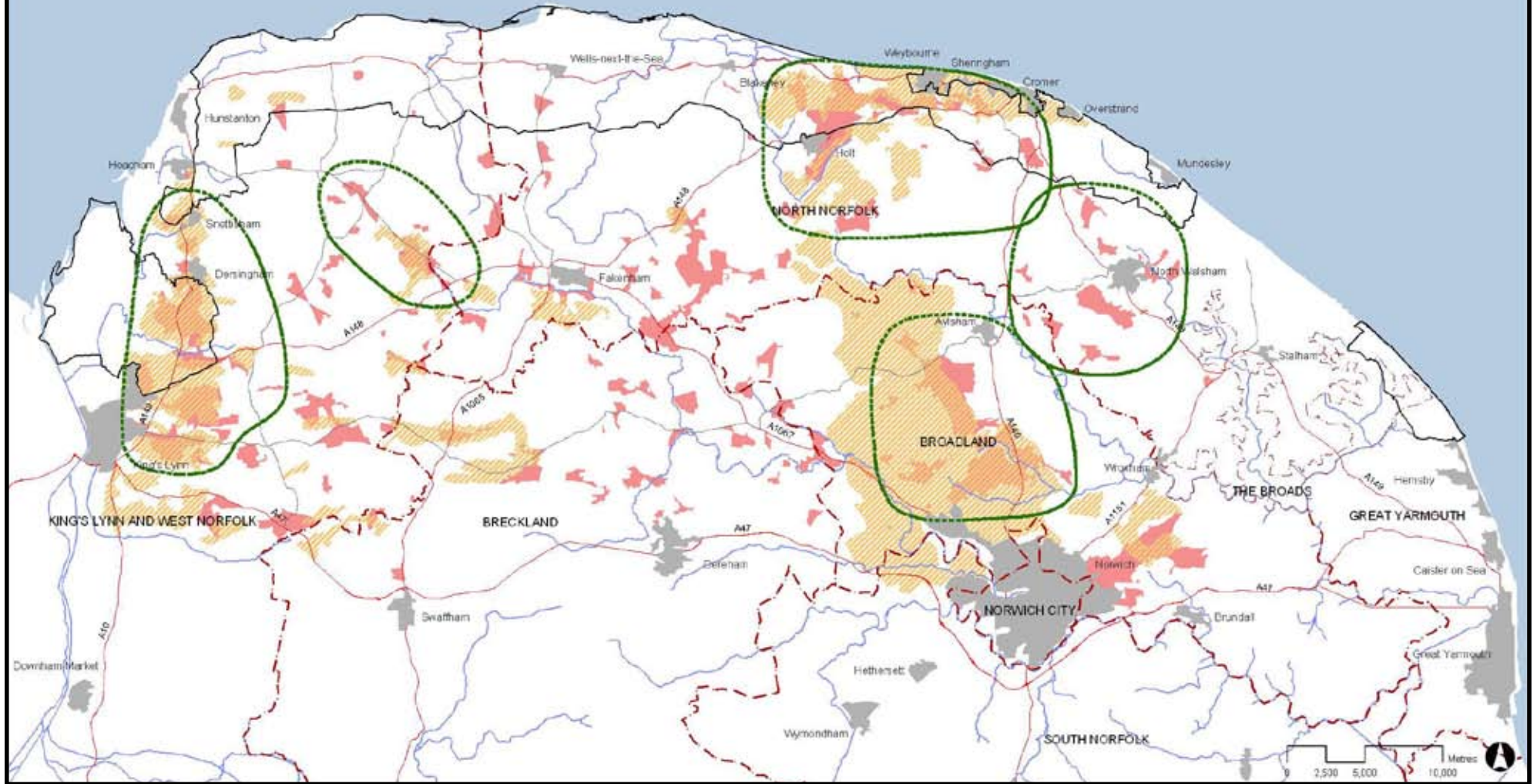
¹² ELP (*Ecology, Land & People*), May 2002, *Norfolk Heaths Re-Creation Strategy (on behalf of the English Nature Norfolk team)*

¹³ Tom Williamson (*Landscape Group, School of History, University of East Anglia*), February 2006, *Heaths and Wood Pastures: aspects of the landscape history of Norfolk Heathland*

¹⁴ *Norfolk Coast Partnership, February 1998, A Vision for Nature Conservation in the Norfolk Coast AONB*

- an unconstrained vision of the agreed ideal state for each habitat
- the threats and issues that need to be addressed to achieve the vision by 2022
- 25 year nature conservation objectives, linked to the issues and threats identified above
- maps identifying present habitat distributions and where appropriate, areas which have the potential for future habitat creation.

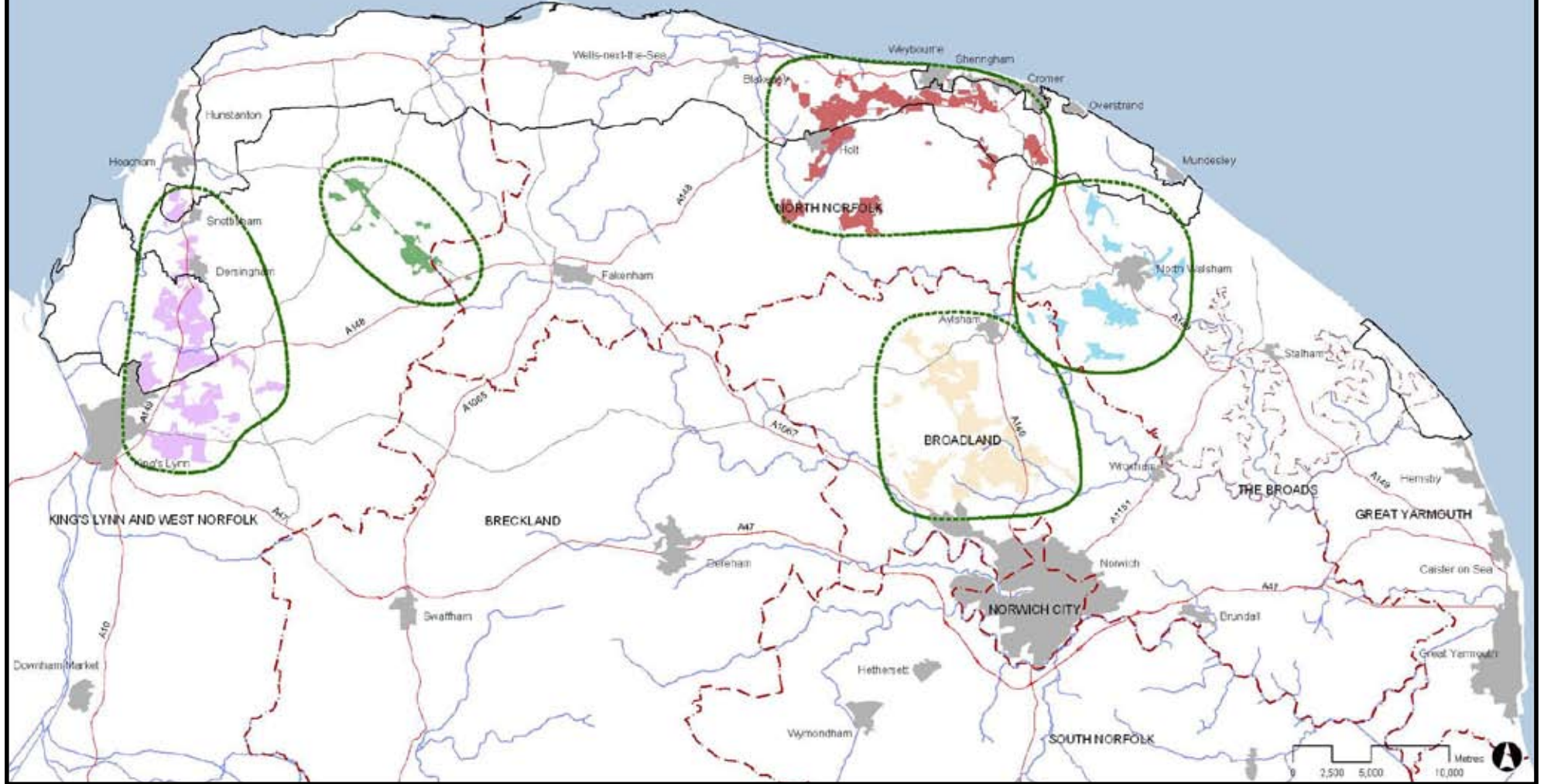
MAP 8 - NORTH NORFOLK HEATHS RE-CREATION STRATEGY - POTENTIAL FOR HEATLAND



- Soils Potentially Supporting Heath
- Areas Recorded as Heath, Common or Warren in 1797 (from Faden's map)
- Core Areas from North Norfolk Heaths Re-creation Strategy

- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries

MAP 9 - NORTH NORFOLK HEATHS RE-CREATION STRATEGY - CORE AREA



- West Norfolk Greensand
- Tat Valley
- Marsham and Horsford
- Holt-Cromer Ridge
- Bryant's Heath
- Core Areas from Norfolk Heaths Re-Creation Strategy

- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries

2.5

Historic Landscape Characterisation

2.5.1 Principles & use of historic landscape characterisation

Historic landscape characterisation (HLC) is the process of describing, classifying and mapping 'historic landscape types' in order to highlight the landscape features which make an important contribution to landscape character. HLC provides an overview of the historic character of a landscape and an insight into how the present day landscape character and pattern has evolved. It assumes that the entire current landscape is 'historic' although it also recognises that it is variable in its age of origin and degree of survival.

The definition and aims of HLC is provided in one of the Topic Papers associated with Natural England's Landscape Character Assessment Guidance¹⁵ and is also set out in the recent report promoting integrated landscape planning in Norfolk¹⁶. HLC is used to determine the 'time-depth' of the landscape – ie the visible evidence in the landscape for change and continuity over periods of time. The classification into different historic landscape types takes account of age, origin and land use eg patterns of field enclosure or designed parkland. It also classifies previous 'relic landscapes' ie land uses or habitats which have been masked by more recent land uses – this information not only helps to show how a landscape has evolved, but can be used to help determine the scope for re-creation. The HLC data can be supplemented by data from the Historic Environment Record - www.heritage.norfolk.gov.uk, which provides a computerised, searchable database (with integrated digital mapping) of all areas of known archaeological activity, sites, finds, cropmarks, earthworks, industrial remains, defensive structures and historic buildings in the county. Alongside this are further, more detailed, paper records for many of the sites which are open to all by appointment.

¹⁵ *The Countryside Agency, Scottish Natural Heritage, Historic Scotland and English Heritage, Landscape Character Assessment Guidance Topic Paper 5 – Understanding Historic Landscape Character*

¹⁶ *Chris Blandford Associates & Alison Farmer Associates, Dec 2006, Towards a Co-ordinated Approach to Integrated Landscape Planning in Norfolk*

2.5.2 Historic Landscape Characterisation in Norfolk

The Norfolk Historic Landscape Characterisation Project¹⁷ was completed in 2008 and the overall mapped classification of broad historic landscape types is shown on Map 10. The project formed part of a national initiative and was a direct continuation of similar work in Suffolk, Hertfordshire, Essex, Bedfordshire and Cambridgeshire.

Map 9 provides an overview. The HLC data was compiled as a series of layers, with many detailed HLC types grouped together into broad groups. This means that there is a wealth of 'hidden data' which cannot be depicted on a single map. The data-sets can be used to create themed maps which interpret specific historic periods of change or which give an in-depth understanding of a specific landscape type, such as woodlands or industry.

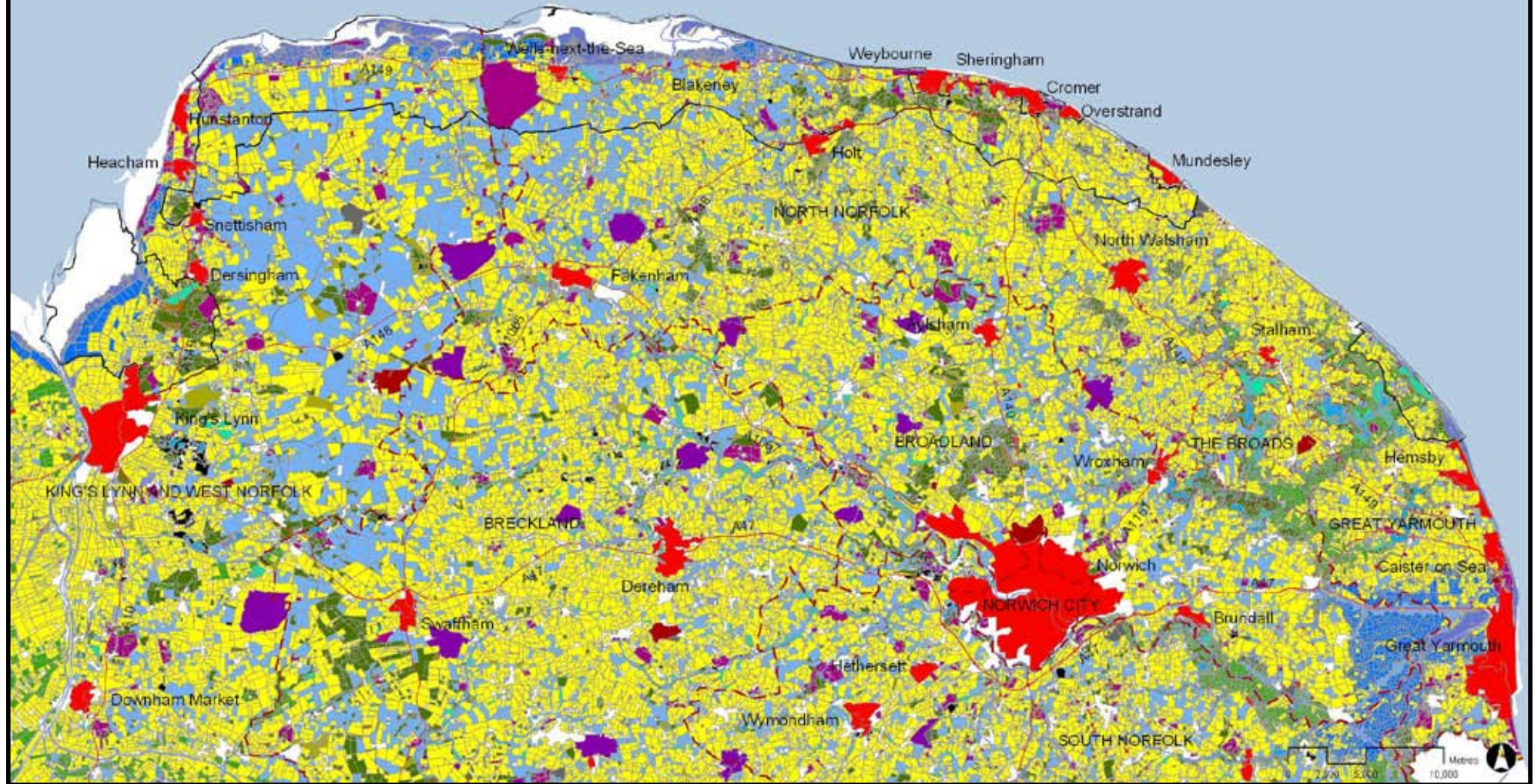
HLC in Norfolk has resulted in 22 major Broad Groups and over 60 detailed HLC Types. The most important of these in terms of area and impact on the landscape are:

- Field enclosure (generically referred to as 'Ancient', 'Parliamentary' or 'Modern')
- Wetlands (Fens, Water Meadows etc)
- Forestry (Modern and Ancient)
- Commons, Wastes and Heaths

This reflects the rural nature of the county. There are many other HLC Broad Groups and Types which cover small areas and which are important in their own right, but have had minimal impact in landscape terms within the county. The HLC report presents two types of maps:

- Maps which reflect time slices - the three major periods of change in Norfolk:
 - modern change, reflecting 20th century impacts on the landscape
 - the Georgian landscape, reflecting the impacts of enclosure as a result of the 18th and 19th centuries 'improvement' landscapes
 - the medieval landscape composed of the surviving pre-18th century landscapes of complex fields and woodlands
- Maps illustrating the HLC Broad Groups with their HLC types, indicating their distribution. Examples are:
 - field enclosure (20th to 21st century fields, 18th - 19th century enclosure and pre 18th century enclosure)
 - wetlands - inland drained enclosure, coastal drained enclosure, inland managed wetlands, coastal managed wetlands
 - commons, wastes and heaths
 - parks and gardens
 - industry

¹⁷ *Norfolk Landscape Archaeology, January 2009, Norfolk Historic Landscape Character - a Report on the Norfolk Historic Landscape Characterisation Project*



- | | | | | |
|-------------------------------|----------------------------|------------------------------|------------------------------------|------------|
| 18th – 19th Century Enclosure | Commons, Wastes, Heaths | Inland – Managed Wetland | Woodland | 'A' Road |
| 20th Century Agriculture | Communications | Marginal | Military | 'B' Road |
| Built Up Areas - Historic | Historic Earthwork | Miscellaneous | Mineral | Main River |
| Built Up Areas – Modern | Horticulture | Parks, Gardens, Recreation | Area of Outstanding Natural Beauty | Settlement |
| Coastal – Drained Enclosure | Industry | Pre - 18th Century Enclosure | District Council Boundaries | |
| Coastal – Managed Wetland | Inland – Drained Enclosure | Water Feature | | |

2.5

Statutory Designations

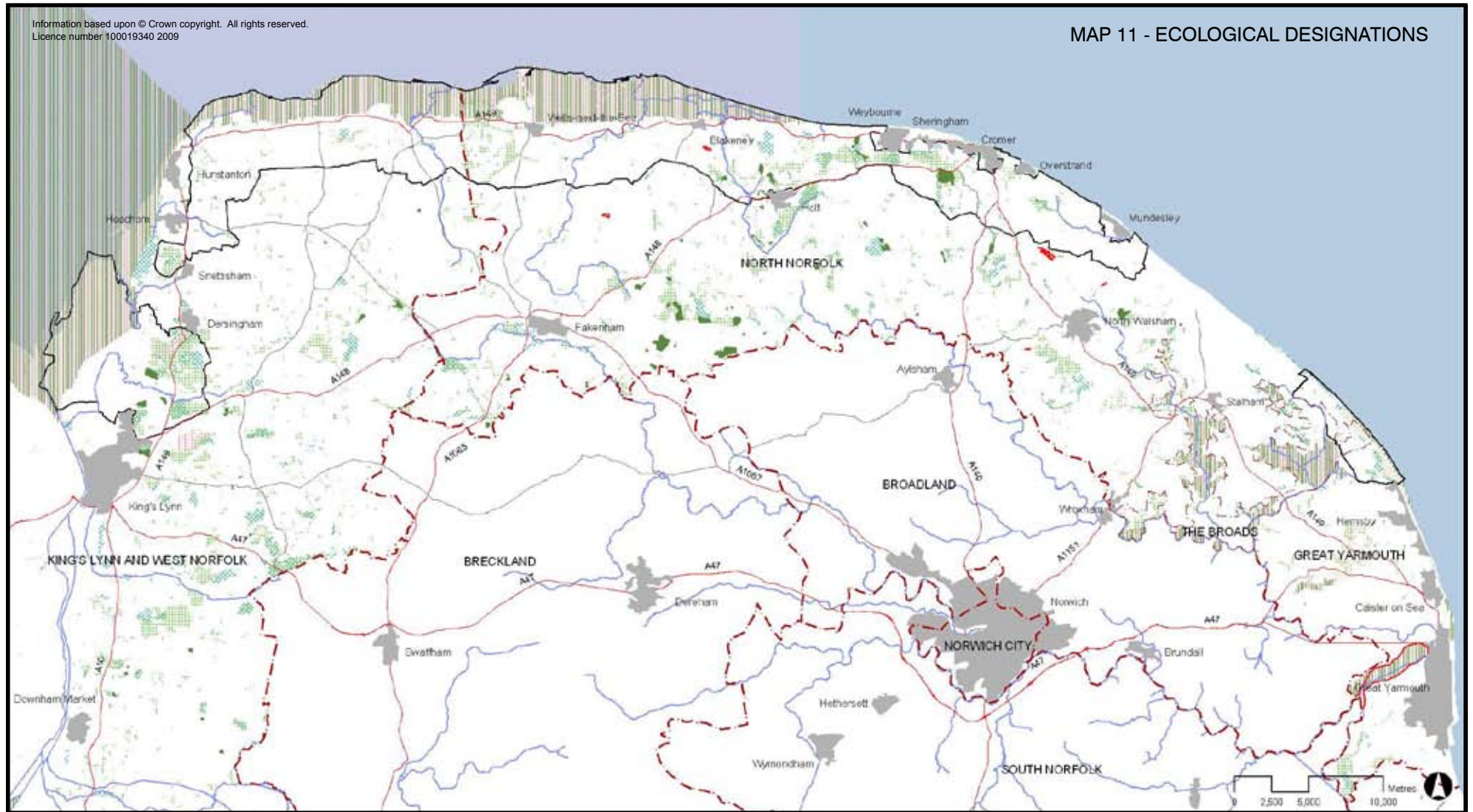
The statutory designations are sites or (in the case of some ecological designations – large areas) which are protected (within the planning system) to varying degrees because of their importance for nature conservation and or heritage. These areas are a constraint on development and provide a range of background data which assists the development of appropriate management guidance.

2.5.1 Ecological designations



Map 11 shows the ecological designations across the AONB. These include international designations (Ramsar sites, Special Protection Areas and Special Areas of Conservation) and national designations (SSSIs, National Nature Reserves) and county level designations (County Wildlife Sites and Local Nature Reserves).

Details of the criteria used to determine these designations and the protection afforded to these sites is available on the Nature on the Map part of Natural England's website, www.natureonthemap.org.uk.

The North Norfolk Coast UK Biosphere Reserve includes the coast and marshes between Scolt Head Island and Cley next the Sea. It is part of an international network of sites designated by UNESCO for their international nature conservation importance.



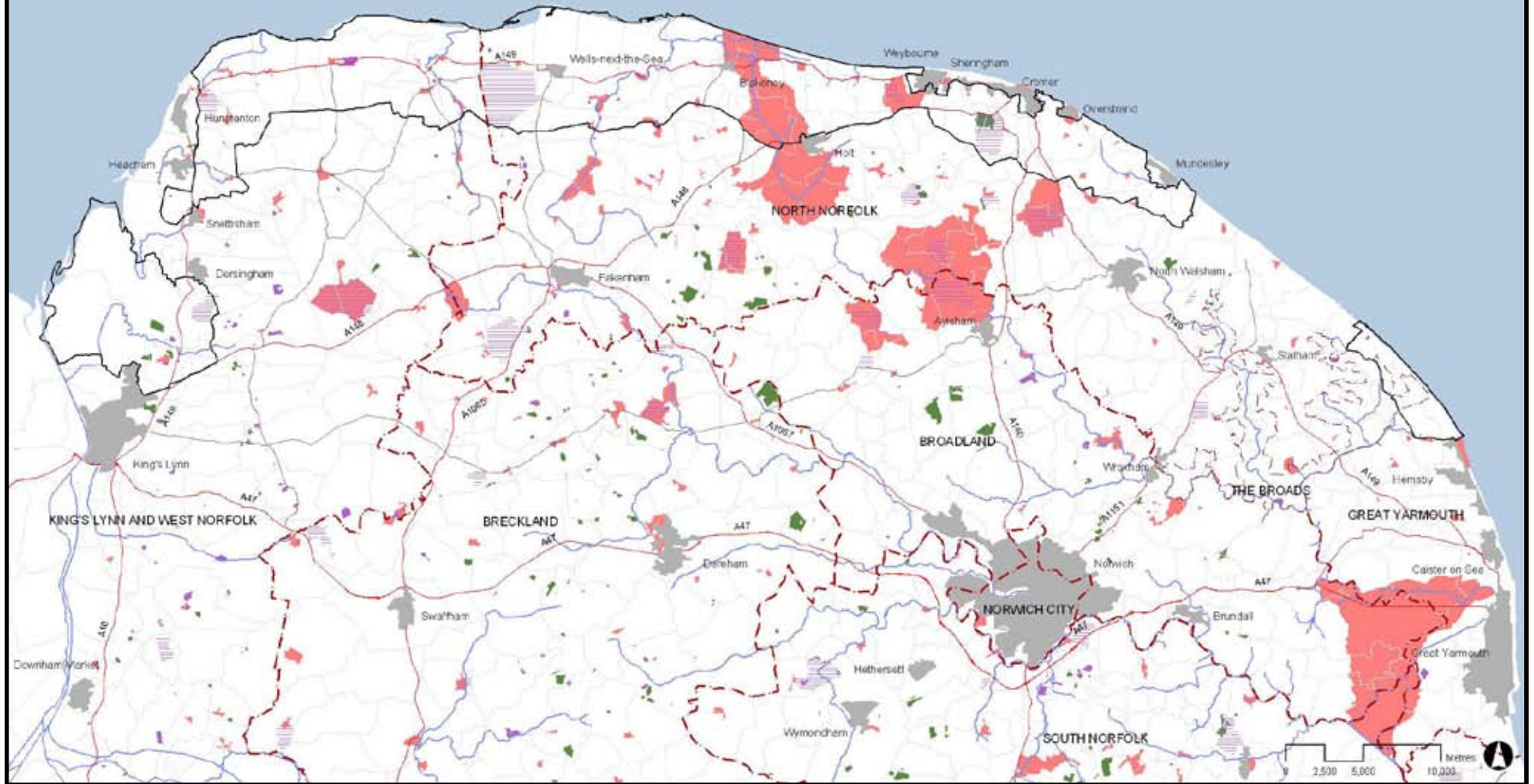
-  Ramsar site
-  Special Protection Area
-  Special Area of Conservation
-  Ancient Woodland
-  Site of Special Scientific Interest
-  County Wildlife Sites
-  Local Nature Reserve
-  Forestry Commission Woodland

-  'A' Road
-  'B' Road
-  Main River
-  Area of Outstanding Natural Beauty
-  Settlement
-  District Council Boundaries

2.5.2 Heritage designations

Map 12 shows heritage designations across the AONB. These are Scheduled Ancient Monuments and Conservation Areas.

The Conservation Area appraisals which have been carried out for many of the Conservation Areas and schedules of Listed Buildings and Scheduled Ancient Monument are available on the websites for each of the local planning authorities in the AONB.



- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens
- Parish Boundaries
- Ancient Woodland

- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries

2.6

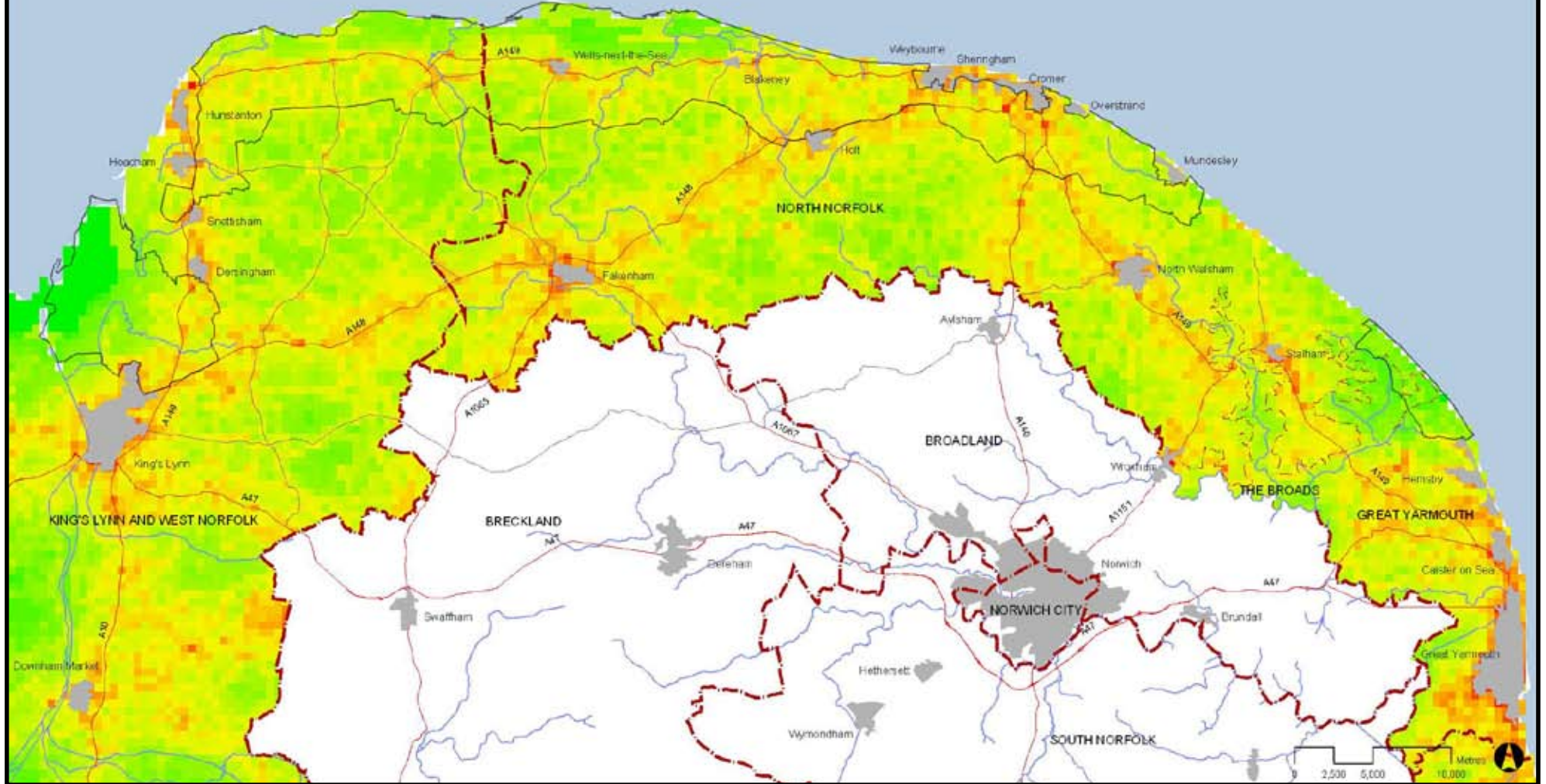
Tranquillity mapping

Map 13 shows *Tranquillity Mapping for North Norfolk* as provided by the Council for the Protection of Rural England (CPRE).

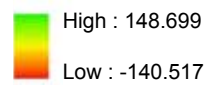
A two step process was used to develop the map:



- Firstly, the researchers used a nationwide survey to test what tranquillity means to people and their perceptions of what factors were most likely to add to and to detract from their sense of experiencing tranquillity when they visited the countryside.
- Secondly, using a Geographical Information Systems (GIS) model, they associated the survey information with a range of national datasets and took account of topography to create a map showing how likely each locality was to make people feel tranquil.

The resulting map gives an overall impression of changes in perceptions of tranquillity across North Norfolk and indicates the relative remoteness of the coastal landscapes, versus those inland and along the roads. However, it does highlight the settlements and roads just inland from the coast and it is clear that only a relatively thin band of coastline is truly tranquil along the North Norfolk Coast. The map shows that the western outlier of the AONB, which includes the vast mudflats bordering The Wash, is exceptionally tranquil because the roads and settlements in this area are further inland.



Tranquility 2006 Value



-  'A' Road
-  'B' Road
-  Main River
-  Area of Outstanding Natural Beauty
-  Settlement
-  District Council Boundaries

section 03

LANDSCAPE CHARACTER AND PRESSURES FOR CHANGE

3.1

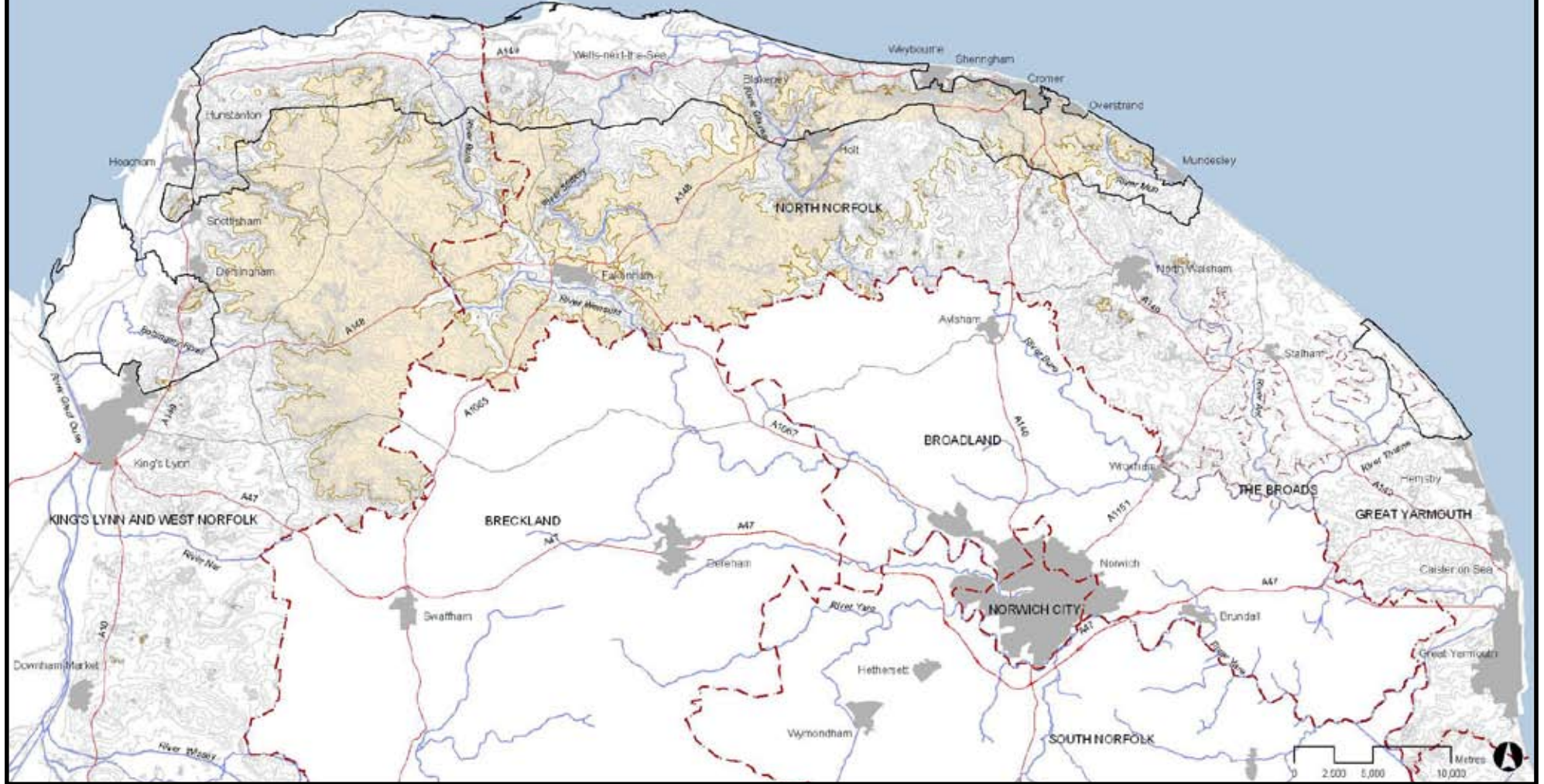
Landscape Character

3.1.1 Underlying structure of the land

Landscapes are formed over millions of years and the actions of ice sheets and water have been fundamental influences on the Norfolk Coast; these processes continue, at an increasing pace, with the impacts of climate change at the top of the agenda for local communities and those responsible for managing landscape change.

The basic structure of the landscape – its shape, contours, drainage and soils are influenced by its underlying rocks and relief, and the natural processes of weathering, erosion and deposition. In turn, these influence patterns of vegetation and land use.

Map 14a – Topography and Hydrology, shows the basic form and underlying structure of the AONB landscape.



- Land Above 50 m
- Contour Line (interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

- 'A' Road
- 'B' Road
- Principal river
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundary

3.1.2 Landscape character of the AONB

The essential character of the AONB landscapes is summarised in *The Norfolk Coast Landscape: An assessment of the Area of Outstanding Natural Beauty*¹⁸. The following description is adapted from this publication:

“The coastal landscapes are perhaps the most typical of the area and conjure up the most vivid images associated with the Norfolk Coast. This is an open, remote and untamed coastal landscape, with long views to the sea and big skies and dynamic, natural patterns of sea and mud where the marshes merge into vast exposed mudflats. Characteristic features include the coastal marshes, sand dunes and shingle ridges, backed by coastal maritime settlements, red brick and flint buildings, prominent churches and windmills. Just inland, the drained marshes are open farmland, with pollarded willows along the roadsides and long views.

Inland, an undulating well-wooded landscape offers views across the marshes. The self-contained estate villages are characterised by attractive carstone buildings. Many of these areas have a heathy character and the highest part of the AONB, the Cromer Ridge, has an irregular landform; densely wooded in some areas, but with extensive heathlands to the west. This area has an intimate landscape pattern, with small, enclosed arable fields, hedgebanks, sunken lanes and scattered settlement.

In contrast, the open chalkland plateau to the west of the AONB is a remote, open farmed landscape with only sparse settlement, including large imposing homesteads built of brick or carstone and flint. The landform becomes more rolling towards the east, where there is a settled agricultural landscape of narrow lanes, prominent churches, hedgebanks and windblown hedgerow trees. The farmland is subdivided by tranquil, rural river valleys, with small meandering rivers, well defined arable slopes and grazing meadows on the valley floor.”

¹⁸ Countryside Commission, 1995, *The Norfolk Coast Landscape: An assessment of the area of Outstanding Natural Beauty* (CCP 486)

3.2 Pressures for change

The landscape, ecological and historical resources of the Norfolk Coast AONB are constantly changing in response to human activity. In the past the pace of change was largely controlled by the activities of major landowners, who amalgamated land holdings and established patterns of local economic activity, but the Norfolk Coast has long been a popular holiday destination and tourism, with its accompanying infrastructure – built development, roads, car parks etc has been a significant force for change.

This is a low-lying coastline, which is particularly susceptible to the impact of climate change – even very minor changes in sea level can have a significant impact and the sandy low coastal cliffs are easily eroded.

The pace of change is now more rapid than ever and its implications are always difficult to assess. Changes regarded as negative by some may be seen as improvements by others; perceptions change with time; and new features will become established as valued elements of the landscape. However, the Norfolk Coast is increasingly valued as a resource for tourism, as well as for its intrinsic landscape, nature conservation and historic interest.

The principal objective of the Norfolk Coast Partnership is to manage the AONB in a sustainable way and, in the context of the AONB, environmental sustainability means ensuring that its natural resources and special qualities are maintained for future generations to enjoy. It is essential that change is carefully managed to retain or enhance the qualities which make this landscape special and to conserve or enhance the variety of landscape, ecological and historic resources. The local economy is heavily dependent on the tourism industry, which, in turn is dependent on the environment because it is the ‘wild’ remote, coastal scenery which visitors flock to enjoy. If the environment is threatened, so in turn is the local economy.

This section examines the driving forces behind change in the Norfolk Coast, setting changes in context and analysing trends for the future. It provides:

- an overview for each of the principal forces for change, within the context of the Norfolk Coast AONB;
- a summary of key pressures for change and their potential impacts on landscape, ecological and historical resources;
- key references for more detailed evidence and guidance; and
- generic guidance to demonstrate how change can be managed to ensure that it has a positive influence. Where relevant, this generic guidance also suggests the key considerations which are likely to be relevant to planning applications (both for those making planning applications and those commenting on them).

More specific guidance for managing change in each of the AONB's 16 landscape types, is provided in Section 4.

3.2.1 Built development

The AONB is essentially a rural area, but it contains a large number of small towns and villages. The larger towns of Sheringham and Cromer and other settlements, which are adjacent to but excluded from the AONB area, remain a major influence on local landscape character. Rates of growth are low compared to other parts of Norfolk as the relevant Local Development Frameworks are encouraging sustainable development in and around the principal towns, which are outside the AONB



New social housing at Langham under construction

Key issues

New buildings and residential expansion are strictly controlled within the AONB, but pressures for new built development focus on:

- expansion on the fringes of settlements, which may influence the 'gateways' to towns and villages along principal approach roads
- subdivision of larger gardens and/or 'selling off' fields within villages to create small plots for individual houses or extensions, both of which can result in a loss of mature trees and the historic patterns of buildings and open spaces which are an integral part of the distinctive local character of towns and villages
- conversion of farm buildings to residential development, which can result in the 'gentrification' of the countryside, with driveways, parking areas, power lines, ornamental fences and gardens – all of which may be totally out of character in an agricultural landscape setting

There is a direct relationship between landscape character and traditional built form. For instance building materials such as brick, flint or stone depended on proximity to local clay and rock outcrops, while the siting and grouping of buildings often depended on patterns of land ownership, roads, rivers or the coast. The descriptions of integrated landscape character (in Section 4) include commentary on the distinctive pattern of settlement within each of the landscape types within the AONB. But local character and distinctiveness of built form has been gradually eroded as traditional features have been replaced by standard, suburban-style conversions, extensions and built development, along with ornamental fencing, planting and security lights. The cumulative effect of many small-scale changes tends to be a homogenisation of distinctive character.

The purchase of properties for second homes is also a significant force for change within the Norfolk Coast AONB, which has resulted in rising property prices and changes in the socio-economic character of traditional settlements.

References

North Norfolk Design Guide, North Norfolk District Council – Part D of the North Norfolk Local Plan, Adopted 1998 – provides detailed guidance and good practice principles for built development through the district

Manual for Streets, Department of transport & Communities & Local Government, March 2007. Provides guidance for practitioners involved in the planning, design, provision and approval of new residential streets but is also applicable to the design of modifications to existing streets.

Code for Sustainable Homes, Communities & Local Government, Dec 2006. Sets the standard for key elements of design and construction which affect the sustainability of a new home. This document is intended to become the single national standard for sustainable homes for designers, builders and home-buyers and will form the basis for future developments of the Building Regulations in relation to carbon emissions from, and energy use in, homes, therefore offering greater regulatory certainty to developers. This booklet explains what the code is and how it works. It also includes tables showing the criteria that assessors will use to measure achievement of sustainability performance under the code.

Sustainability in Housebuilding, 2005, House Builders' Federation. Promotes constructive debate and innovative thinking, to encourage the exchange of workable ideas and ultimately to produce more effective action on the ground.

The Countryside in and around towns – a vision for connecting town and country in the pursuit of sustainable development, Natural England & Groundwork Trust, Jan 2005. Sets out the challenge for positive sustainable development and land management in urban and rural 'fringe' landscapes

Towards a 'New Vernacular' – promoting high quality, sustainable new development in the countryside, Natural England, 2004. Promotes innovative approaches to rural architectural design, including links to sustainable methods of construction.

Concept Statements & Local Development Documents – Practical Guidance for Local Planning Authorities, Natural England, Oct 2003. Promotes the use of Concept Statements as a tool for high quality sustainable design (pre-planning application stage) which involves input from local communities.

Better Places to Live by Design: A companion guide to PPG3, September 2001, DTLR and CABE. Draws together principles of urban design as they relate to the residential environment.

Places, Streets & Movement: A Companion Guide to Design Bulletin 32 – Residential Roads & Footpaths, ODPM, 1998. Reasserts the need to create places which serve the needs of all, not just car drivers. Encourages a greater emphasis on place, community & context in the design of housing layouts and specific advice on the design of roads, footways and cycle tracks and their integration in different forms of development

Generic guidance & key considerations for planning applications

Siting

- The traditional relationship between buildings and local roads should be used to inform the siting of new built development; the characteristic settlement pattern differs from one landscape type to the next eg in nucleated settlements, linear suburban-style development which faces directly onto principal roads should be avoided.
- Consider the potential impact of new buildings from a range of viewpoints, both in the immediate surroundings and the wider countryside, placing particular emphasis on views from public rights of way, open access land and coastal waters
- Consider the impact of new buildings on the setting and views to and from listed buildings and historic designed landscapes – historic research, survey and assessment at an early stage will increase understanding of the historic environment and identify historic features which merit conservation.
- Give special consideration to development in sensitive coastal areas, which have a wild, undeveloped character. Any development which is visible from these areas has the potential to destroy this rare and special sense of exposure and remoteness.
- Avoid siting buildings in the strategic open land between settlements, where they may lead to coalescence (or the impression of coalescence) of adjacent settlements.
- Avoid siting buildings close to the crest of ridges, where they may appear on the local skyline.

Design

- Use the scale, spacing, orientation and siting of existing settlement as a model for considering how new development can be fitted into the traditional pattern and grain.
- Respect existing field boundary patterns and ensure that fencing, hedgerows and lighting along property boundaries are subtly delineated, particularly in rural locations, where they should merge naturally with adjoining fields and woodlands.
- Minimise disturbance to the local landform and design earthworks associated with new development to integrate buildings with the local landform and minimise tree loss.
- Consider the location and scale of outbuildings, driveways and areas of hard-standing as part of the overall design, ensuring that they are not dominant in views from the road.
- Minimise the scale of new development, particularly modern agricultural or commercial buildings, designing exterior finishes and details to reduce their apparent size
- Retain as many existing trees as possible and plant trees and shrubs indigenous to the relevant landscape type to help screen and accommodate built development.

Use of materials

- Give careful consideration to the materials and colours of buildings in the countryside, taking inspiration from existing vernacular buildings and using local materials and building techniques wherever possible.
- Select cladding materials and colours from modern agricultural or industrial buildings to minimise their impact in the surrounding countryside; avoid the use of very light colours, which can reflect the light, and intensive greens or blues, which often clash with the surrounding natural tones of fields and woodland.

3.2.2 Roads

Roads and car parks have the potential to have significant impact on landscape character. They may fragment the countryside, destroying valued landscape, historic or habitat features and can also generate new developments by making areas of land more accessible. They may also have an 'urbanising' effect, bringing road signs, lighting, noise and an element of suburbanisation into rural areas.

Pressures from increasing volumes of traffic, in particular from large farm vehicles and lorries, have been the catalyst for straightening sections of roads, introducing kerbing, signage, white lines and lighting and the removal of hedgerows and trees at junctions to provide visibility splays and sightlines. The focus of recent road proposals is on traffic management, including traffic calming measures on the approaches to settlements and village/town centres and improvements to junctions and signage.

In the Norfolk Coast AONB, the road and parking infrastructure relating to the coastal settlements of Cley, Wells & Blakeney and the tourist honeypots at Holkham, Felbrigg Hall, Sheringham Park and Sandringham are particularly relevant. Traffic congestion is associated with the seasonal influx of visitors to the area. For instance, traffic flows on the A149 at Morston in August are 4 times the winter flow¹⁹. Seasonal congestion causes particular problems for motorists and pedestrians in the narrow streets of coastal villages.

Overall traffic management problems seem set to increase – traffic counts on the coast road show that the annual average daily flows in 2005 had grown by nearly 5% since 1999²⁰.

¹⁹ *Norfolk County Council, Norfolk Coast Transport Strategy*

²⁰ *Norfolk County Council, Norfolk Coast Transport Strategy*

Key issues

The most significant pressures for infrastructure which have implications for the landscape are:

- Ongoing, piecemeal road improvements, such as widening and straightening, insensitive design and over-use of road signs, surfacing and roadside furniture, which together have a cumulative impact.
- Growth in rural traffic levels, leading to traffic congestion, pollution and parking problems, with subsequent impact on tranquillity and remoteness.
- The fragmentation of habitats and historic landscape patterns as a result of linear infrastructure developments.
- The homogenising influence of road landscapes on local landscape character.

References

Norfolk Coast Transport Strategy 2006-2011, Norfolk County Council – sets out a transportation strategy which is specific to the Norfolk Coast AONB, with policies for gateways to the AONB, quiet lanes, pedestrian and cycle networks, parking in villages, parking north of the coast road and traffic management in sensitive locations.

Second Local Transport Plan for Norfolk, Norfolk County Council, 2006 – overall transportation policy for Norfolk; covers topics such as road safety and community transport, for which the strategy for the AONB is no different from that for the rest of the county

Visitor Management Strategy for the Norfolk Coast AONB, January 2005, Norfolk Coast Partnership – aims to provide a framework for future recreation and tourism to occur in harmony with the natural beauty of the AONB and its local communities.

Generic guidance & key considerations for planning applications

- Avoid new roads, access driveways and car parks in areas of landscape, ecological and historic importance and avoid the fragmentation of important habitats and historic sites.
- As far as possible, keep routes to lower elevations, following contours and natural breaks of slope; avoid straight alignments at angles to the natural grain of the land.
- Resist changes to smaller rural roads as a result of commuter traffic and engineering works.
- Special consideration should be given to the design of local landscapes associated with roads at the entrance to settlements, using traditional boundary features, hedgerows and tree planting to enhance the 'gateway' effect and reflect vernacular styles.
- New planting should reflect the character and biodiversity of adjacent areas; avoid creating a linear 'corridor' of planting which would draw attention to infrastructure developments and fragment existing habitats.
- Use local materials characteristic of the area ie timber and local stone for retaining walls and boardwalks and native species for new planting.

3.2.3 Telecommunications and overhead transmission lines

Overhead transmission lines are particularly prominent in the more open and upland areas of the AONB. On a smaller scale they may also be visually intrusive where they appear on the skyline as they cross ridges



Overhead transmission lines are visually intrusive in local views to Salthouse Church

Single high communications masts or towers are associated with civil aviation, defence industries or various telecommunications companies. They may be particularly intrusive in coastal landscapes, where the undeveloped skylines and wild sense of remoteness are intrinsic to local landscape character. High points are particularly under pressure, particularly on the Cromer Ridge and the chalkland plateau inland from the AONB (where telecommunication masts are prominent in views inland from the AONB).

It is difficult to predict whether the development of new masts will continue to be a significant force for change in the future as technology in this field is constantly being updated; it is possible that developments in the telecommunications industry could see removal of major overhead power lines and mobile phone towers in the future. Further landscape improvements can be made by the removal of redundant masts and placing transmission lines underground.

Key issues

- Prominent telecommunication masts and overhead power lines which dominate the skyline and are intrusive views in open countryside
- Overhead power lines and telecommunications masts which are visible in the wild, coastal views and river valleys, where the undeveloped character is fundamental to the natural, wild qualities of the landscape

Generic guidance & key considerations for planning applications

- Avoid all overhead power lines and telecommunication masts in remote areas with a wild character and close to prominent landmarks which appear on local skylines, such as historic church towers
- Avoid creating straight geometric cuts for transmission lines through commercial forests; soften woodland edges along such corridors and design woodlands to form a backdrop to power lines where they appear on the local skyline.
- Consider undergrounding overhead power lines for short distances to avoid breaking the skyline in sensitive locations.
- Encourage the use of existing structures to support mobile phone aerials and the practice of amalgamating several transmitters onto one mast to minimise the need for visually intrusive structures.

3.2.4 Mineral extraction and waste disposal

There are relatively few actively worked quarries within the AONB, although former disused sand and gravel workings are found on parts of the Cromer Ridge and on some valley side slopes.

The *Norfolk Minerals & Waste Disposal Development Framework* sets out the county's policy framework for the development of mineral extraction. Two of the documents within this framework are particularly relevant – the Norfolk Minerals Site Allocations Development Plan and the Norfolk Waste Site Allocations Development Plan. Both indicate that development of mineral extraction and waste sites are not expected to be major forces for change within the AONB. Sites put forward for consideration for mineral extraction (and in one case for subsequent landfill) within the AONB are at Snettisham and Aylmerton

Nevertheless, the continued expansion of built development in the AONB and its surroundings is inevitably associated with an increase in waste. Landfill has traditionally been the principal substrate for the restoration of mineral workings, but this practice is decreasing as the supply of inert material for landfill is reduced and government policy shifts to encourage other forms of waste treatment such as incineration and recycling.

There are currently no landfill sites within the AONB, although the *Joint Municipal Waste Management Strategy for Norfolk, 2006-2020 (2nd Revision, Dec 2006)* indicates that the policy priorities are to promote waste reduction, recycling, reuse and composting, rather than landfill. There is pressure now for other forms of waste operations such as waste processing and waste transfer and there are two recycling sites in or close to the AONB, at Wells and Sheringham. In addition to potential visual intrusion and emissions, the traffic associated with such waste disposal facilities may have a negative effect on the local landscape, particularly in sensitive coastal locations.

3.2.5 Agriculture and land management

Approximately 61% of the AONB area is farmland²¹ and approximately 56% of the farmland is classified as arable cereals or arable horticulture. Agriculture and the management of the major private estates has a crucial role in maintaining the AONB's valuable range of semi-natural habitats, but agricultural specialisation and intensification may lead to losses, degradation and fragmentation of key habitats, historic features and archaeological sites.

The past decade has seen significant shifts in the agricultural economy. Agri-environmental schemes are a fundamental influence on landscape character and the introduction of Environmental Stewardship has the potential for more widespread environmentally friendly farming practices, although in practice the success of the scheme is closely related to the economy. Under the 'broad and shallow' Entry Level Stewardship (ELS) scheme, farmers are free to choose from a national menu of options according to circumstance. The Organic Entry Level Scheme (OELS) is designed to encourage the expansion of organic farming and the Higher Level Scheme (HLS) is actively targeted towards land of particular environmental value and is a competitive scheme.

53.2% of farmland within the AONB is within the ELS (2008 figures) and a further 11.1% of land is targeted within HLS. 4.7% of land is within OELS.

Key issues

The most significant trends in the agricultural economy which have implications for the landscape are:

- *The influence of national policies - agri-environmental and rural development subsidies at European Level.*
Environmental Stewardship is designed to encourage a resurgence of traditional land management practices, with an increase in hedgerow planting, woodland management and management of arable fields to include headlands and field margins. This scheme may reduce the impact of trends towards more intensive agriculture; in the recent past, intensive farming has led to the replacement of diverse, ecologically rich habitats by those which are species poor and relatively widespread. Conversely a lack of grazing has led to the neglect of the existing habitat and scrub encroachment overall.
- *Diversification of farm businesses* due to livery stables, farm tourism developments or pig farming.

²¹ *Chris Blandford Associates (for Norfolk Coast Partnership), 2007
Norfolk Coast AONB Energy Crop Landscape & Biodiversity Assessment.*

- *Changes in land ownership* and an increase in part-time farming – which may have a positive impact on land management as new part-time owners have a strong interest in land management for landscape and biodiversity value. Conversely these changes could have knock-on impacts on farm fragmentation and changes to traditional boundaries.
- *Ongoing specialisation away from mixed farming systems* which may lead to a decline in semi-natural habitats.
- *Increase in energy crops for biofuels* which could lead to large blocks of monoculture within the landscape (short rotation coppice) or the introduction of ‘giant grasses’ (miscanthus) which have an ‘exotic’ appearance. Conversely energy crops may be grown with limited use of agri-chemicals and could be developed carefully in association with the positive management of existing semi-natural habitats so the impacts can vary depending on the way this form of agriculture is managed²².
- *Water abstraction for agricultural businesses* leading to lowered ground water levels and loss of water meadows in river valleys.
- *Rural diversification* and subsequent increase in pressure for new development, caravan parks, golf courses etc.

References

Environmental Stewardship Scheme, 2005, Rural Development Service (DEFRA) and further more detailed advice on the various types of scheme under the overall umbrella of Environmental Stewardship at www.defra.gov.uk/erdp/schemes/es/default.htm

Working with the grain of Nature – A Biodiversity Strategy for England, DEFRA, 2002 – sets out the national policy context for encouraging environmentally friendly farming and land management practice.

Norfolk Biodiversity Action Plan – general advice, <http://www.norfolkbiodiversity.org/>

Making Space for Wildlife – Creating an ecological network for Norfolk, Summary Document, 2005, Norfolk Biodiversity Partnership – this report sets out the underlying principles for the Norfolk Ecological network mapping project. More details of the methodology are provided in Report of Ecological Network Mapping Project for Norfolk – presentation of methodology. 2006, Norfolk Wildlife Trust (for Norfolk Biodiversity Partnership). Summary reports of key objectives for each district within the AONB are in the EcoNet reports for North Norfolk, District Council, Great Yarmouth Borough Council, the Broads Executive Authority and King’s Lynn & West Norfolk Borough Council. See *Section 2 of this Integrated Guidance* for more information and maps.

²² *Chris Blandford Associates (for Norfolk Coast Partnership), 2007, Norfolk Coast AONB Energy Crop Landscape & Biodiversity Assessment*

A Vision for Nature Conservation in the Norfolk Coast AONB, Norfolk Coast Partnership, 1998 – this shared vision (established through agreement with a range of partner organisations, establishes a framework to ensure that nature conservation is fully taken into account in planning the long term management of the AONB. *It forms part of the 1998 AONB Management Plan.*

Norfolk Coast AONB Energy Crop Landscape & Biodiversity Assessment, Chris Blandford Associates (for the Norfolk Coast Partnership), 2007 – a capacity and sensitivity study which sets out the potential impacts that current and increased cultivation of energy crops may have on the landscape and biodiversity of the AONB

Generic guidance

- *Recognition and encouragement of traditional land management practices* such as the re-introduction of extensive grazing in areas of wood pasture and lowland heathland, will help to maintain landscape character and conserve semi-natural habitats.
- *Target investment in habitat creation and management so as to implement the priorities set out in the Ecological Network (and the BAP priority habitats)*. The overarching maps in Section 2 of this Guidance and the detailed landscape types maps in Section 4 show the current status of ecological network mapping in the county and will be updated as more information becomes available.
- *Encourage the restoration of historic parkland landscapes* with priority given to the conversion of arable fields to pasture. Avoid ploughing up historic parkland.
- *Monitor and control stocking rates to avoid overgrazing and/or the wrong type of grazing* and the resultant loss of landscape character and habitat.
- *Enclosing pockets of woodland within some farmland areas* will encourage woodland regeneration and add diversity to the farmed landscape
- *Retain unimproved pastures*, encourage conversion of semi-improved or improved land to wildlife-rich grasslands and encourage management of herb-rich meadows and wetlands in order to add diversity to the lowland agricultural landscape and retain the valuable ‘chain’ of wetland habitats along the valley floor of the AONB’s river valleys.
- *Provide buffer strips of low input agriculture (limited use or avoidance of pesticides or fertilisers) alongside watercourses* to help intercept diffuse pollution and enhance the ecological and landscape value of water courses. Manage land within these buffer strips to prevent the formation of conduits for water-borne sediment. Overall a reduction in the use of pesticides and herbicides and encouragement of organic farming practices will reduce pollution of water courses due to agricultural run-off
- *Route farm and forestry tracks along screened alignments or along natural contours* to avoid visually intrusive tracks on prominent, open slopes.
- *Conserve or re-establish a strong field pattern of hedgerows* (where appropriate) to enhance the overall structure of the landscape and reduce its vulnerability to change.

3.2.6 Forestry and woodland

Woodland forms only 2.7% of the total land cover within the AONB²³, but it makes an important contribution to landscape character and biodiversity value. In landscape terms, woodland provides a significant backdrop to views along the coast and inland from the coast, as well as an enhanced sense of enclosure on the fringes of settlements. It is a key aspect of landscape character in the AONB's historic estate and parkland landscapes.

From a biodiversity perspective, woodland contributes to habitat diversity and, where it is connected to hedgerows and adjacent woodlands and wetlands, provides key potential connections in the network of ecological habitats across areas of intensively farmed land.

Recent trends towards new planting, woodland conservation and improved woodland management (through the Woodland Grant Scheme and other schemes) are increasing the overall proportion of trees in the landscape and the presence of major historic estates in the AONB means that the existing woodlands are well managed. Objectives for woodland management on private land are a mixture of habitat conservation, game shooting, timber production and amenity/recreation (on the larger estates).

Key issues

Significant forces for change in relation to forestry and woodlands are:

- Government policy emphasis on nature conservation and sustainable forestry, with an overall increase in open space and a move towards a more extensive broadleaved component.
- Emphasis (in policy) on the recognition of veteran trees as features of key nature conservation importance.
- Impact of woodland grants on improving biodiversity and public access to woodlands.
- Encouragement of woodland management through the development of markets for woodland products.

²³ *Chris Blandford Associates (for Norfolk Coast Partnership), 2007 Norfolk Coast AONB Energy Crop Landscape & Biodiversity Assessment*

References

Forest Design planning – a guide to good practice, The Forestry authority, 1998 – the standard reference on the subject

Forest Landscape Design Guidelines, Forestry Commission, 1994. Intended to provide applicants for the Woodland Grant Scheme and felling licences with an outline of the principles and practical applications of forest design

Lowland Landscape Design Guidelines, Forestry Commission, 1992. Encourages planting of more woodland on farmland and gives landowners, land managers and their advisers guidance on how proposals for planting and other forest work can be designed in sympathy with the best features of the landscape.

Generic Guidance

- *Conserve, restore and manage the AONB's woodlands*, which make an important contribution to the landscape and historic character of the AONB and to its valued ecological habitats.
- *Give priority to the conservation, restoration and management of semi-natural ancient woodlands* which are of critical importance to maintain species diversity within ecological networks.
- *Aim to connect isolated woodlands to adjacent networks of hedgerows, woodland and other habitats* in order to enhance the ecological connectivity and implement the ecological network 'on the ground'.
- *Give priority to the conservation and extension of lowland heathlands*, which are often associated with woodlands. Specific guidance on this subject is provided in the relevant Guidance for different landscape types in Section 4. In general terms, any loss of woodland due to heathland creation, should be balanced out by new woodland planting on adjacent land so that the overall proportion of woodland in the landscape mosaic is conserved.
- *New woodland planting should be dominated by broadleaved species* and designed to soften and improve the visual relationship between woodlands and surrounding open farmland.
- *Irregularly shaped felling coupes appear more natural in the landscape*, but woodland shapes should reflect those of the natural landform and adjacent landscape patterns
- *Encourage traditional woodland management practices* such as coppicing, lopping and pollarding to maintain the living tradition of the woodlands and enhance landscape and biodiversity value. Encourage management of woodlands for woodfuel.

3.2.7 Tourism & recreation

The following notes are based on the recent AONB Tourism benefits and Impacts Study²⁴.

The Norfolk Coast Area of Outstanding Natural Beauty has long had a strong association with tourism. Visitors contribute some £163 million annually to the local economy. The principal aspects of the tourism market are:

- Countryside escapism and traditional coastal trips, - the Norfolk Coast AONB offers a more relaxing, secluded experience than many other coastal resorts and visitors place a high premium on the quality of the surrounding landscapes.
- Wildlife watching – potential growth market due to greater public awareness of the environment and conservation issues.
- Activities – walking and cycling (as part of other trips) and water & wind sports, golf, fishing and game shooting.
- Cultural & sightseeing – eg Sandringham, Holkham Hall, Felbrigg Hall and the North Norfolk Railway.
- Food & Drink – villages, towns and gastropubs are gaining a reputation for high quality local produce, often at premium prices.

Maintaining the strength of the tourism sector is pivotal to the welfare of the economy and the community of the area, as tourism remains one of the few industrial and employment sectors that has the potential to be compatible with the conservation aims and objectives of specially protected areas.

Tourism relies heavily on the retention of the qualities, character and charm of its landscape, its settlements, its scenery and its wildlife. In return, tourism has the capacity to underpin the strength of the economy; its well-being of the community through the provision of business and employment; and also to act as a crucial axis in the local supply chain by supporting a wide array of other economic sectors.

However, as with any economic sector, tourism can generate potential sources of conflict, with general growth aspirations driven by economic forces in opposition to the need for environment conservation and maintaining the fabric of the community itself. In order to achieve a truly sustainable tourism destination, the behaviour and impact of visitors, both positive and negative, need to be fully understood and reflected in future visitor management plans and policies.

²⁴ Scott Wilson Ltd (for the Norfolk Coast Partnership), 2006, Norfolk Coast AONB Tourism Benefit & Impacts Study

Key issues

- *Damage to sensitive coastal habitats* due to dogs, trampling, noise and general disturbance – particularly nesting, breeding and feeding sites of birds
- *Erosion of sensitive dune systems and saltmarshes*, by trampling and mountain bikes
- *Increase in traffic levels* – (the A149 has 4 times its ‘normal’ level of traffic during the peak season).
- *Pressure for amenity and recreational facilities*, such as golf courses.
- *Increase in second home ownership* – 15% of houses in the AONB are classified as being ‘with no residents’. This increase in second home ownership leads to the erosion of community life and civic ownership, as well as high property prices which local people cannot afford.
- *Erosion of distinctive character, sense of remoteness and tranquillity* – some of those consulted as part of the tourism benefits and impacts study suggested that tourist related developments tended to have a ‘suburbanising’ effect on landscape character. Car parks, boardwalks, noise and sheer numbers of people have a cumulative impact on the tranquil, ‘wild’ character of the AONB.

References

Visitor Management Strategy, Norfolk Coast Partnership, 1995 – the findings from this key report are now incorporated into a number of policy documents, including the 2004-09 AONB Management Plan.

Norfolk Coast AONB Tourism Benefits & Impacts Analysis, Scot Wilson Ltd (for the Norfolk Coast partnership, 2006. – this report is not the agreed policy of the Norfolk Coast Partnership, but it sets out a vision for tourism in the AONB, places the issues in context and provides a basis for the development of future actions and policy.

Generic guidance & key considerations for planning applications

- Careful siting of car parks, information points and tourism facilities will reduce pressures on sensitive coastal habitats – provision of toilets and picnic facilities within or adjacent to car parks will encourage use by the majority.
- ‘Zoning’ of visitor facilities (in line with the 1995 Visitor Management Strategy) will help to control and if necessary redirect visitor pressures.
- Allocation and enforcement of specific mountain bike routes and provision of dedicated sites for this purpose will help to reduce erosion on other tracks and footpaths.
- Careful planting (with appropriate native planting) around caravan parks and other tourist facilities will help to limit their visual impact, but planting may not be appropriate in landscapes with an open character

3.2.8 Renewable energy

Wind turbine development is a potential major force for change in the AONB – due to wind farms within, near to or off the shore of the AONB. However this topic requires a separate detailed specialist assessment of landscape capacity and sensitivity to wind turbine installation in accordance with agreed criteria and this is outside the scope of this guidance.

References

Sustainable energy by design – Town & Country Planning Association, English Partnerships, CABE, Natural England, 2006. This guide promotes opportunities for sustainable energy and demonstrates how it can be integrated into the planning, design and development of new and existing communities.

Renewable energies for the Norfolk Coast AONB, Mott MacDonald (for Norfolk County Council), 2006. – This report predicts and assesses the implications of renewable energy technologies which are deemed suited to the sensitive rural landscapes of the AONB. These include small-medium scale biomass, biofuels, biogas, solar photovoltaics, solar hot water, micro-scale wind power, ground source heat pumps, fuel cells and combined heat and power. The impacts of biofuels are particularly complex and are covered in a separate more detailed study (see below)

Norfolk Coast AONB Energy Crop Landscape & Biodiversity Assessment, Chris Blandford Associates (for the Norfolk Coast Partnership), 2007 – a capacity and sensitivity study which sets out the potential impacts that current and increased cultivation of energy crops may have on the landscape and biodiversity of the AONB.

3.2.9 Climate change

Increased emissions of greenhouse gases are contributing to global warming and relatively minor changes to the earth's temperature may have significant effects on biodiversity and landscape character. The most significant impact on the AONB is likely to be rising sea level, along with tidal surges and high waves, which could lead to changes in the AONB's coastline and the loss of coastal settlements.

Modelling studies to assess the impacts of climate change have been carried out by the Environment Agency²⁵ and by the University of East Anglia's Tyndall Centre, which has undertaken some complex computer simulations of the impacts of sea level rise on coastal geomorphology and biodiversity.

Map 12b shows flood risk areas for a 1 in 100 and 1 in 1,000 year flood event, assuming there are no defences in place. It does not incorporate an allowance for increased sea levels over the given period, but does give an indication of what is at risk, if and when there is a move towards a more naturally functioning coastline

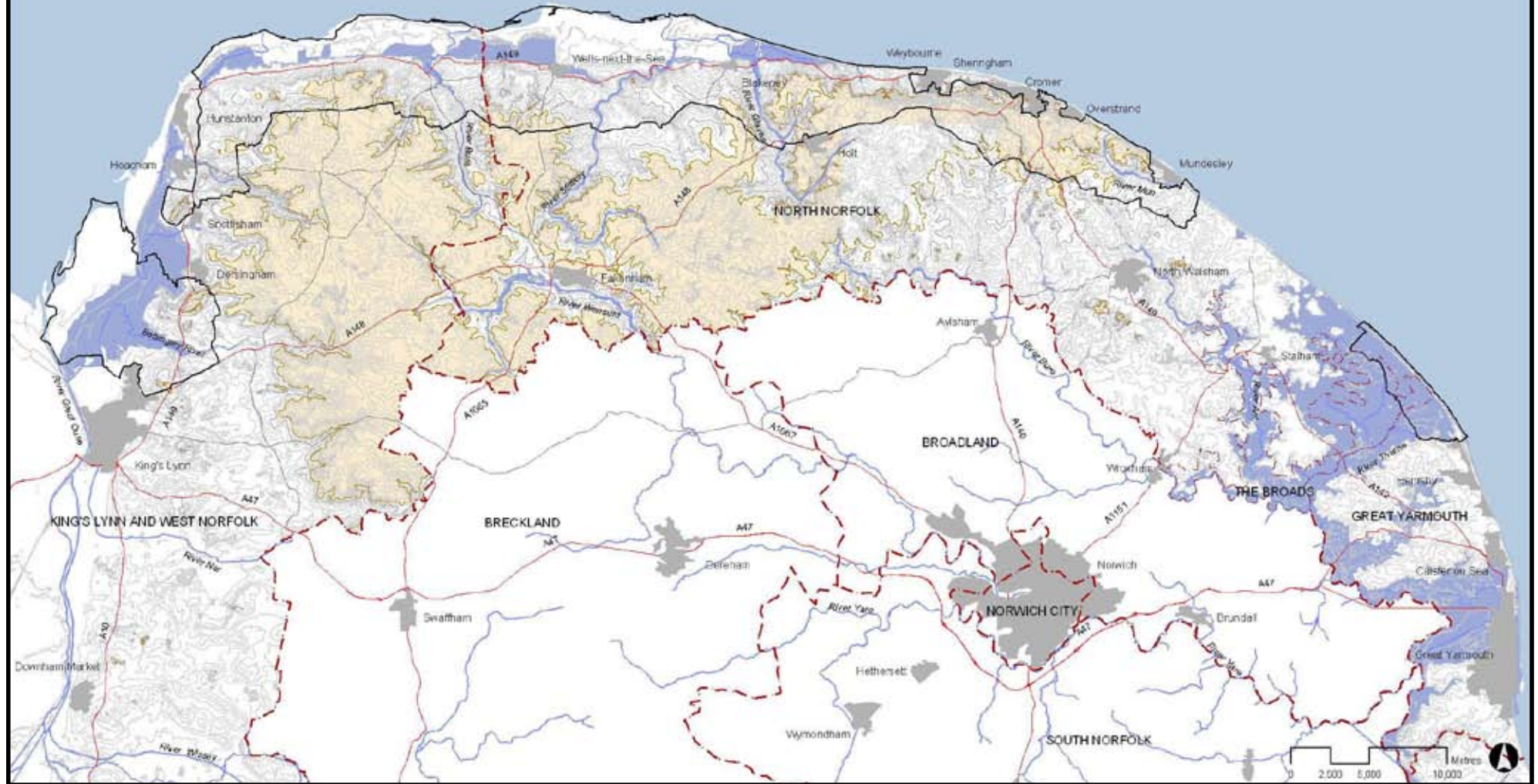
Map 12b – Flood risk areas - flood risk areas for a 1 in 100 and 1 in 1000 year flood event assuming there are no defences in place.

Key issues

Forces for change relating to climate change are:

- *Temperature rises and changes in the distribution of rainfall*, which may affect the survival of species at the edge of their range and result in a gradual change in the species composition of local habitats.
- *Rising sea levels* which will threaten coastal habitats through increased and extensive risk of flooding.
- *Increased water abstraction*, which may have impacts on the viability of water courses and habitats along the wider river corridor
- *Increases in tidal surges and high waves* which will have implications for coastal defences and which may lead to the erosion of the sandy coastal cliffs and shingle banks which are characteristic features along parts of the North Norfolk coast
- *Summer drought* which may result in drying out of valuable wetland habitats, increase risk of fire on heaths and lead to restriction of use of water on golf courses, estates and agricultural land.

²⁵ LIDAR – a Light Detection & Ranging air-bourne mapping technique which results in a terrain map suitable for assessing flood risk



Flood Risk Zones

- Land Above 50 m
- Contour Line (interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

- Flood Zone 2 - Medium Probability
 Sea : Land having between a 1 in 200 and 1 in 1000 (0.5%-0.1%) annual probability of flooding
 River : Land having between a 1 in 100 and 1 in 1000 (1%-0.1%) annual probability of flooding
- Flood Zone 3a - High Probability
 Sea : Land having a greater than 1 in 200 (>0.5%) annual probability of flooding
 River : Land having a greater than 1 in 100 (1%) annual probability of flooding
 This zone also comprises land where water has to flow or be stored in times of flood

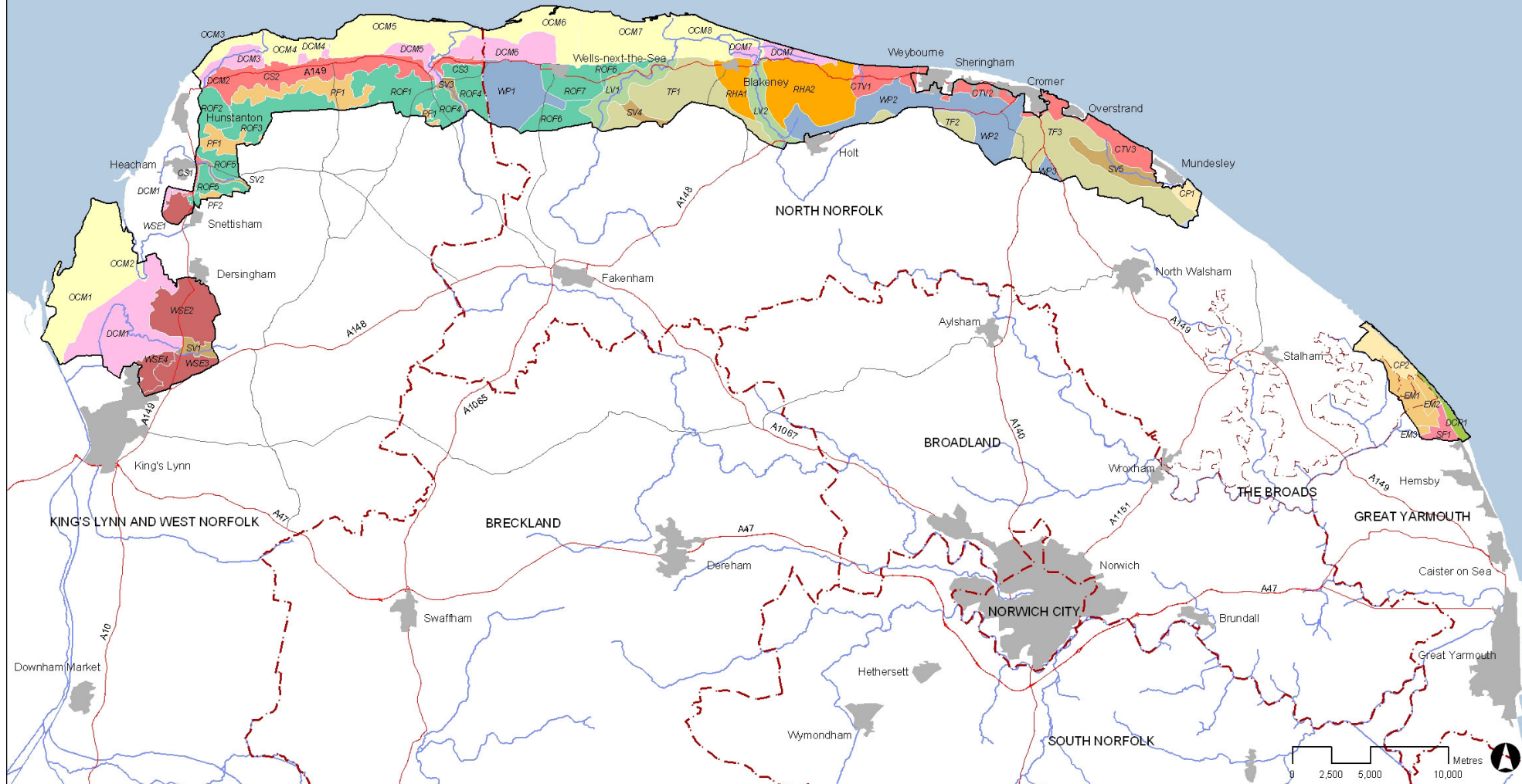
- 'A' Road
- 'B' Road
- Principal river
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundary

References

Towards an integrated coastal simulator of the impact of sea level rise in East Anglia, 2006, University of East Anglia, Tyndall Centre – The Tyndall Centre has produced a coastal simulator which can model coastal erosion due to wave action and sea level rise. The work incorporates modeling biodiversity responses to climate change. The Tyndall Centre has also undertaken projects which focus on Visualising Coastal Futures, which are designed to assist raising public awareness of the potential impacts of climate change and to encourage meaningful participation in decision making in relation to this topic.

Generic guidance

- *Responses to sea level rise could take the form of increasing coastal defences or managed realignment* – consideration of abandonment of sea defences could be a more natural approach to habitat change, but it might be combined with the targeted creation of habitats inland to reduce the effect of ‘coastal squeeze’
- *Rigorous monitoring and predicting of changes* will allow development of appropriate adaptation strategies and appropriate responses to inevitable impacts.
- *Raising public awareness of the issues associated with climate change and drying out of habitats* could help to promote conservation of water resources during the summer months.



- | | | | |
|---|---------------------------------------|--|--------------------------------------|
| OCM Open Coastal Marshes | RHA Rolling Heath and Arable | LV Large Valley | — 'A' Road |
| DCM Drained Coastal Marshes | SV Small Valleys | EM Estuarine Marshland | — 'B' Road |
| CS Coastal Slopes | TF Tributary Farmland | SF Settled Farmland | — Main River |
| WSE Wooded Slopes with Estate Land | WP Wooded with Parkland | DCR Dunes, Coastal Levels & Resorts | □ Area of Outstanding Natural Beauty |
| ROF Rolling Open Farmland | CP Coastal Plain | | ■ Settlement |
| PF Plateau Farmland | CTV Coastal Towns and Villages | | - - - District Council Boundaries |



open coastal marshes



Integrated landscape character



MAP 13a - Open Coastal Marshes Key Plan

An expansive coastal landscape of inter-tidal sand and mudflats, salt marshes, shingle banks, sand dunes, brackish lagoons and reed beds. The flat marshes are underlain by chalk (to the north) and Lower Greensand (to the west), but the area is dominated by soft or loosely aggregated glacial sands, gravel and clays, which have accumulated behind shingle banks or low clay ridges. The Open Coastal Marshes are a dynamic mosaic of inter-tidal habitats and features, shaped by the tides.

The North Norfolk coastline has long been subject to change as sea levels have risen and fallen in response to climatic cycles over the past 1.8 million years. For instance, around 10,500 years ago, at the time of an intensely cold phase, global sea levels were relatively low and much of the North Sea basin was an extensive lowland. There is some evidence of occupation of the North Sea basin from sites to the east of the AONB and a Late Palaeolithic site at Titchwell (exposed at extreme low tides) was probably occupied by hunters whose territory extended across a lowland plain to the north. By the end of the Mesolithic period, the coastline was similar to that of today. There is evidence of Mesolithic settlements along the coast near Titchwell and the pollen in sediment records associated with the Bronze Age 'Seahenge' site at Holme next the Sea suggests that the saltmarsh and reedswamp along the marshes were bordered by alder and lime-dominated woodland. The Open Coastal Marshes have generally been marginal to human settlement - in medieval times they are known to have been common land, supporting a range of hunting pursuits and flocks of sheep on the open salt marshes and extensive areas of common remain today between Burnham Overy and Holme. Today the landscape seems 'timeless' with limited built heritage.

These exposed marshlands are a rare wilderness, where natural forces predominate. They are dissected by meandering tidal creeks, which form intricate dendritic patterns in the mud. The shifting mosaic of coastal wetland habitats is of international ecological importance, as reflected in a range of overlapping biodiversity designations.

This is an exposed, uninterrupted landscape with a strong, simple break between land and sky. There is a sense of remoteness and wildness. The marshes are devoid of trees or settlement but the views inland are defined by woodland and agricultural land. Boats moored within the creeks are the focus in local views and the Open Coastal Marshes are popular for some fine beaches, as well as for walkers and naturalists.

Landscape sensitivity and change

The character of the Open Coastal Marshes reflects a rare combination of natural processes of deposition and ecological succession - in constant flux. The whole landscape type is internationally important for its geomorphology and its delicate coastal habitats, which are highly sensitive to change. The entire area is classified as core area of coastal habitat in the Norfolk ecological network¹. Key environmental assets that are particularly vulnerable to change are:

- Open, expansive views northwards across a dynamic seascape - there is a strong sense of openness throughout the landscape type.
- The patchwork of dunes, shingle, mudflats, brackish lagoons and reed beds, which provide a cohesive visual unit and contribute to a generally undisturbed and natural character.
- The lack of buildings and structures, which ensures there are very few detracting elements and which enhances the overall sense of tranquillity and remoteness.

¹ *Norfolk Wildlife Trust on behalf of the Norfolk Biodiversity Partnership, 2006, Report of the Ecological Network Mapping Project. The coastal habitat zone incorporates the following BAP habitats – all intertidal habitats, sand dune, shingle beach, saline lagoon, grazing marsh and reedbed.*



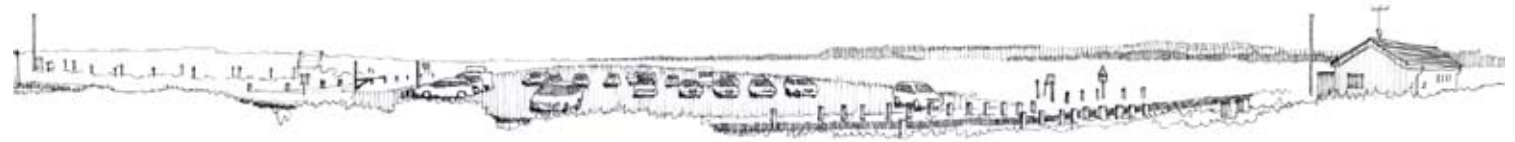
Variations in character

Variations in character and inherent landscape sensitivities are highlighted in the following distinctive landscape character areas within the Open Coastal Marshes (AONB area):

Landscape character area	Distinctive character	Inherent sensitivity
<p>North Wootton Coastal Marshes - OCM1</p>	<p>Strikingly flat & low lying. Intertidal mudflats & reed-beds interspersed with sinuous tidal creeks, small brackish pools & lagoons. Valuable ecological habitat for range of vertebrates, wading birds & wildfowl.</p>	<ul style="list-style-type: none"> • Very strong sense of remoteness & tranquillity • Predominantly isolated & rural character • Intricate network of intertidal creeks • Undisturbed bird feeding and resting area
<p>Shepherd's Port Coastal Marshes - OCM2</p>	<p>A series of five saline lagoons dominate the character of this area. They are separated from the Wash by a narrow strip of shingle beach. Most of the area is within Snettisham Nature Reserve and is important for grey plover, knot, bar-tailed godwit, sanderling, pink-footed goose & shellduck. The shingle beach is also important as a nesting site for ringed plovers & oystercatchers. Lagoons are fringed by patches of scrub and scattered trees. Open views & wild character.</p>	<ul style="list-style-type: none"> • Relatively strong sense of remoteness & tranquillity • Patchwork of key habitats for migratory birds & invertebrates • Lack of built elements & undisturbed, undeveloped character • Beach-nesting ringed plovers vulnerable to disturbance

Landscape character area	Distinctive character	Inherent sensitivity
Holme-next-the-Sea Coastal Marshes - OCM3	A relatively narrow intertidal area of sand, mud and peat beds in front of sand dunes, with an area of saltmarsh to the north of Broadwater Road.	<ul style="list-style-type: none"> • Internationally important inter-tidal habitats, including salt-mashes, mudflats and peat beds – bird feeding and resting areas • Archaeological interest of peat beds • Beach-nesting terns and ringed plovers vulnerable to disturbance
Thornham & Titchwell Coastal Marshes - OCM4	Extensive patchwork of saltmarsh & mudflats dissected by a complex network of ditches, creeks & lagoons along the coastal fringe. A dynamic landscape with panoramic open views, dominated by tidal influences and prominent in views from the Coastal Slopes to the south.	<ul style="list-style-type: none"> • Wide open panoramic views • Intricate network of intertidal habitats • Very distinctive, natural sense of place • Peat beds are an important and sensitive habitat and archaeological resource • Beach-nesting terns and ringed plovers at Titchwell vulnerable to disturbance
Scolt Head Island - OCM5	The sheltering 'barrier island' of Scolt is a classic coastal geomorphological feature, Behind it, the Burn Estuary and an extensive network of creeks & ditches wind through large expanses of saltmarsh & mudflats to create an ever changing, delicate environment. Very flat, with vertical elements. Golf course to north of Brancaster is surrounded by dunes and saltmarsh. Harbour with fishing and recreational craft at Brancaster Staithe.	<ul style="list-style-type: none"> • Dominated by open, expansive views of sea & sky and by the calls of sea birds • Overlooked by linear settlements of Brancaster & Brancaster Staithe along the A149 corridor to the south • Beach-nesting terns and ringed plovers, especially on Scolt Island, vulnerable to disturbance
Wells/Holkham Coastal Marshes - OCM6	Sand flats to the west with an area of marsh and harbour to the east, all of which is well used for recreation. Wells has a relatively busy working harbour with prominent moorings for commercial and recreational craft. Views to the town of Wells are dominant throughout from the eastern part of the area and the proximity of Wells beach gives a strong recreational character. The prominent dunes at East Hills are planted with some maritime & black pines which are prominent in long coastal views.	<ul style="list-style-type: none"> • Wide remote areas of marsh contrast with boating and recreational activities in the immediate vicinity of Wells • Area is highly sensitive to change and is unlikely to absorb further change without corresponding alterations to its character • Beach-nesting terns and ringed plovers vulnerable to disturbance

Landscape character area	Distinctive character	Inherent sensitivity
Stiffkey - OCM7	An ancient area of saltmarsh, this landscape feels exceptionally remote, although the local boat park at Morston Quay is a key feature in local views. Low density of settlement on adjacent rising land adds to this feeling. Stiffkey & Morston 'Greens' are thin strips of rising land between the marshes and the hedges of the enclosed agricultural land beyond. There are limited pedestrian trackways across the marshes.	<ul style="list-style-type: none"> • Very remote and highly sensitive wilderness character – probably the most 'remote' area remaining along the entire Norfolk coastline • Large open expanses of saltmarsh, with few (if any) interrupting features on the skyline • The Stiffkey & Morston 'Greens' are distinctive and vulnerable local features which are ecologically important – particularly the heathland (gorse) areas and hedgerows adjoining the Greens (many of which are in poor condition) • Pressures for car parks and from walkers • Beach-nesting terns and ringed plovers vulnerable to disturbance
Morston to Blakeney - OCM8	Popular and well used by visitors, with large car parks and many boats. Blakeney Point, with its shingle bank is an internationally famous coastal feature, Behind it, the large sandy lagoon (with boats and yachts) at Blakeney is a distinctive local landscape feature and the extensive dunes and shingle beach at Blakeney Point are in a highly dynamic state. A few buildings close to or on the saltmarsh at Morston, the Old Lifeboat House at Blakeney Point and the Watchhouse further east are the only form of settlement in the entire landscape type. Large car parks at the villages of Blakeney and Morston are very prominent. Important common seal and nesting tern colonies at Blakeney Point.	<ul style="list-style-type: none"> • Distinctive, strong local landscape character • Dunes, shingle beach and extensive saltmarshes surrounding the harbour are particularly vulnerable to change • Pressures from visitors – boat noise/ erosion, cars, disturbance to nesting birds etc – are a threat to this highly sensitive landscape • Scheduled monument of Blakeney Chapel and its setting • Beach-nesting terns and ringed plovers vulnerable to disturbance



Key forces for change

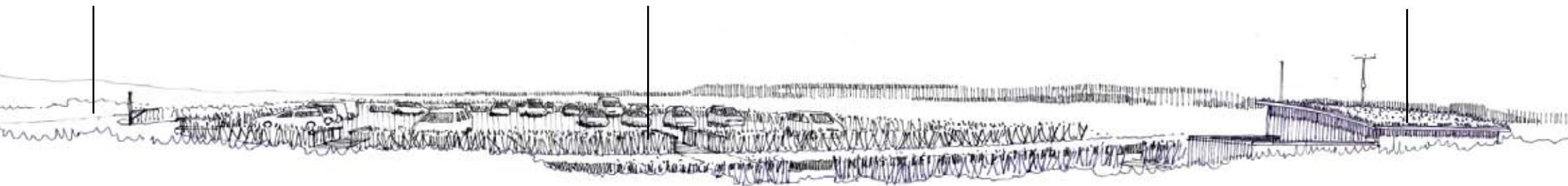
EXISTING

- Disturbance and erosion of sensitive coastal habitats and species as a result of both land and water-based recreation activities.
- Potential future sea-level rises, leading to changes in coastal habitats (loss of saltmarsh and mudflats) and land use.
- Car parks, golf courses and other visitor-related developments, as well as small scale improvements to the coastal footpaths.
- Potential new small-scale built developments or tall vertical elements within adjacent (Coastal Slopes and Drained Coastal Marshes) Landscape Character Types, which may block or dominate panoramic, open views northwards to the sea.
- Disturbance of sense of remoteness and tranquillity as a result of increased tourist and visitor pressure and increased traffic on rural lanes leading to the seashore.
- Flood protection or managed realignment; any changes could disrupt natural coastal processes and sediment supply.
- Potential visual impacts associated with offshore wind turbines.

remove clutter and integrate all facilities within one sensitively designed building

create natural boundaries (ditches with tall reeds) - avoid fencing and built structures

design small buildings to avoid impact on the skyline



GUIDANCE

20 year vision

conserve and enhance

A shifting mosaic of salt-marsh, mud and sandflats, shingle and dunes, which is shaped by the tides but conserved as a rare wilderness, teeming with birds, where natural forces predominate.



Integrated landscape guidance

1 **Conserve the wild open nature of the intricate mosaic of saltmarsh, mudflats, lagoons, creeks and other inter-tidal habitats**

- Conserve open views across the sea, marshes and adjacent coastal slopes.
- Avoid built structures generally, but where small structures (such as hides and lighting) are considered essential, ensure that they are designed to exceptionally high standards using natural materials so that they do not detract from the inherent 'wild' character of the landscape.
- Avoid vertical elements which would interrupt the skyline and distract from open views.
- Consider the character of built settlement along roads and on the fringes of settlements on adjacent inland landscape types, which could strongly affect the open views and natural character of the Open Coastal Marshes.

2 **Allow natural coastal processes to predominate**

- Enable the natural coastal processes to continually develop coastal habitats as long as this does not conflict with shoreline management plans.

3 **Conserve and enhance the delicately balanced dynamic mosaic of coastal wetland habitats:**

- Restore degraded areas of coastal vegetated shingle beaches along the North Norfolk Coast and lining The Wash (both core habitat areas)²
- Conserve the intricate network of intertidal mudflats and saltmarshes as important winter-feeding areas for waders and wildfowl.
- Protect and conserve dune systems along the coast as habitats for a rich diversity of flora and salt-tolerant species.
- Protect and conserve areas of natural brackish lagoons (for example at Holme), and artificial lagoons (for example, at Titchwell) as valuable habitats for invertebrate fauna and feeding sites for wintering and passage waders and waterfowl.
- Develop coordinated management of recreation throughout the Open Coastal Marshes to protect sensitive habitats and species
- Maximise the nature conservation value of saltmarsh vegetation on The Wash through re-introduction of grazing where appropriate and where there is an historical tradition of grazing.

² *Norfolk Wildlife Trust on behalf of the Norfolk Biodiversity Partnership, July 2006, Ecological Network Mapping Project for Norfolk*

Integrated landscape guidance (continued)

4 Conserve the generally undisturbed, undeveloped character and related strong sense of remoteness and tranquillity

- Manage visitor numbers, taking account of the 'red or orange zones' identified in the Norfolk Coast AONB Visitor Management Strategy³ where there are conflicts of interest, there must always be a presumption in favour of nature conservation interest so that people are steered away from the most sensitive wildlife sites towards more robust areas where there is less potential for damage
- Ensure development avoids prominent skyline locations and consider the visual impact of new development (particularly tall vertical developments) both within the Open Coastal Marshes and on adjacent coastal slopes.
- Conserve the generally rural nature of minor roads and lanes within the area.
- Encourage minimal and sensitive use of signage throughout the Open Coastal Marshes.
- Soften the visual impact of golf courses and car parking, taking account of the typical expansive views.
- Avoid further increases in the density of moorings at boat parks, which can become dominant and a significant distraction from the wild character of the landscape.

³ *Norfolk Coast Partnership, 1995, Visitor Management Strategy for the Norfolk Coast Area of Outstanding Natural Beauty*

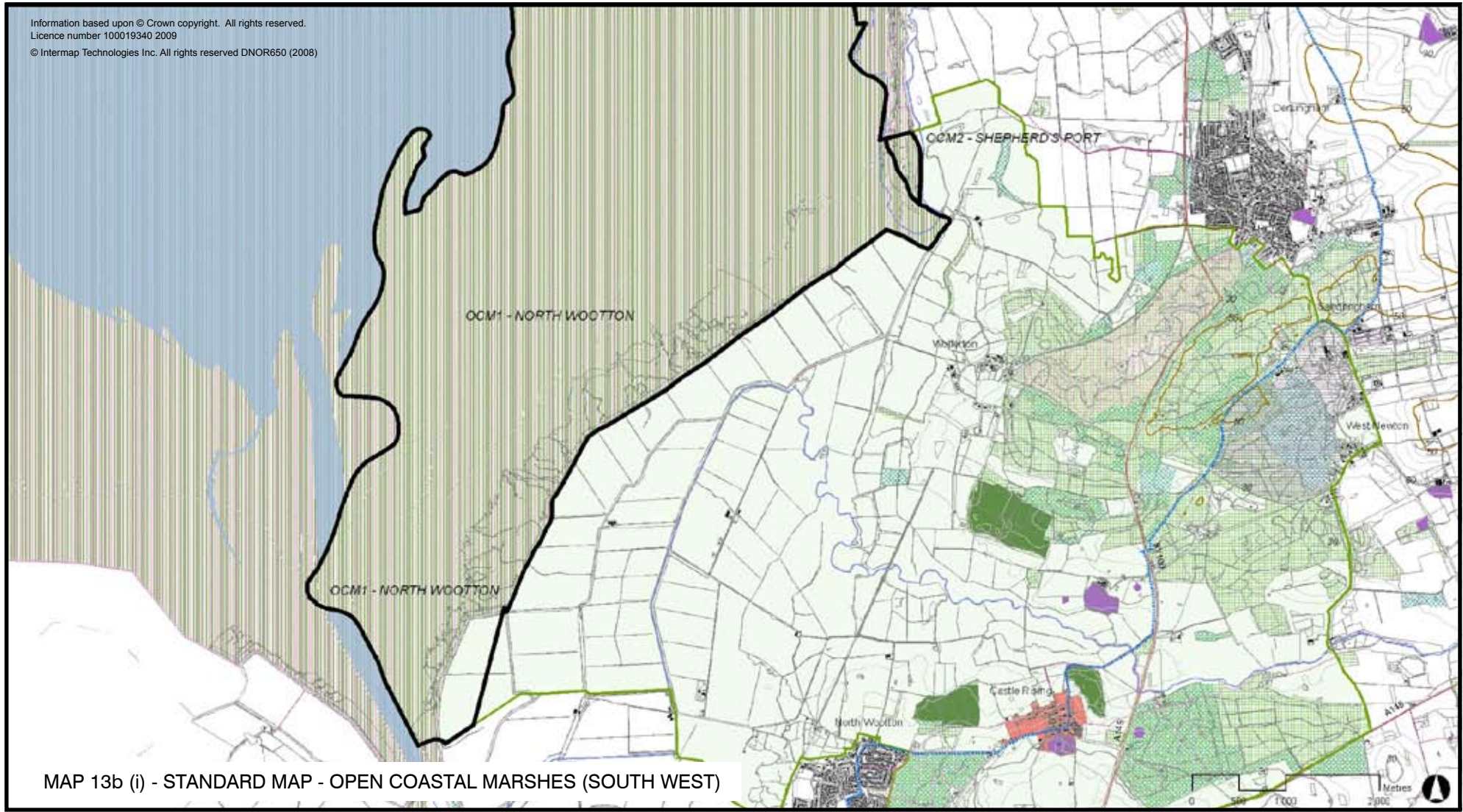
Detailed maps

- **Standard** - landform, drainage, rights of way and statutory designations
- **Biodiversity** - ecological networks ⁴
- **Historic landscapes** - broad historic landscape character types ⁵ and data from the Historic Environment Record ⁶

⁴ *Norfolk Wildlife Trust on behalf of the Norfolk Biodiversity Partnership, July 2006, Ecological Network Mapping Project for Norfolk*

⁵ *Norfolk Landscape Archaeology, January 2009, Norfolk Historic Landscape Character - a report on the Norfolk Landscape Characterisation (HLC) Project*

⁶ *www.heritage.norfolk.gov.uk - provides a computerised, searchable database (with integrated digital mapping) of all areas of known archaeological activity, sites, finds, cropmarks, earthworks, industrial remains, structures and historic buildings in the county*



MAP 13b (i) - STANDARD MAP - OPEN COASTAL MARSHES (SOUTH WEST)

Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

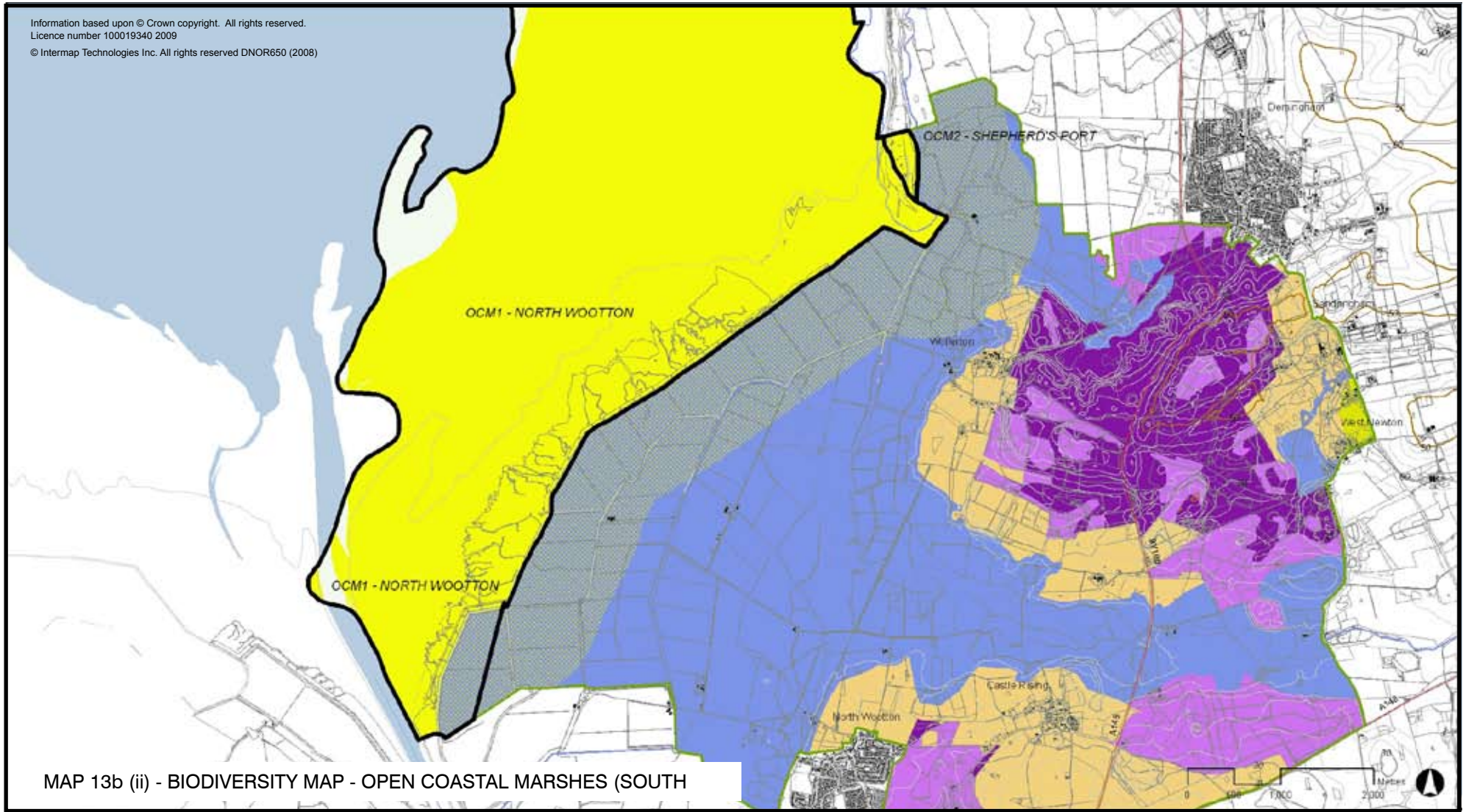
Connections

- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

Topography

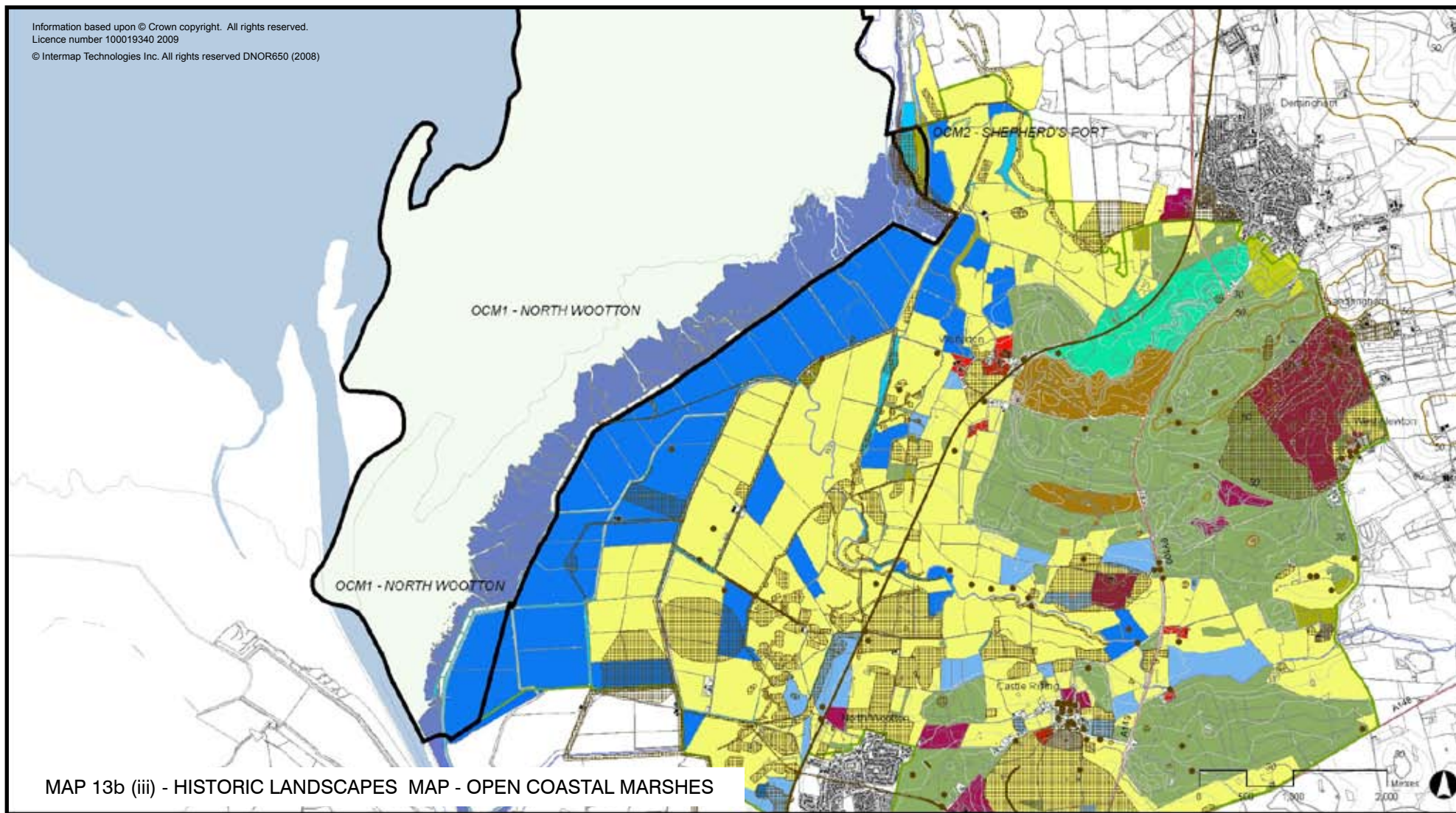
- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

- 'A' Road
- 'B' Road
- principal river
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundary



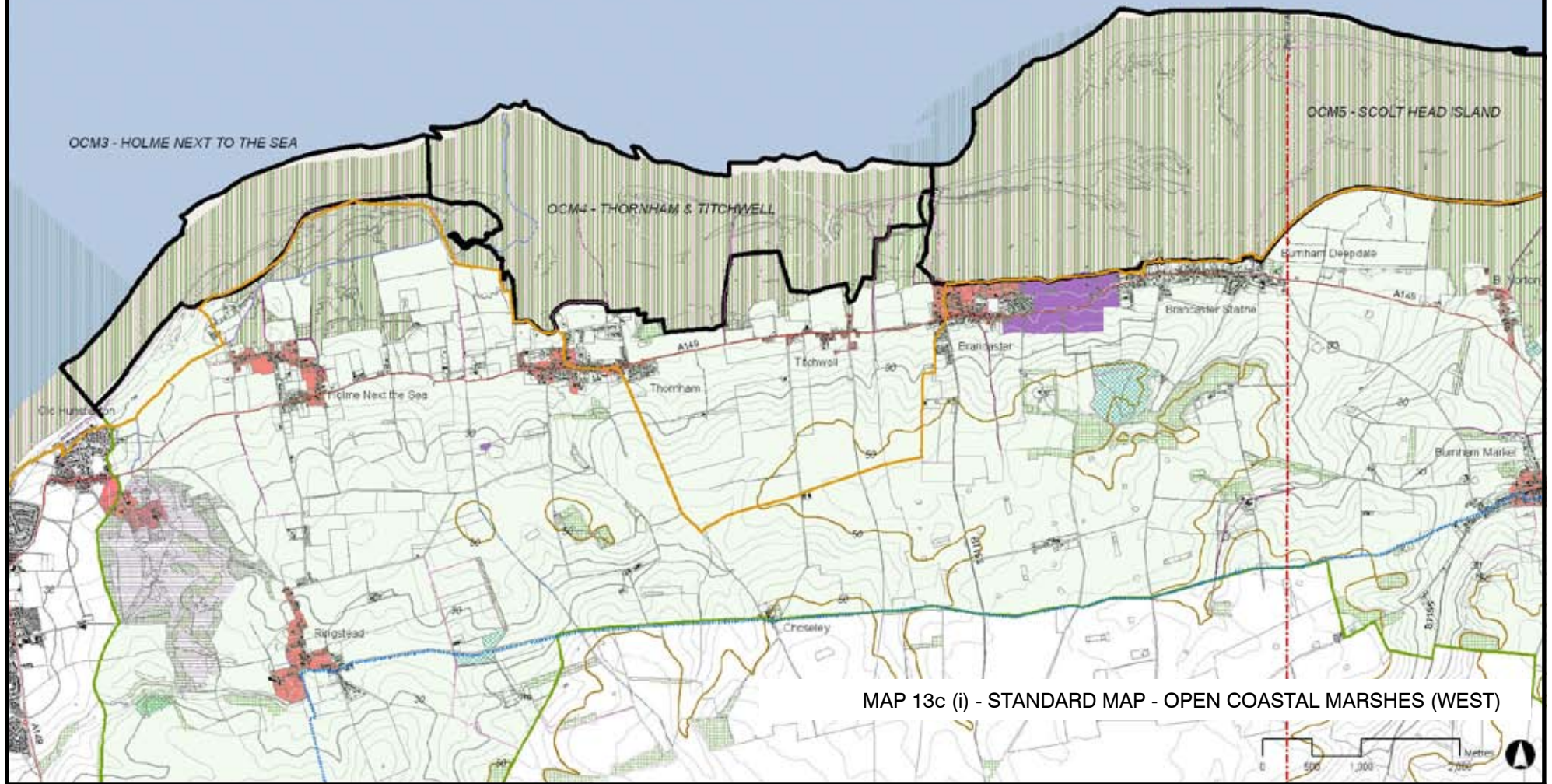
MAP 13b (ii) - BIODIVERSITY MAP - OPEN COASTAL MARSHES (SOUTH)

- | | | | | |
|--|---|---|--|---|
| <p>OCM Open Coastal Marshes</p> <ul style="list-style-type: none"> Core Woodland Area Zone of General Habitat Enhancement Zone of Grassland-Heathland-Woodland Enhancement Wetland Habitat Enhancement Zone | <ul style="list-style-type: none"> Coastal Habitat Enhancement Zone Calcareous Grassland Core Area Core Habitat Corridors Paston Bam Bat Site Management Area | <ul style="list-style-type: none"> Coastal Buffer Zone Broads & River Buffer Zone | <ul style="list-style-type: none"> Priority 1 Heathland Creation Areas (Scores 33 or Above) Priority 2 Heathland Creation Areas (Scores 21-32) | <ul style="list-style-type: none"> A1 Road 'A' Road 'B' Road Principal river Area of Outstanding Natural Beauty Settlement District Council Boundary |
|--|---|---|--|---|



MAP 13b (iii) - HISTORIC LANDSCAPES MAP - OPEN COASTAL MARSHES

- | | | | | |
|------------------------------|--------------------------|---------------------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Miscellaneous | HER 'point' | 'A' Road |
| 20th Century Agriculture | Historic Earthwork | Parks, Garden, Recreation | HER 'line' | 'B' Road |
| Built up Areas - Historic | Horticulture | Water Features | HER 'area' | Principal river |
| Built up Areas - Modern | Industry | Woodland | | Area of Outstanding Natural Beauty |
| Coastal - Drainage Enclosure | Inland - Managed Wetland | | | Settlement |
| Coastal - Managed Wetland | Marginal | | | District Council Boundary |



MAP 13c (i) - STANDARD MAP - OPEN COASTAL MARSHES (WEST)

Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

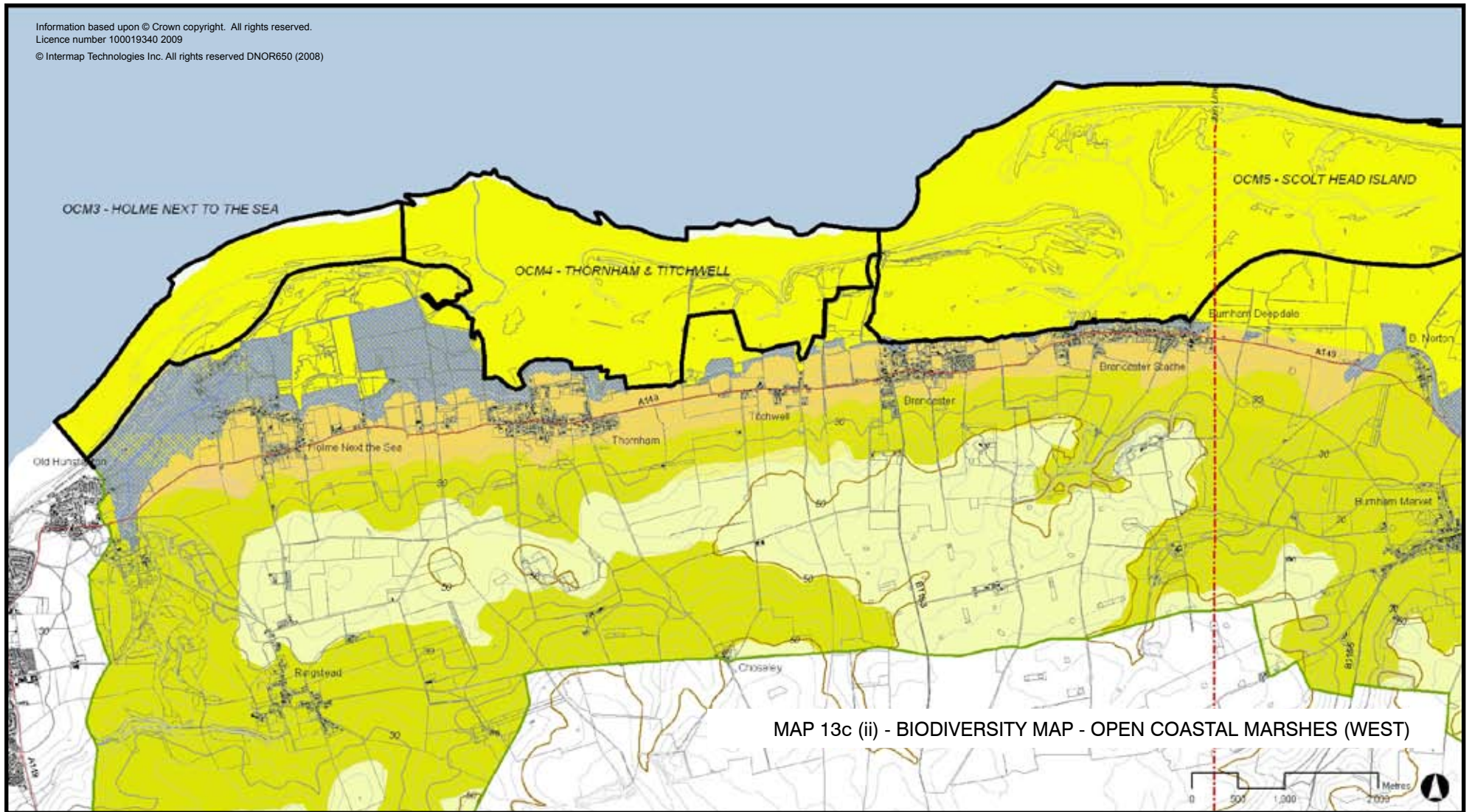
Connections

- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

Topography

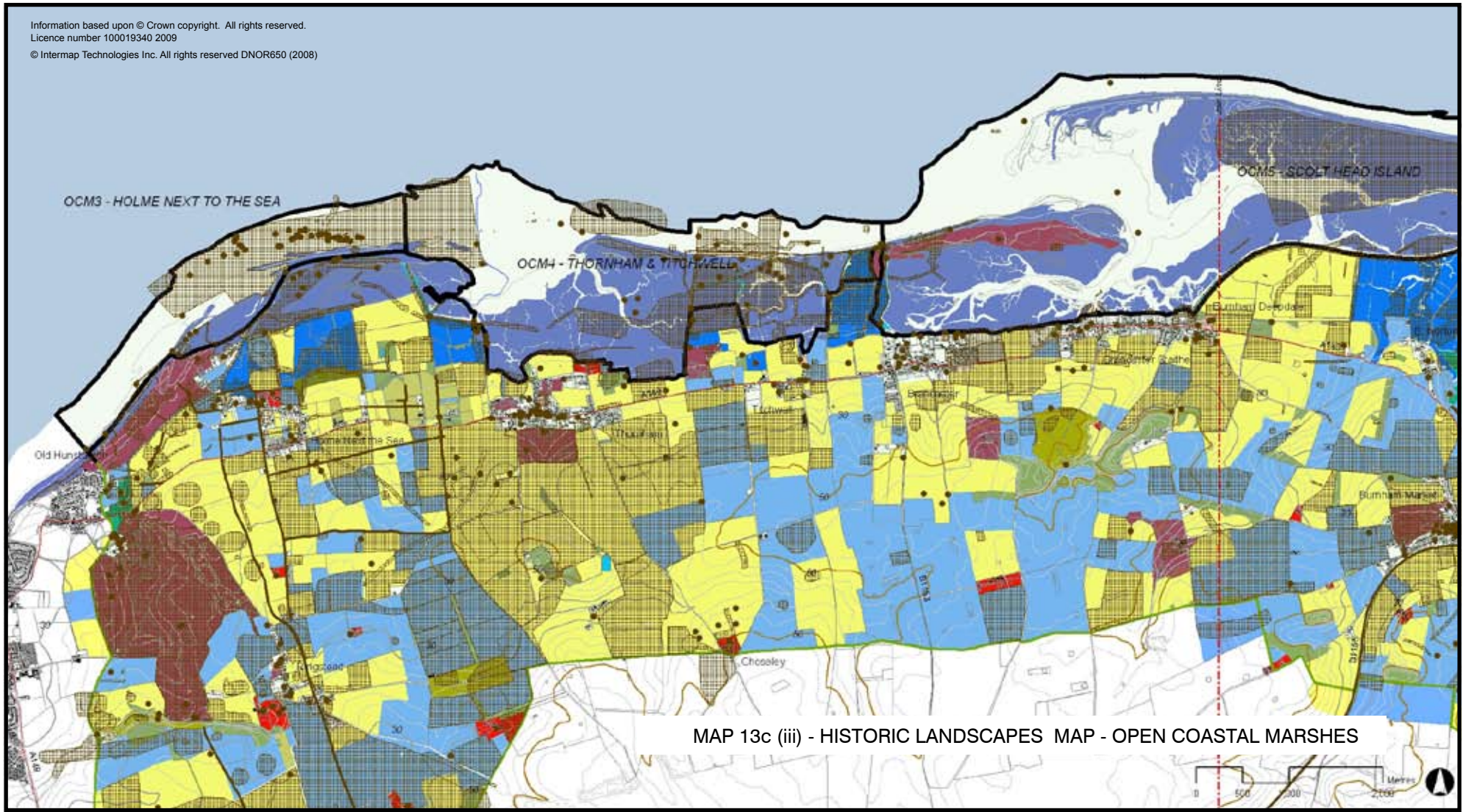
- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

- 'A' Road
- 'B' Road
- Principal river
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundary



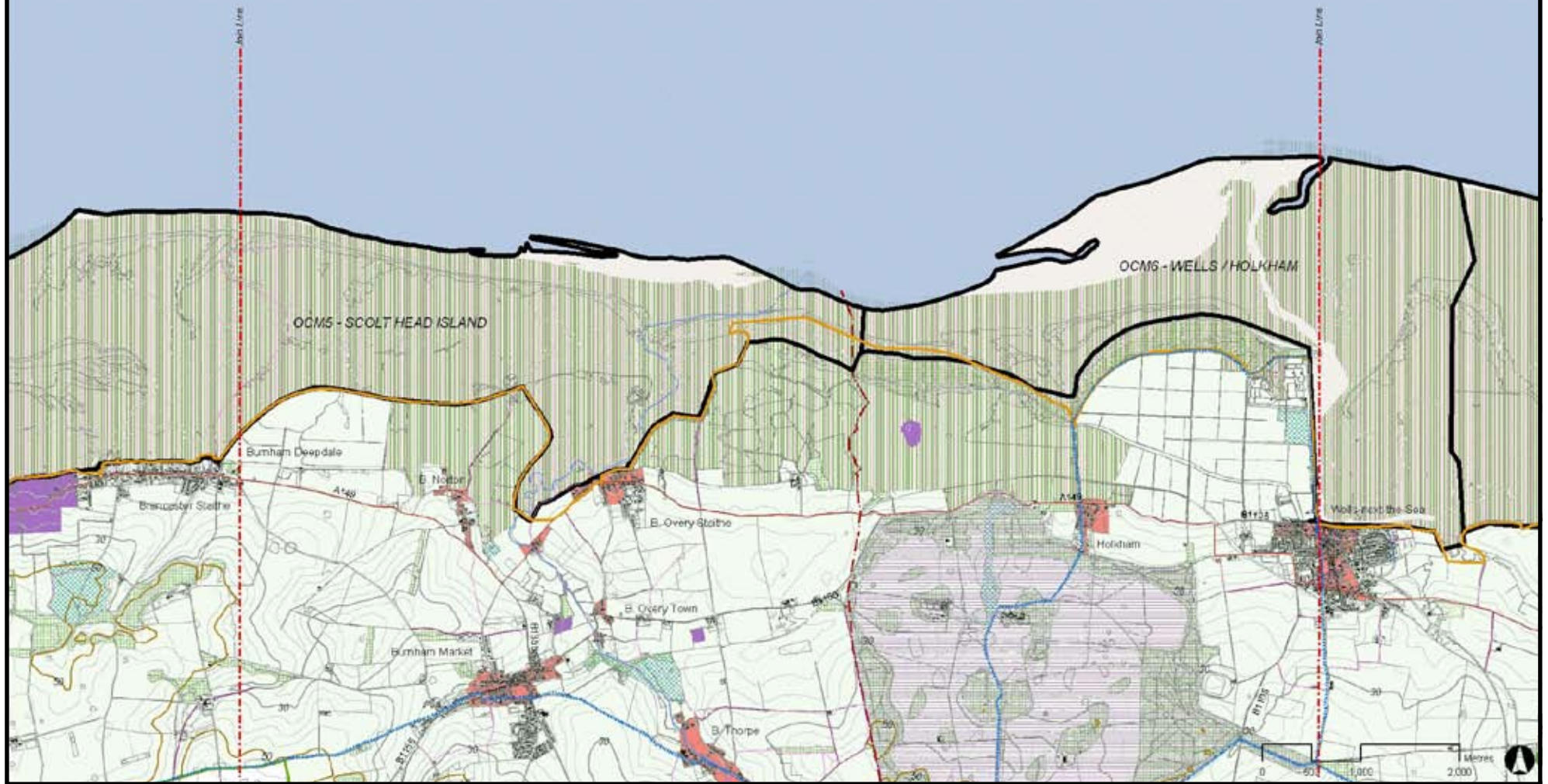
MAP 13c (ii) - BIODIVERSITY MAP - OPEN COASTAL MARSHES (WEST)

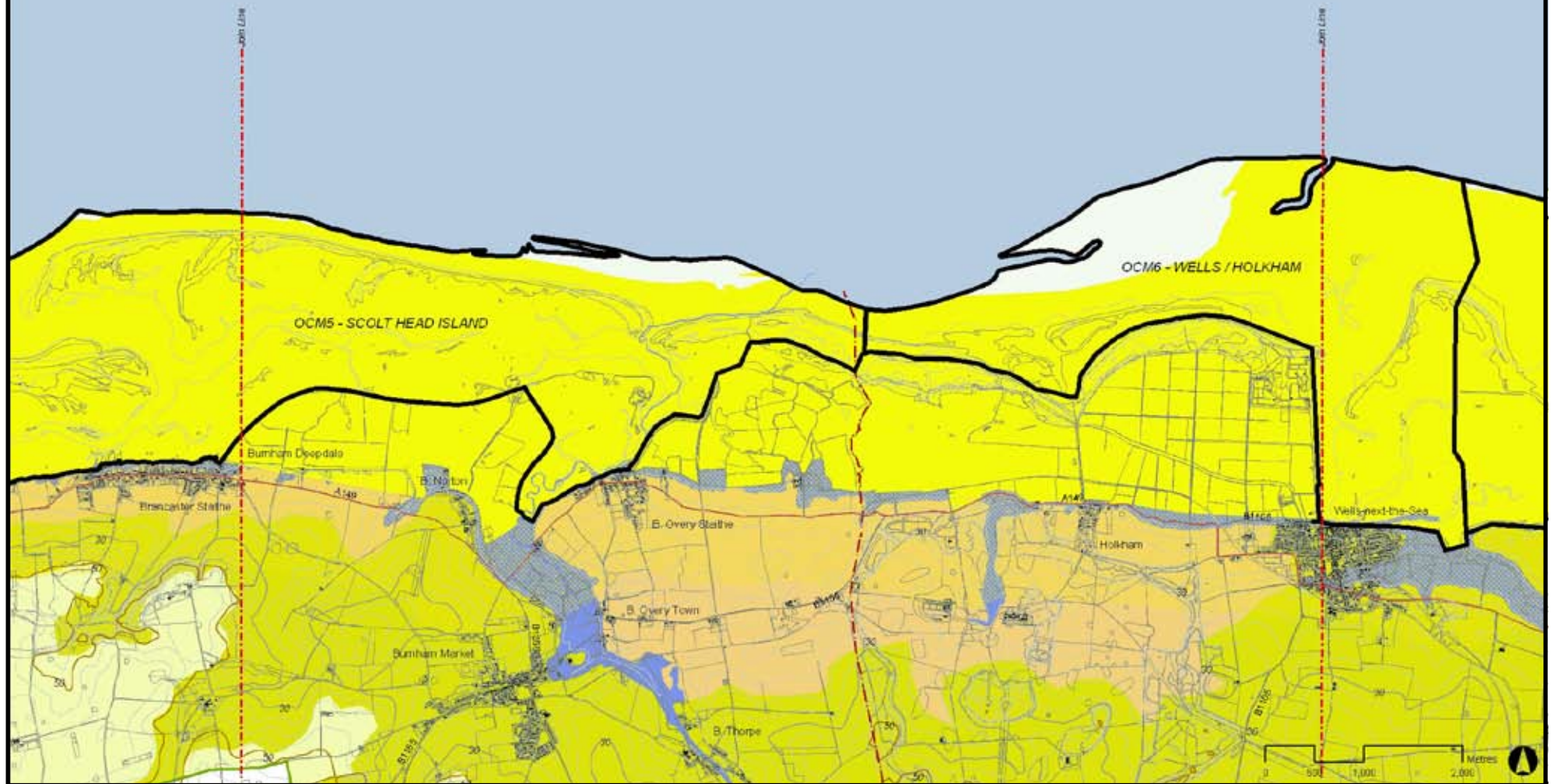
- | | | | |
|--|----------------------------------|------------------------|-------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | Broads & River Buffer Zone |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Core Habitat Corridors | Paston Bam Bat Site Management Area |
| Zone of Grassland-Heathland-Woodland Enhancement | Wetland Habitat Enhancement Zone | 'A' Road | 'B' Road |
| | | Principal river | Area of Outstanding Natural Beauty |
| | | Settlement | District Council Boundary |



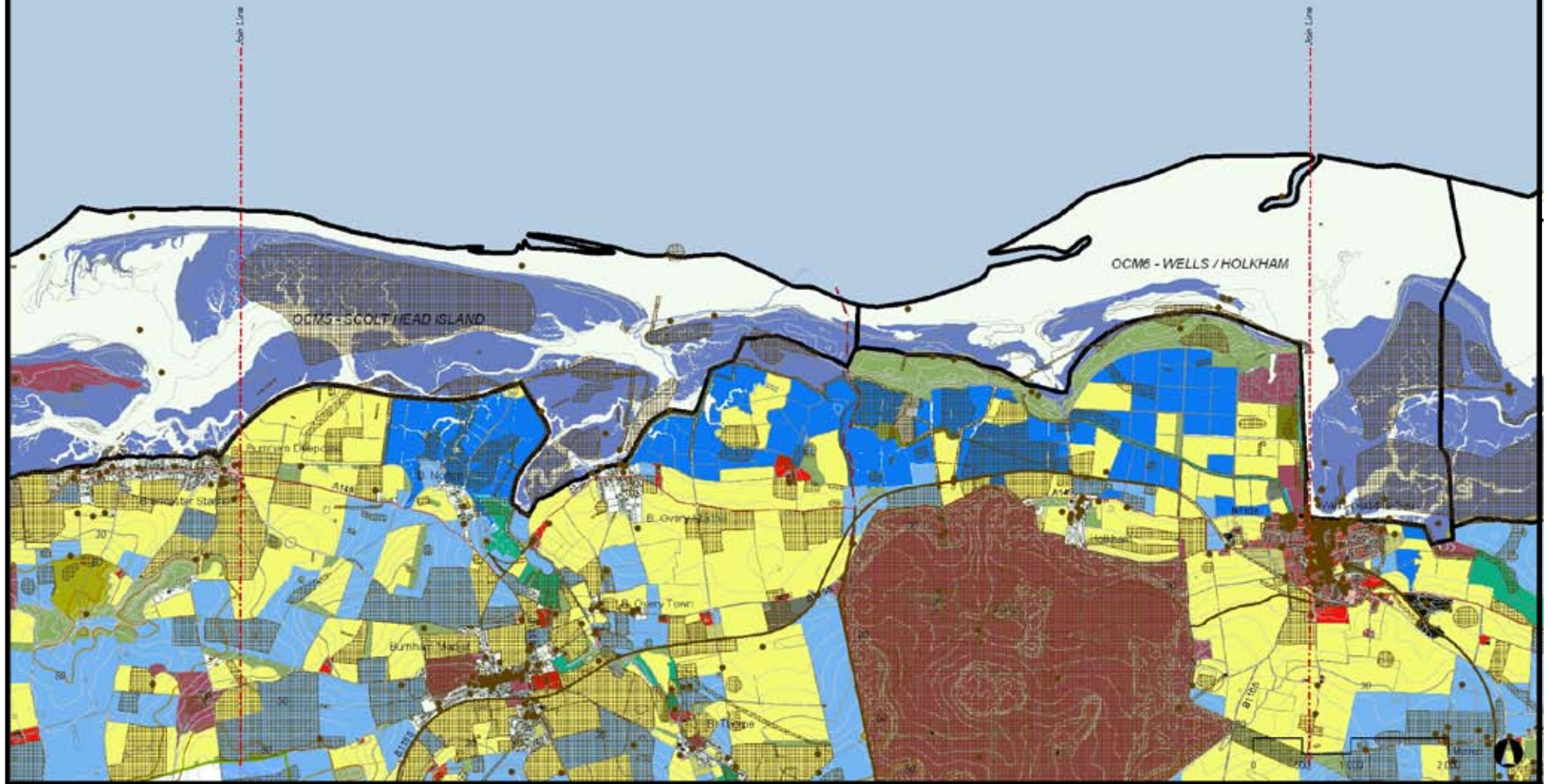
MAP 13c (iii) - HISTORIC LANDSCAPES MAP - OPEN COASTAL MARSHES

- | | | | | | |
|------------------------------|--------------------------|-----------------------------|----------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | HER 'point' | 'A' Road |
| 20th Century Agriculture | Communications | Military | Woodland | HER 'line' | 'B' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | | HER 'area' | Principal river |
| Built up Areas - Modern | Horticulture | Miscellaneous | | | Area of Outstanding Natural Beauty |
| Coastal - Drainage Enclosure | Industry | Parks, Gardens, Recreation | | | Settlement |
| Coastal - Managed Wetland | Inland - Managed Wetland | Pre- 18th Century Enclosure | | | District Council Boundary |

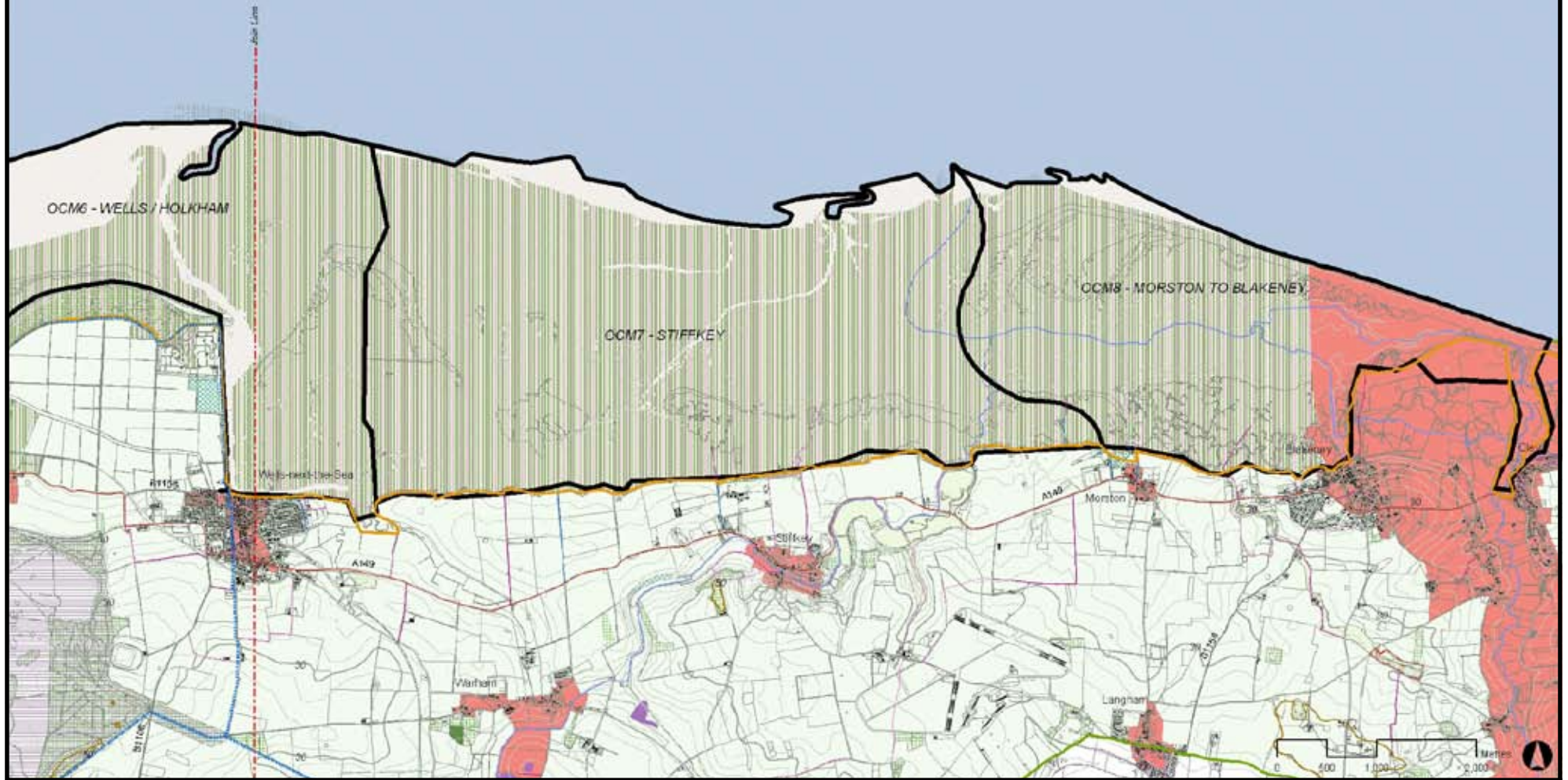




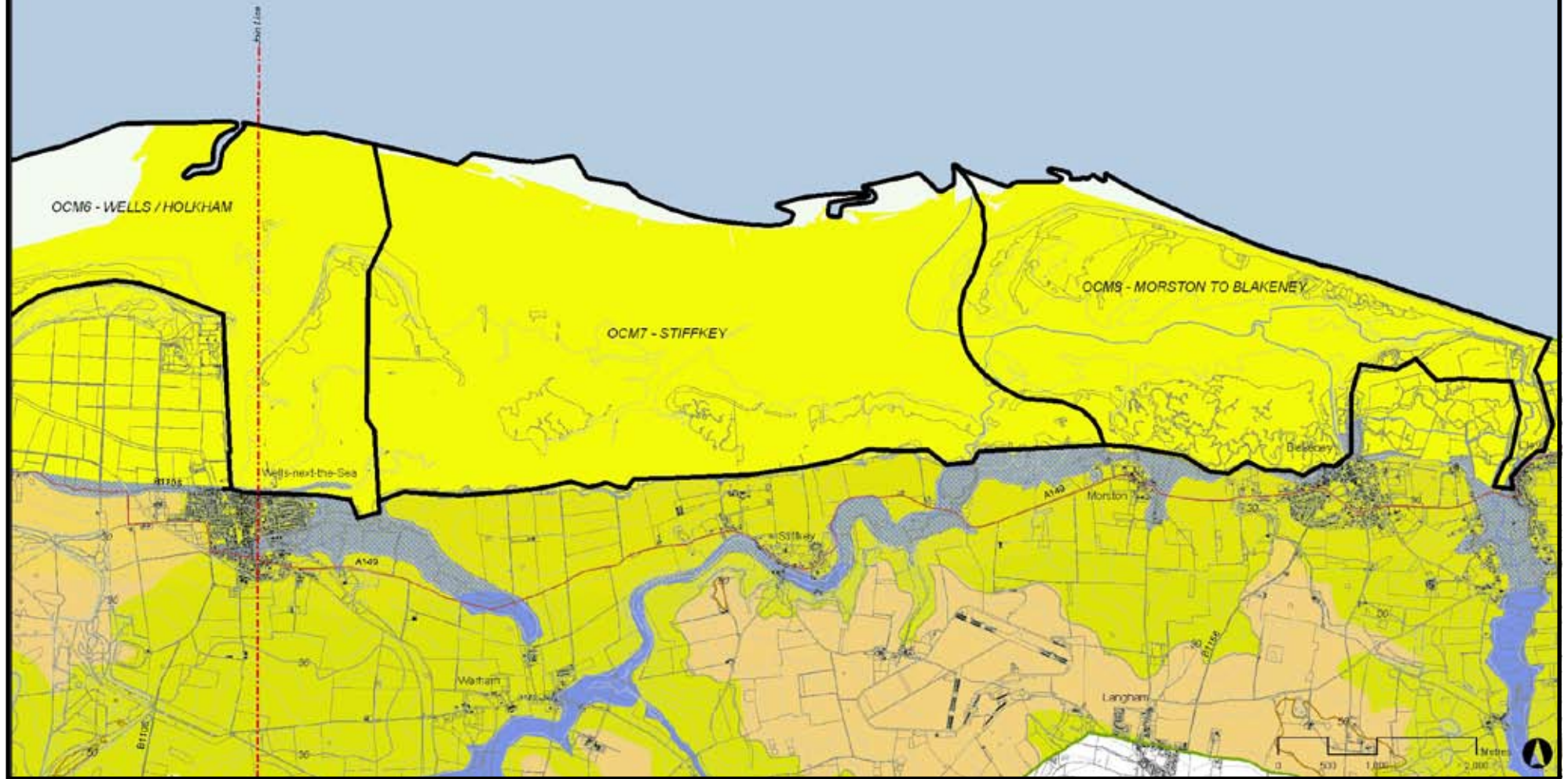
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|--|----------------------------------|----------------------------|-------------------------------------|------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | Core Habitat Corridors | 'A' Road |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Broads & River Buffer Zone | Paston Bam Bat Site Management Area | 'B' Road |
| Zone of Grassland-Heathland-Woodland Enhancement | Wetland Habitat Enhancement Zone | | | Principal river |
| | | | | Area of Outstanding Natural Beauty |
| | | | | Settlement |
| | | | | District Council Boundary |



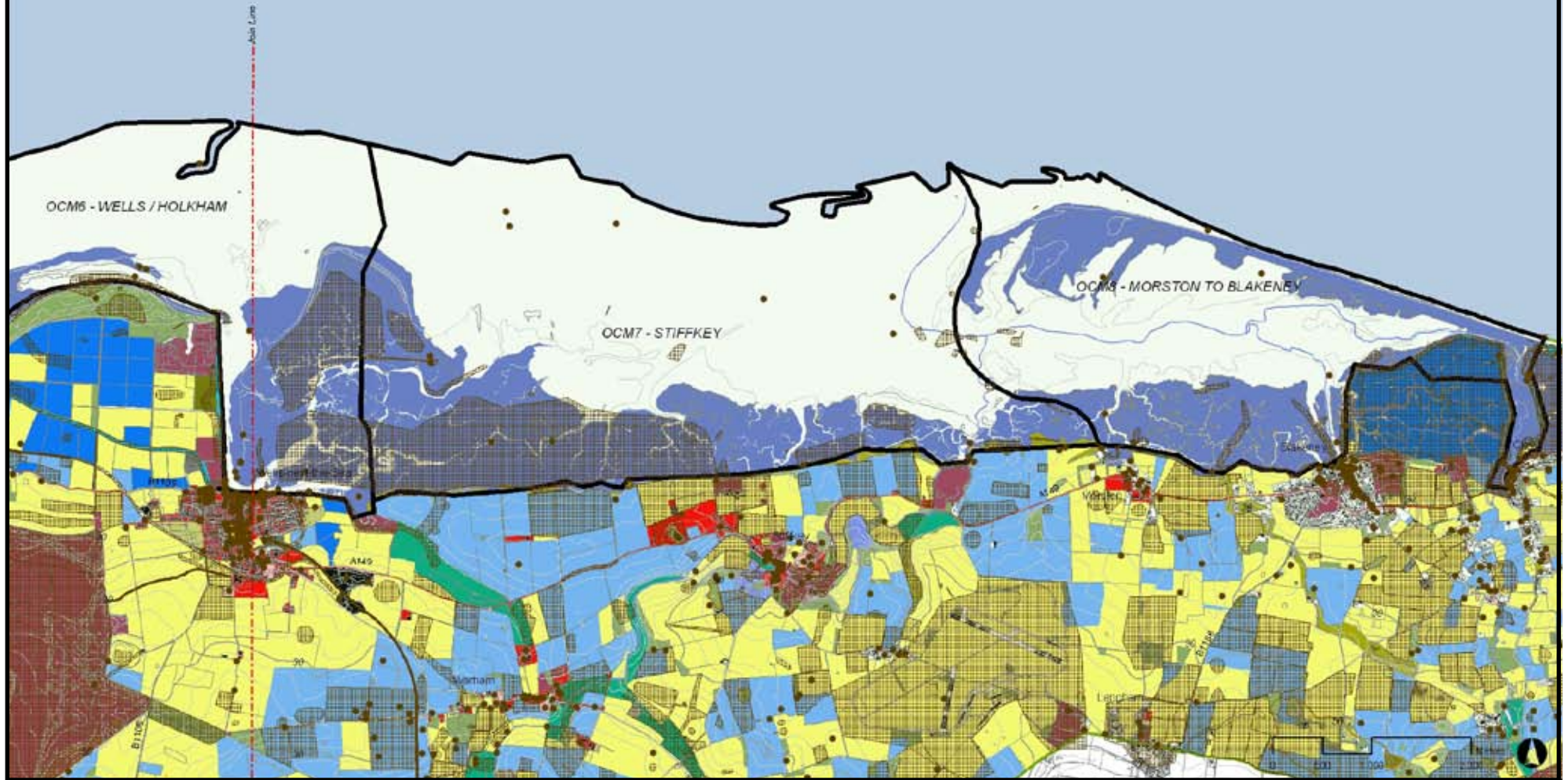
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|------------------------------|-------------------------|-----------------------------|----------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | HER 'point' | 'A' Road |
| 20th Century Agriculture | Communications | Military | Woodland | HER 'line' | 'B' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | | HER 'area' | Principal river |
| Built up Areas - Modern | Horticulture | Miscellaneous | | | Area of Outstanding Natural Beauty |
| Coastal - Drainage Enclosure | Industry | Parks, Gardens, Recreation | | | Settlement |
| Coastal - Managed Wetland | Inland Managed Wetland | Pre- 18th Century Enclosure | | | District Council Boundary |



Statutory Designations		Heritage		Connections		Topography			
	Ramsar Site		Local Nature Reserve		National Cycle Route		Contour Line (Interval 5 m)		'A' Road
	Special Protection Area		Forestry Commission Woodland		Cycleways		30 m Contour Line		'B' Road
	Ancient Woodland		Conservation Areas		Long Distance Path		50 m Contour Line		principal river
	Site of Special Scientific Interest		Historic Parks and Gardens		Footpath				Area of Outstanding Natural Beauty
	County Wildlife Sites				Bridleway				Settlement
					Restricted Byway				District Council Boundary



- | | | | |
|--|-------------------------------------|----------------------------|------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | District Council Boundary |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Broads & River Buffer Zone | 'A' Road |
| Zone of Grassland-Heathland-Woodland Enhancement | Core Habitat Corridors | | 'B' Road |
| Wetland Habitat Enhancement Zone | Paston Bam Bat Site Management Area | | Principal river |
| | | | Area of Outstanding Natural Beauty |
| | | | Settlement |



- | | | | | | |
|------------------------------|--------------------------|-----------------------------|----------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | HER 'point' | 'A' Road |
| 20th Century Agriculture | Communications | Military | Woodland | HER 'line' | 'B' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | | HER 'area' | Principal river |
| Built up Areas - Modern | Horticulture | Miscellaneous | | | Area of Outstanding Natural Beauty |
| Coastal - Drainage Enclosure | Industry | Parks, Gardens, Recreation | | | Settlement |
| Coastal - Managed Wetland | Inland - Managed Wetland | Pre- 18th Century Enclosure | | | District Council Boundary |



drained coastal marshes



© Annie Cowper Johnson

Integrated landscape character



MAP 14a - Drained Coastal Marshes Key Plan

A flat, open landscape underlain by chalk but dominated by coastal drift deposits. The Drained Coastal Marshes have been reclaimed from the coastal saltmarshes to form calcareous silts and clay soils. The area is protected from inundation by extensive sea walls (facing the Wash), a shingle bank (at Cley), clay banks and a 16m high extensive dune system at Holkham - the 'Holkham Meals'. Beyond these natural and man-made defences, the Open Coastal Marshes and tidal mudflats stretch out to the sea.

The Drained Coastal Marshes is an evocative landscape, highly valued for its distinctive character and for its ecology. Existing areas of freshwater marsh are important for breeding birds such as redshank and lapwing, and the combination of wetland, grazing marshes and saline lagoons are valuable for wintering wildfowl such as pink footed geese. But it is a transitional landscape - its character and the balance between freshwater and saline habitats is shifting in response to rising sea levels. The proportions of arable farmland: wet pasture: wetland will depend on levels of coastal defence, the threat of coastal flooding and policy decisions for their management. The result is likely to be an evolving landscape mosaic, where the balance gradually shifts (over a long timescale) towards inter-tidal and wetland habitats.

The Drained Coastal Marshes are flat, with only minor variations, and drained by a combination of straight drainage ditches and meandering rivers and creeks, many of which have been diverted during the drainage process. While most early settlers lived on the higher land on the fringes of the inter-tidal marsh, there are the remains of a simple Iron Age Fort on a defensible 'dry' enclave at Holkham. Change has long been a characteristic feature of the Drained Coastal Marshes and the area has been subject to repeated reclamation since Roman times. Mapped evidence suggests an unstable process, with periods of intensive agriculture followed by temporary reversion to marshland and periods when grazing was dominant. Linear 'ladder-type' field patterns and the sites of isolated farmsteads reflect the stages of enclosure; the farmsteads are often located at the intersection of reclamation periods and are on higher, more stable land. Faden's Map (1797) shows that the majority of the marsh was common land, used as grazing for cattle, sheep and horses and to supply sedge and reed for building and for animal bedding, as well as habitat for fish, eels and wild birds. The Domesday Book records salt pans on the marshes within this area - saltwater flowing in tidal creeks was diverted into special basins where it evaporated. There is also evidence of medieval fisheries and water mills.

Integrated landscape character (continued)

Strong contrasts in land use pattern reflect this long history of intervention. In areas protected by a sea wall, the Drained Coastal Marshes has a simple repetitive pattern with large geometric arable fields bordered by grassed banks, drainage ditches and low gappy hedges. But a smaller scale pattern of more textured and irregularly-shaped pastures predominates on the inland fringes of the drained farmland, alongside watercourses and in the vicinity of the wetland nature reserve near Cley. The rush-lined drainage ditches which criss-cross the larger arable fields form an inter-connected network of valuable wetland habitats. There are also strong contrasts in tree cover. The vast areas of open arable land in the North Wootton area are interrupted only by occasional shelterbelts, but woodlands are more a feature of the Drained Coastal Marshes near Holkham and Wells, with some conifer and mixed plantations on the dunes near Holkham. These woodlands are ecologically valuable and contain fragments of heathland.

Overall, this is an open landscape. Woodlands are concentrated towards the inland boundary of the landscape type and there are typically long views from the more elevated landscapes inland. Beyond the woodland fringe, the skyline is uninterrupted by vertical elements. The panoramic views are defined by wide skies with a simple horizon and the apparent lack of subdivision in the landscape exaggerates the overriding sense of expanse. The vast majority of the area is a remote, peaceful landscape, but there are pockets of intense activity – at the beach areas near Holkham, Wells and Cley.

Landscape sensitivity and change

The open, expansive character of this landscape and the potential for long views from the adjacent, more elevated inland landscape types ensures that any interventions are likely to be prominent, particularly if the change involves interruption to the skyline and the dominant horizontal plane. However, the strong contrasts in landscape character mean that there are also strong contrasts in landscape sensitivity:

- The 'engineered' open arable land near North Wootton is a man-made landscape, with a long history of change, so ongoing interventions could be seen as part of the continued evolution of its character.
- The beaches, farmland and marshes of the Drained Coastal Marshes in the Holkham and Cley areas are highly sensitive to change which could disrupt the high ecological value of local habitats and views across the vast expanse of open coastline that so many visitors come to enjoy.



Landscape sensitivity and change (continued)

Key environmental assets which are particularly sensitive to change are listed below.

- The simple, open, expansive character of the landscape and its remote, peaceful nature.
- the network of boundary drainage ditches which are of ecological value and which also record historic sequences of reclamation, the ***mosaic of wetland habitats*** (many of which are priority BAP habitats). For instance coastal sand dune, coastal and floodplain grazing marsh, saline lagoons and reedbeds are exceptionally sensitive and vulnerable to change. They encourage breeding waders, overwintering wildfowl and aquatic plants.
- The balance of freshwater to saline marshland habitats, which is in flux and is sensitive to changes in water level (eg due to groundwater abstraction and or coastal realignment).
- The naturally evolving sand dune systems, which contain a great diversity of plant species and important transitions from pioneer to mature, established dune environments.
- The Cley - Weybourne shingle ridge, which supports a range of rare plant species and is of great physiographic interest. The ridge (part of the Blakeney Point spit) is valued as a site of extensive scientific research on the formation of coastal shingle spits and saltmarsh.

Variations in character

Variations in character and inherent landscape sensitivities are highlighted in the following distinctive landscape character areas within the Drained Coastal Marshes (AONB area):

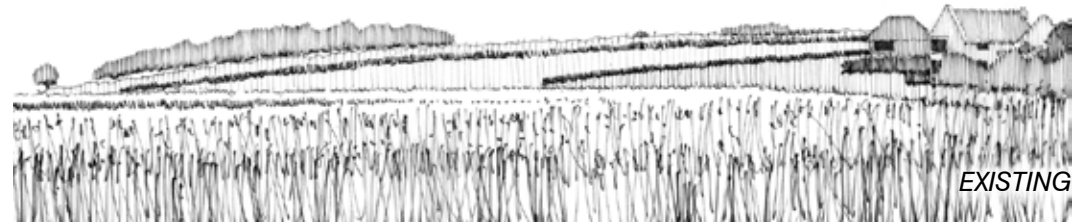
Landscape character area	Distinctive character	Inherent sensitivity
<p>North Wootton - DCM1</p>	<p>A flat, open engineered landscape delineated by extensive sea walls, which date from the 17th century. The Babingley River meanders across DCM1 to the north of Castle Rising, but is diverted along the sea wall to the Lynn channel within an engineered channel. Simple, repetitive landscape pattern dominated by large arable fields bordered by straight drainage ditches. There are few trees and only gappy hedgerows, but some dispersed shelterbelts which offer little overall sense of enclosure. The wooded slopes of the adjacent Wooded Slopes with Estate Land provide a wooded skyline and backdrop to the east. Small areas of roughly grazed pastures with fragmented hedgerows are locally distinctive and are of ecological value in an otherwise man-made landscape. The sea defence walls along the entire (seaward) western border are a distinctive feature in the landscape. They often form a prominent line on parts of the skyline and prevent local views to the sea. This is a flat, open landscape with vast skies and complete lack of built structures & vertical elements.</p>	<ul style="list-style-type: none"> • Open views across simple, expansive arable landscape • Few vertical elements • Predominantly isolated & rural character • Local areas of smaller-scale wetland and rough pasture (valuable in ecological and landscape terms) eg along the Babingley River • Areas with a distinctive 'ladder-pattern' of field boundaries are of value as a record of local landscape history • The rush-lined drainage ditches which criss-cross the arable fields form an interconnected network of valuable wetland habitats • Scheduled monuments and settings at Castle Rising and medieval settlement of Babingley

Landscape character area	Distinctive character	Inherent sensitivity
	<p>There are no settlements, with only occasional isolated farmsteads accessed by long unmade roads. Some urban fringe influences (paddocks, garden boundaries and views to a residential skyline) to the south – towards North Wootton & North Lynn.</p>	
<p>Old Hunstanton to Holme (DCM 2)</p>	<p>Flat area of rough grassland and dune vegetation bordered to the north by a series of gently undulating sand dunes. To the north A golf course behind the dunes and ‘ribbon’ development and a caravan park along Beach Road and Broadwater Road dominates the character of the area and introduces a manicured more developed character than other areas of Drained Coastal Marshes</p>	<ul style="list-style-type: none"> • Patchwork of saltmarsh, scrub & grassland along landward side of the beach provides key ecological habitat
<p>Holme to Thornham (DCM 3)</p>	<p>A former area of intertidal creeks that has Series of fields inland have been reclaimed to form wetland habitats with some drained arable fields & pastures on the fringes. Enclosed by dunes to the north, with some planted pines, and a sea bank to the east. Remnant sinuous features e.g Broadwater are supplemented subdivided by a network of straight ditches & creeks. The only building is Broadwater House, now the NWT visitor centre. The fields are fringed by sand dunes, saltmarsh and mudflats, from which there are long views across Brancaster Bay. The Peddar’s Way & The Norfolk Coastal Paths follows the coast.</p>	<ul style="list-style-type: none"> • Strong sense of openness, with open panoramic views in all directions from the Norfolk Coast Path • Isolated, rural character • Important wetland habitats for breeding and wintering birds

Landscape character area	Distinctive character	Inherent sensitivity
Thornham and Titchwell (DCM 4)	Two relatively small areas reclaimed from the intertidal marshes, protected by sea banks, which provide extensive views of the surrounding marshes and inland ridge from the banks. The western section is part of the RSPB Titchwell Marshes reserve, organised as lagoons and wetland habitats including extensive reedbeds, with a number of hides. The eastern section has a more natural appearance in general with a lagoon, seasonal wet areas and grazing marsh. The Golf Club House and practice ground in the northern part of this area, the former is a prominent landmark.	<ul style="list-style-type: none"> • Long, uncluttered views along the coast from sea banks • Important wetland habitats for breeding and wintering birds
Overy Creek (DCM5)	Mainly wet pasture with remnant creek features to the east, arable farmland to the west. Sense of enclosure from the long, curving sea bank on three sides and the backdrop of the rising Coastal Slopes to the south. Open panoramic views from the sea bank. Includes the wetland habitats of the valley of the River Burn to Burnham Overy. Tracts of Overy and Norton Marshes have been reclaimed to form drained land used for grazing cattle and Overy Marshes are protected from the sea by vegetated sand dunes. The coastal marshes are sparsely populated with only occasional farm buildings.	<ul style="list-style-type: none"> • Long-distance, panoramic views over the undeveloped salt marshes towards the sea, and inland over the reclaimed marshes, from the sea bank • Relatively remote and tranquil & wild

Landscape character area	Distinctive character	Inherent sensitivity
Holkham (DCM6)	<p>The Holkham Drained Coastal Marshes lie behind a line of dunes known as the 'Holkham Meals'. The dune crests reach a height of 16m and, with prevailing winds from the north, sand is blown off the beach surfaces very soon after they are exposed. The dunes may have originated as an offshore bar of shingle that became stabilised by dune building. The extensive belt of pine woodland (planted during the mid 19th century) on the western part of the inner dune system is a distinctive and unusual local landscape feature. Documentary evidence suggests that a channel flowed through Holkham Gap before the salt marshes were drained and reclaimed. The marshes are protected by the dunes to the north and sea banks to the west and east. There are partly arable and partly flooded areas of grazing marshes, with an old railway embankment and sea defence banks in the eastern part of the area. The Pinewoods caravan park and car park are relatively well screened. The beach huts at Wells beach and the avenue of poplars and car parking at Lady Anne's Drive are local but highly influential landscape elements. Development along the A149 Coast Road in the adjacent landscape type is prominent.</p>	<ul style="list-style-type: none"> • Long open views and a simple landscape structure which is sensitive to the visual impact of parked cars, litter and equipment associated with the large numbers of visitors who frequent the area year round • Distinctive dune system, which is a fragile habitat sensitive to erosion by people trampling and recreational pressures • Distinctive pine woodland, which is locally an important landscape feature and which screens the caravan park and its associated buildings • Important wetland habitats for breeding and wintering birds • Iron Age fort and setting on Holkham marshes
Cley/Salthouse (DCM7)	<p>The drained coastal marshes at Cley and Salthouse have been claimed from saltmarshes behind part of the shingle ridge which extends from Blakeney point to Kelling Hard. The size of the shingle increases from Blakeney to Kelling Hard. This is a relatively simple landscape structure, strongly influenced by adjacent landscape types. Freshwater wetlands, small pastures, reed fringed ditches and open water scrapes in the nature reserve. Area is overlooked but has fairly limited public access</p>	<ul style="list-style-type: none"> • Long-distance, panoramic views inland to the settlements of Cley and Salthouse against the backdrop of the Walsey Hills • Shingle ridge forms backdrop and shelter to north, blocking views to the sea • Wetlands - pools, ditches and wet pasture provide a valuable complex of wetland habitats • Remote, tranquil & wild • Nesting ringed plovers on shingle bank vulnerable to disturbance

Key forces for change

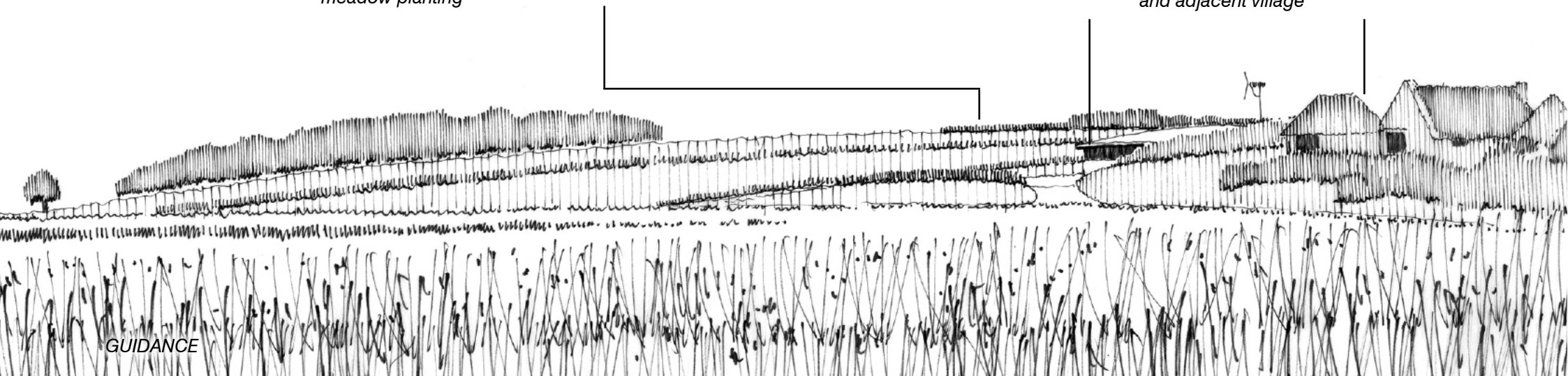


- New small-scale development, which may impact upon the characteristic sense of remoteness, openness and exposure.
- Potential flood risk from the dynamic and ever-changing nature of the adjacent coastline – changes to the sea walls, sea banks and the shingle bank at Cley as a result of flood protection or natural forces, will alter the length and nature of sea views.
- Changes in cropping and or water management regimes, which would alter the ‘texture’ and habitat value of the landscape – scope for positive and negative change.
- Potential eutrophication of rivers and dykes as a result of run-off from adjacent agricultural farmland.

service areas & clutter car park hidden by retained landform & new native shrub & meadow planting

large visitors centre carefully integrated into coastal landform

New native infrastructure planting maintains sense of separation between new building and adjacent village



GUIDANCE

Key forces for change (continued)

- Loss of hedgerow field boundaries and drainage ditches as a result of agricultural intensification.
- Potential loss of grazing marsh, but increase in inter-tidal habitats as a result of changing levels of coastal defence, in combination with managed realignment schemes.
- Extension of urban/ urban fringe character around the fringes of the area and on immediately adjacent landscape types which could have a visual impact on landscape character, particularly in areas where the settlement is on elevated land overlooking the Drained Coastal Marshes.
- Extension of 'urban fringe' character (such as lighting, pony paddocks and domestic garden fences and hedges) into this landscape at settlement edges.
- Off-shore wind farms, which could have a negative impact on the remote, wild qualities of the Drained Coastal Marshes.

20 year vision

managed change

An expansive, transitional coastal landscape, which is undergoing a gradual long-term transition from farmland to inter-tidal environment. Key features of geomorphological and habitat value are conserved within an increasingly natural, shifting mosaic of marsh and wetland habitats fringed by pasture. Flocks of redshank and curlew, swirling from one wetland to the next, will be part of a dynamic panorama enjoyed by visitors who come to experience views across a natural wilderness.



Integrated landscape guidance

- 1 Work in partnership to develop a strong vision for the future coastline management which accepts managed transitions in character and habitat.** Within the mosaic of habitats, key features of geomorphological and habitat value are:
 - coastal vegetated shingle beaches along the North Norfolk Coast and lining The Wash (both core habitat areas ¹);
 - dune systems along the coast as habitats for a rich diversity of flora and salt-tolerant species; and
 - areas of natural brackish lagoons (for example at Holme), and artificial lagoons (for example, at Titchwell), as valuable habitats for invertebrate fauna and feeding sites for wintering and passage waders and waterfowl.The location and scale of these components may change, but they should be key features within the Drained Coastal Marshes landscapes.
- 2 Encourage and support an increase in the proportion of wetland habitat with conversion from arable farmland to pasture, grazing marsh and wetland so that the Drained Coastal Marshes gradually becomes a more natural, shifting mosaic of habitats**
- 3 Create and enhance the range of habitats associated with farmland areas,** linking habitats and making connections between coastal habitats and habitats on the inland fringes of the Drained Coastal Marshes so that habitats connect to woodlands and semi-natural habitats on the adjacent slopes.
 - Protect, enhance and where possible expand, habitats of purple moor grass, rush pastures and lowland meadow habitats.
 - Retain small transitional areas of heathland and grassland where these emerge from the marsh and buffer agricultural land.
 - Conserve and enhance scattered, mixed shelterbelts, which delineate fields, as corridors of ecological value.
 - Conserve the courses of drainage ditches, and minor watercourses (which are lined in places with grassy banks, reeds and reedmace) as key landscape features and wildlife corridors.
 - Seek strategies to minimise the risk of eutrophication of rivers and dykes as a result of run-off from adjacent agricultural farmland.
 - Conserve the distinctive small-scale field pastures, bounded by water-filled ditches.
- 4 Conserve the relatively strong sense of remoteness and tranquillity**
 - Any further development associated with 'pockets' of concentrated visitor activity requires exceptionally careful design to ensure that it is unobtrusive and does not detract from the expansive, remote coastal character that people have come to enjoy.

¹ *Norfolk Wildlife Trust on behalf of the Norfolk Biodiversity Partnership, July 2006, Ecological Network Mapping Project for Norfolk*

Integrated landscape guidance (continued)

- Avoid lighting associated with roads, security and buildings as this has a severe negative effect on the sense of remoteness; lights can be seen from many miles along the coast.
- Conserve the open, rural character of local roads, which are often bordered by ditches with reed fringes; avoid clutter of signs and reinstate small-scale roadside hedgerows, ditches and verges following minor changes to road alignment.
- Avoid small scale, bitty interventions, which would be totally out of place in this simple, large-scale landscape.

5 Conserve panoramic and open views across the area and beyond to adjacent landscape character types

- Identify and enhance the setting for key views across the Drained Coastal Marshes from roads and rights of way on elevated adjacent landscape types.

6 Conserve the generally scattered and isolated settlement pattern throughout the area

Avoid new built development generally. In particular:

- avoid new vertical structures which affect or impinge on open skyline views; and
- consider carefully designed planting as part of settlement edge schemes in locations which border and form a visual backdrop to the Drained Coastal Marshes.

Detailed maps

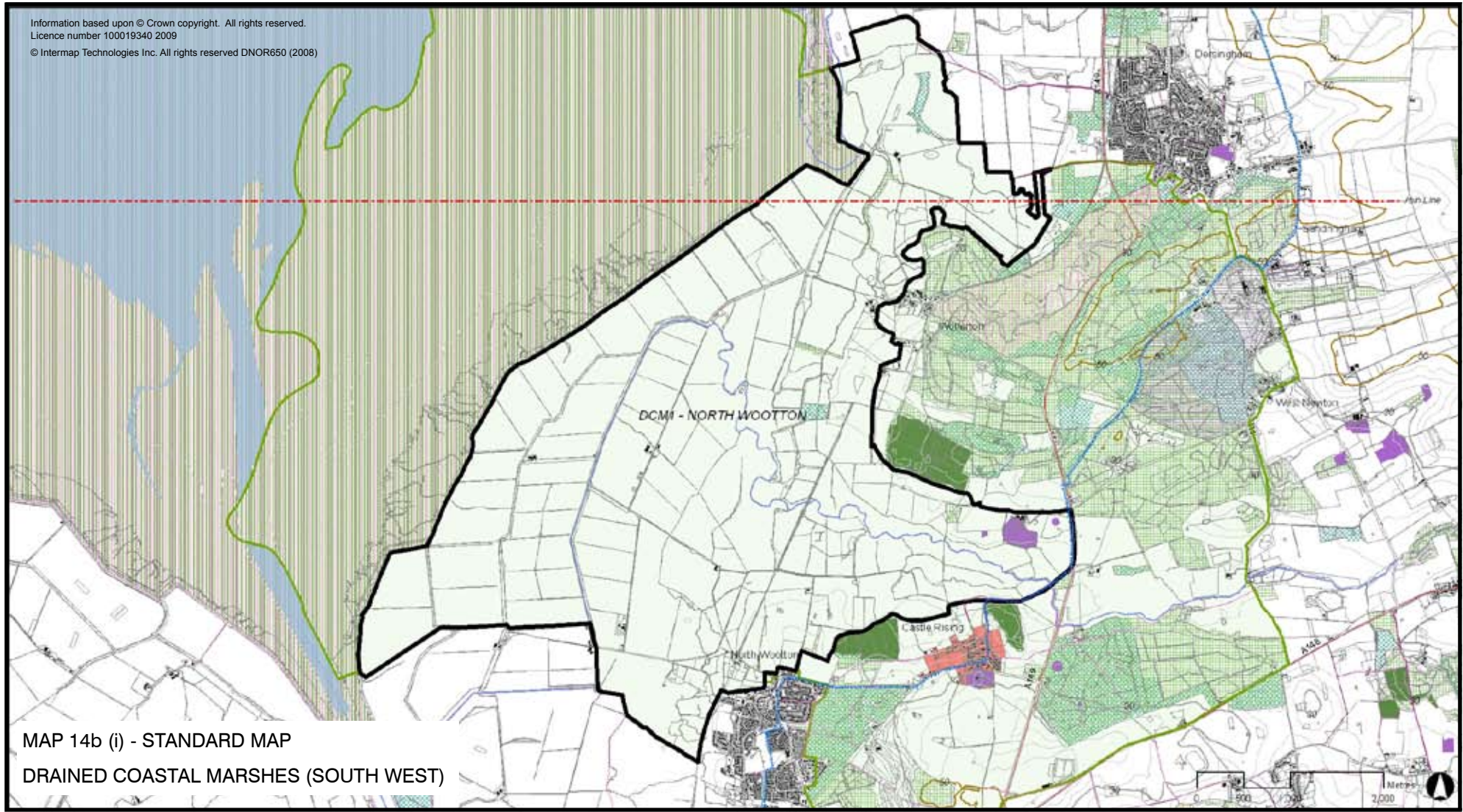
- **Standard** - landform, drainage, rights of way and statutory designations
- **Biodiversity** - ecological networks ²
- **Historic landscapes** - broad historic landscape character types ³ and data from the Historic Environment Record ⁴

² *Norfolk Wildlife Trust on behalf of the Norfolk Biodiversity Partnership, July 2006, Ecological Network Mapping Project for Norfolk*

³ *Norfolk Landscape Archaeology, January 2009, Norfolk Historic Landscape Character - a report on the Norfolk Landscape Characterisation (HLC) Project*

⁴ *www.heritage.norfolk.gov.uk - provides a computerised, searchable database (with integrated digital mapping) of all areas of known archaeological activity, sites, finds, cropmarks, earthworks, industrial remains, structures and historic buildings in the county*

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MAP 14b (i) - STANDARD MAP
 DRAINED COASTAL MARSHES (SOUTH WEST)

Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

Connections

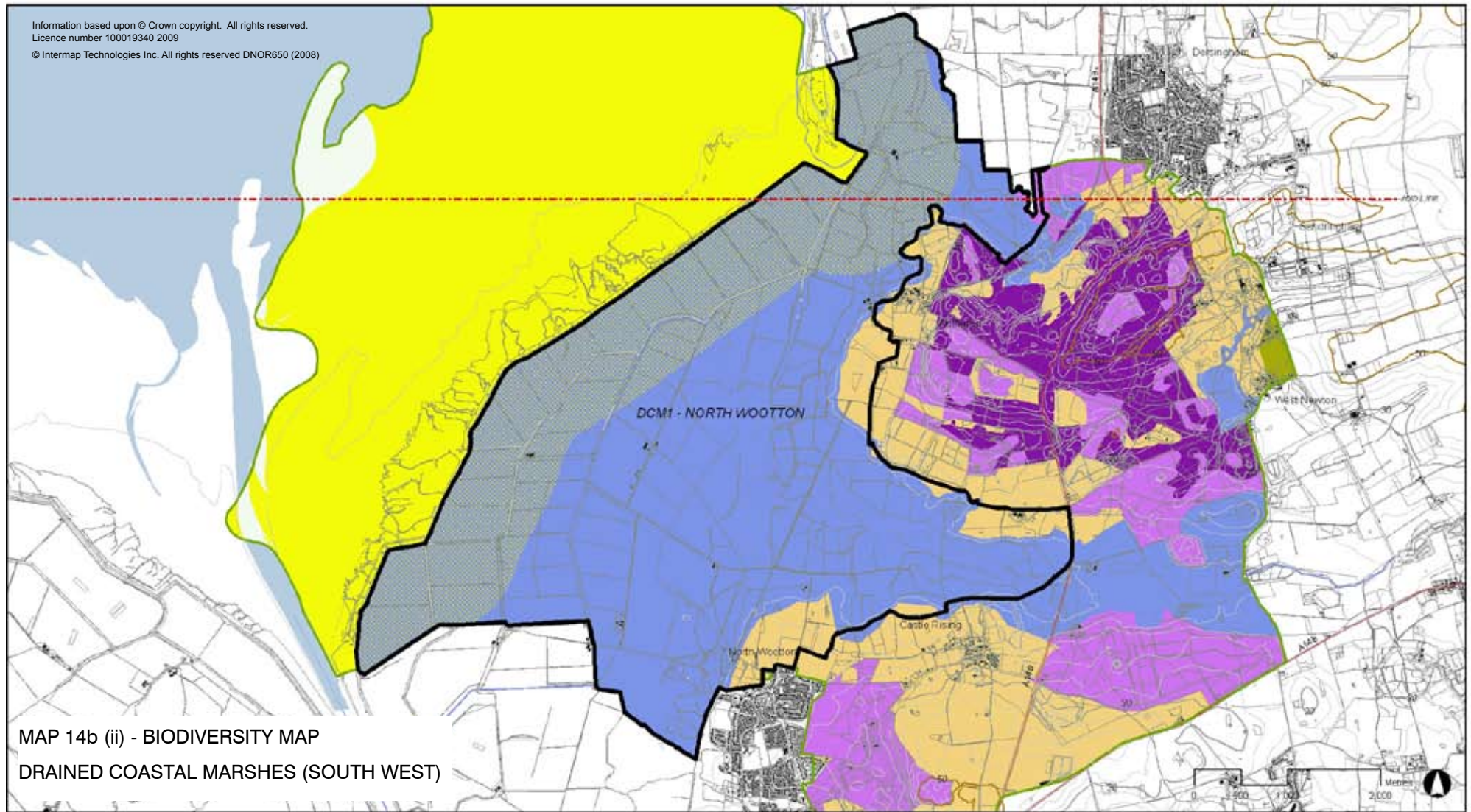
- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

Topography

- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

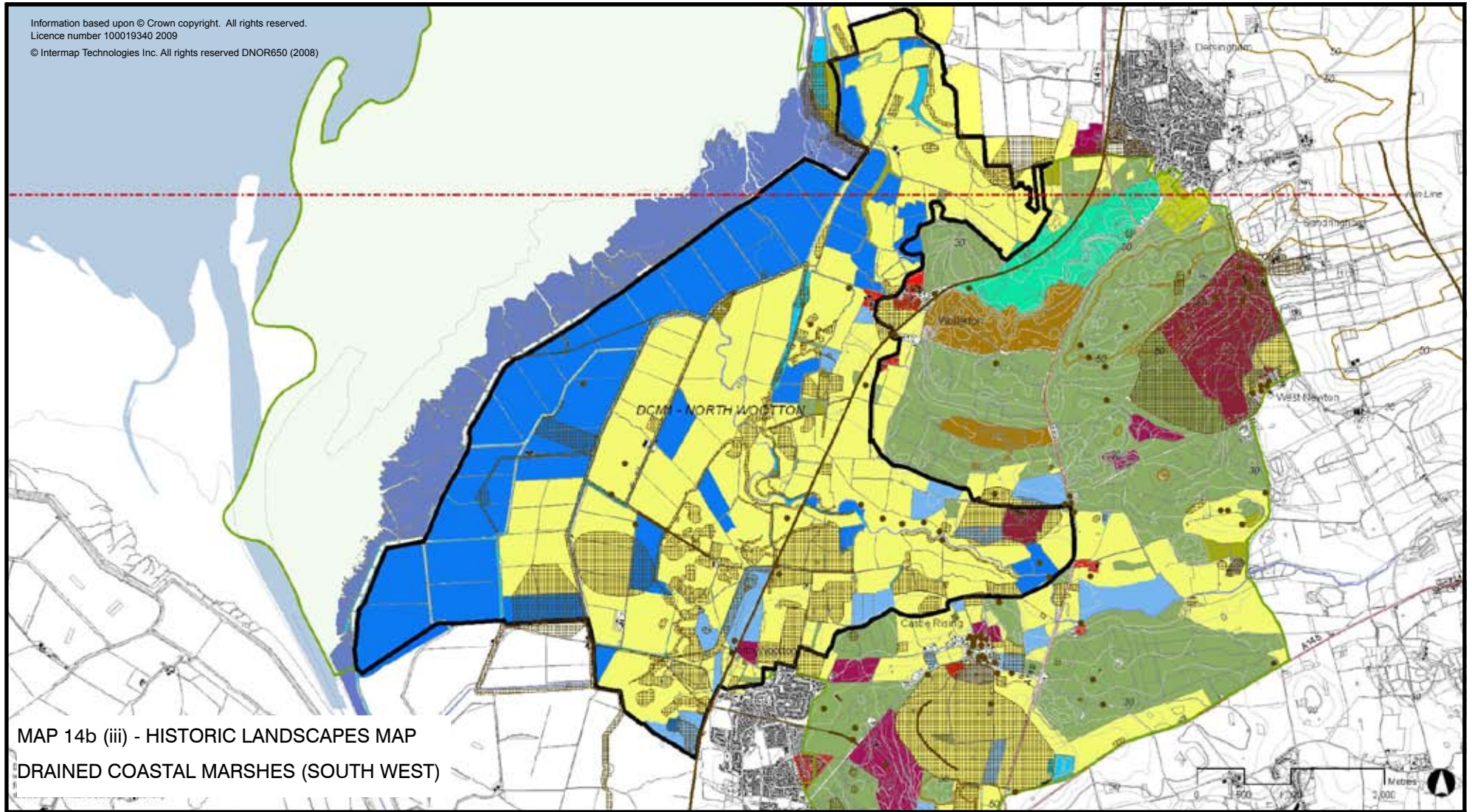
- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries

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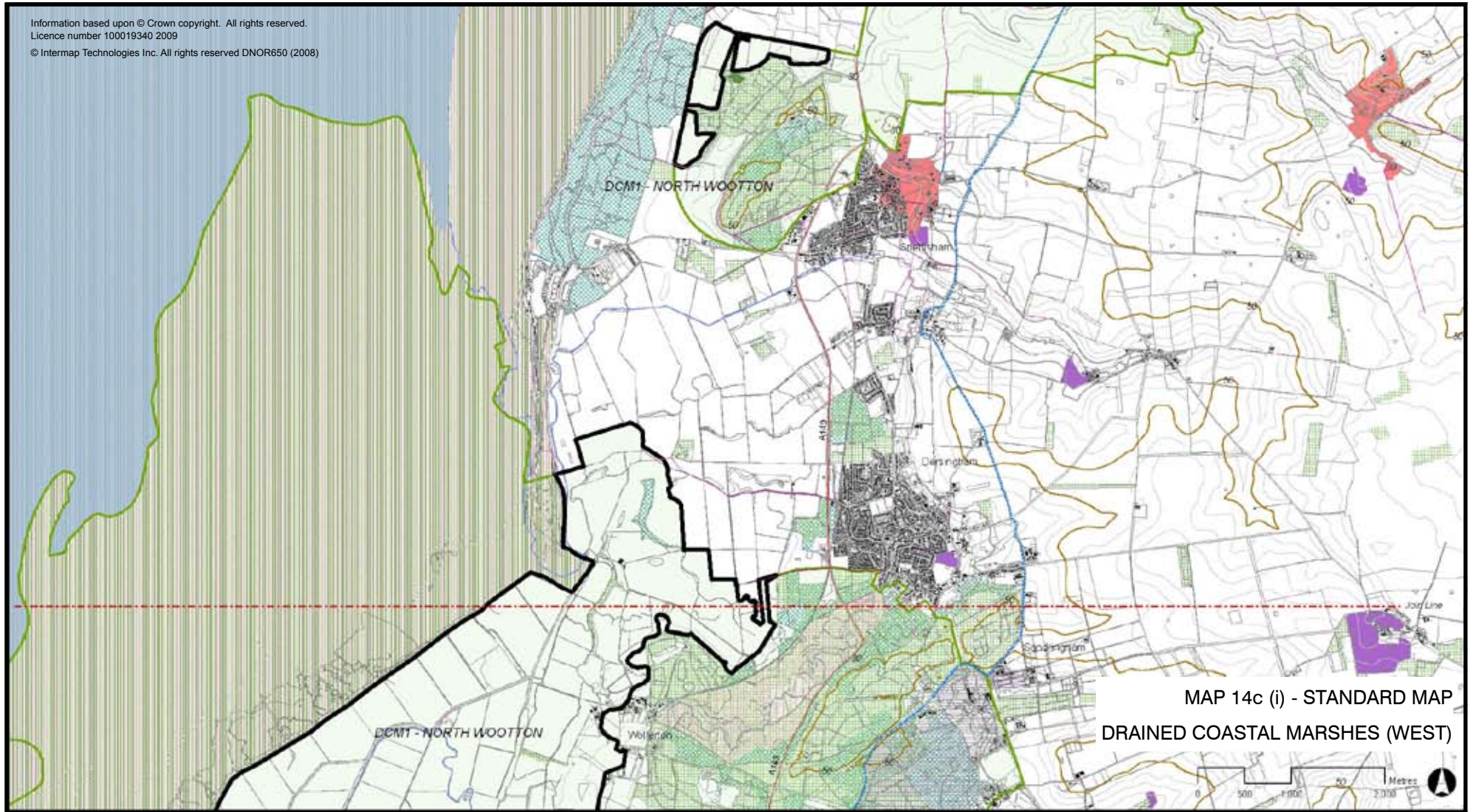
MAP 14b (ii) - BIODIVERSITY MAP
 DRAINED COASTAL MARSHES (SOUTH WEST)

- | | | | | |
|--|---------------------------------------|---|--|---|
| Ecological Network | | Priority Heathland Creation Areas Data (All in core area) | | <ul style="list-style-type: none"> — 'A' Road — 'B' Road — Main River ▭ Area of Outstanding Natural Beauty ▭ Settlement - - - District Council Boundaries |
| ▭ Core Woodland Area | ▭ Coastal Habitat Enhancement Zone | ▭ Coastal Buffer Zone | ▭ Priority 1 Heathland Creation Areas (Scores 33 or Above) | |
| ▭ Zone of General Habitat Enhancement | ▭ Calcareous Grassland Core Area | ▭ Broads & River Buffer Zone | ▭ Priority 2 Heathland Creation Areas (Scores 21-32) | |
| ▭ Zone of Grassland-Heathland-Woodland Enhancement | ↔ Core Habitat Corridors | | | |
| ▭ Wetland Habitat Enhancement Zone | ▭ Paston Bam Bat Site Management Area | | | |



MAP 14b (iii) - HISTORIC LANDSCAPES MAP
 DRAINED COASTAL MARSHES (SOUTH WEST)

- | | | | | |
|------------------------------|--------------------------|---------------------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Miscellaneous | HER 'point' | 'A' Road |
| 20th Century Agriculture | Historic Earthwork | Parks, Garden, Recreation | HER 'line' | 'B' Road |
| Built up Areas - Historic | Horticulture | Water Features | HER 'area' | Main River |
| Built up Areas - Modern | Industry | Woodland | | Area of Outstanding Natural Beauty |
| Coastal - Drainage Enclosure | Inland - Managed Wetland | | | Settlement |
| Coastal - Managed Wetland | Marginal | | | District Council Boundaries |



MAP 14c (i) - STANDARD MAP
 DRAINED COASTAL MARSHES (WEST)

Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

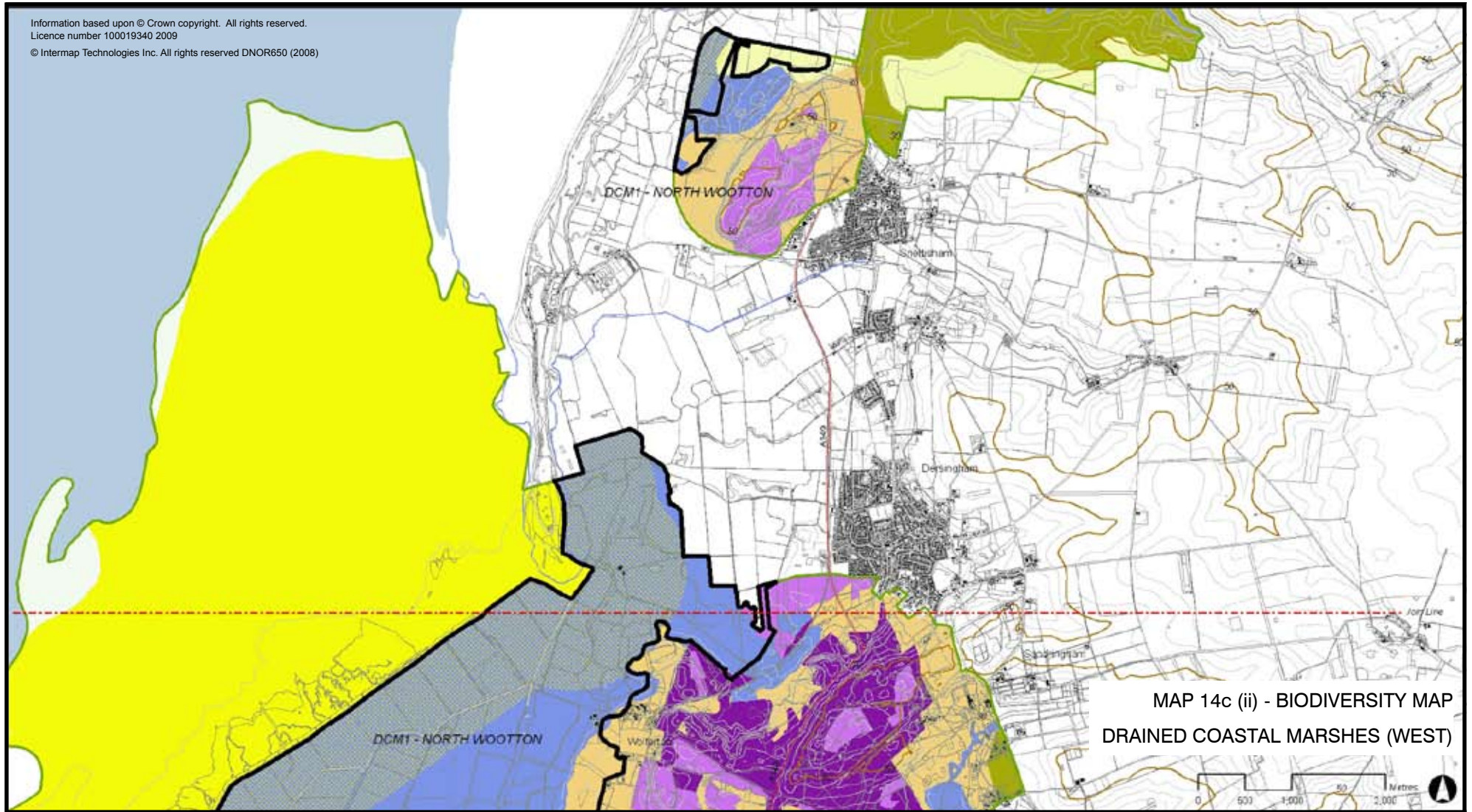
Connections

- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

Topography

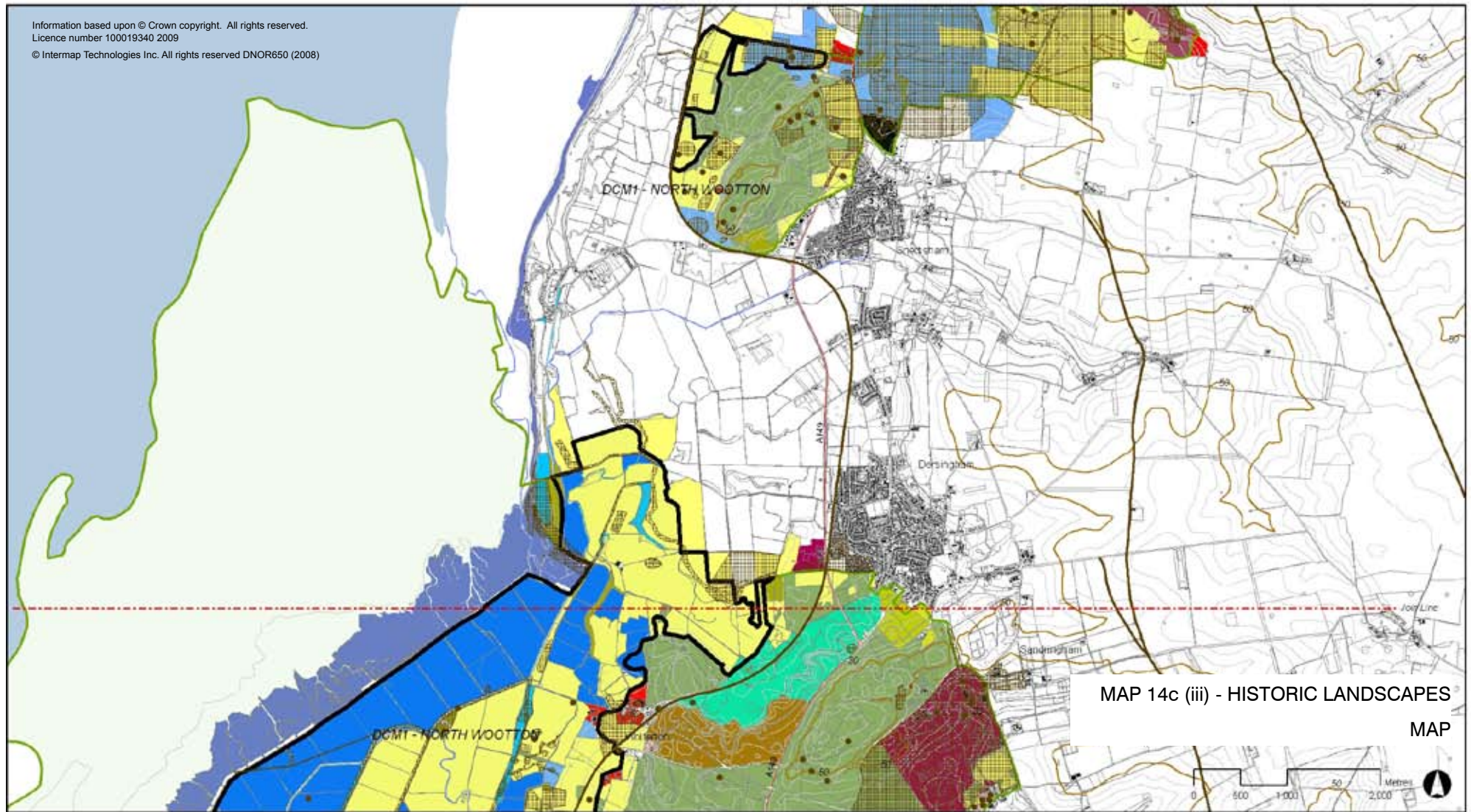
- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries



MAP 14c (ii) - BIODIVERSITY MAP
 DRAINED COASTAL MARSHES (WEST)

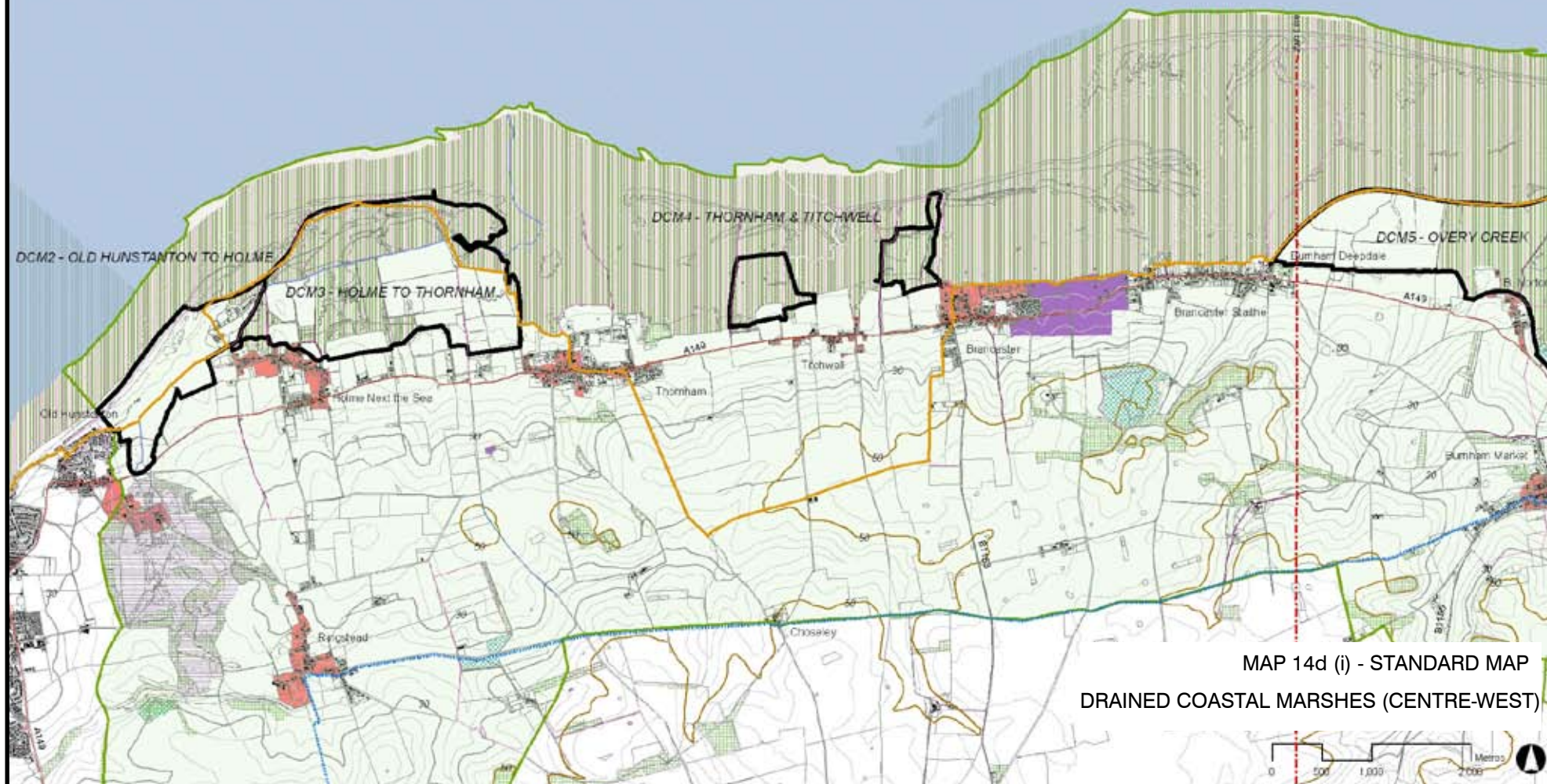
- | | | | | |
|--|-------------------------------------|--|--|------------------------------------|
| Ecological Network | | Priority Heathland Creation Areas Data (All in core area) | | |
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | Priority 1 Heathland Creation Areas (Scores 33 or Above) | 'A' Road |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Broads & River Buffer Zone | Priority 2 Heathland Creation Areas (Scores 21-32) | 'B' Road |
| Zone of Grassland-Heathland-Woodland Enhancement | Core Habitat Corridors | | | Main River |
| Wetland Habitat Enhancement Zone | Paston Bam Bat Site Management Area | | | Area of Outstanding Natural Beauty |
| | | | | Settlement |
| | | | | District Council Boundaries |



MAP 14c (iii) - HISTORIC LANDSCAPES

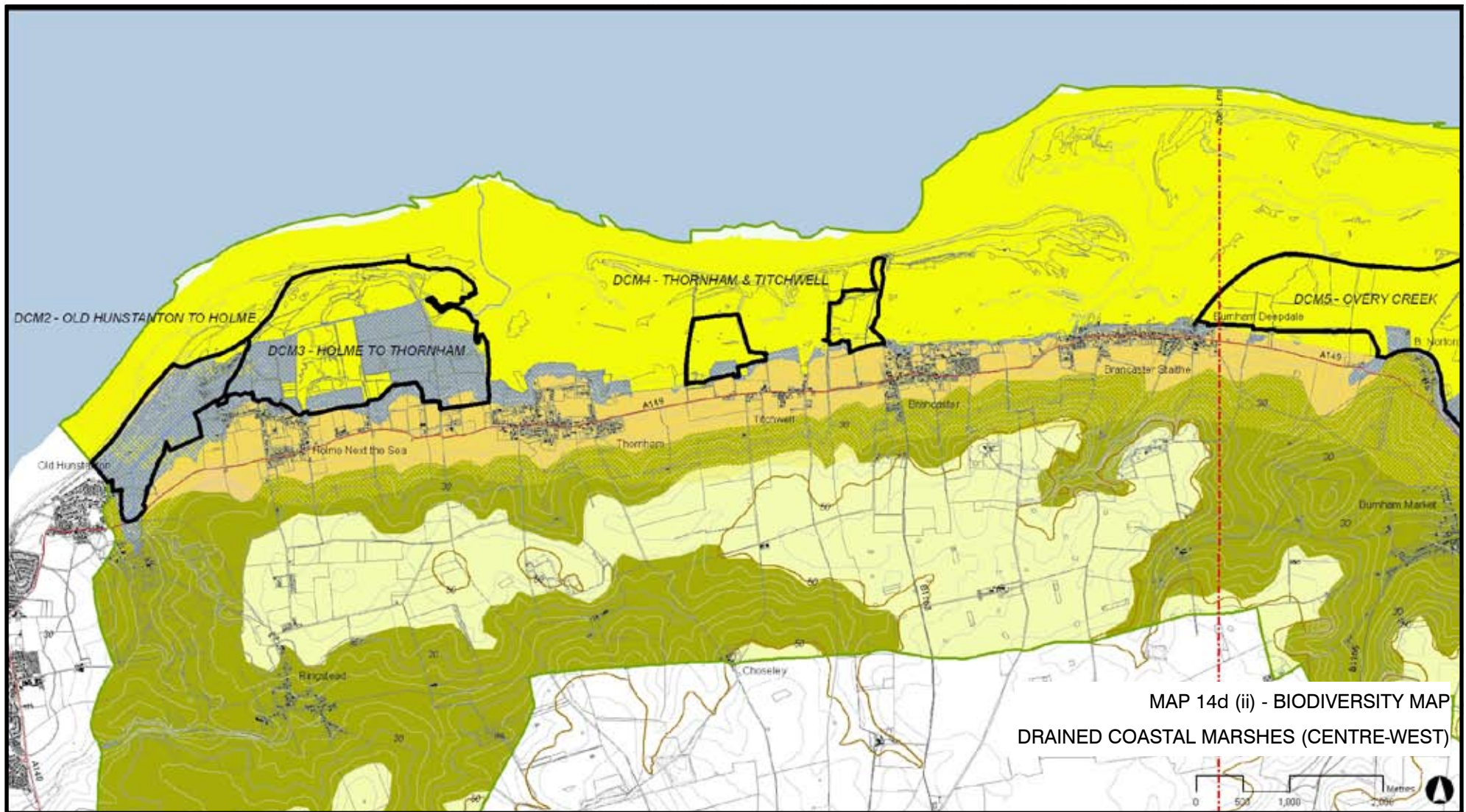
MAP





MAP 14d (i) - STANDARD MAP
 DRAINED COASTAL MARSHES (CENTRE-WEST)

- | | | | | | |
|--|---|---|--|---|---|
| <p>Statutory Designations</p> <ul style="list-style-type: none"> Ramsar Site Special Protection Area Ancient Woodland Site of Special Scientific Interest County Wildlife Sites | <ul style="list-style-type: none"> Local Nature Reserve Forestry Commission Woodland Special Area of Conservation | <p>Heritage</p> <ul style="list-style-type: none"> Scheduled Ancient Monuments Conservation Areas Historic Parks and Gardens | <p>Connections</p> <ul style="list-style-type: none"> National Cycle Route Cycleways Long Distance Path Footpath Bridleway Restricted Byway | <p>Topography</p> <ul style="list-style-type: none"> Contour Line (Interval 5 m) 30 m Contour Line 50 m Contour Line | <ul style="list-style-type: none"> 'A' Road 'B' Road Main River Area of Outstanding Natural Beauty Settlement District Council Boundaries |
|--|---|---|--|---|---|



MAP 14d (ii) - BIODIVERSITY MAP

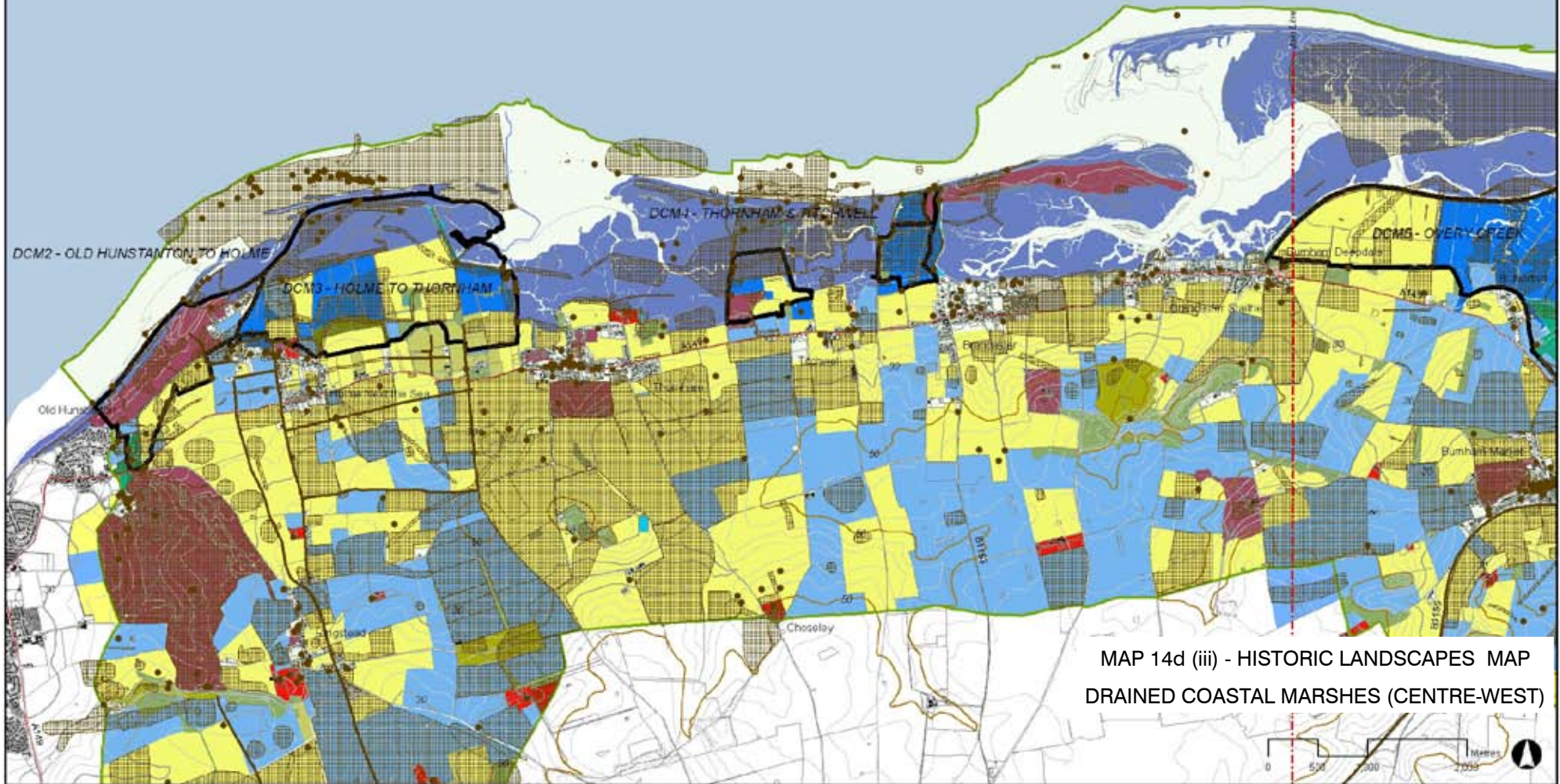
DRAINED COASTAL MARSHES (CENTRE-WEST)

Ecological Network

- Core Woodland Area
- Coastal Habitat Enhancement Zone
- Coastal Buffer Zone
- Zone of General Habitat Enhancement
- Calcareous Grassland Core Area
- Broads & River Buffer Zone
- Zone of Grassland-Heathland-Woodland Enhancement
- Core Habitat Corridors
- Paston Bam Bat Site Management Area
- Wetland Habitat Enhancement Zone

Priority Heathland Creation Areas Data (All in core area)

- Priority 1 Heathland Creation Areas (Scores 33 or Above)
- Priority 2 Heathland Creation Areas (Scores 21-32)
- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries



MAP 14d (iii) - HISTORIC LANDSCAPES MAP
 DRAINED COASTAL MARSHES (CENTRE-WEST)

- | | | | | | |
|------------------------------|--------------------------|-----------------------------|----------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | HER data | 'A' Road |
| 20th Century Agriculture | Communications | Military | Woodland | HER 'point' | 'B' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | | HER 'line' | Main River |
| Built up Areas - Modern | Horticulture | Miscellaneous | | HER 'area' | Area of Outstanding Natural Beauty |
| Coastal - Drainage Enclosure | Industry | Parks, Gardens, Recreation | | | Settlement |
| Coastal - Managed Wetland | Inland - Managed Wetland | Pre- 18th Century Enclosure | | | District Council Boundaries |

MAP 14e (i) - STANDARD MAP - DRAINED COASTAL MARSHES (CENTRE)



Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

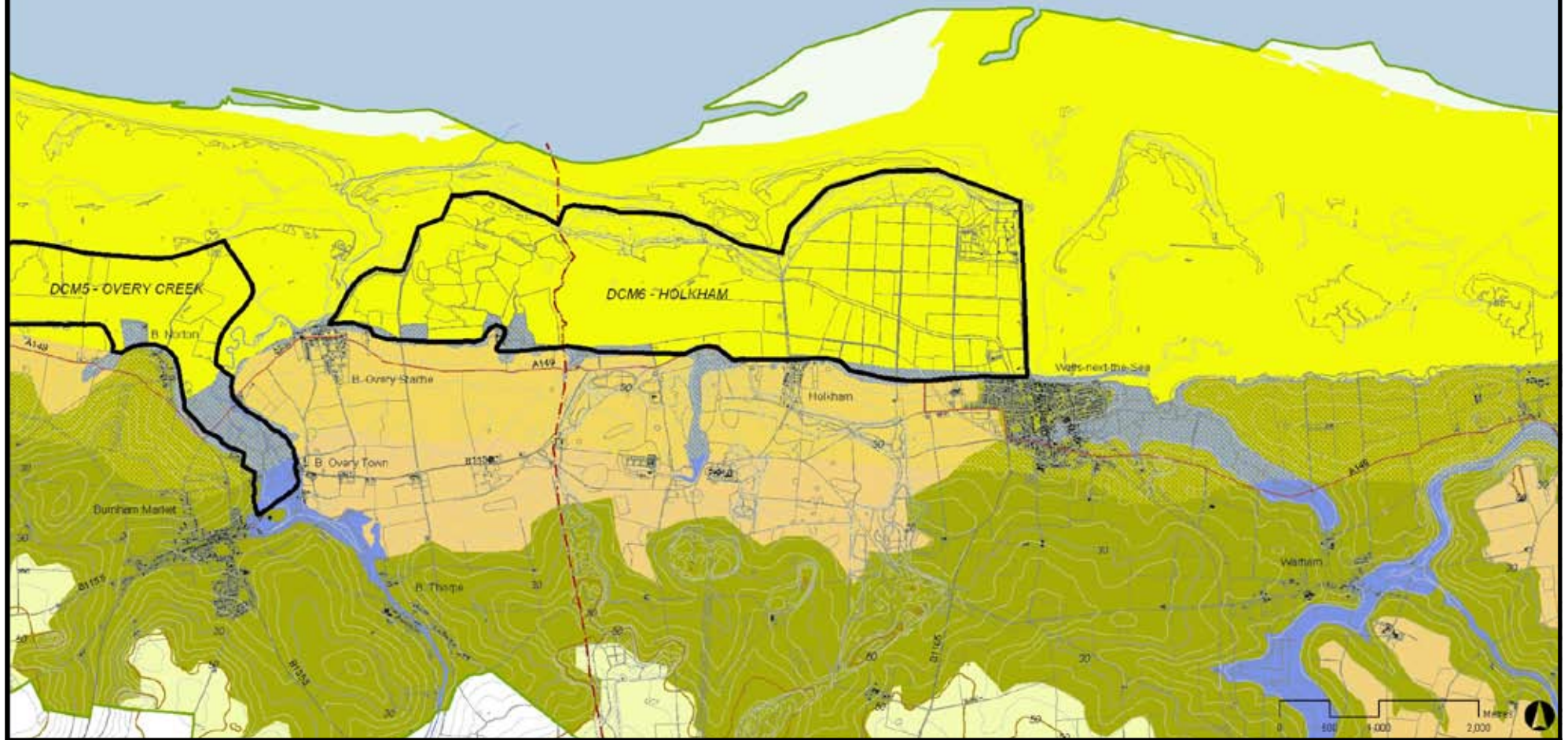
Connections

- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

Topography

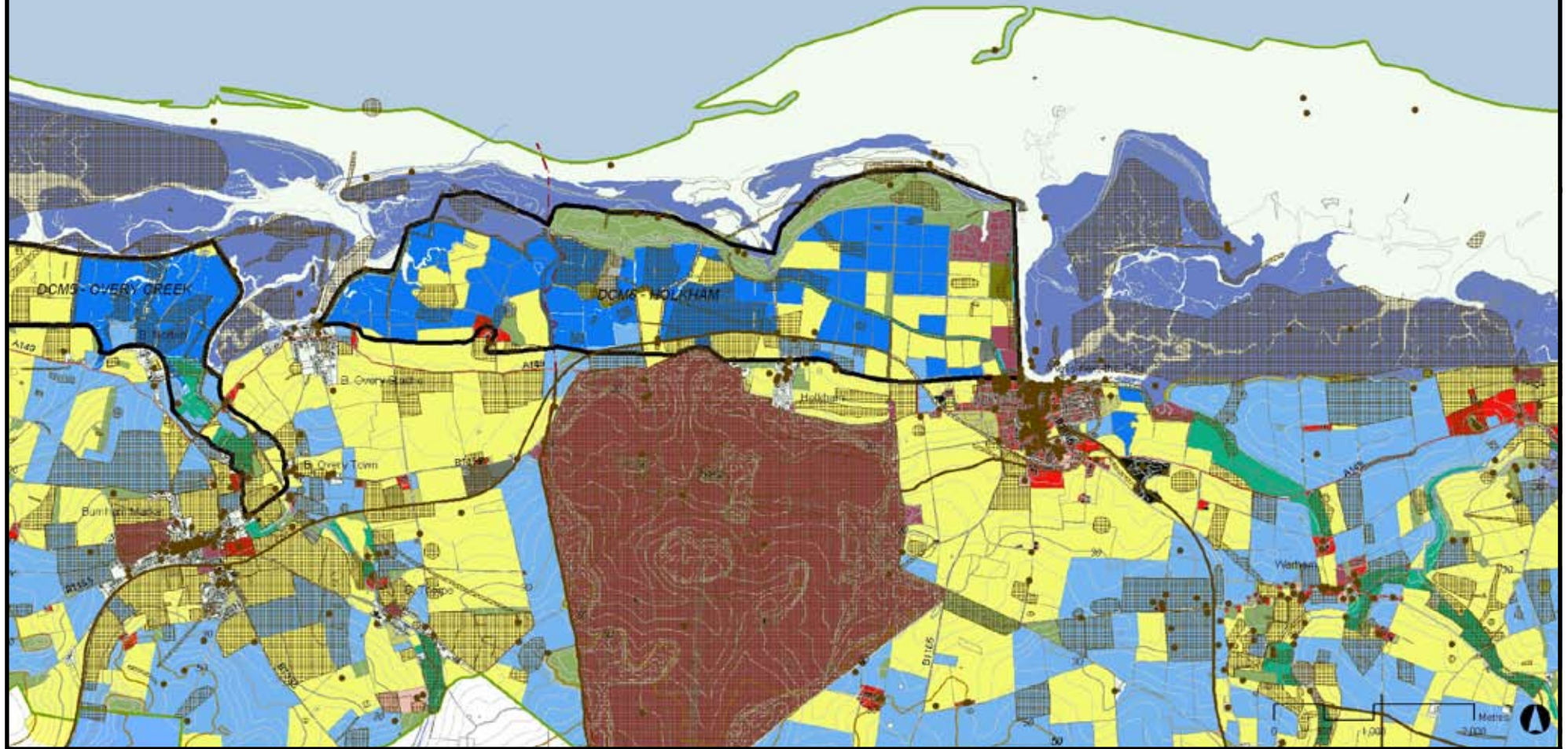
- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries

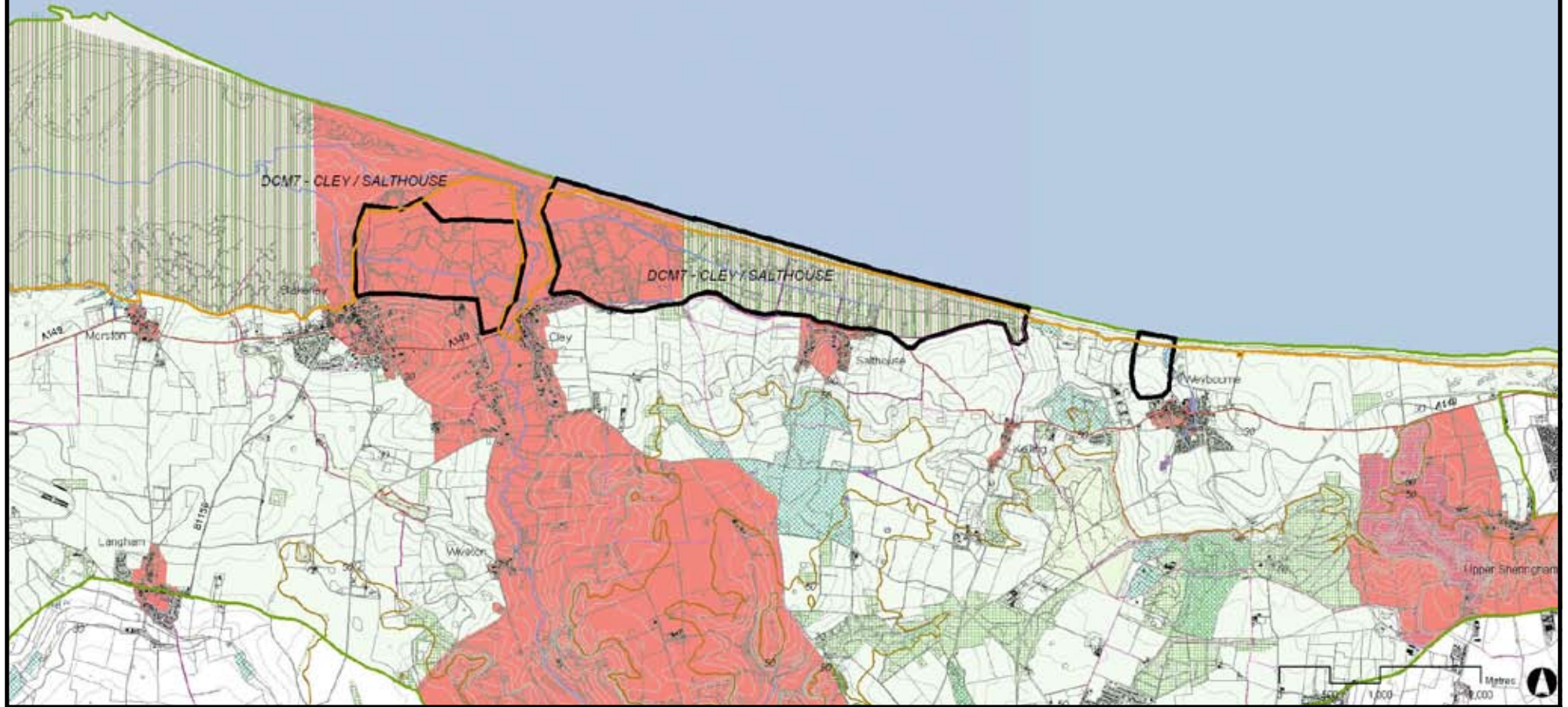


Ecological Network

- | | | | |
|--|----------------------------------|-------------------------------------|----------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | Broads & River Buffer Zone |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Paston Bam Bat Site Management Area | 'A' Road |
| Zone of Grassland-Heathland-Woodland Enhancement | Core Habitat Corridors | Broads & River Buffer Zone | 'B' Road |
| Wetland Habitat Enhancement Zone | | Broads & River Buffer Zone | Main River |
| | | Area of Outstanding Natural Beauty | Settlement |
| | | District Council Boundaries | |



- | | | | | | |
|------------------------------|--------------------------|-----------------------------|----------------|-----------------------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | Topography | 'A' Road |
| 20th Century Agriculture | Communications | Military | Woodland | Contour Line (Interval 5 m) | 'B' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | | 30 m Contour Line | Main River |
| Built up Areas - Modern | Horticulture | Miscellaneous | | 50 m Contour Line | Area of Outstanding Natural Beauty |
| Coastal - Drainage Enclosure | Industry | Parks, Gardens, Recreation | | | Settlement |
| Coastal - Managed Wetland | Inland - Managed Wetland | Pre- 18th Century Enclosure | | | District Council Boundaries |



Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

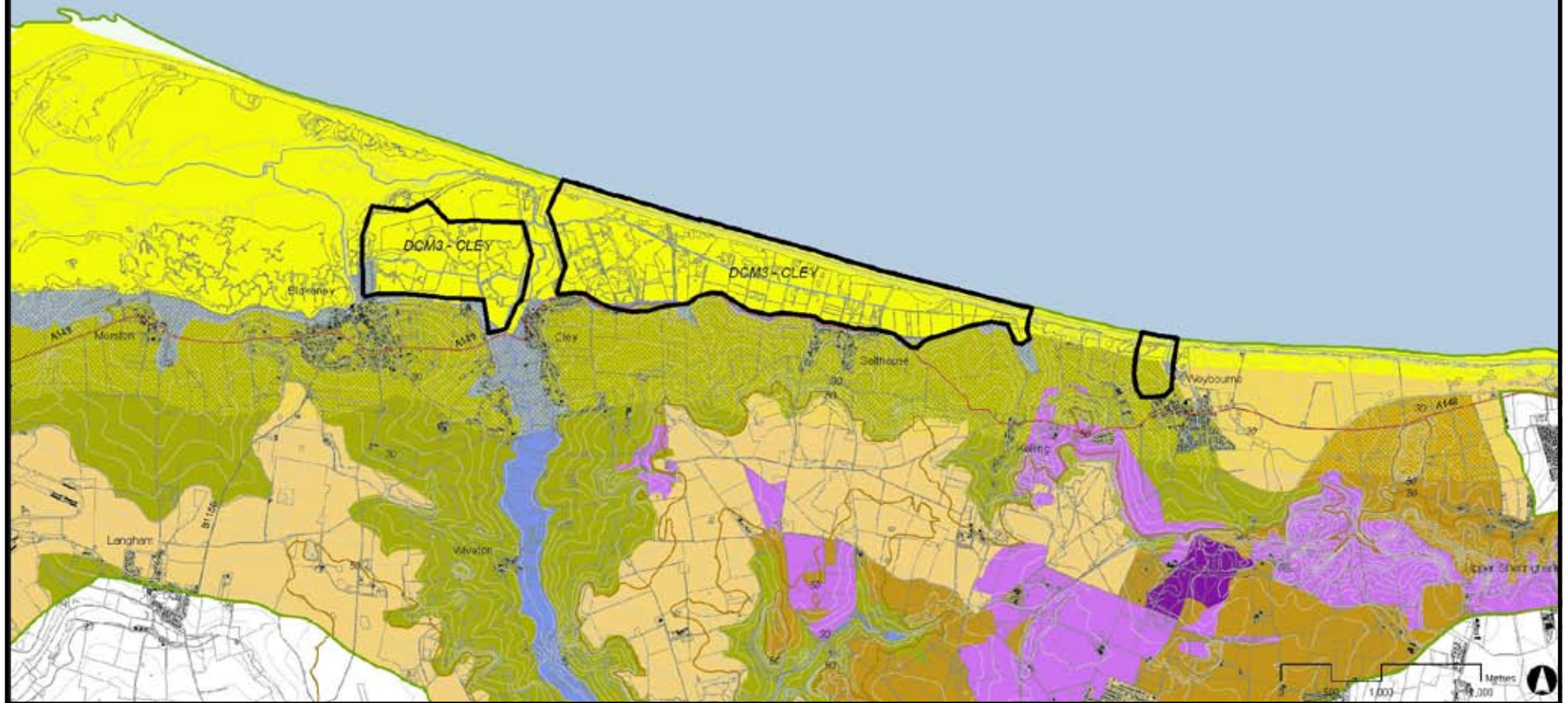
Connections

- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

Topography

- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

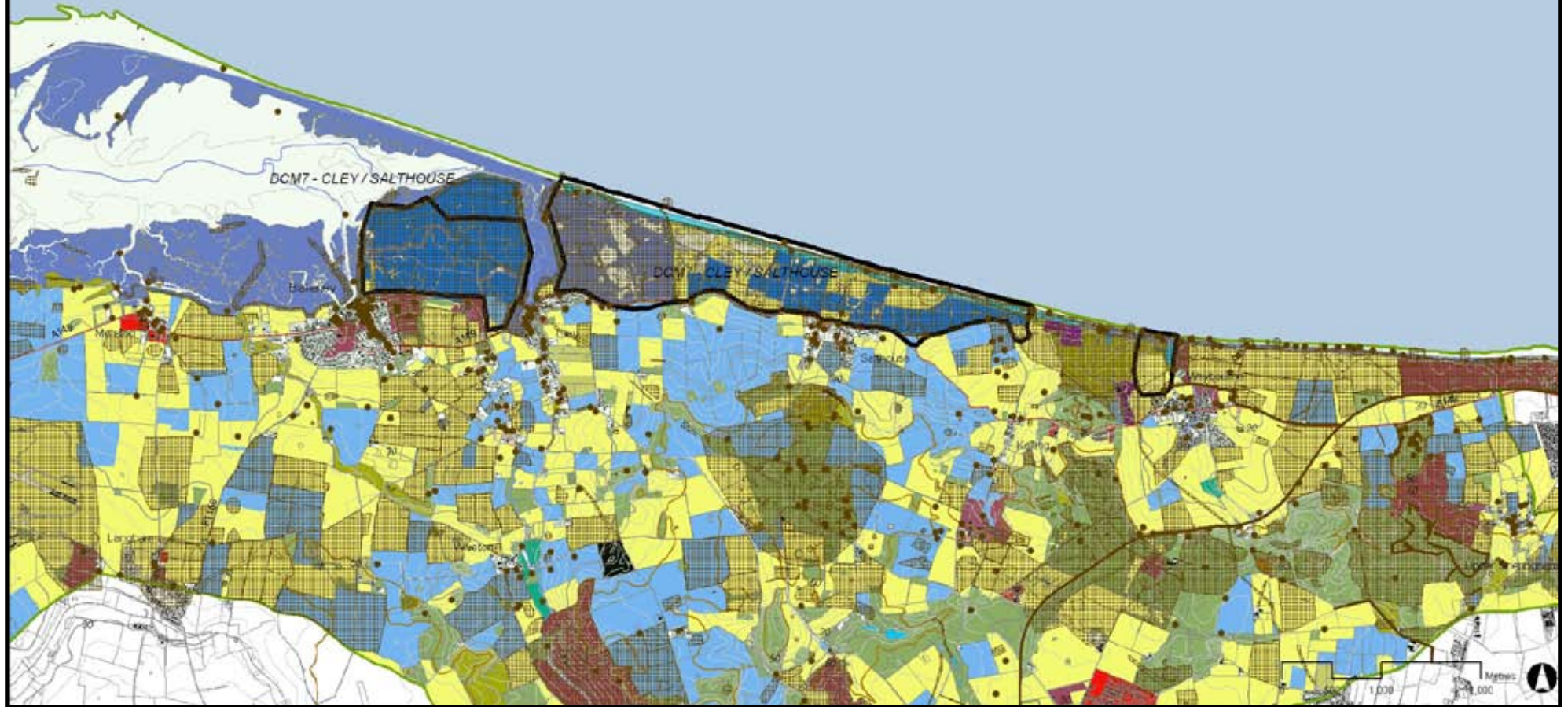
- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries



Ecological Network

- | | | | |
|--|----------------------------------|-------------------------------------|------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | 'A' Road |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Broads & River Buffer Zone | 'B' Road |
| Zone of Grassland-Heathland-Woodland Enhancement | Core Habitat Corridors | Paston Bam Bat Site Management Area | Main River |
| Wetland Habitat Enhancement Zone | | | Area of Outstanding Natural Beauty |
| | | | Settlement |
| | | | District Council Boundaries |

MAP 14f (iii) - HISTORIC LANDSCAPES MAP - DRAINED COASTAL MARSHES



- | | | | | | |
|------------------------------|--------------------------|-----------------------------|----------------|-----------------------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | Topography | |
| 20th Century Agriculture | Communications | Military | Woodland | Contour Line (Interval 5 m) | 'A' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | | 30 m Contour Line | 'B' Road |
| Built up Areas - Modern | Horticulture | Miscellaneous | | 50 m Contour Line | Main River |
| Coastal - Drainage Enclosure | Industry | Parks, Gardens, Recreation | | | Area of Outstanding Natural Beauty |
| Coastal - Managed Wetland | Inland - Managed Wetland | Pre- 18th Century Enclosure | | | Settlement |
| | | | | | District Council Boundaries |



coastal slopes



Integrated landscape character



MAP 15a - Coastal Slopes Key Plan

The north and west-facing Coastal Slopes form a gentle and prominent backdrop to the low-lying coastal edge landscapes – the Open Coastal Marshes and Drained Coastal Marshes. The slopes form part of Norfolk’s west-facing chalk escarpment and broadly mark the northern and western limits of the underlying Chalk bedrock. The west-facing slopes near Heacham are underlain by Lower Greensand, which outcrops to the west of the Chalk. The gently rising slopes have a rounded landform, shaped by layers of glacial Boulder Clays and River Terrace deposits. The even, uniform slope is only broken by the valleys of the Heacham River (to the south west) and the River Burn at Burnham Overy. Land use and land cover patterns are fairly consistent throughout the Coastal Slopes and the adjacent Plateau Farmland landscapes to the south and east. There are long uninterrupted views over the coastal landscapes to the north and west, but inland the plateau edge is defined by a strong ridgeline that restricts views. Here the horizon line is characterised by silhouettes of deciduous and coniferous trees and hedgerows marking the edge of the plateau.

The Coastal Slopes were well settled from Mesolithic times, but most evidence dates from the Bronze Age and Iron Age periods, when round barrows and ring-ditches would have dominated the Iron Age landscape. Settlement of the area increased with the building of Branodunum Roman Fort, Brancaster, in c. 230 AD. The Roman fort would have attracted a considerable population to provide services to the garrison. When the Romans left, settlement within the area continued and a number of coastal villages have their origins within the Saxon period. Throughout the Norman period, many homesteads in Coastal Slopes villages would have had land in open fields on the slopes and common rights on the marshes. There was relatively little woodland and open fields are likely to have been devoted to barley and sheep. They were enclosed to form the landscape pattern that persists today as a result of the Parliamentary Enclosure Acts between 1793 and 1815.

The Coastal Slopes have a simple, relatively uniform landscape pattern of medium-sized geometric arable fields. There are some small areas of permanent pasture, but these are limited and do not have a strong influence on overall character. Fields are typically bounded by a network of flailed hawthorn hedges which often follow the lines of contours and run parallel to the east-west A149. The consistent hedgerow lines, parallel to the road, exaggerate the linear, narrow extent of this landscape type. Minor roads follow the same historic pattern, running upslope at right angles to the A149. Most are flanked by hedgerows which channel views, restricting visibility across the Coastal Slopes.

Integrated landscape character (continued)

The rivers (Heacham and Burn) and streams are vitally important wetland corridors, linking the farmland habitats inland with the marshes on the coasts. At a broader scale, hedgerows, together with small pockets of deciduous woodland, are also important ecological corridors through the agricultural landscape.

The linear settlements follow the routes of long established roads and lanes. There is a sequence of villages along the A149, as well as dispersed clusters of farm buildings. These include many substantial barns, some of which date from the 18th century. Characteristic features include long pantiled roofs and windowless walls that mix brick, flint pebble and chalk. Villages are characterised not only by buildings, but also by a variety of spaces. Common land is an important feature of the Coastal Slopes and open spaces formed part of the village's traditional structure; many were formerly used as village greens or for agriculture. Towards the edges of settlements, horse paddocks and associated fences and boundary tapes are visible within views from the surrounding landscape.

Landscape sensitivity and change

Key environmental assets which are particularly sensitive to change are:

- The open panoramic views northwards towards the coast from the higher slopes to the south - for instance, changes to the character, scale and tree cover in the string of settlements along the A149 would be particularly prominent in these characteristic views.
- The popular open views northwards from the villages across the coastal landscapes are also vulnerable to changes (in landscape and/or built form) on the northern fringes of the villages.
- All the mature trees and open spaces between and within the villages are critically important in defining their landscape setting and maintaining a positive sequence of views along the A149.
- The specific combinations of traditional building materials which are characteristic of each village are also distinctive and vulnerable to the cumulative influence of standardised design.



Landscape sensitivity and change (continued)

- The river corridors of the Heacham River and the River Burn are ecologically important and have a range of floodplain wetland habitats, including wet grassland, lowland meadows, wet woodland and reedbed.
- The network of hedgerows which defines the boundaries of fields and roads is a key structuring feature within the landscape. It is relatively intact, but is vulnerable to change, particularly in areas of relatively open countryside, where tree cover is limited.
- The remnant small pockets of woodland, which are valuable and prominent landscape features.

Variations in character

Variations in character and inherent landscape sensitivities are highlighted in the following distinctive landscape character areas within the Coastal Slopes (AONB area):

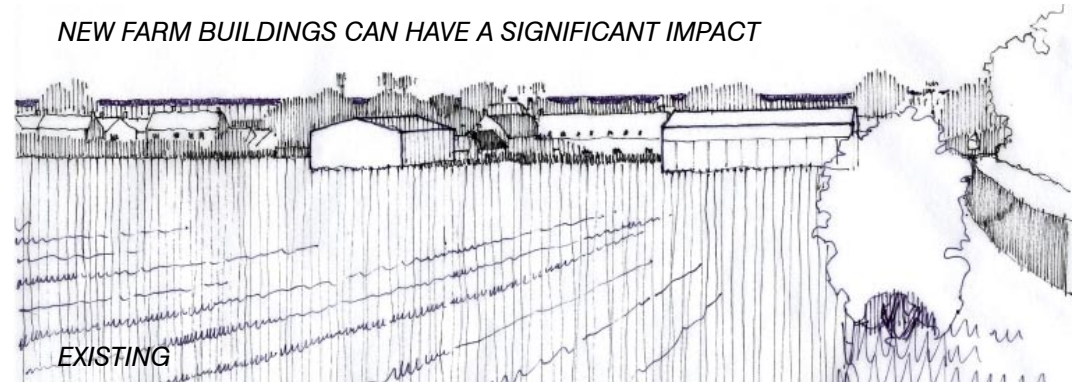
Landscape character area	Distinctive character	Inherent sensitivity
<p>Heacham - CS1</p>	<p>Predominantly farmland landscape, but the parkland associated with Heacham Hall is locally significant and forms a backdrop to views from the AONB. Open large arable fields are bounded by hedgerows with relatively few trees. Small pockets of woodland surrounding Heacham Park provide some sense of enclosure. Urban fringe influences are strong towards the edge of Heacham.</p>	<ul style="list-style-type: none"> • Pockets of mature woodland in the wider farmland • The network of hedgerows which defines the field pattern and overall structure of the landscape is sensitive to change • Existing vegetation fringing the settlement edges of Heacham is important in defining the landscape setting of the village • The floodplain and wetland habitats associated with the Heacham River include priority BAP habitats and the entire river corridor is sensitive to change

Landscape character area	Distinctive character	Inherent sensitivity
<p>Holme to Brancaster - CS2</p>	<p>Settlement pattern is dominated by the linear villages of Holme-next-the-Sea, Thornham, Titchwell, Brancaster and Brancaster Staithe, which line the busy A149 (main east-west coastal road). A series of rural roads lead southwards at right angles to the main road – one follows the Peddars Way. A mixture of traditional buildings (occasionally interspersed with more modern development) dominates built character. Buildings within Brancaster, Brancaster Staithe and Burnham Deepdale, are faced with a mixture of chalk clunch, and flint, whilst within Holme-next-the-Sea, a mixture of carstone, chalk clunch, flint and mixed rubble is visible. In most settlements, distinctive red pantiles dominate roofscape character, contrasting with the generally white or grey clunch. Churches are prominent landmarks within most of the villages.</p>	<ul style="list-style-type: none"> • The generally intact, coherent network of hedgerows which defines the landscape pattern • The conservation of landscape character (with mature trees, hedgerows and high quality built environment) within the existing ‘strategic gaps’ of open countryside between the linear villages is crucially important to the character of the Coastal Slopes • The distinctive combinations of traditional building materials within the villages are sensitive characteristics • Village churches are subtle landmark features • Open views (particularly from the higher slopes) towards the church towers within the villages • Sense of tranquillity varies within the area; it is stronger within the more elevated landscapes to the south and reduces towards the villages and the A149

Landscape character area	Distinctive character	Inherent sensitivity
<p>Burnham Overy - CS3</p>	<p>Landscape is contained to the east by the mature parkland landscape of Holkham Hall and to the west by the relatively narrow course of the River Burn (which meets the coast to the west of Burnham Overy Staithe). Mature trees within the parkland are strikingly visible along the skyline. Medium to large-scale pattern of arable fields, delineated by a relatively intact network of hedges. The small-nucleated village of Burnham Overy Staithe nestles at the edge of Overy Creek, overlooking the marshes. The village has a distinctive, diverse mixture of orange brick and pantile traditional buildings, with contrasting chalk clunch, flint and pebble facings.</p>	<ul style="list-style-type: none"> • Dramatic views north and westwards from Burnham Overy Staithe, across the expanse of intricate saltmarshes against a backdrop of huge skies contribute to a strong recognisable sense of place • Strong sense of openness within views northwards towards the coast from the higher slopes • Distinctive settlement of Burnham Overy with a mix of traditional building materials • Intact hedgerow network and mature trees on the fringes and within Burnham Overy contribute to the mature structure of the landscape and integrate the settlement within the landscape in views from elevated slopes to the south • The floodplain and wetland habitats associated with the River Burn include priority BAP habitats and the entire river corridor is sensitive to change

Key forces for change

NEW FARM BUILDINGS CAN HAVE A SIGNIFICANT IMPACT



- Potential new large or small scale or tall vertical developments, which may block or influence recognisable views to and from the coast.
- Pressure on both the coast road and minor rural roads from increasing recreation and tourism associated with the North Norfolk Coast.
- Pressure for parking facilities associated with the coast and coastal villages (with associated visual intrusion).
- Conversion of agricultural buildings to houses and recreational facilities.
- Intensification of arable farming practices, resulting in decline and potential loss of hedgerows at field boundaries.
- Small-scale or incremental development within villages which may be inconsistent with local built character and materials (such as flint).
- Potential new visually intrusive recreational facilities along the coast, which may detract from existing landscape character and pattern.
- Pressure for development of second or holiday homes, leading to gradual change in settlement character.
- Redevelopment of existing small-scale development with larger-scale buildings.
- Changes in key views from managed coastal realignment and the associated formation of saltmarsh.

*conserve village
edge pastures*

*enhance ecological networks - maintain
field margins and connect hedgerows*

*new native planting designed to
screen and frame local views*

GUIDANCE

20 year vision

conserve and enhance

Sweeping coastal views and a sequence of small, rural villages separated by fields, commons and groups of trees. Field patterns are well defined by an inter-connected network of hedgerows which extends right up to the edge of houses and farmsteads. Gateway approaches to the villages along the A149 are marked by strategically sited groups of trees and small woodlands, which structure and frame local views.



Integrated landscape guidance

- 1 Conserve the characteristic open views northwards towards the coast from the higher slopes to the south.**
 - Maintain the overall balance between settlement and open countryside along the A149, conserving the critical ‘strategic gaps’ between villages.
 - Identify and conserve views to distinctive features within these views, for instance to village churches, earthworks, distinctive clumps of trees or particularly important views towards the coast. Views from the Peddars Way (which runs straight up the slope are particularly important and sensitive to change.
 - Ensure any necessary new development (including conversion of farm buildings) avoids prominent skyline locations upon the slopes.

- 2 Conserve and enhance the existing landscape pattern as defined by the network of hedgerows which borders fields and road corridors throughout the area.**
 - Ongoing hedgerow management, including replanting gaps (with a hawthorn-dominant mix) will reinforce the characteristic landscape pattern.
 - Conserve and enhance the structure and condition of small woodland patches and copses.
 - Where possible extend existing woodlands with new planting designed to link woodlands to the overall hedgerow/tree/woodland network, enhancing the connectivity and value of the habitat network.

- 3 Conserve and enhance the river corridor habitats which are important ecological corridors connecting habitats on the farmland slopes with the coastal marshes.**
 - Conserve and enhance the priority BAP habitats associated with the floodplains of the Heacham River and the River Burn, including wet grassland, lowland meadows, wet woodland and reedbed.
 - Buffer the river floodplain by encouraging low input agricultural systems and creation or enhancement of semi-natural habitats in areas alongside the river corridor.
 - Encourage the creation of coastal grazing marsh along the coast on the coastal marshland fringes of the Coastal Slopes.

Integrated landscape guidance (continued)

4 Conserve and enhance the ecological value of farmland habitats

- Conserve existing trees, hedgerows and woodlands by creating wide strips of semi-natural habitats alongside to enhance their biodiversity value as corridors within the wider farmland landscape.
- Establish arable field margins as potential nest sites for ground nesting birds and habitats for small mammals.¹
- Seek opportunities for creation and sensitive management of chalk flora to form part of calcareous grassland habitats.

5 Conserve the distinctive character of the string of linear villages along the break of slope at the north edge of the Coastal Slopes

- Avoid small-scale built development which would impinge on the 'strategic gaps' of open countryside which define the landscape setting of villages along the A149.
- Ensure new small-scale development within villages is consistent with existing settlement pattern, density and traditional built form.
- Promote the use of local materials, including flint, chalk clunch, pebbles and pantiles; and architecture, respecting traditional built form, layout and character.
- Conserve existing mature trees and hedgerows within and on the fringes of villages as they are important in creating a positive landscape setting (and are also important in conserving characteristic views to the rooftops in views from the upper slopes of the Coastal Slopes).
- Encourage carefully designed new tree planting on the fringes of settlements which is designed to replace existing trees, screen locally intrusive structures and frame views to the surrounding countryside.
- Integrate new small-scale developments within villages with new planting, using species appropriate to local landscape character.
- Conserve the characteristic open views across the coastal marshes from villages on the northern fringes of the Coastal Slopes.

6 Conserve and enhance the character and quality of the A149 road corridor

- Enhance the corridor of the A149 with a co-ordinated strategy for tree planting, hedgerow management and signage which should be designed to take account of key views and the gateways to settlements.
- Conserve and enhance the gateway to each village so that there is a subtle sequence of 'entrances' along the road. Design new planting, structures and signage in line with this co-ordinated approach.

¹ See: <http://www.rspb.org.uk/countryside/farming/advice/farmhabitats/margins/index.asp>

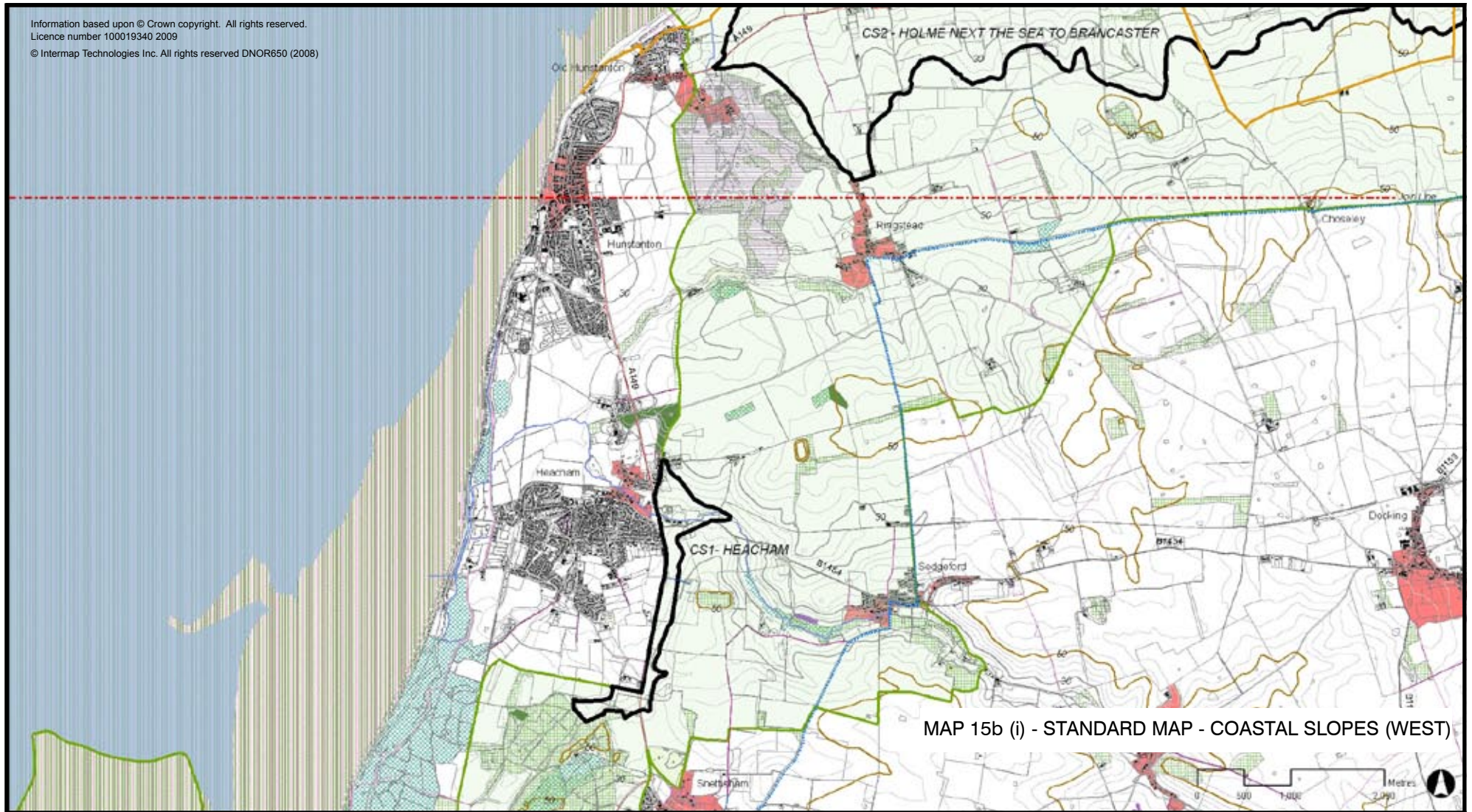
Detailed maps

- **Standard** - landform, drainage, rights of way and statutory designations
- **Biodiversity** - ecological networks ²
- **Historic landscapes** - broad historic landscape character types ³ and data from the Historic Environment Record ⁴

² *Norfolk Wildlife Trust on behalf of the Norfolk Biodiversity Partnership, July 2006, Ecological Network Mapping Project for Norfolk*

³ *Norfolk Landscape Archaeology, January 2009, Norfolk Historic Landscape Character - a report on the Norfolk Landscape Characterisation (HLC) Project*

⁴ *www.heritage.norfolk.gov.uk - provides a computerised, searchable database (with integrated digital mapping) of all areas of known archaeological activity, sites, finds, cropmarks, earthworks, industrial remains, structures and historic buildings in the county*



MAP 15b (i) - STANDARD MAP - COASTAL SLOPES (WEST)

Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

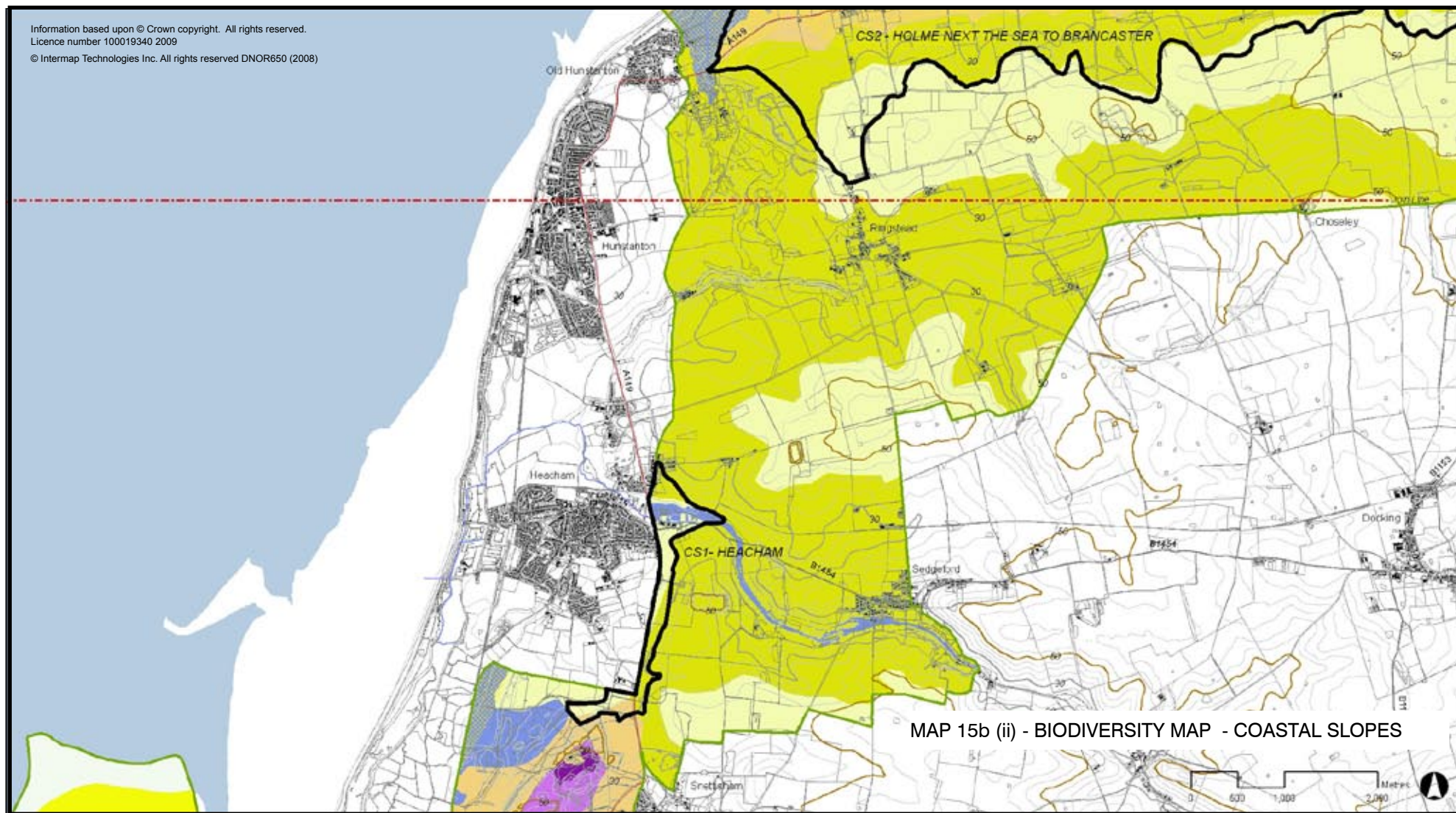
Connections

- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

Topography

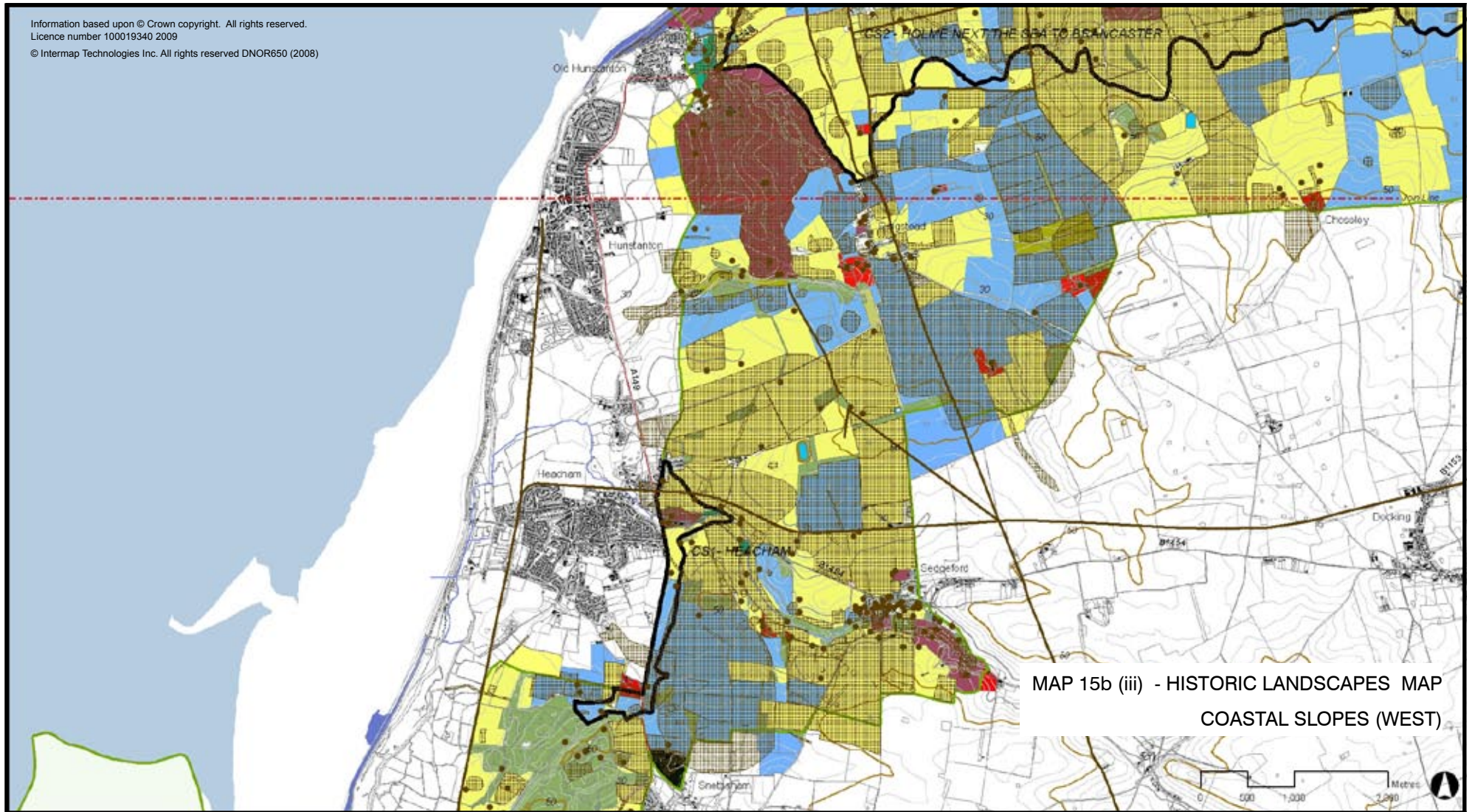
- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries



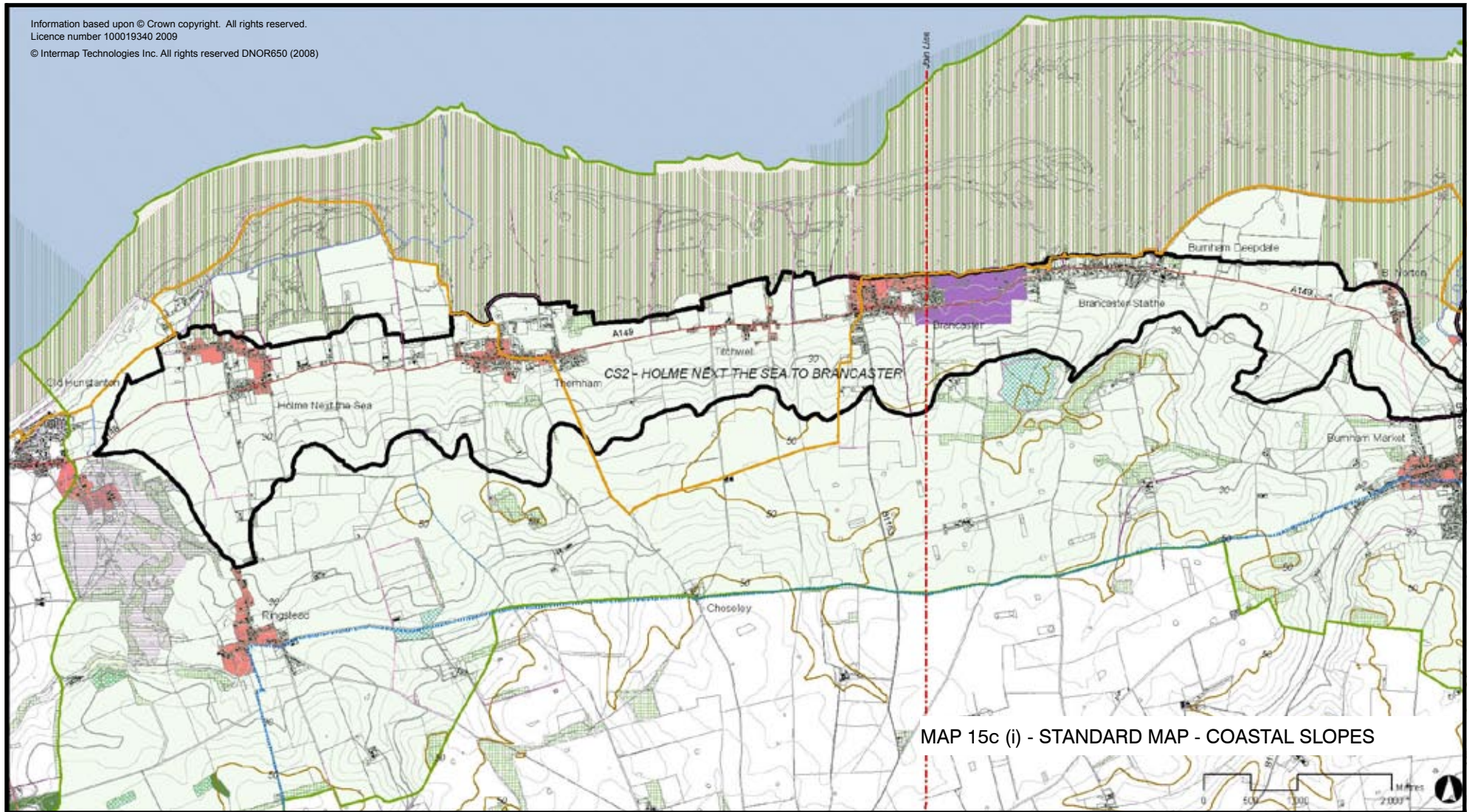
MAP 15b (ii) - BIODIVERSITY MAP - COASTAL SLOPES

- | | | | | |
|--|----------------------------------|-------------------------------------|--|------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | Priority 1 Heathland Creation Areas (Scores 33 or Above) | 'A' Road |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Broads & River Buffer Zone | Priority 2 Heathland Creation Areas (Scores 21-32) | 'B' Road |
| Zone of Grassland-Heathland-Woodland Enhancement | Core Habitat Corridors | Paston Bam Bat Site Management Area | | Main River |
| Wetland Habitat Enhancement Zone | | | | Area of Outstanding Natural Beauty |
| | | | | Settlement |
| | | | | District Council Boundaries |



MAP 15b (iii) - HISTORIC LANDSCAPES MAP
 COASTAL SLOPES (WEST)

- | | | | | | |
|-----------------------------|--------------------------|-----------------------------|------------------------------|-----------------------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | HER 'point' | 'A' Road |
| 20th Century Agriculture | Communications | Military | Woodland | HER 'line' | 'B' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | Miscellaneous | HER 'area' | Main River |
| Built up Areas - Modern | Horticulture | Parks, Gardens, Recreation | Coastal - Drainage Enclosure | Settlement | Area of Outstanding Natural Beauty |
| Coastal - Managed Wetland | Inland - Managed Wetland | Pre- 18th Century Enclosure | | District Council Boundaries | |



MAP 15c (i) - STANDARD MAP - COASTAL SLOPES

Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

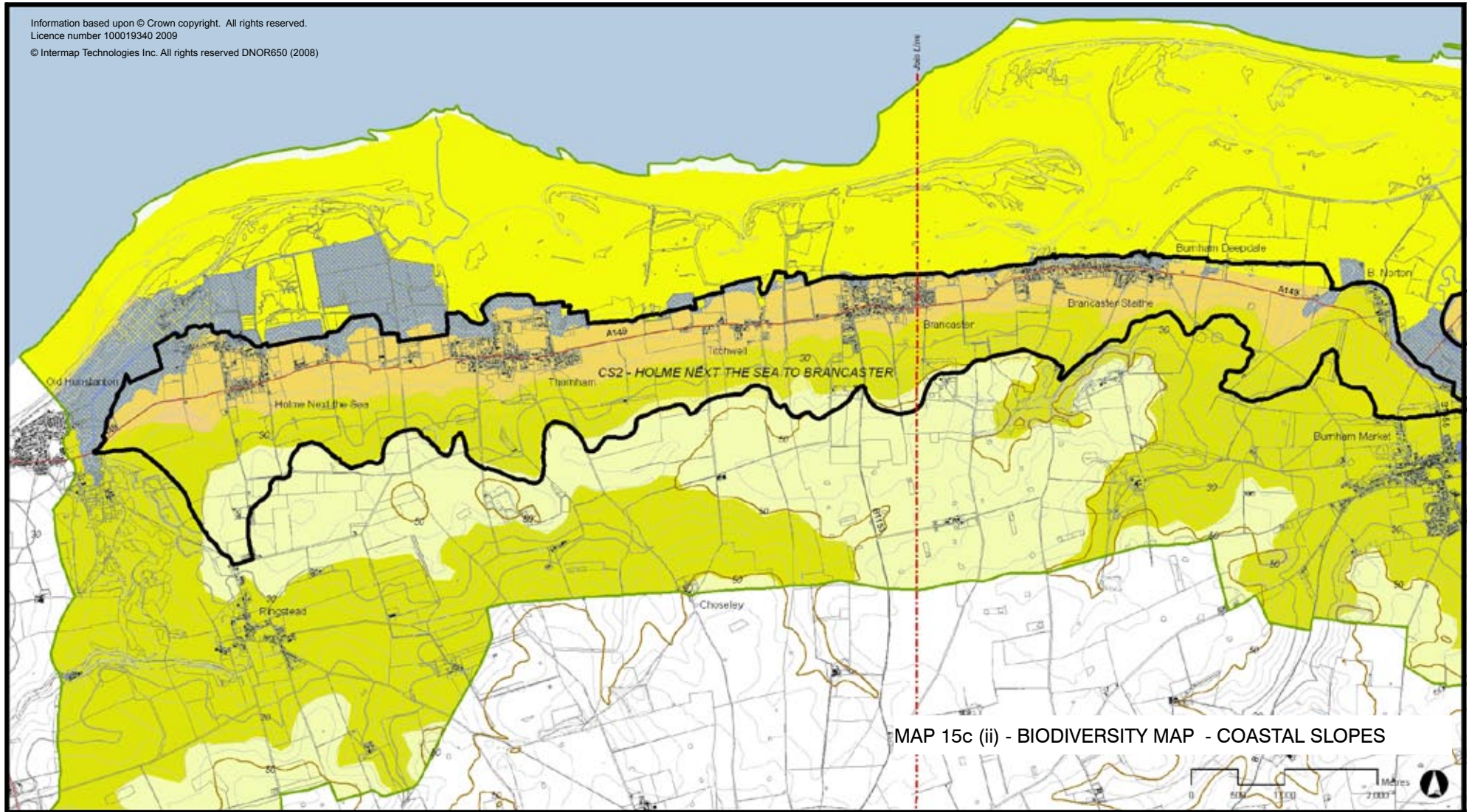
Connections

- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

Topography

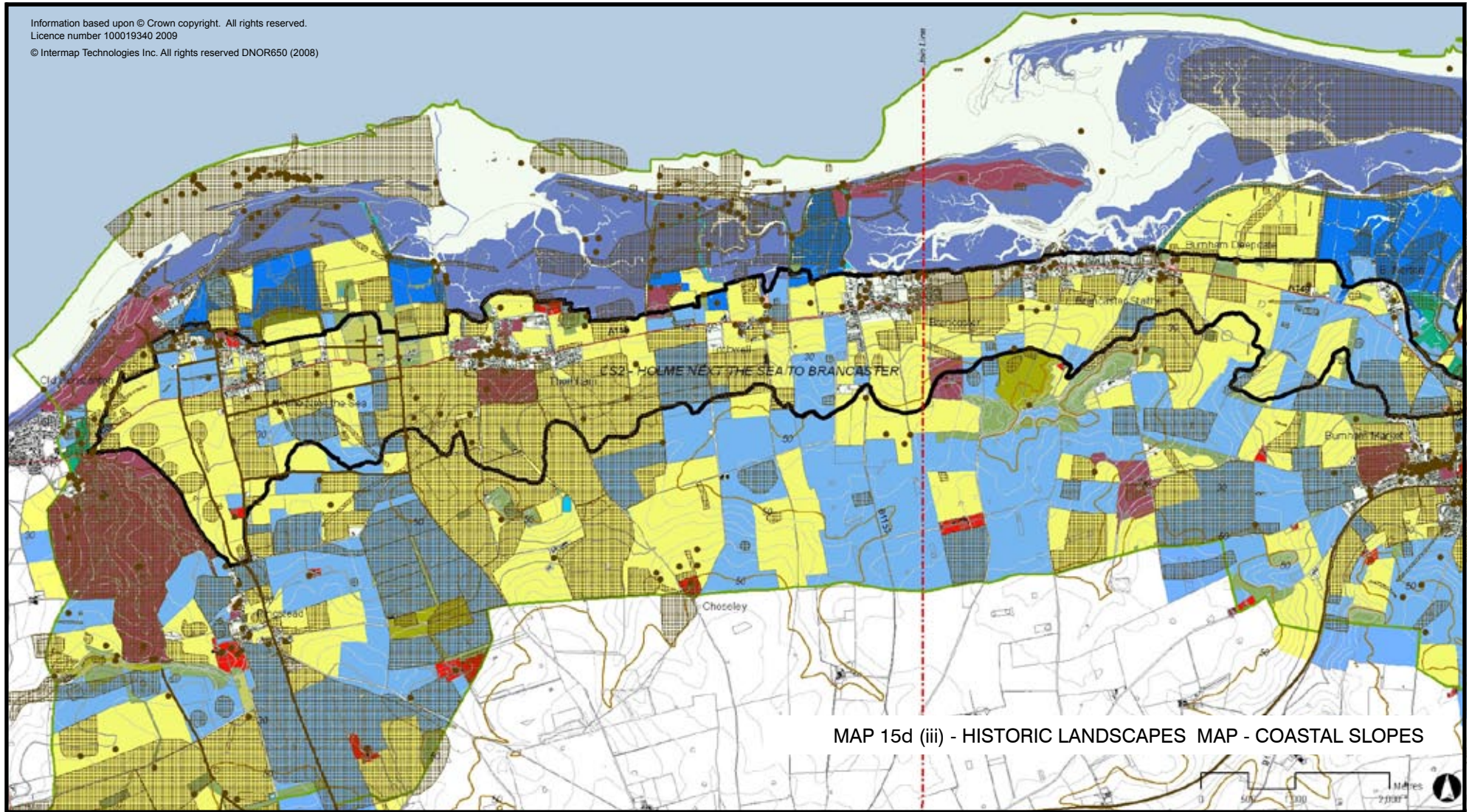
- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries

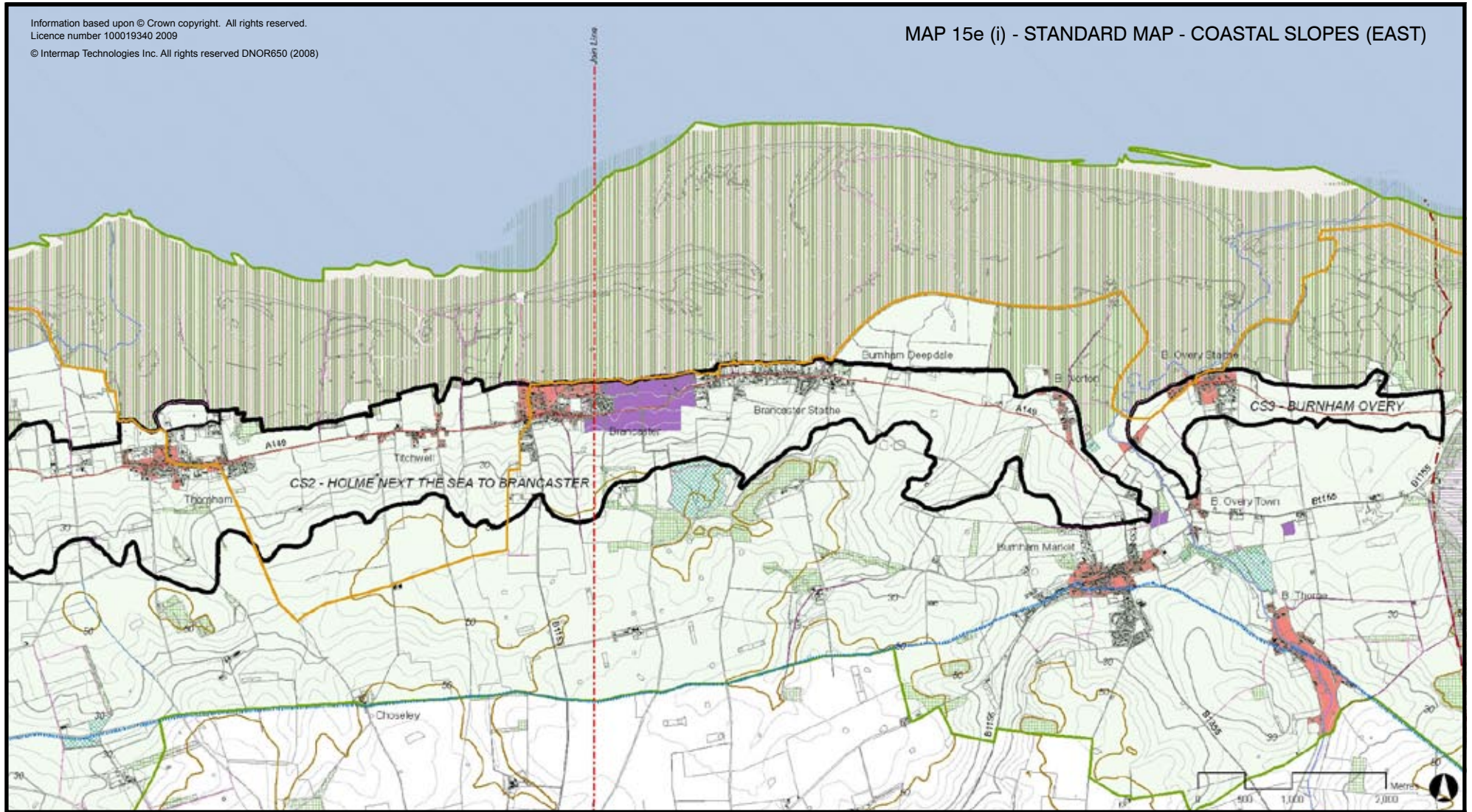


MAP 15c (ii) - BIODIVERSITY MAP - COASTAL SLOPES

- | | | | |
|--|-------------------------------------|----------------------------|------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | 'A' Road |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Broads & River Buffer Zone | 'B' Road |
| Zone of Grassland-Heathland-Woodland Enhancement | Core Habitat Corridors | Broads & River Buffer Zone | Main River |
| Wetland Habitat Enhancement Zone | Paston Bam Bat Site Management Area | | Area of Outstanding Natural Beauty |
| | | | Settlement |
| | | | District Council Boundaries |



- | | | | | | |
|------------------------------|--------------------------|-----------------------------|----------------------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | HER 'point' | 'A' Road |
| 20th Century Agriculture | Communications | Military | Woodland | HER 'line' | 'B' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | HER 'area' | Main River | Area of Outstanding Natural Beauty |
| Built up Areas - Modern | Horticulture | Miscellaneous | Parks, Gardens, Recreation | Settlement | District Council Boundaries |
| Coastal - Drainage Enclosure | Industry | Pre- 18th Century Enclosure | | | |
| Coastal - Managed Wetland | Inland - Managed Wetland | | | | |



Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

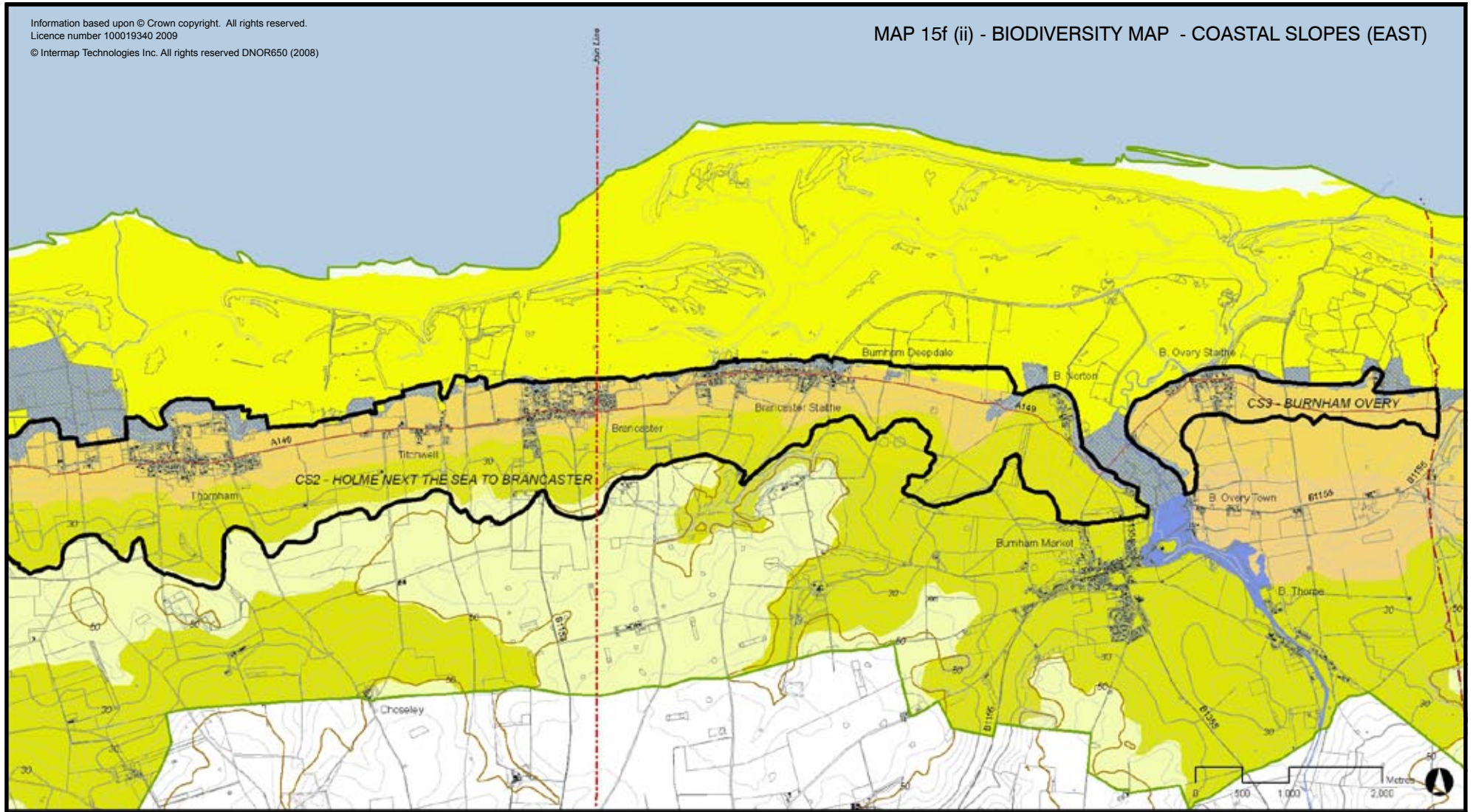
Connections

- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

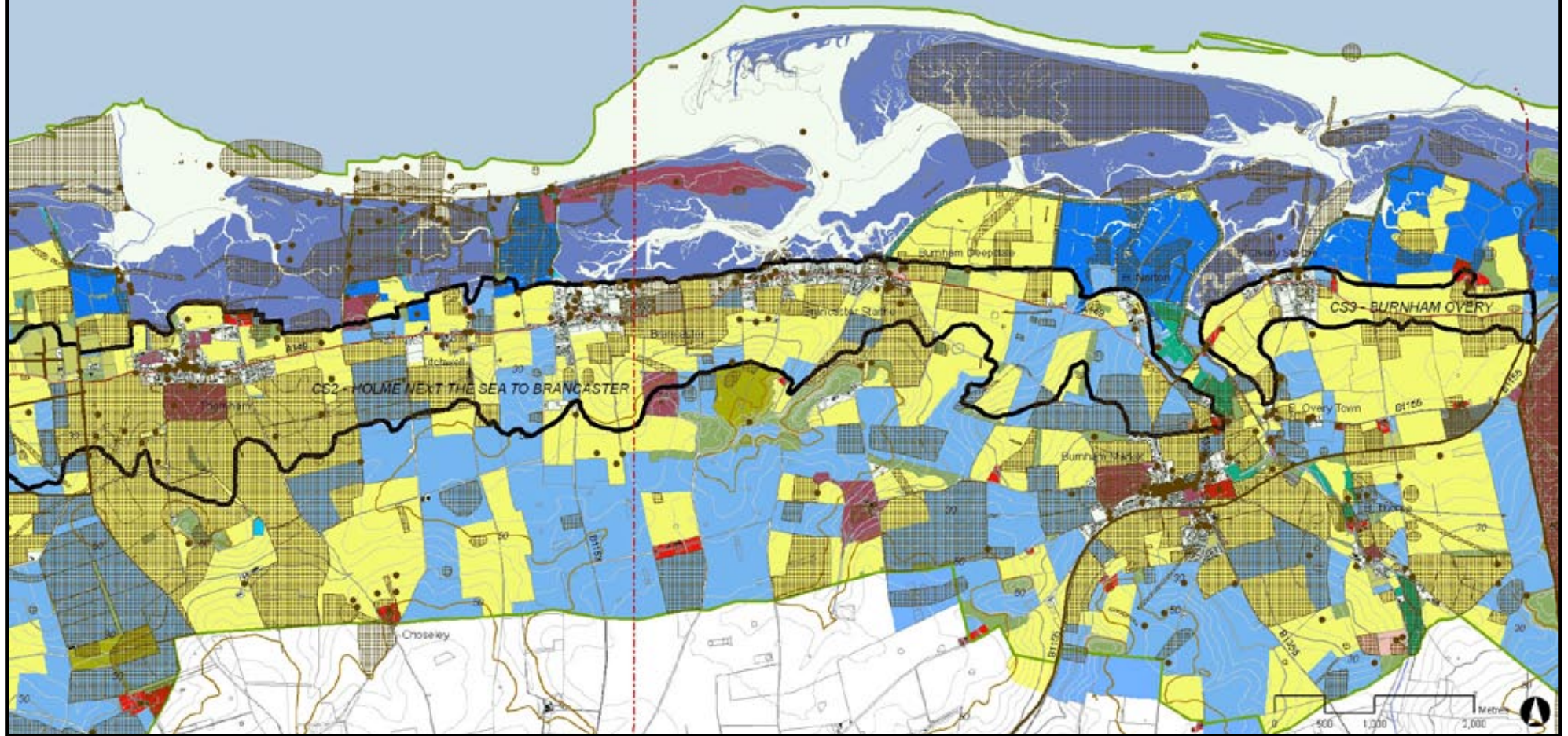
Topography

- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries



- | | | | |
|--|----------------------------------|-------------------------------------|------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | 'A' Road |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Broads & River Buffer Zone | 'B' Road |
| Zone of Grassland-Heathland-Woodland Enhancement | Core Habitat Corridors | Paston Bam Bat Site Management Area | Main River |
| Wetland Habitat Enhancement Zone | | Area of Outstanding Natural Beauty | Settlement |
| | | District Council Boundaries | |



- | | | | | | |
|-----------------------------|--------------------------|----------------------------|------------------------------|-----------------------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | HER 'point' | 'A' Road |
| 20th Century Agriculture | Communications | Military | Woodland | HER 'line' | 'B' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | HER 'area' | Main River | Area of Outstanding Natural Beauty |
| Built up Areas - Modern | Horticulture | Miscellaneous | Coastal - Drainage Enclosure | Industry | Settlement |
| Coastal - Managed Wetland | Inland - Managed Wetland | Parks, Gardens, Recreation | Pre- 18th Century Enclosure | District Council Boundaries | |



wooded slopes with estate land



Integrated landscape character



MAP 16a - Wooded Slopes with Estate Land Key Plan

The Wooded Slopes with Estate Land is an undulating landscape on the lower slopes of the west-facing dip slope of the gentle chalk escarpment to the east. Heathy acid soils have developed on outcrops of Sandringham Sands and Carstone, sandy sediments from the Lower Cretaceous Period, which are exposed on the lower chalk dip slope and a number of mires and bogs have developed where there are springlines at the base of the chalk. The characteristic lowland heath and bog habitats are ecologically valuable and some (such as Dersingham Bog) are protected by nationally important designations. The slopes are drained by creeks meandering westwards towards the Wash.

The gently undulating slopes of the Wooded Slopes with Estate Land are planted with conifer and mixed plantation woodlands, which often disguise local changes in topography. Due to the former proximity of the sea and the combination of fertile soils and spring lines, this area has long been attractive to settlers. There is much evidence of early settlers from the Palaeolithic period onwards, with evidence of a Mesolithic flint industry near Dersingham. Late Neolithic and early Bronze age settlement was concentrated along river valleys and the great Iron Age hoards uncovered near Snettisham form the richest Iron Age treasure ever discovered in this country. Settlement continued to be concentrated in this area throughout Roman times (many 'villa' sites and farmsteads are recorded in the Snettisham area) and thereafter in the Saxon period.

The Norman fortress at Castle Rising was built around 1140, covering an area of 4.9 hectares: parts of the great tower, gatehouse, fine Norman arches and vaulting still remain. In medieval times there was a partly wooded private forest in the area, as well as a medieval chase or deer park. The *Nomina Villarum*, which records the Norfolk Manorial tenancies in 1316, shows that this part of North West Norfolk was owned and managed by relatively few lordships.

The 16th century saw the commencement of two centuries of estate enlargement and concentration, founded on post-Restoration political stability and agricultural improvement. By the second half of the 19th century, continued economic growth encouraged non-landed entrepreneurs into the area. One of the new houses built at this time was Sandringham House, by the Prince of Wales.

Continuing political and socio-economic change in the 20th century undermined the landed estate – the largest proved most resilient and the Sandringham Estate became the dominant influence. Much of the area was drained and planted, transforming it from open heathland and grassland to a mix of dense woodland and open arable fields. The heathlands were a source of wood and peat for fuel, bedding for animals and grazing for stock. The great diversity of heathland habitats in this area is a by-product of years of management by local communities. Remnant pockets of heathland, acid grassland and

Integrated landscape character (continued)

wood pasture provide a clue to the original landcover and are valuable ecological habitats. The landscape remains centred on Sandringham House, a Grade II* listed property, and its surrounding estate, which imparts a well managed character over the wider area - estate villages, such as West Newton, have an organised picturesque layout and the long straight roads are neatly edged on either side by wide close-cut grass verges.

There are strong contrasts in character and enclosure between the dark, enclosed woodlands and open views across undivided arable fields, but all views are ultimately contained by a dark wooded horizon. Within arable areas, hedgerows are limited and most fields are bordered by ditches, dykes and wire fencing. The lack of vertical or divisionary elements in the arable areas tends to exaggerate the scale of the open farmland.

The main A149 road runs north-south through the area and is the main channel of movement. Away from this busy corridor, the landscape is quiet. Although the landscape has a large scale overall, the settings of small villages on the edge of the wooded areas have a more intimate character. Throughout the area, local vernacular buildings are constructed of carstone (an orange-brown ferruginous sandstone) and flint and the villages have a distinctive and unified character.

Landscape sensitivity and change

This is a landscape of strong contrasts in character and landscape sensitivity, reflecting the contrasting degrees of enclosure between the blocks of arable land and woodland. Key environmental assets which are sensitive to change are:

- Remnant lowland heathland, lowland dry acid grassland, purple moor grass & rush pastures and lowland raised bog (BAP Habitats);
- Veteran trees and areas of semi-natural ancient woodland.
- Important ecological corridors - the creeks, hedgerows and the mature shelterbelts which subdivide some fields and connect mixed woodlands.
- The characteristic small-scale landscapes within and on the fringes of settlements are more sensitive to change, although this is a relatively mature landscape structure and built development may be integrated into the landscape by carefully designed tree planting which links into the surrounding woodland framework.
- Specific components of designed historic estate landscapes are also sensitive to change and conservation of the historic landscape pattern requires proactive ongoing management.
- Framed views to landmark churches, historic buildings or landscape patterns, which merit careful identification and conservation within the overall landscape pattern.



Variations in character

Variations in character and inherent landscape sensitivities are highlighted in the following distinctive landscape character areas within the Wooded Slopes with Estate Land (AONB area):

Landscape character area	Distinctive character	Inherent sensitivity
<p>Snettisham & Dersingham - WSE1</p>	<p>Generally flat to slightly sloping (east to west). River Ingol is a landscape feature towards the east, where the valley has relatively steep sides. Woodlands of the Sandringham Estate provide wooded backdrop to the south. There are pockets of development along the Lynn road corridor.</p> <p>Typical land use is small enclosed horse pasture and medium-sized arable fields with copses and dispersed blocks of deciduous woodland. Carstone is a key influence on the built character of local villages.</p>	<ul style="list-style-type: none"> • Scattered landscape pattern is generally less sensitive than the larger scale estate woodlands to the south • Copses eg Life Wood and larger areas of woodland eg Ken Hill Wood & Lodge Hill Plantations are key landscape features • Mature hedgerows are valuable and sensitive to change as they determine the structure of the landscape • Traditional vernacular buildings within the villages contribute to the distinctive sense of place • Open views to landmark churches are particularly sensitive to change • Inherent sense of tranquillity disturbed by proximity to the main road corridors and settlement edges

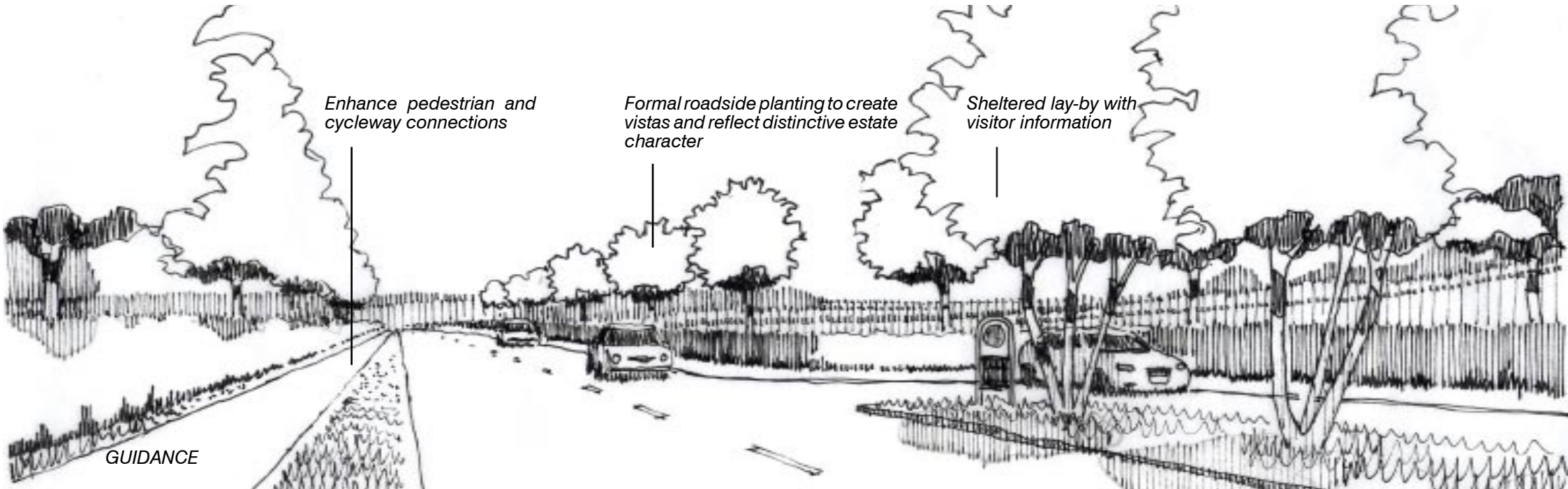
Landscape character area	Distinctive character	Inherent sensitivity
Sandringham - WSE2	Gently rolling landform. Landscape is speckled with small ponds and pools. Land use dominated by the predominantly coniferous woodland surrounding Sandringham Royal Estate and the Sandringham Country Park. Mature trees create canopies over the minor roads, creating a strong sense of enclosure. Low brick walls and characteristic black metal railings mark the boundaries of the Sandringham Estate. Sandringham House is surrounded by extensive mature parkland, with specimen parkland trees, long drives and framed views. The Norwich gates (wrought ironwork) are a distinctive local feature. Roads are lined with wide grass verges, tall mature Scots Pines, mature hedgerows or other coniferous trees. The area attracts many visitors, but this relatively wooded landscape has the capacity to absorb large numbers of people.	<ul style="list-style-type: none"> • Mature historic parkland features and estate villages are distinctive and valuable components of the landscape which are inherently sensitive to change • Distinctive combinations of building materials and building layout in West Newton and Wolferton • Small ponds and areas of heathland are locally important • Acid bogs and mires eg Dersingham Bog NNR • Mature trees, hedgerows and shelterbelts along road corridors • Strong sense of place and tranquillity
Hillington & Congham - WSE3	Sparsely populated mature landscape of gently undulating woodland, plantation and arable farmland. Scattered mature deciduous trees throughout hedgerows and within fields. Rectangular artificial ponds and lakes punctuate parts of the landscape, contributing to a strong landscape pattern	<ul style="list-style-type: none"> • Predominantly isolated and rural character • Long open countryside views across fields towards a wooded backdrop are distinctive within the area • Coherent and distinctive small-scale settlement pattern – villages have traditional building materials and layouts • The local landscape setting of villages is important within the wider landscape, particularly views to historic buildings and landmark churches

Landscape character area	Distinctive character	Inherent sensitivity
<p>North & South Wootton & Castle Rising - WSE4</p>	<p>Mixed woodland on common land with a patchwork of arable and pastoral fields around Castle Rising, North Wootton & South Wootton. The castle of Castle Rising is prominent on the side of a hill and the village church is also a prominent local landmark.</p> <p>To the west of North Wootton there is a more open mosaic of small regular pasture and arable fields delineated by an intricate ditch network.</p>	<ul style="list-style-type: none"> • The mature structuring landscape elements – trees, hedgerows, shelterbelts and individual mature trees are important local landscape features which are vulnerable to change • The landscape setting of Castle Rising (castle village and church) is exceptionally sensitive and the pattern of the landscape in this area should be a priority for conservation and enhancement • Open views across fields are inherently sensitive to change • Overall the area has a strong sense of tranquillity

Key forces for change



- Loss of hedgerow field boundaries as a result of agricultural intensification.
- Small-scale or incremental development within villages, which may be inconsistent with local built character and materials (such as carstone, clunch and flint).
- Changes in woodland cover and loss of lowland heathland habitat as a result of changes in management.
- Increased parking associated with the potential expansion of villages and tourist attractions.
- Potential further built development around the eastern and northern fringes of North and South Wootton.



20 year vision

restore and enhance

An extended mosaic of inter-connected heathland, acid grassland, wetland, bog and wood pasture habitats within a matrix of historic parkland, woodland and farmland. Composed framed views to distinctive historic features and landmarks provide elements of contrast and surprise



Integrated landscape guidance

- 1 The heathy soils of the Sandringham Sands and Carstone are identified as an area of high biodiversity importance with a wide range of BAP priority habitats¹. Future management should aim to extend and connect lowland heathland, wood pasture and associated wetland habitats**
 - Give priority to the conservation and enhancement of existing lowland heathland habitats – where possible expand lowland heathland to a minimum of 50ha per site.
 - Buffer existing heathlands by restoring or creating new semi-natural habitats on adjacent sites or by encouraging low input agricultural systems².
 - Encourage connectivity by creating new links between semi-natural habitats – heathland, acid grassland, wet grassland and wood pasture. The district Econet Report and the AONB's Nature Conservation Vision³ highlight the need to make connections between existing lowland heathland habitat on the Plateau Farmland and the cluster of heathland habitats within the Wooded Slopes with Estate Land and on to the Brecks to the south. Heathland species are relatively mobile and can travel some distance if they have 'stepping stone' habitats to cross.
 - Encourage traditional woodland management practices such as coppicing and the management of wood pasture by encouraging the co-existence of trees and grazing animals.
 - Create & enhance the wetland habitats associated with the corridor of the Babingley River and its tributaries; buffer the river floodplain by encouraging low input agricultural systems and creation or enhancement of semi-natural habitats in areas alongside the river corridor

- 2 Conserve and enhance the character, quality and connectivity of the mature structuring elements within the landscape type as a whole ie the pattern of large woodlands, shelterbelts and field hedgerows**
 - Maintain the overall balance between open fields and enclosed woodlands and plantations, but aim to increase the diversity of landscape elements and habitats within each component
 - Conserve and manage the age-structure and species composition of large areas of plantation and estate woodlands as striking landscape features and wildlife areas

¹ Norfolk Wildlife Trust on behalf of the Ecological Network Topic Group, April 2007, West Norfolk District Ecological Network Mapping

² English Nature, 2002, North Norfolk Heathland Re-Creation Strategy

³ Norfolk Coast Partnership, 1998, A Vision for Nature Conservation in the Norfolk Coast AONB

Integrated landscape guidance (continued)

- Conserve and (where necessary) replant the distinctive Scots Pine shelterbelts, ensuring the structure of the belt remains intact and designing new planting to create or enhance connections with the existing matrix of existing woodlands and hedgerows
- Manage and where possible replant hedgerows to maintain the scale and pattern of the landscape and enhance ecological connectivity
- Replace mature specimen hedgerow trees so that they are conserved as positive local landscape features
- Planting deciduous native trees on the fringes of woodlands and plantations will enhance the ecological value and visual character of the woodland fringe
- The creation of buffer zones on the fringes of native woodland blocks will help to protect the existing woodland edges from damage by agricultural machinery

3 Conserve and enhance the unique historic features of the landscape, which include historic parklands, specimen trees, vistas, drives, walls, gateways, railings and estate buildings

- Research the history and design of historic parkland landscapes and develop appropriate management strategies to facilitate the renewal of distinctive features such as individual specimen trees, the composition of views, distinctive groups of trees and grazed parkland areas
- Research, identify and conserve the setting of important historic features such as Castle Rising, historic houses
- Enhance the management, presentation, interpretation and accessibility of the area for its historic value

4 Identify and conserve the characteristic features and landscape settings of villages

- Ensure that any new development in or on the edges of settlements is of small scale and responds to the existing settlement pattern, incorporating tree and woodland planting designed to integrate built development within the overall pattern of woodlands and fields
- The siting and design of new development should take account of the setting of historic parkland landscapes and the many individual landmarks that are characteristic of the area
- New buildings and the conversion or restoration of existing buildings should reflect the distinctive character, style and building materials of the existing local settlements, including flint, chalk clunch and pantiles
- Identify and conserve views to landmark buildings, particularly village churches

Integrated landscape guidance (continued)

5 Conserve and enhance the character and quality of local roads

- Enhance the corridor of the A149 and the former main north-south (Lynn Road) corridor with a co-ordinated strategy for tree planting, hedgerow management and signage which should be designed to take account of key views and the gateways to settlements
- Conserve the characteristic straight alignment and wide open verges associated with the estate roads. New tree planting should be in hedgerows rather than on verges

6 Conserve the generally undeveloped, rural character of the area and related strong sense of remoteness and tranquillity

7 Identify and conserve open views across the adjacent Drained Coastal Marshes

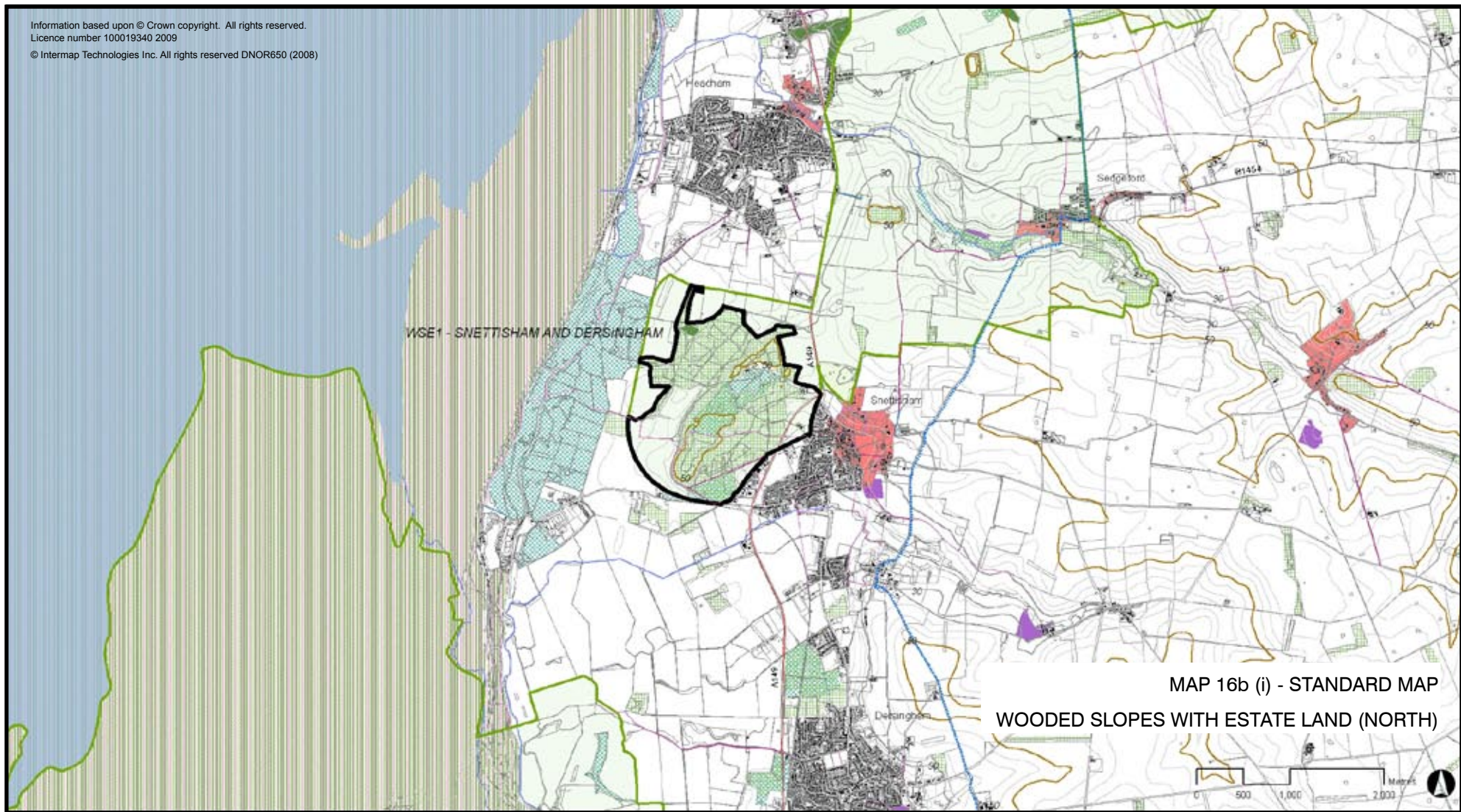
Detailed maps

- **Standard** - landform, drainage, rights of way and statutory designations
- **Biodiversity** - ecological networks ⁴
- **Historic landscapes** - broad historic landscape character types ⁵ and data from the Historic Environment Record ⁶

⁴ *Norfolk Wildlife Trust on behalf of the Norfolk Biodiversity Partnership, July 2006, Ecological Network Mapping Project for Norfolk*

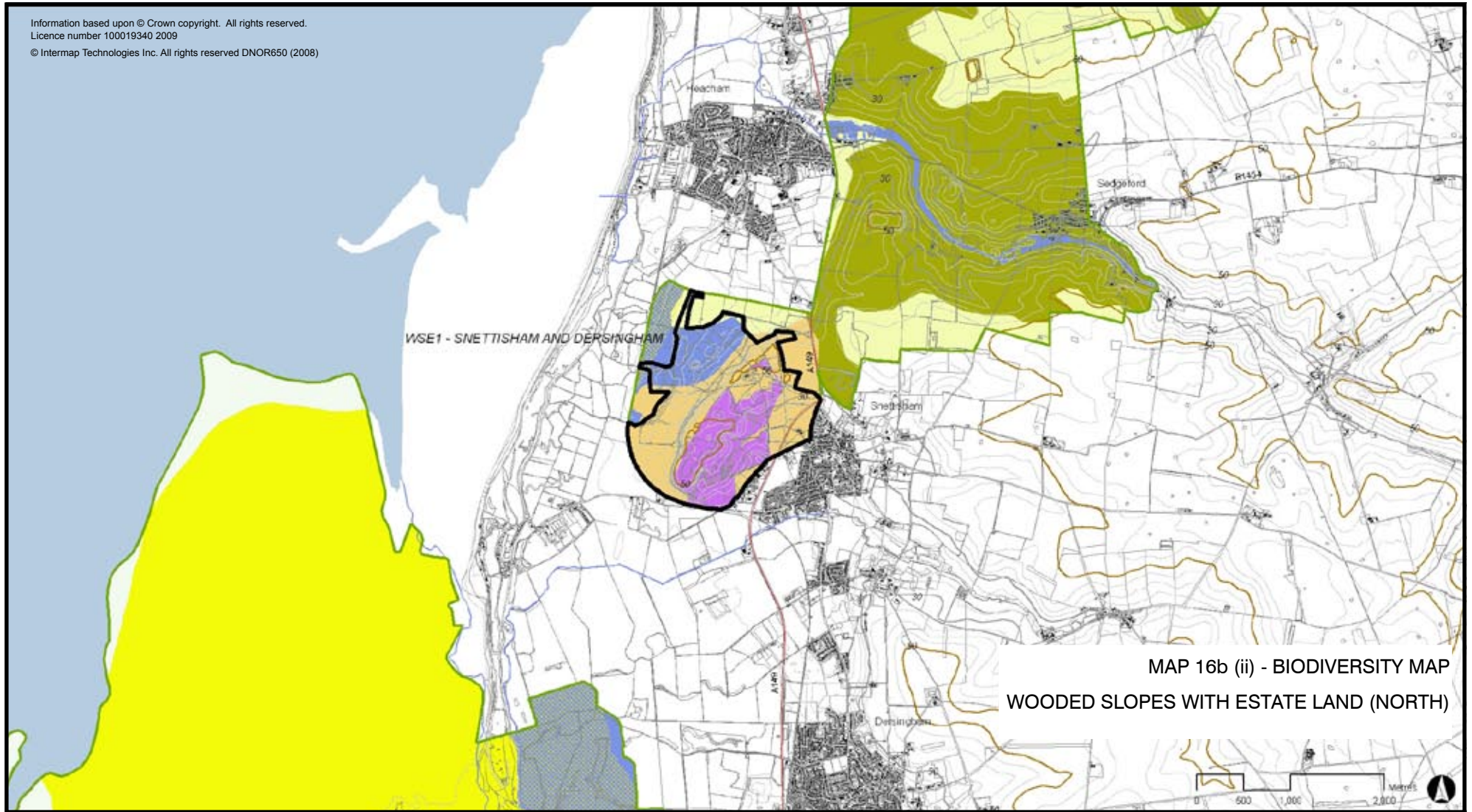
⁵ *Norfolk Landscape Archaeology, January 2009, Norfolk Historic Landscape Character - a report on the Norfolk Landscape Characterisation (HLC) Project*

⁶ *www.heritage.norfolk.gov.uk - provides a computerised, searchable database (with integrated digital mapping) of all areas of known archaeological activity, sites, finds, cropmarks, earthworks, industrial remains, structures and historic buildings in the county*



MAP 16b (i) - STANDARD MAP
 WOODED SLOPES WITH ESTATE LAND (NORTH)

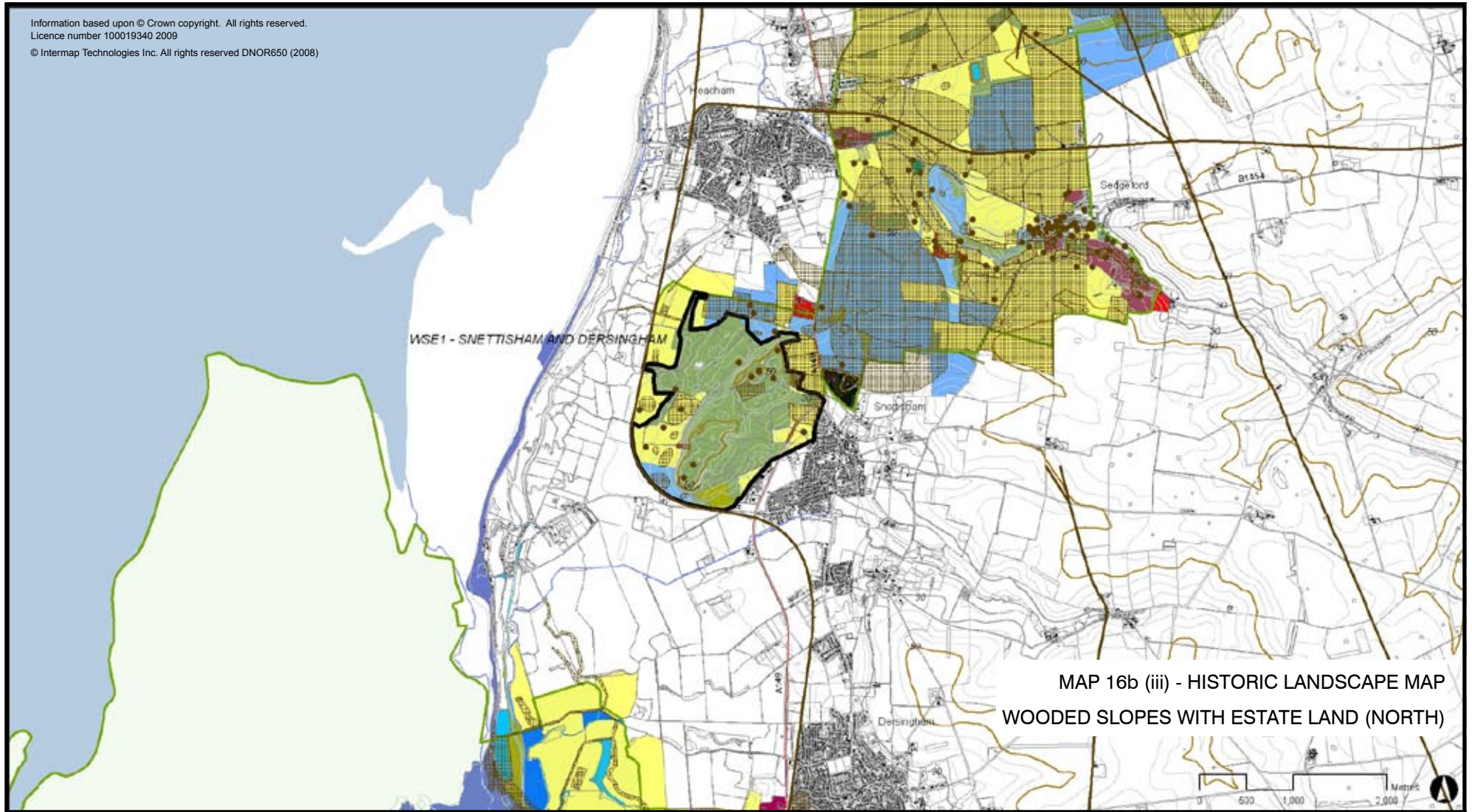
<p>Statutory Designations</p> <ul style="list-style-type: none"> Ramsar Site Special Protection Area Ancient Woodland Site of Special Scientific Interest County Wildlife Sites 	<ul style="list-style-type: none"> Local Nature Reserve Forestry Commission Woodland Special Area of Conservation 	<p>Heritage</p> <ul style="list-style-type: none"> Scheduled Ancient Monuments Conservation Areas Historic Parks and Gardens 	<p>Connections</p> <ul style="list-style-type: none"> National Cycle Route Cycleways Long Distance Path Footpath Bridleway Restricted Byway 	<p>Topography</p> <ul style="list-style-type: none"> Contour Line (Interval 5 m) 30 m Contour Line 50 m Contour Line 	<ul style="list-style-type: none"> 'A' Road 'B' Road Main River Area of Outstanding Natural Beauty Settlement District Council Boundaries
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MAP 16b (ii) - BIODIVERSITY MAP
 WOODED SLOPES WITH ESTATE LAND (NORTH)

Ecological Network - (in WES area only)

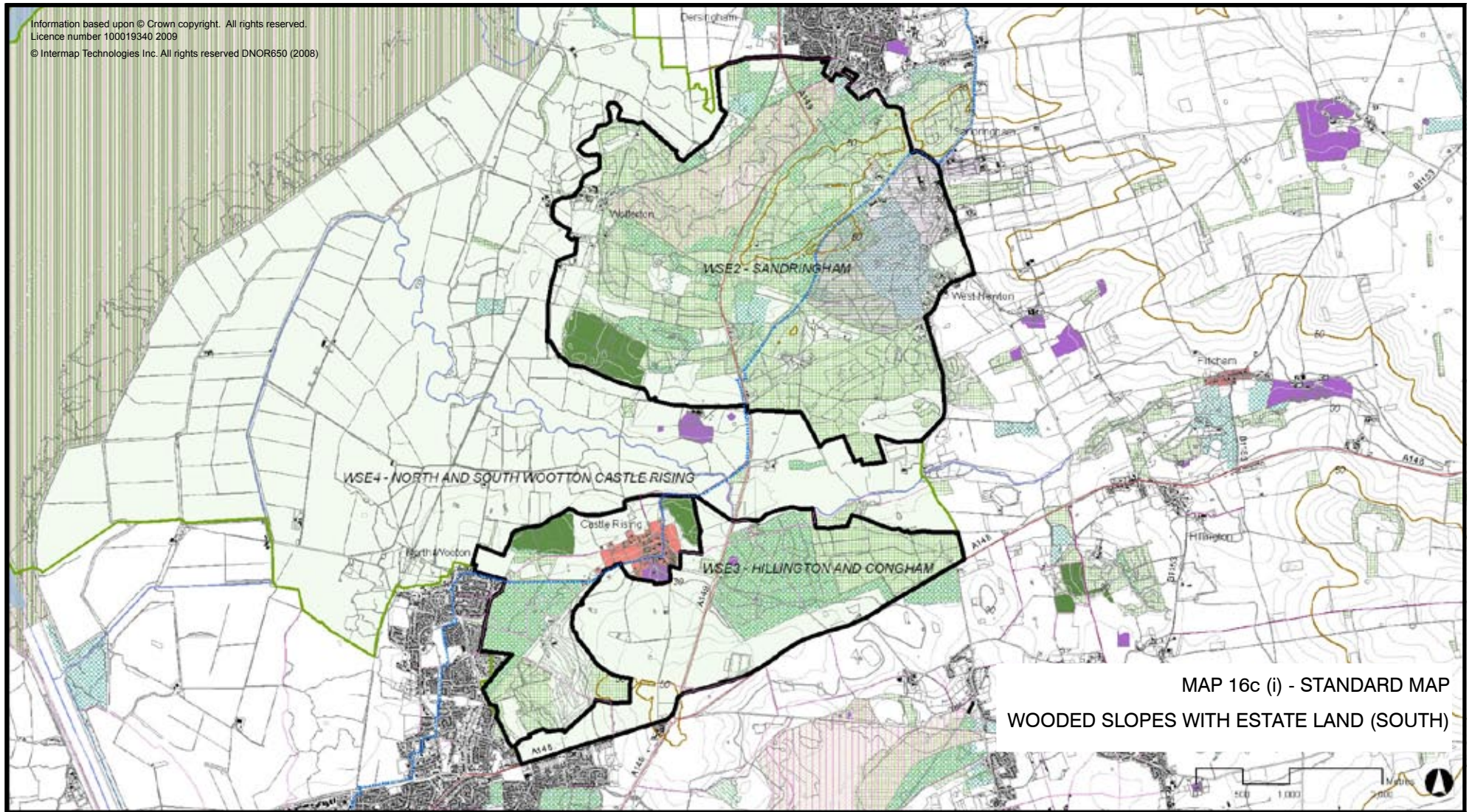
- | | | | | |
|--|----------------------------------|-------------------------------------|--|------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | Priority 1 Heathland Creation Areas (Scores 33 or Above) | 'A' Road |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Broads & River Buffer Zone | Priority 2 Heathland Creation Areas (Scores 21-32) | 'B' Road |
| Zone of Grassland-Heathland-Woodland Enhancement | Core Habitat Corridors | Paston Bam Bat Site Management Area | | Main River |
| Wetland Habitat Enhancement Zone | | | | Area of Outstanding Natural Beauty |
| | | | | Settlement |
| | | | | District Council Boundaries |



MAP 16b (iii) - HISTORIC LANDSCAPE MAP
 WOODED SLOPES WITH ESTATE LAND (NORTH)

- | | | | | | |
|------------------------------|--------------------------|-----------------------------|----------------|-----------------------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | Contour Line (Interval 5 m) | 'A' Road |
| 20th Century Agriculture | Communications | Military | Woodland | 30 m Contour Line | 'B' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | | 50 m Contour Line | Main River |
| Built up Areas - Modern | Horticulture | Miscellaneous | | | Area of Outstanding Natural Beauty |
| Coastal - Drainage Enclosure | Industry | Parks, Gardens, Recreation | | | Settlement |
| Coastal - Managed Wetland | Inland - Managed Wetland | Pre- 18th Century Enclosure | | | District Council Boundaries |

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MAP 16c (i) - STANDARD MAP
 WOODED SLOPES WITH ESTATE LAND (SOUTH)

Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

Connections

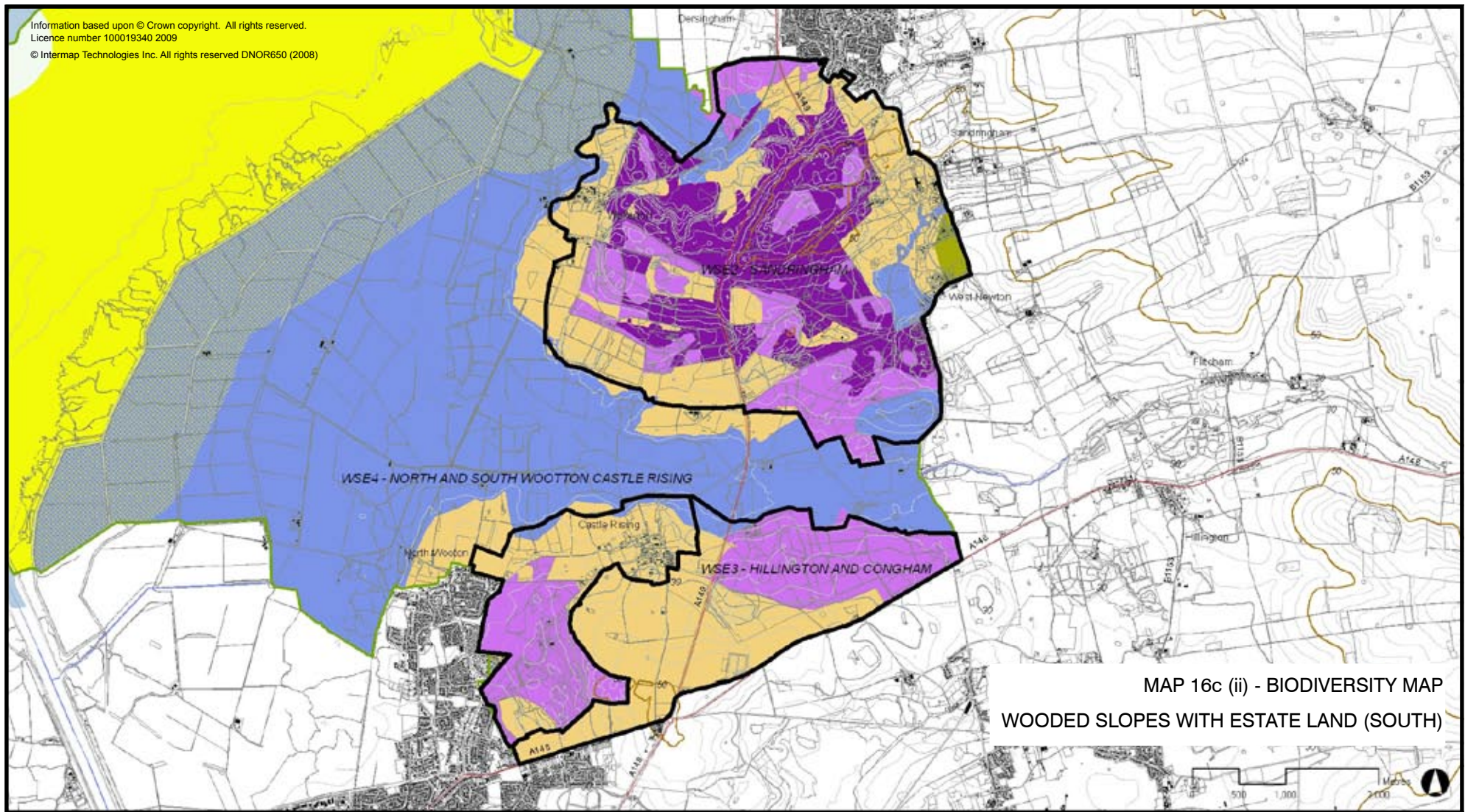
- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

Topography

- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries

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MAP 16c (ii) - BIODIVERSITY MAP
 WOODED SLOPES WITH ESTATE LAND (SOUTH)

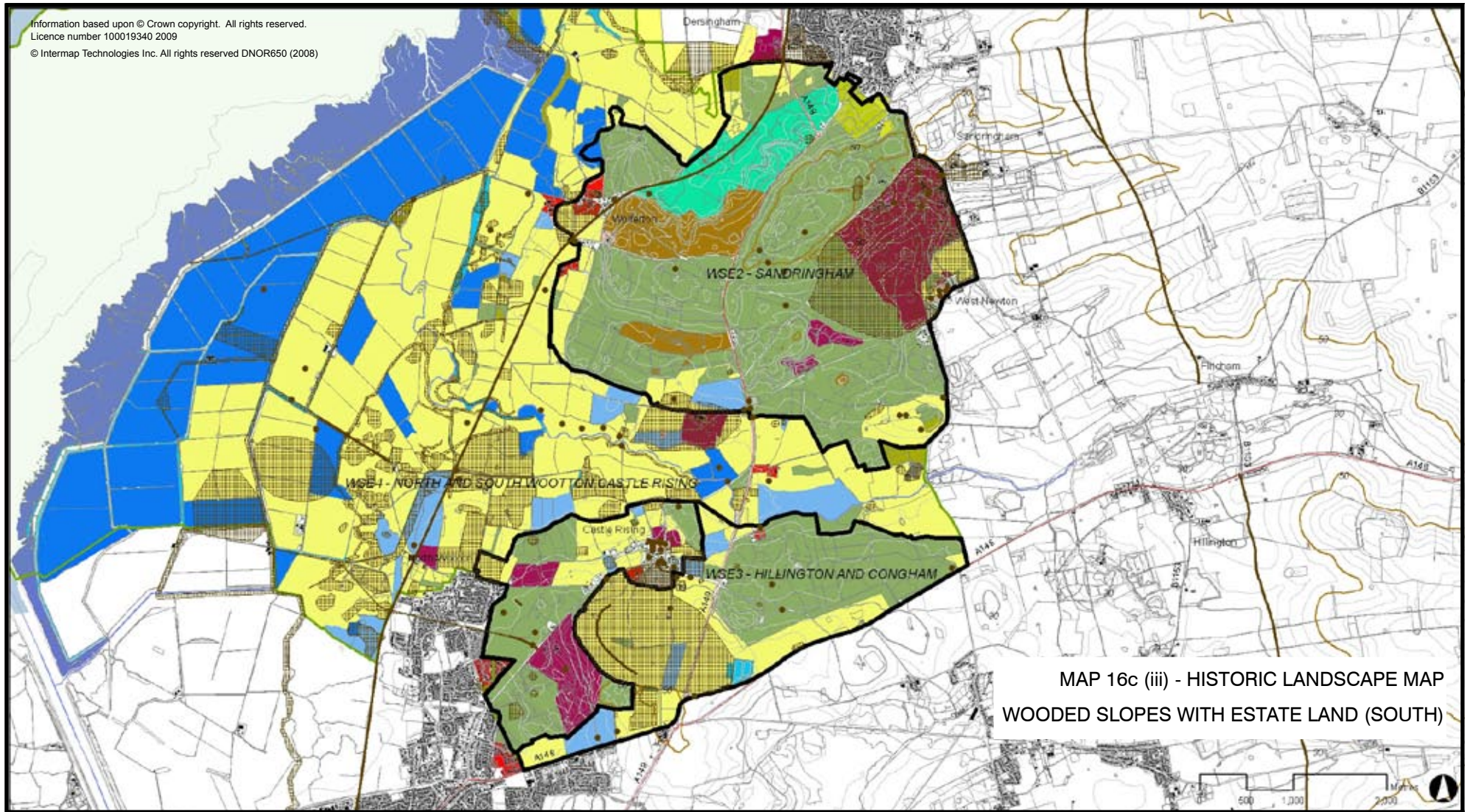
Ecological Network - (in WSE area only)

- Core Woodland Area
- Coastal Habitat Enhancement Zone
- Zone of General Habitat Enhancement
- Calcareous Grassland Core Area
- Broads & River Buffer Zone
- Zone of Grassland-Heathland -Woodland Enhancement
- Core Habitat Corridors
- Paston Bam Bat Site Management Area
- Wetland Habitat Enhancement Zone

Priority Heathland Creation Areas Data (All in core area)

- Priority 1 Heathland Creation Areas (Scores 33 or Above)
- Priority 2 Heathland Creation Areas (Scores 21-32)

- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries



MAP 16c (iii) - HISTORIC LANDSCAPE MAP
 WOODED SLOPES WITH ESTATE LAND (SOUTH)

- | | | | | |
|------------------------------|--------------------------|---------------------------|-----------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Miscellaneous | HER data | 'A' Road |
| 20th Century Agriculture | Historic Earthwork | Parks, Garden, Recreation | HER 'point' | 'B' Road |
| Built up Areas - Historic | Horticulture | Water Features | HER 'line' | Main River |
| Built up Areas - Modern | Industry | Woodland | HER 'area' | Area of Outstanding Natural Beauty |
| Coastal - Drainage Enclosure | Inland - Managed Wetland | | | Settlement |
| Coastal - Managed Wetland | Marginal | | | District Council Boundaries |



rolling open farmland



Integrated landscape character



MAP 17a - Rolling Open Farmland Key Plan

The gently rolling landform of the Rolling Open Farmland stems from the underlying solid geology of Middle and Upper Chalk. The solid Chalk defines the surface geology of much of the western half of the landscape but further east, drift deposits dominate. This is apparent where fields have been cultivated and the soil is peppered with gravels. Drift deposits are also associated with the River Valleys – the Rivers Burn and Heacham for example are defined by linear strips of sand and gravel, silty clays and shell marl. The most valuable semi-natural habitats are patches of remnant calcareous grassland on the chalk slopes and the lowland meadows and the network of drainage ditches within the narrow river floodplains.

This area has a long history of human occupation, but the earliest tangible evidence of early occupation of this area are the round barrows and associated monuments of the Bronze Age, such as the scheduled round barrow and associated ring ditches beside Whiteway Road in Burnham Westgate Park. Occupation continued through the Iron Age and the Romano-British period, when various roads are recorded, for example the one that runs from Holkham to Toftrees.

The majority of agricultural land was cultivated under open field and fold course systems until the mid 18th century, when through a process of piecemeal and Parliamentary enclosure, land parcels were reorganised. Some areas were scarcely affected by Parliamentary enclosure, but landholdings were typically large and tended to become even larger as a result of the enclosure movement. These larger field sizes have generally been large enough to accommodate modern agricultural machinery, with relatively few hedgerow removals, so today's field patterns date back to the 18th century. The area is now dominated by intensive arable production and the large open arable fields are bordered by hawthorn hedgerows which exaggerate the strong geometric field pattern. The hedges also impart a distinct sense of enclosure, particularly along the often straight rural roads where views become channeled. This is particularly evident where lanes become partially sunken as they cut down into the shallow river valleys.

Where hedges are broken or gappy views become both intermittent and distant. The hedges are often flanked or interspersed by hedgerow trees – typically oak or beech clothed in ivy. These trees are often prominent, but the extensive linear shelterbelts of Scots Pine (sometimes mixed with beech)

Integrated landscape character (continued)

are the most dramatic landscape features, which contrast with the low hedgerows and subtle rolling landform. The interconnected network of hedgerows, hedgerow trees, copses and shelterbelts provides an ecologically valuable series of linked habitats across areas of intensively farmed arable land.

There are also some areas of pasture, particularly close to the river valleys and on the edges of settlements but is not an overt characteristic of the landscape. Pig farming is more common with sizeable fields units given over to free range rearing. This is conspicuous within the landscape as a result of the kennels. This is a semi-enclosed landscape, with ever changing views - sometimes long and open and focused on local landmark vertical features, but often directed by landform and hedgerows. There is an overriding sense of unity due to the simplicity of the land use and the regular and consistent occurrence of key elements such as the hawthorn hedgerows and Scots pine shelterbelts.

The area has a relatively undeveloped character. Small villages, rural hamlets and isolated farmsteads are widely dispersed; villages are typically sited at road crossings and have a linear or bilinear form. They generally appear contained rather than sprawling due to their small size and scale. Windmills, church towers and spires are important focal points in views across the farmland. Vernacular village buildings are typically constructed from a broad and eclectic mix of local traditional materials including clunch (squared blocks and random); flint nodules; cobbles (coursed and random); pebbles; red brick; yellow or gault brick; colourwashes; orange clay pantiles; black glazed pantiles; smut pantiles; and slate.

Landscape sensitivity and change

The Rolling Open Farmland is an expansive rural landscape, with long, open views set against a smooth rolling horizon. Individual elements may be highly prominent, particularly where they appear on the skyline in local views. Key environmental assets which are sensitive to change are:

- The network of hedgerows and shelterbelts which encloses the large arable fields and provides an ecologically valuable network of habitats is the principal structural framework for the Rolling Open Farmland.
- Mature hedgerow trees and the hedgerows along roads and tracks, which are often much older than field hedgerow boundaries.
- The well dispersed blocks of woodland and particularly areas where blocks of woodland are more concentrated (for instance on the slopes of the river valleys and near Hunstanton Hall).



Landscape sensitivity and change (continued)

- Existing areas of unimproved chalk grassland, including some road verges, and any rough, uncultivated land, which may provide opportunities to create additional chalk grassland habitat.
- The landscape setting of rural villages, particularly views to landmark churches and windmills.
- Distinctive vernacular farm buildings and historic buildings (built from an eclectic mix of traditional materials).

Variations in character

Variations in character and inherent landscape sensitivities are highlighted in the following distinctive landscape character areas within the Rolling Open Farmland (AONB area):

Landscape character area	Distinctive character	Inherent sensitivity
<p>Burnham Market - ROF1</p>	<p>Distinctive, neatly organised settlement of Burnham Market is a visitor honeypot with a colourful mix of colour-washed & brick buildings. Straight ditches or hedgerows predominantly demarcate field boundaries. Blocks of deciduous and mixed woodlands occasionally mark field boundaries, breaking up the openness of the landscape. The B1155 runs north-south through the middle of the area and narrow relatively straight country lanes criss-cross the landscape, providing access to the isolated farmsteads and villages. The sense of tranquillity is strong in the area away from the B1155 and Burnham Market.</p>	<ul style="list-style-type: none"> • The exceptionally diverse mature landscape structure, including belts and copses, woodland, mature trees and intact hedgerows is vulnerable to change • The landscape setting of Burnham Market and other smaller settlements, which is a gateway for visitors to the area • Striking built character and layout of Burnham Market • Distinctive combinations of traditional building materials within small village settlements • Barrow Common - an elevated area of acid grassland heath (with open access) from which there are spectacular views to the coast

Landscape character area	Distinctive character	Inherent sensitivity
Ringstead Downs - ROF2	<p>The northern boundary of the area encloses the woodland plantations around Hunstanton Hall. This designed parkland is crossed by strips of linear mixed woodlands and plantations with irregular edges. Elsewhere there are few dwellings or farmsteads outside Ringstead, Hunstanton or associated with Hunstanton Hall. The large area of unimproved chalk grassland at Ringstead Downs Nature Reserve provides diversity and an area of ecological value within the landscape. Other than the main A149 coastal road which runs along the eastern edge of the area, roads and communications are infrequent, with a few minor roads and tracks providing access, particularly to Hunstanton Hall and Park. Linear woodlands, plantations and hedgerows contribute a sense of enclosure and intimacy and limit long distance views. Throughout the area there is a strong sense of tranquillity away from the urban edges and the A149 road corridor.</p>	<ul style="list-style-type: none"> • Woodlands, linear shelterbelts and hedgerows which contribute an unusual sense of enclosure and intimacy within an otherwise open farmland landscape • The historic designed parkland landscapes and woodlands associated with Hunstanton Hall • Extensive areas of unimproved chalk grassland at Ringstead Downs Nature Reserve • The landscape setting of Ringstead
Ringstead - ROF3	<p>Open rolling arable farmland that slopes gently down to the north. There are few strips or areas of woodland to break up the long expansive views across the patchwork of irregular (predominantly arable) fields. Straight, well-maintained hedgerows delineate the field boundaries. Outside Ringstead scattered isolated dwellings and farmsteads dominate settlement character. These are accessed by the straight narrow country lanes that criss-cross the fields. A few footpaths and tracks including the Norfolk Coast Path also dissect the fields in straight lines, often following field boundaries. There is a strong sense of isolation and tranquillity throughout the character area</p>	<ul style="list-style-type: none"> • Long views across open farmland – this is a relatively undeveloped rural landscape with little scope for mitigating impacts of built development or tall structures • Views from the Norfolk Coast Path are particularly important • The remnant blocks of woodland and shelterbelts are critically important landscape elements within an otherwise open arable landscape • The network of hedgerows which defines the structure of the landscape – demarcating field and road boundaries – is important both visually and as an ecological network • Remnant areas of chalk grassland are of high ecological value

Landscape character area	Distinctive character	Inherent sensitivity
<p>Burnham Thorpe and the Creakes - ROF4</p>	<p>The area is divided by the shallow clear chalk stream of the River Burn (Small Valley 3), which runs south to north between the surrounding low lying hills. Within the main valley, the linear ribbon settlement of Burnham Thorpe has vernacular buildings faced with flint and chalk. Outside the settlements, farmsteads with walls faced with flint and chalk are also found near to the river. Hedges with hedgerow trees delineate these fields. To the north of Burnham Thorpe, deciduous plantations break up the patchwork of arable fields. There are often open views from the sloping valley sides overlooking the winding River Burn and to the landmark church tower in Burnham Thorpe. The area away from the valley floor around the villages and the B1355 has a strong sense of tranquillity.</p>	<ul style="list-style-type: none"> • Patches of plantation woodland and the mosaic of regular small-scale fields provide a wooded backdrop for local views • The landscape setting for Burnham Thorpe, which is prominent in views from the valley side slopes • The distinctive vernacular farm buildings and historic village buildings within Burnham Thorpe • Rural character and strong sense of tranquillity
<p>Sedgeford - ROF5</p>	<p>Characterised by steep valley sides surrounding the valley of Heacham River leading up to flat plateaux with large arable fields. Sedgeford lies at the centre of the area forming a linear ribbon development centred along the B1454. The village has a church with a tower in the oldest part of the village surrounded by vernacular style buildings. Scattered farmsteads and cottages in the vernacular style line the rural roads. The majority of the landscape outside the villages is characterised by large arable fields with low flailed or trimmed gappy hedgerows. Due to the low and fragmented hedgerows and openness of the landscape the views within the area are open and panoramic framed by the topography of the land. A key view point in the area is the Water Tower east of Sedgeford. Away from the B1454 the area has a relatively strong sense of isolation and tranquillity</p>	<ul style="list-style-type: none"> • The small-scale fields, woodlands and hedgerows which form a relatively small-scale, interconnected network on the upper slopes of the Heacham Valley (Small valley 2) establish the overall structure of the valley landscape • The landscape setting of Sedgeford, particularly the gateways to the village along the rural roads and views to the church tower

Landscape character area	Distinctive character	Inherent sensitivity
Egmere & East Wells - ROF6	Low settlement density – only rural hamlets, farmstead and some isolated groups of farm cottages. Rectilinear road network. More undulating landform than elsewhere in the type and the network of hedgerow field boundaries is particularly intact	<ul style="list-style-type: none"> • Relatively open farmland, with long rural views • The network of intact hedgerows is a key environmental asset
Wells-next-the-Sea - ROF7	Area is centred on the town and coastal port of Wells, which has a distinctive ‘older non-industrial’ feel to its layout, with layers of settlement radiating in a compact manner from the central hub of the town. The town and harbour has a distinctive, dramatic and undeveloped coastal landscape setting.	<ul style="list-style-type: none"> • The highly distinctive landscape setting of Wells, which is sited within a very undeveloped and rural coastal location, including views to the village from approach roads and the surrounding countryside • Distinctive built character and layout of Wells, including the many characteristic mature trees and open spaces within the compact urban area

THE HISTORIC LANDSCAPE PATTERN IS EASILY LOST



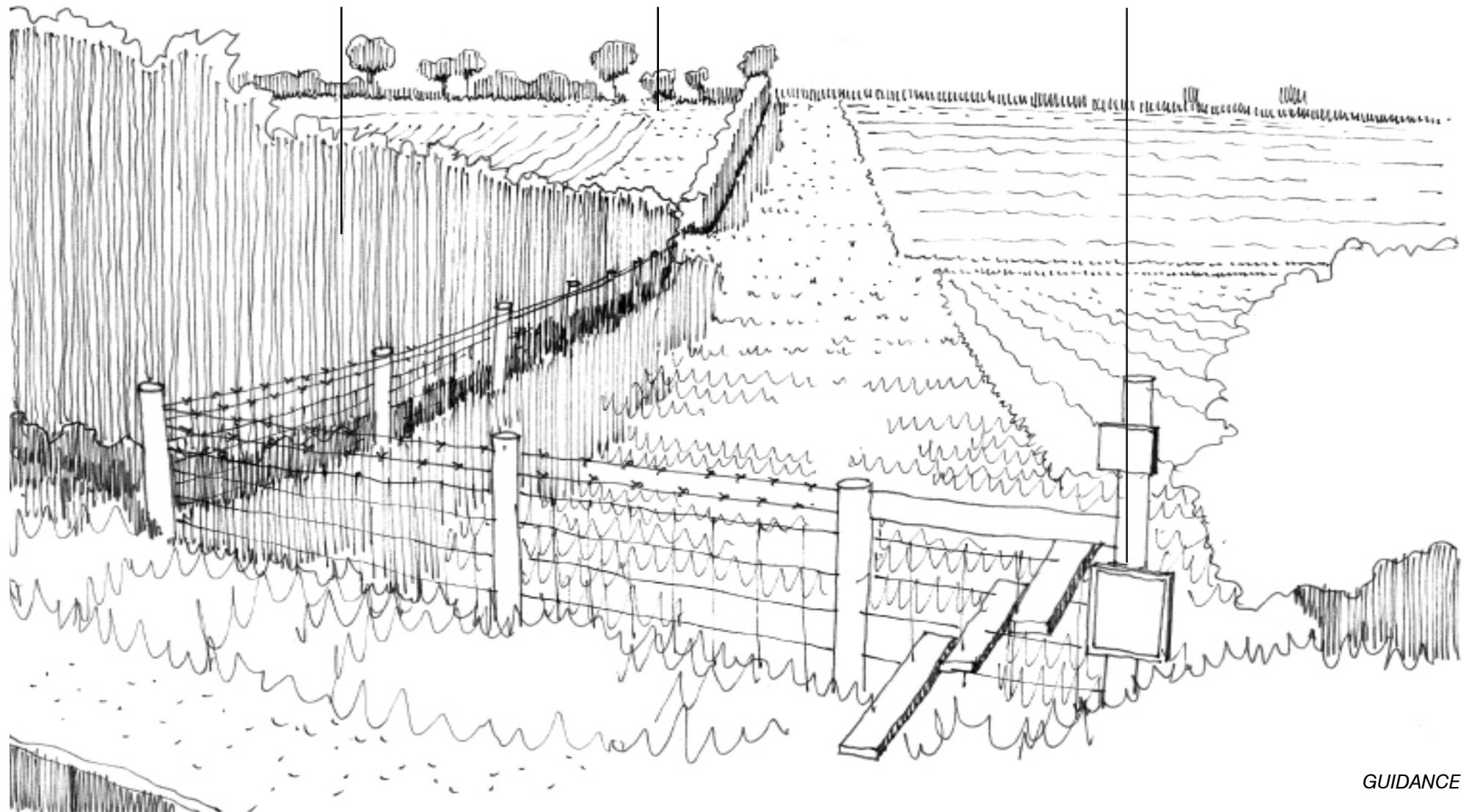
Key forces for change

- Potential farm diversification, resulting in conversion of agricultural buildings to houses and recreational facilities
- Potential loss of mature hedgerow field boundaries as a result of agricultural intensification
- Pressure for development of second or holiday homes
- Small-scale development within villages, which may be out of character with existing settlement pattern
- Increased pressure on rural roads as a result of increased second home ownership, and increased tourist activity along the North Norfolk Coast
- Car parking in Burnham Market and associated pressures
- Exception sites for low cost housing
- Minor changes to rural roads on the approaches to villages and towns – widening, sight-lines etc

Reintroduce native hedgerows

Create and maintain native meadow margins

Encourage public access and interpretation



GUIDANCE

20 year vision

enhance and create

Long open views across rolling farmland are structured by Scot's pine shelterbelts and extensive woodlands linked by a restored network of hedgerows. Groups of buildings are sheltered by copses and often 'balanced' by small pastures. The core chalk grassland sites at Ringstead Downs are extended with new areas of reversion from arable land to chalk grassland. The verges of roads and tracks include distinctive patches of chalk grassland wherever they cross areas underlain by Chalk.



Integrated landscape guidance

- 1 Conserve the typical long open views – this is a relatively undeveloped rural landscape with little scope for mitigating impacts of built development or tall structures**
 - Give priority to the identification and conservation of views from the Peddar’s Way and Norfolk Coast Path National Trail and the network of rural roads, which provide the majority of public viewing points.
 - Conserve the characteristic smooth skylines and ensure any necessary development is well integrated with appropriate large scale planting.
 - Ensure the sensitive location of necessary development involving tall structures (such as telecommunications masts and wind turbines for example) both within the Rolling Open Farmland and adjacent areas.
- 2 Conserve and enhance the character, quality and connectivity of the mature structuring elements within the landscape type as a whole – the pattern of hedgerows, Scots Pine shelterbelts and dispersed blocks of woodland**
 - Conserve all existing shelterbelts and woodlands, aiming to extend and improve their visual/ecological structure by new planting (to maintain the typical age structure) and by the creating of buffer zones of semi-natural habitat along the margins of the woodland/shelterbelt edge.
 - Design new woodland or shelterbelt planting to create or enhance connections with the existing matrix of woodlands and hedgerows.
 - Aim to increase the diversity of landscape elements and habitats within the landscape – take opportunities to create new woodlands, hedgerows and shelterbelts.
 - Manage and where possible replant hedgerows to maintain the scale and pattern of the landscape and enhance ecological connectivity.
 - Replace mature specimen hedgerow trees (with locally appropriate species) so that they are conserved as positive local landscape features.
- 3 Conserve, enhance and extend areas of existing semi-natural habitat**
 - Create and enhance chalk grassland in and around Ringstead Downs SSSI (core area) - extend the habitats, with reversion from arable land.
 - Create and enhance acid grassland and heath at Barrow Common, encouraging reversion to heathland from farmland in surrounding areas.

¹ See: <http://www.rspb.org.uk/countryside/farming/advice/farmhabitats/margins/index.asp>

Integrated landscape guidance (continued)

4 Manage arable farmland to enhance its biodiversity value

- Establish arable field margins as potential nest sites for ground nesting birds and habitats for small mammals. ¹
- Manage arable farmland as habitat for game birds.

5 Ensure that any new appropriate village development responds to historic settlement pattern and is well integrated into the surrounding landscape.

- Conserve the landscape setting of all rural villages, giving particular priority to gateway views on the approaches to villages and to views from rights of way.
- Conserve the characteristic layout of village settlements – each one is different, but infilling open spaces should be avoided and the specific balance of built form and open space merits conservation.
- Promote the use of local traditional building materials appropriate to local landscape and settlement character, taking account of the distinctive mix of buildings materials and styles typically used in each village.
- Retain mature trees within and on fringes of villages.

6 Conserve the rural character of farm buildings, which are often exceptionally prominent in the wider farmland landscape.

- Avoid the introduction of suburban features, including gardens, fencing, lighting and entrance driveways, which can cumulatively alter the rural character of the landscape.
- New farm buildings or conversions require exceptionally high standards of siting and design – large scale woodland, shelterbelt and hedgerow planting may be required to integrate structures within the surrounding landscape.

7 Conserve and enhance the character and quality of the network of rural roads

- Give priority to the conservation of the hedgerows and hedgerow trees which line many rural roads, ensuring that these are replaced if there are minor changes to road alignments, for instance as a result of improvements to sightlines or the introduction of passing places.

Detailed maps

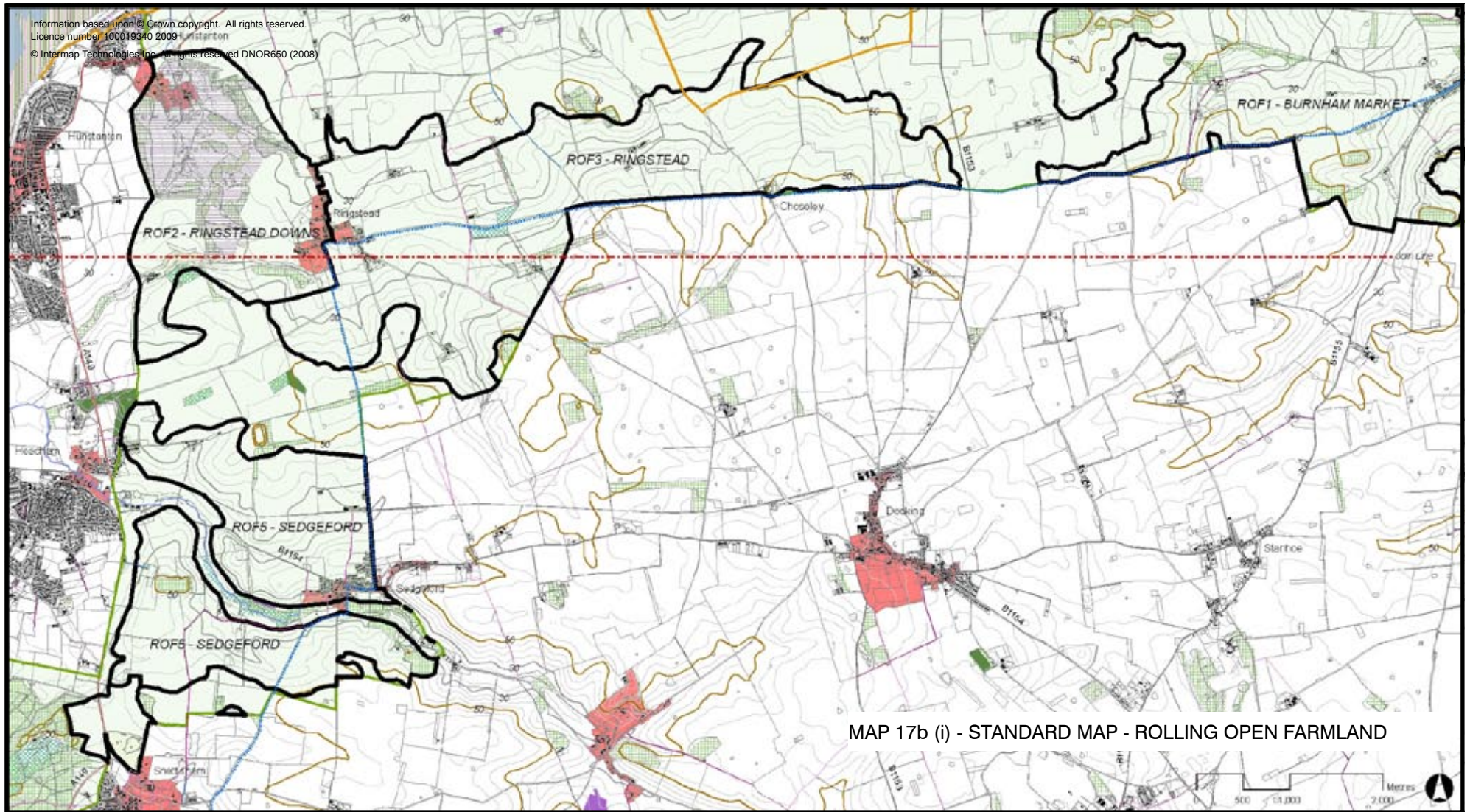
- **Standard** - landform, drainage, rights of way and statutory designations
- **Biodiversity** - ecological networks ²
- **Historic landscapes** - broad historic landscape character types ³ and data from the Historic Environment Record ⁴

² *Norfolk Wildlife Trust on behalf of the Norfolk Biodiversity Partnership, July 2006, Ecological Network Mapping Project for Norfolk*

³ *Norfolk Landscape Archaeology, January 2009, Norfolk Historic Landscape Character - a report on the Norfolk Landscape Characterisation (HLC) Project*

⁴ *www.heritage.norfolk.gov.uk - provides a computerised, searchable database (with integrated digital mapping) of all areas of known archaeological activity, sites, finds, cropmarks, earthworks, industrial remains, structures and historic buildings in the county*

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MAP 17b (i) - STANDARD MAP - ROLLING OPEN FARMLAND

Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

Connections

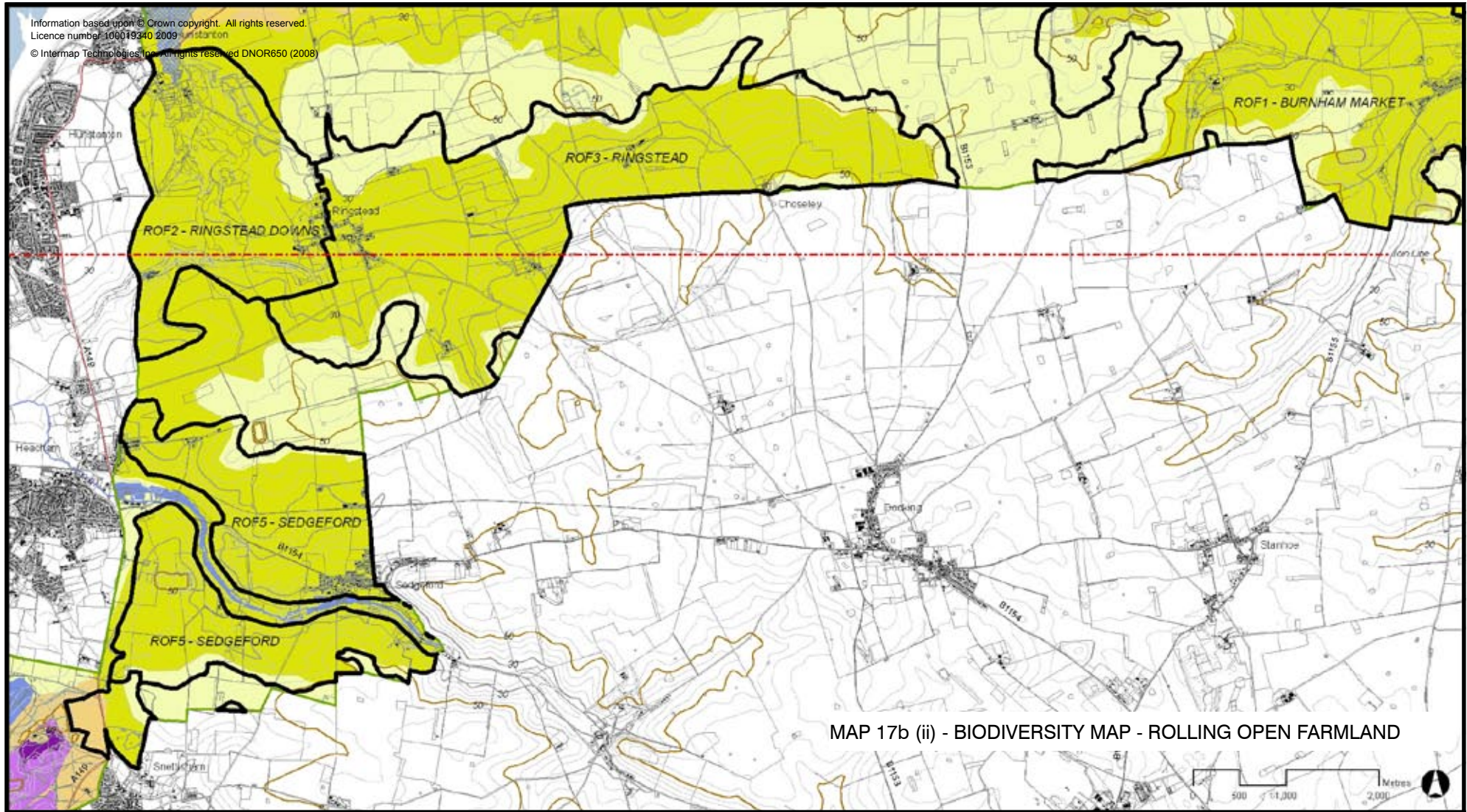
- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

Topography

- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries

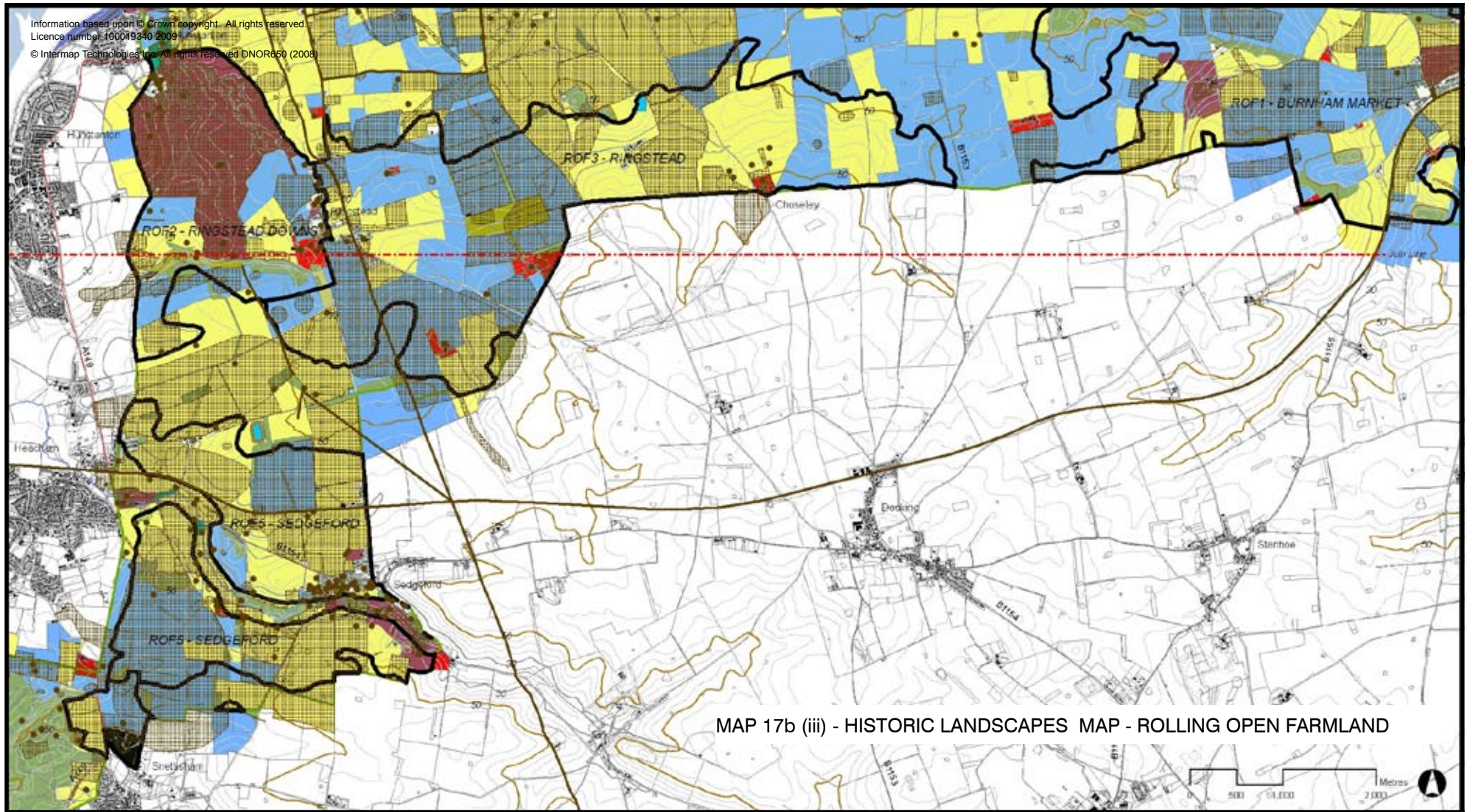
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MAP 17b (ii) - BIODIVERSITY MAP - ROLLING OPEN FARMLAND

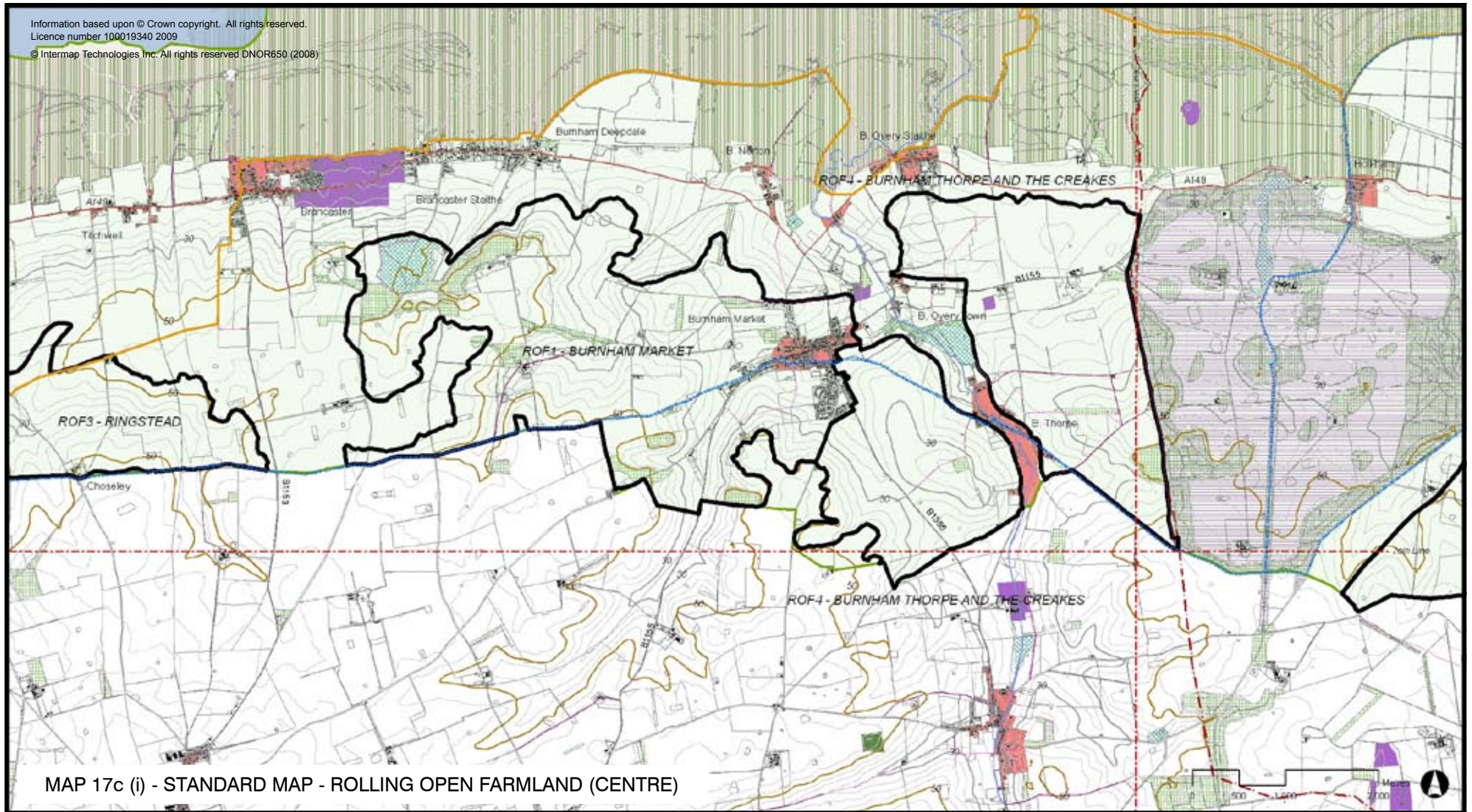
- | | | | | |
|--|----------------------------------|-------------------------------------|--|------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | Priority 1 Heathland Creation Areas (Scores 33 or Above) | 'A' Road |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Broads & River Buffer Zone | Priority 2 Heathland Creation Areas (Scores 21-32) | 'B' Road |
| Zone of Grassland-Heathland-Woodland Enhancement | Core Habitat Corridors | Paston Bam Bat Site Management Area | | Main River |
| Wetland Habitat Enhancement Zone | | | | Area of Outstanding Natural Beauty |
| | | | | Settlement |
| | | | | District Council Boundaries |

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MAP 17b (iii) - HISTORIC LANDSCAPES MAP - ROLLING OPEN FARMLAND

- | | | | | | |
|------------------------------|--------------------------|-----------------------------|----------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | HER 'point' | 'A' Road |
| 20th Century Agriculture | Communications | Military | Woodland | HER 'line' | 'B' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | HER 'area' | Main River | Area of Outstanding Natural Beauty |
| Built up Areas - Modern | Horticulture | Miscellaneous | | Settlement | District Council Boundaries |
| Coastal - Drainage Enclosure | Industry | Parks, Gardens, Recreation | | | |
| Coastal - Managed Wetland | Inland - Managed Wetland | Pre- 18th Century Enclosure | | | |



MAP 17c (i) - STANDARD MAP - ROLLING OPEN FARMLAND (CENTRE)

Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

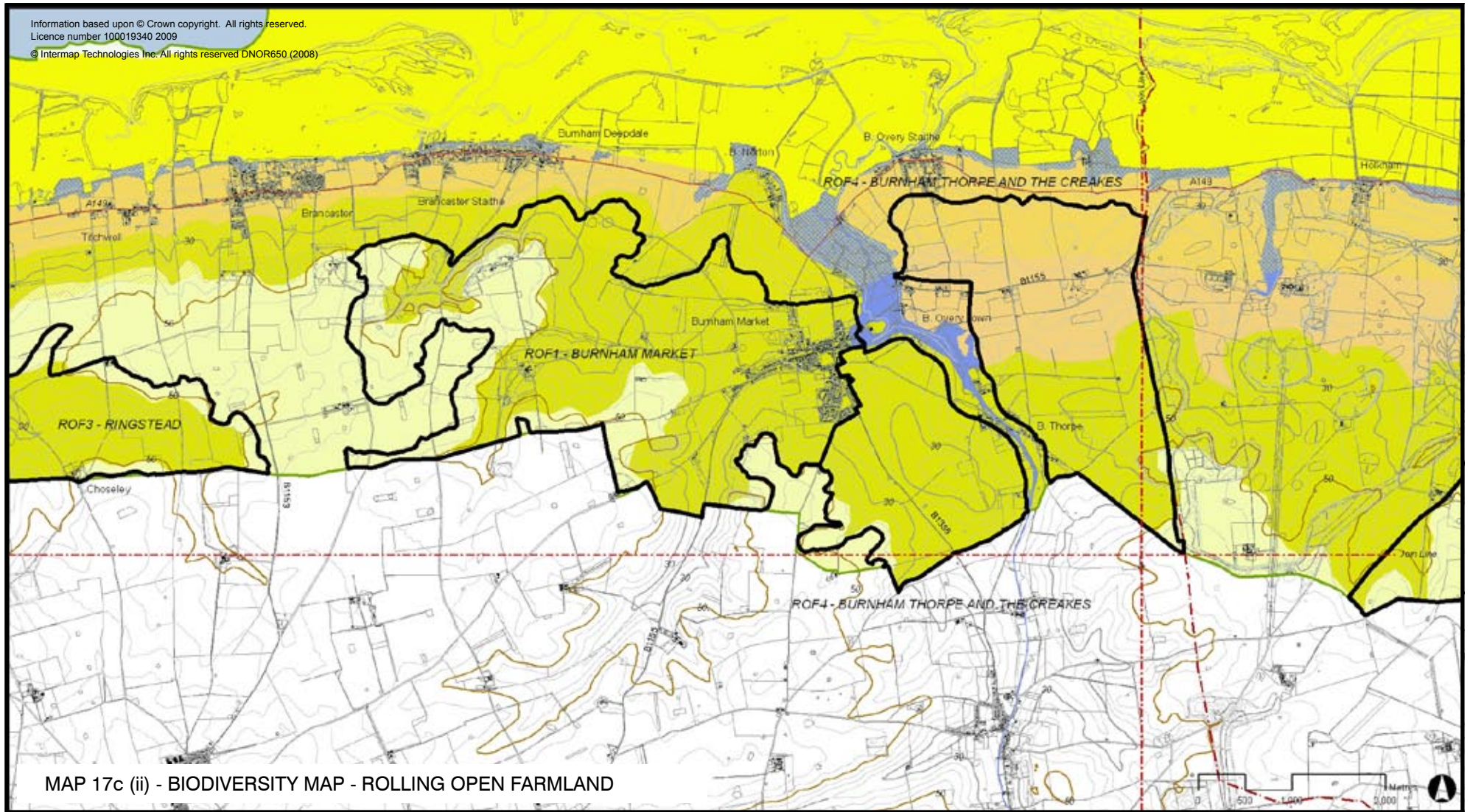
Connections

- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

Topography

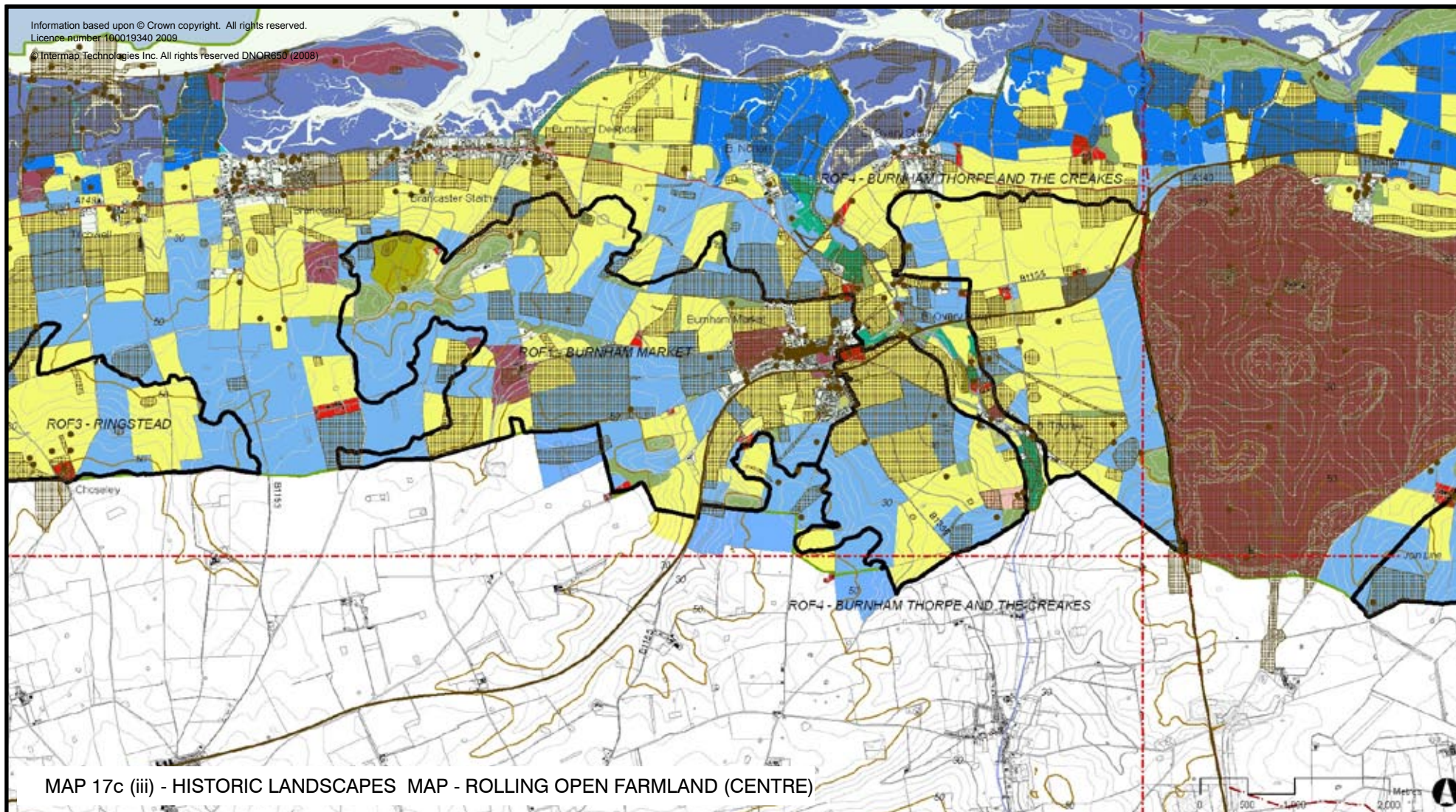
- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries



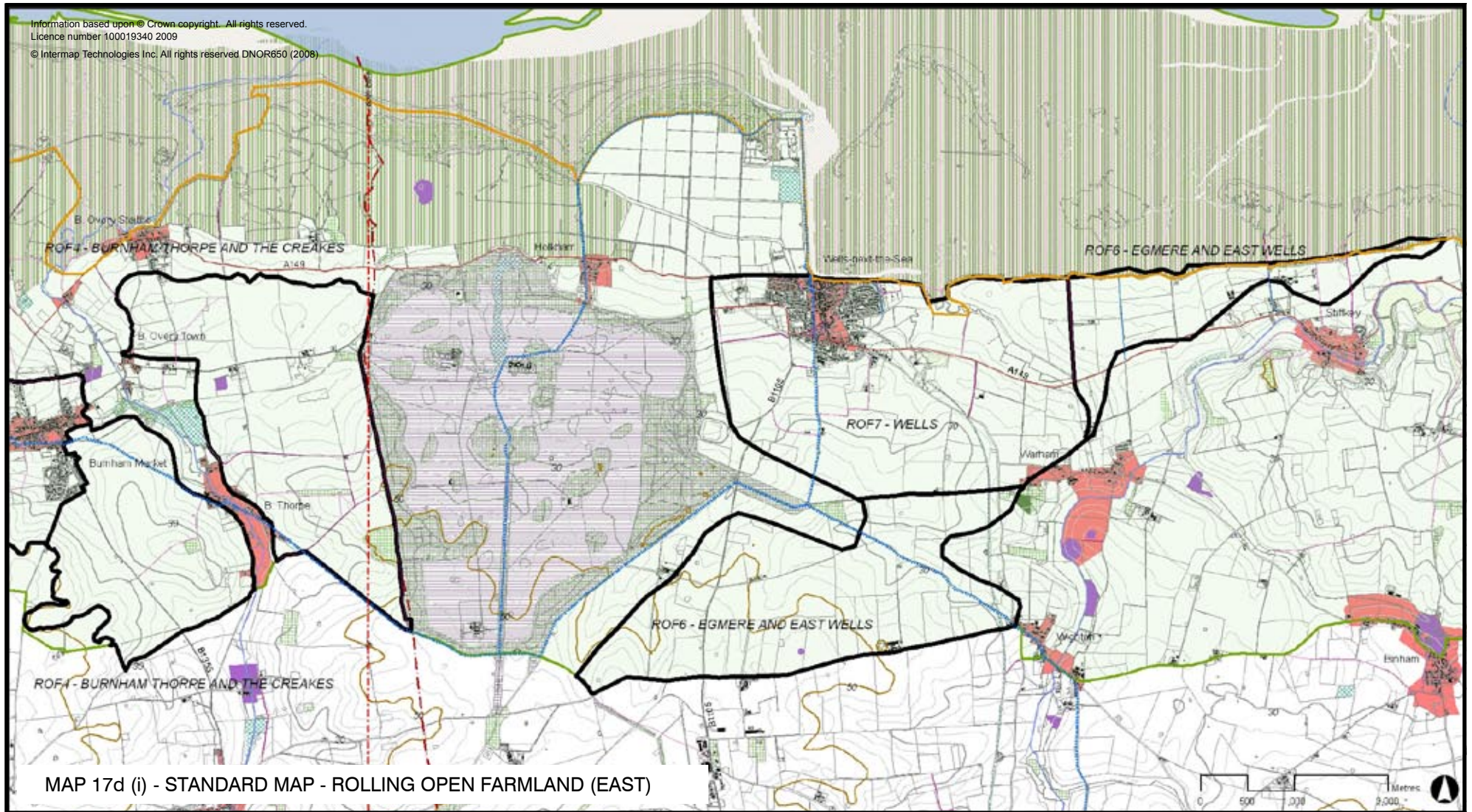
MAP 17c (ii) - BIODIVERSITY MAP - ROLLING OPEN FARMLAND

- | | | | |
|--|----------------------------------|-------------------------------------|------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | 'A' Road |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Broads & River Buffer Zone | 'B' Road |
| Zone of Grassland-Heathland-Woodland Enhancement | Core Habitat Corridors | Paston Bam Bat Site Management Area | Main River |
| Wetland Habitat Enhancement Zone | | | Area of Outstanding Natural Beauty |
| | | | Settlement |
| | | | District Council Boundaries |



MAP 17c (iii) - HISTORIC LANDSCAPES MAP - ROLLING OPEN FARMLAND (CENTRE)

- | | | | | | |
|------------------------------|--------------------------|-----------------------------|----------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | HER 'point' | 'A' Road |
| 20th Century Agriculture | Communications | Military | Woodland | HER 'line' | 'B' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | | HER 'area' | Main River |
| Built up Areas - Modern | Horticulture | Miscellaneous | | | Area of Outstanding Natural Beauty |
| Coastal - Drainage Enclosure | Industry | Parks, Gardens, Recreation | | | Settlement |
| Coastal - Managed Wetland | Inland - Managed Wetland | Pre- 18th Century Enclosure | | | District Council Boundaries |



MAP 17d (i) - STANDARD MAP - ROLLING OPEN FARMLAND (EAST)

Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

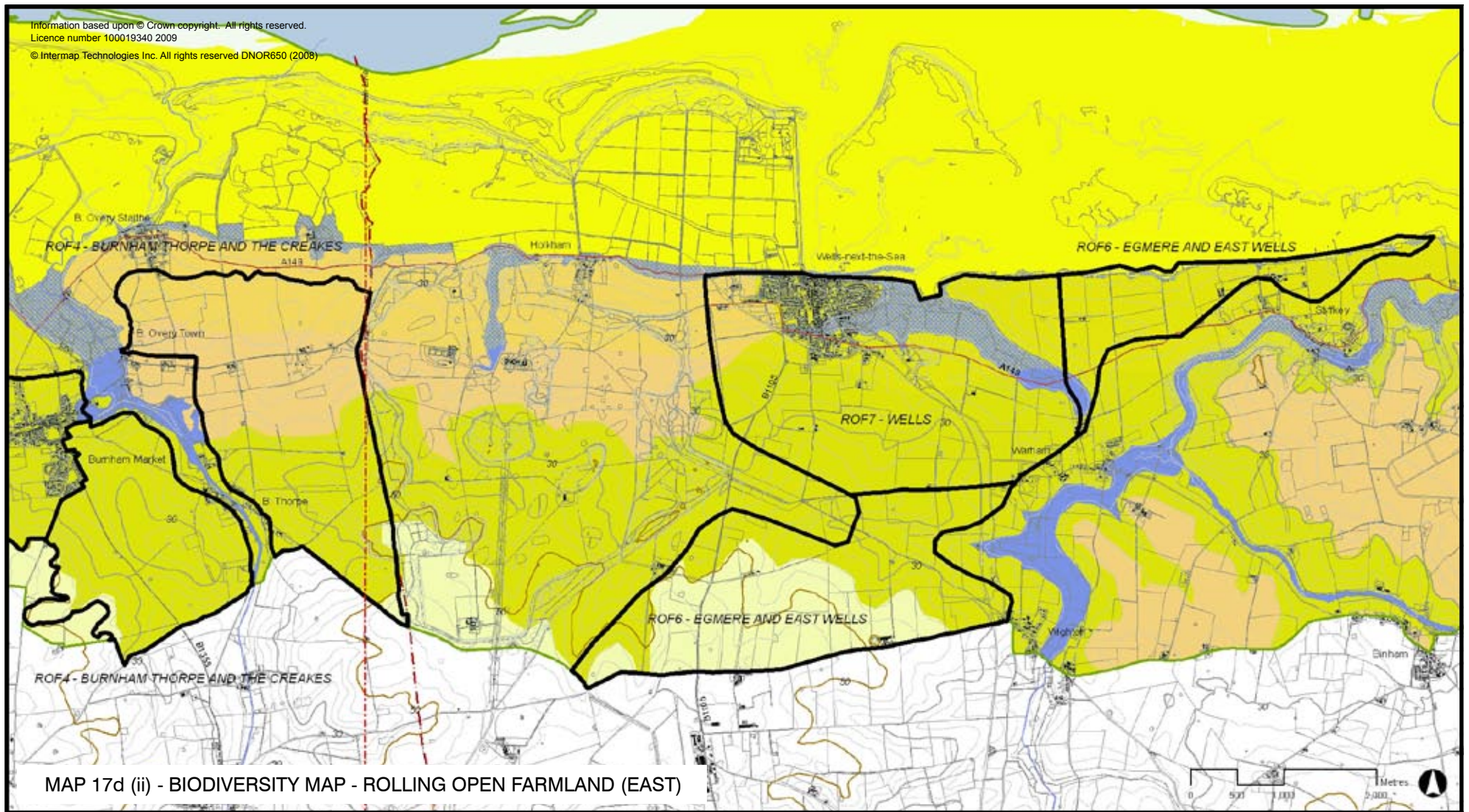
Connections

- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

Topography

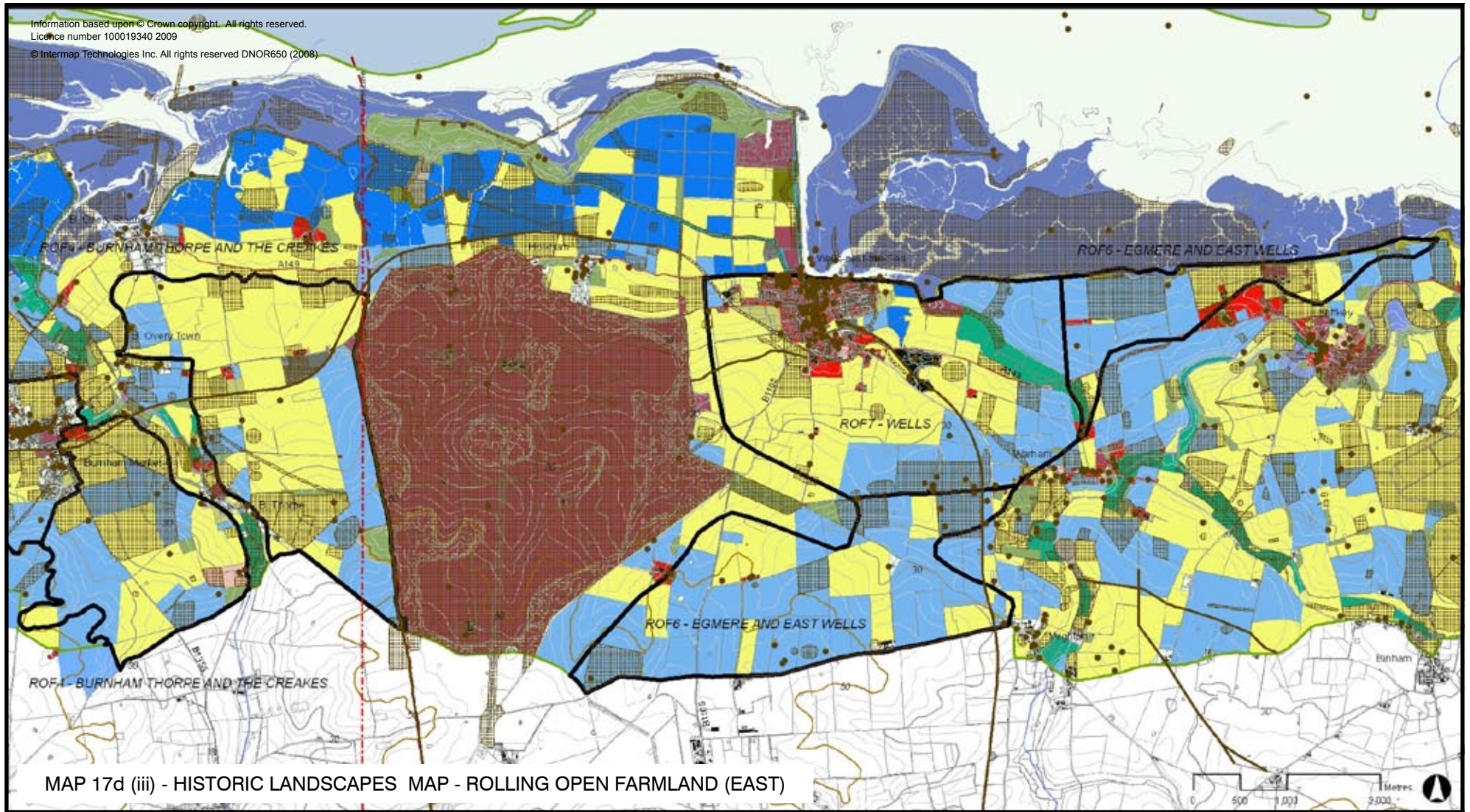
- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries



MAP 17d (ii) - BIODIVERSITY MAP - ROLLING OPEN FARMLAND (EAST)

- | | | | |
|--|----------------------------------|-------------------------------------|------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | 'A' Road |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Broads & River Buffer Zone | 'B' Road |
| Zone of Grassland-Heathland-Woodland Enhancement | Core Habitat Corridors | Paston Bam Bat Site Management Area | Main River |
| Wetland Habitat Enhancement Zone | | | Area of Outstanding Natural Beauty |
| | | | Settlement |
| | | | District Council Boundaries |



- | | | | | | |
|------------------------------|--------------------------|-----------------------------|----------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | HER 'point' | 'A' Road |
| 20th Century Agriculture | Communications | Military | Woodland | HER 'line' | 'B' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | HER 'area' | Main River | Area of Outstanding Natural Beauty |
| Built up Areas - Modern | Horticulture | Miscellaneous | | Settlement | District Council Boundaries |
| Coastal - Drainage Enclosure | Industry | Parks, Gardens, Recreation | | | |
| Coastal - Managed Wetland | Inland - Managed Wetland | Pre- 18th Century Enclosure | | | |



plateau farmland



Integrated landscape character



MAP 20a - Plateau Farmland Key Plan

The Plateau Farmland is an upland landscape within this area of Norfolk and the transition from the surrounding landscapes is clearly defined by the combination of a change in elevation and a switch to strikingly flat terrain. Views from farmland on the high plateau are often limited by landform, but there are long panoramic views from the plateau edges across the Coastal Slopes to the north and west. The Plateau is underlain by Chalk, but the typical smooth Chalk landform is complicated by layers of glacial Boulder Clay, which overlie parts of the Chalk and form a series of rounded summits on the eastward sloping Chalk dip-slope.

Little evidence of ancient settlement remains today, although the Peddars Way long distance footpath follows the route of a Roman Road. This has long been an agricultural landscape and the open fields and fold course systems (dominated by sheep and cereals, especially barley) persisted until Parliamentary Enclosure in the late 18th century, when the straight hedgerows that characterise the landscape today were first planted.

This is an open, exposed agricultural landscape. Intensively farmed arable fields are sometimes unenclosed, but often bordered by low hedgerows. The older hedgerows aligning roads often contain mature hedgerow trees. These hedgerows tend to be relatively tall and dense and may channel views along the roads, restricting wider views across the plateau. Drainage ditches are also a key characteristic and frequently form the only boundary between rural roads and open fields. Scott's pine shelterbelts are prominent linear features in some areas. Points of focus across the plateau are limited but landmarks including village churches and windmills are eye catching elements. Pylons and masts also occur but do not dominate the entire skyline which is predominantly undeveloped and open, with a flat, simple horizon and wide open skies.

There are small villages and hamlets throughout the Plateau Farmland, but none of these occur within the AONB area. However, isolated individual farmsteads and agricultural buildings may be prominent on ridgetop sites. The network of narrow rural lanes cuts across the plateau, but movement is fairly limited and the landscape feels relatively empty and peaceful.

Landscape sensitivity and change

Only a small part of the open, elevated Plateau Farmland occurs within the Norfolk Coast AONB. It has no settlements, but is characterised by long, open views across the adjacent Coastal Slopes. Key environmental assets which are sensitive to change are:

- The network of hedgerows and shelterbelts which encloses the large arable fields and provides an ecologically valuable network of habitats.
- Mature hedgerow trees and the hedgerows along roads and tracks, which are often much older than field hedgerow boundaries.
- Drainage ditches, where these border fields on the plateau.
- Scattered blocks of woodland which are exceptionally prominent (often skyline) features.
- Distinctive vernacular farm buildings.



Variations in character

Variations in character and inherent landscape sensitivities are highlighted in the following distinctive landscape character areas found within the Plateau Farmland (AONB area):

Landscape character area	Distinctive character	Inherent sensitivity
<p>Docking - PF1</p>	<p>Gently undulating plateau farmland radiates from the large village of Docking at its centre (which is well to the south of the AONB). Settlement pattern is sparse, consisting of isolated farmsteads and small hamlets forming ribbon development along the roads that cross the area. Farmland comprises generally large, regular shaped fields (separated by low to medium mature hedgerows), interspersed by occasional blocks of woodland and tree belts, which punctuate the skyline. Few tracks and footpaths cross the area other than the Norfolk Coast Path National Trail. A strong sense of tranquillity, isolation and exposure is apparent throughout the open, sparsely populated area. Long distance, panoramic and open views across farmland are characteristic and contribute to the generally large-scale nature of this landscape character area.</p>	<ul style="list-style-type: none"> • Long distance, panoramic and open views across farmland are characteristic and vulnerable to changes which might have an impact on the local skyline or in the adjacent Coastal Slopes. • The network of hedgerows which border the arable fields and particularly the mature hedgerows and hedgerow trees along rural roads • Individual blocks of woodland (eg on Beacon Hill) and shelterbelts, which are exceptionally prominent features in this open landscape

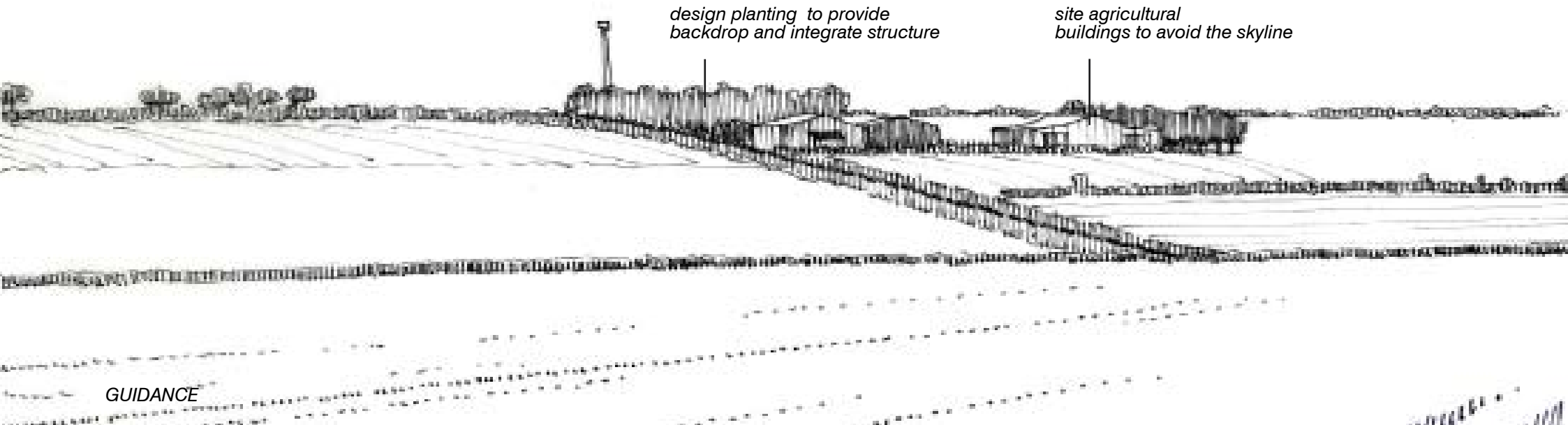
Landscape character area	Distinctive character	Inherent sensitivity
Bircham - PF2	A mixture of gently undulating arable farmland and parkland. Landscape pattern is dominated by a series of relatively large (predominantly arable) fields, with field boundaries demarcated by hedgerows with mature hedgerow trees. The hedgerows are gappy and denuded in places or have been replaced by post and wire fences. There is a relatively strong sense of tranquillity throughout the area and open views across the arable farmland, which contribute to a sense of openness.	<ul style="list-style-type: none"> • Generally mature landscape structure including belts and copses of (plantation) woodland, mature trees and patches of intact hedgerows. • Wide panoramic views across the farmland and towards landmark churches.

AGRICULTURAL BUILDINGS CAN BE PREDOMINANT AGAINST OPEN SKY



Key forces for change

- Potential farm diversification, resulting in conversion of agricultural buildings to houses and recreational facilities.
- Potential loss of mature hedgerow field boundaries as a result of agricultural intensification or damage by large agricultural machinery.
- Changes to agricultural management – possibly to less intensive agriculture.
- Potential wind turbine developments.
- Increased pressure on rural roads as a result of increased second home ownership, and increased tourist activity along the North Norfolk Coast.



20 year vision

enhance and create

Large scale open farmland with a flat, undeveloped horizon and wide open skies. The skyline is punctuated by new blocks of woodland or shelterbelts and glimpsed farm buildings, which are partially enclosed by groups of trees. The large fields are structured by restored straight hedgerows or reed-fringed ditches bordered by wide arable field margins, providing and linking wildlife habitats. Hedgerow trees alongside rural lanes and trackways provide a more intimate experience



Integrated landscape guidance

- 1 **Conserve the typical long open views – this is a relatively undeveloped rural landscape with little scope for mitigating impacts of built development or tall structures**
 - Conserve open views across the sea, marshes and adjacent Coastal Slopes.
 - Give priority to the identification and conservation of views from the Naional Trail and the network of rural roads, which provide the majority of public viewing points.
 - Conserve the characteristic smooth skylines, by ensuring any new development is well integrated with appropriate large scale planting.
 - Ensure the sensitive location of necessary development involving tall structures (such as telecommunications masts and wind turbines) in relation to prominent skyline locations both within the character area and within adjacent character areas.

- 2 **Conserve and enhance the character, quality and connectivity of the mature structuring elements within the landscape type as a whole – the pattern of hedgerows, drainage ditches, Scots pine shelterbelts and dispersed blocks of woodland**
 - Conserve all existing shelterbelts and woodlands, aiming to extend and improve their visual/ecological structure by new planting (to maintain the typical age structure) and by the creating of buffer zones of semi-natural habitat along the margins of the woodland/shelterbelt edge.
 - Design new woodland or shelterbelt planting to create or enhance connections with the existing matrix of existing woodlands and hedgerows.
 - Conserve drainage ditches (which are often reed-lined with grassy banks), as landscape features and wildlife corridors.
 - Aim to increase the diversity of landscape elements and habitats within the landscape – take opportunities to create new woodlands, hedgerows and shelterbelts when integrating necessary new development.
 - Manage and where possible replant hedgerows to maintain the scale and pattern of the landscape and enhance ecological connectivity.
 - Replace mature specimen hedgerow trees (with native local species) so that they are conserved as positive local landscape features.

Integrated landscape guidance (continued)

- 3 Manage arable farmland to enhance its biodiversity value.**
 - Establish arable field margins as potential nest sites for ground nesting birds and habitats for small mammals and invertebrates.¹
 - Manage arable farmland as habitat for game birds.
- 4 Conserve the rural character of farm buildings, which are often exceptionally prominent in the wider farmland landscape.**
 - Avoid the introduction of suburban features, including gardens, fencing, lighting and entrance driveways, which can cumulatively alter the rural character of the landscape.
 - New farm buildings or conversions require exceptionally high standards of siting and design – large scale woodland, shelterbelt and hedgerow planting may be required to integrate these structures into the surrounding landscape.
- 5 Conserve and enhance the character and quality of the network of rural roads**
 - Give priority to the conservation of the hedgerows and hedgerow trees which line many rural roads, ensuring that these are replaced if there are minor changes to road alignments, for instance as a result of improvements to sightlines or the introduction of passing places.

¹ See: <http://www.rspb.org.uk/countryside/farming/advice/farmhabitats/margins/index.asp>

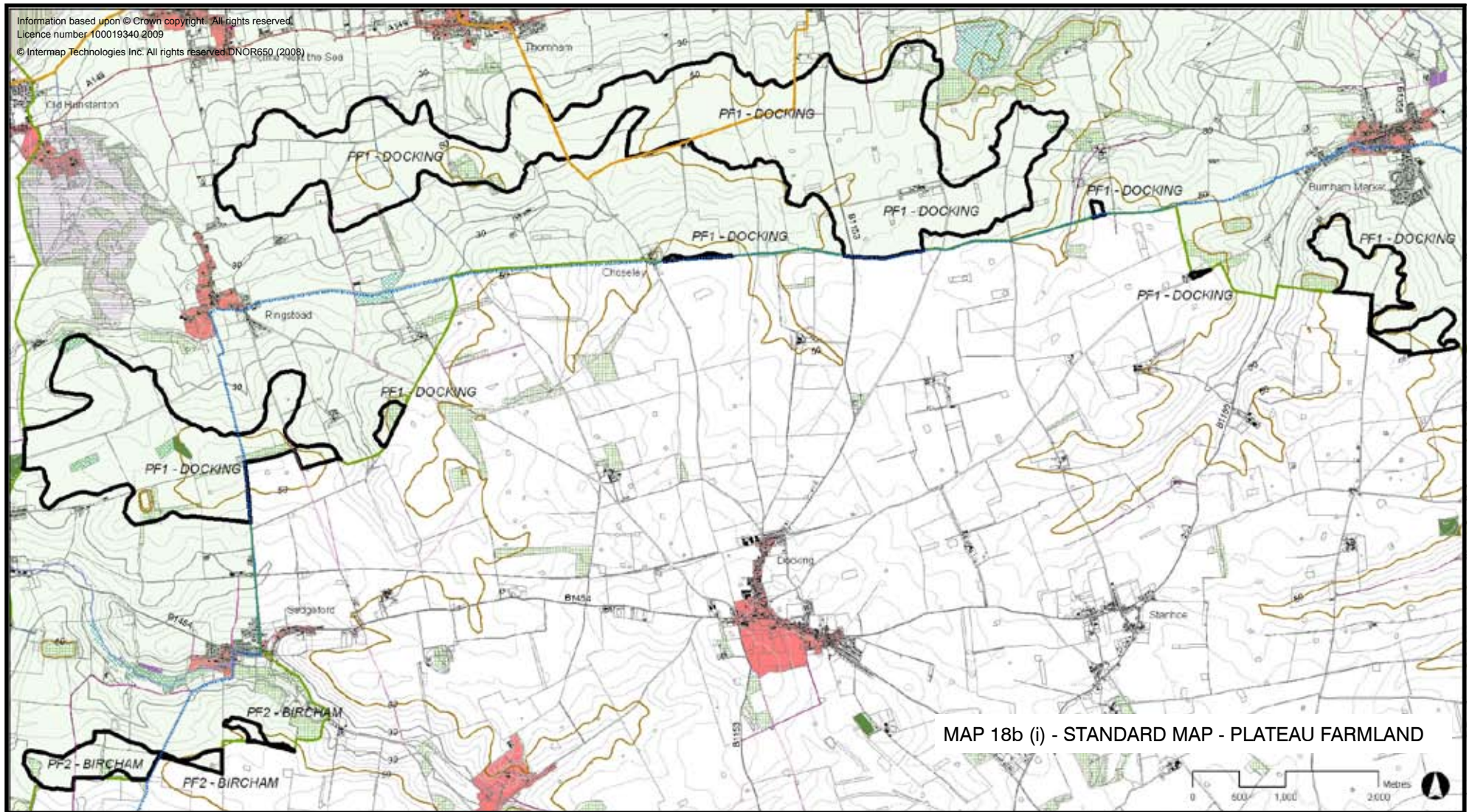
Detailed maps

- **Standard** - landform, drainage, rights of way and statutory designations
- **Biodiversity** - ecological networks ²
- **Historic landscapes** - broad historic landscape character types ³ and data from the Historic Environment Record ⁴

² *Norfolk Wildlife Trust on behalf of the Norfolk Biodiversity Partnership, July 2006, Ecological Network Mapping Project for Norfolk*

³ *Norfolk Landscape Archaeology, January 2009, Norfolk Historic Landscape Character - a report on the Norfolk Landscape Characterisation (HLC) Project*

⁴ *www.heritage.norfolk.gov.uk - provides a computerised, searchable database (with integrated digital mapping) of all areas of known archaeological activity, sites, finds, cropmarks, earthworks, industrial remains, structures and historic buildings in the county*



MAP 18b (i) - STANDARD MAP - PLATEAU FARMLAND

Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

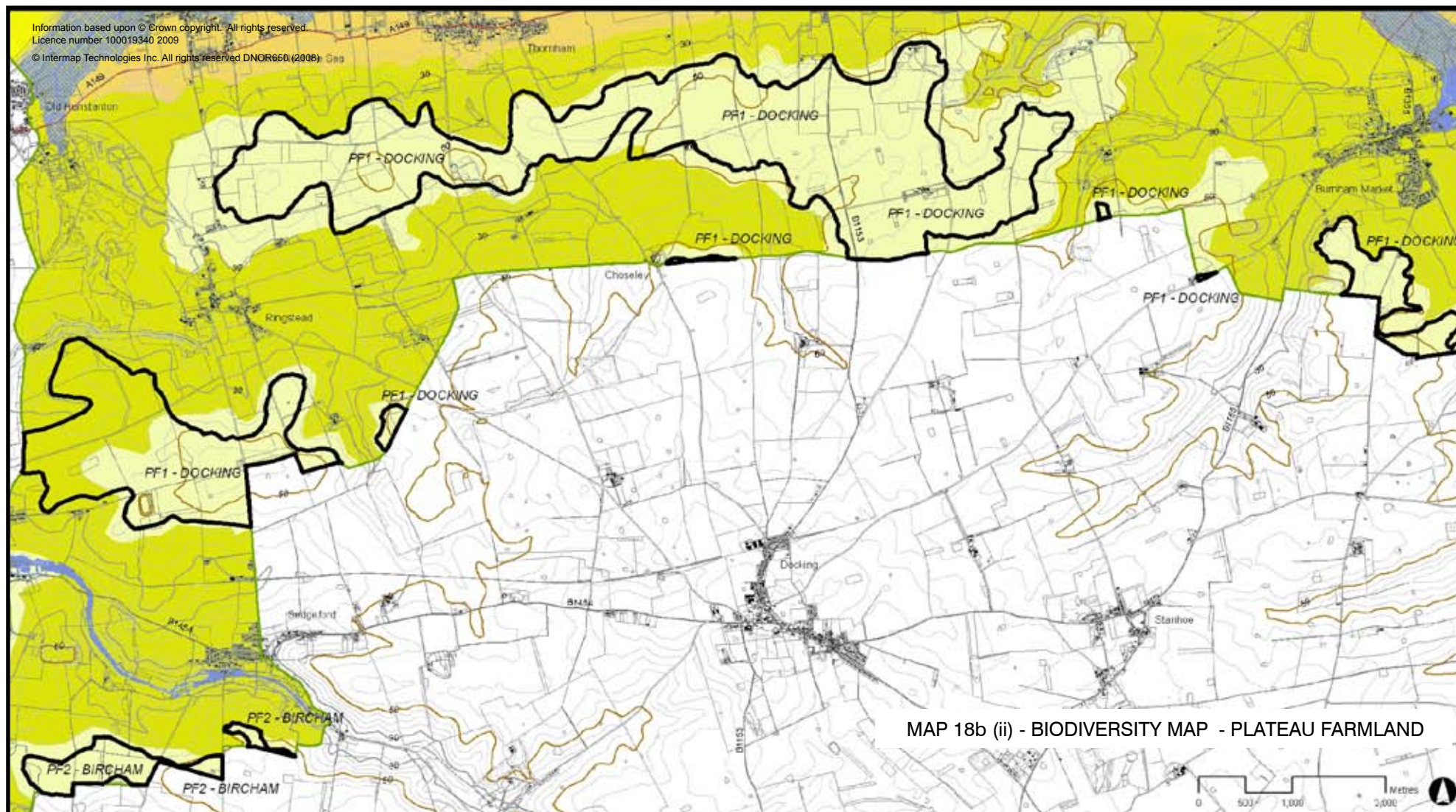
Connections

- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

Topography

- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

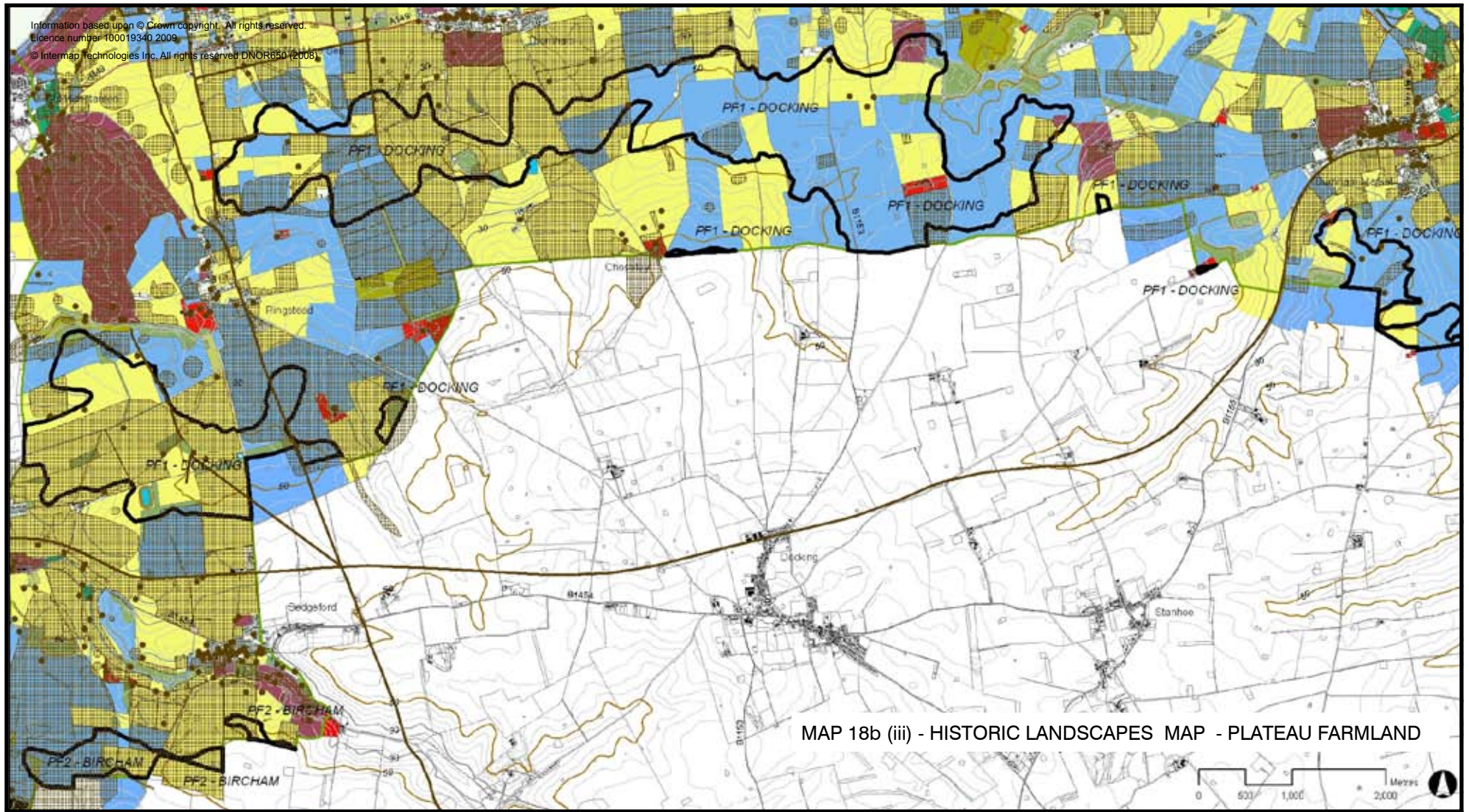
- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries



MAP 18b (ii) - BIODIVERSITY MAP - PLATEAU FARMLAND

- | | | | |
|--|----------------------------------|-------------------------------------|------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | 'A' Road |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Broads & River Buffer Zone | 'B' Road |
| Zone of Grassland-Heathland-Woodland Enhancement | Core Habitat Corridors | Paston Bam Bat Site Management Area | Main River |
| Wetland Habitat Enhancement Zone | | | Area of Outstanding Natural Beauty |
| | | | Settlement |
| | | | District Council Boundaries |

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MAP 18b (iii) - HISTORIC LANDSCAPES MAP - PLATEAU FARMLAND

- | | | | | | |
|------------------------------|--------------------------|-----------------------------|----------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | HER 'point' | 'A' Road |
| 20th Century Agriculture | Communications | Military | Woodland | HER 'line' | 'B' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | HER 'area' | Main River | Area of Outstanding Natural Beauty |
| Built up Areas - Modern | Horticulture | Miscellaneous | | Settlement | District Council Boundaries |
| Coastal - Drainage Enclosure | Industry | Parks, Gardens, Recreation | | | |
| Coastal - Managed Wetland | Inland - Managed Wetland | Pre- 18th Century Enclosure | | | |



rolling heath & arable



Integrated landscape character



MAP 19a - Landscape Character Type - Rolling Heath and Arable

The Rolling Heath and Arable landscape type has developed on a ridge of terminal moraine which extends from the Cromer Ridge to the Blakeney Esker. The underlying Chalk bedrock is completely smothered by this dramatic ridge of glacial deposits, which results from the meeting of two glacial lobes during the Anglian Glaciation. The ridge is made up of contorted layers of sands, gravels, clays and chalk, but the heathlands of the Rolling Heath and Arable landscape type have developed where the upper layers are dominated by sandy deposits.

The combination of elevated land, long seaward views and a mosaic of heathland landscapes makes this one of the 'feature' landscapes of the AONB. The heathy ridge abuts the coast, ending in sandy cliffs so there is a strong, immediate juxtaposition between heathland slopes and sea. This contrasts with the coastline to the west, where the hills and sea are typically separated by a vast extent of open marsh. The light sandy soils and long views across adjacent lowlands would have been attractive to early settlers and Kelling Heath is one of the richest known early Mesolithic sites, with scattered flintwork found over an extensive area. Settlement on the heaths continued through the Neolithic and Bronze Age. A group of over 30 early Bronze Age barrows has survived on the uncultivated heathlands of Salthouse and Kelling and there is evidence that some may have Neolithic origins.

Heathland has developed on light sandy soils, which dry out rapidly. On higher land the soils become pure sandy gravels which have long been marginal for agriculture. The majority of the heaths were common land, used for a wide variety of purposes. Wood, furze and turf were cut for fuel; clay, sand, gravel and local stone were used as building materials and the foldcourse system of managing sheep required common grazing, especially on the heaths. During the 18th and 19th centuries, extensive heathlands were enclosed, reclaimed and converted to arable land. This practice would have been most successful in areas where the glacial sand and gravel deposits were relatively shallow so that marl pits could be dug and the chalky material spread on the fields. The soils of the core heathlands (such as Kelling Heath) would have been too acidic to reclaim for agriculture and it is likely that the heathlands have persisted here for generations¹. They are remnants of an ancient landscape, probably little altered since the Bronze Age?

Here a varied mosaic of heath, scrub, light woodland and acid grassland has developed. The heathland and areas of acid grassland are of exceptionally high biodiversity value - the Rolling Heath and Arable Landscape Type has the most extensive stretches of heathland found outside the Brecks and all of the heathland areas are nationally or locally designated sites. Woodland is found in the wetter hollows and on the crests of hills. It is generally the result of

¹ Tom Williamson, *Heaths and Wood Pastures: aspects of the landscape history of Norfolk Heathland*. UEA, 2006

Integrated landscape character (continued)

natural regeneration from heathland and the diverse, subtle range of variation in habitat type and scale is of high ecological value. The areas of woodland tend to break up the heathland into smaller discrete blocks and make the area feel much larger than it actually is. On flatter land, small arable fields are bounded by banks and low spare, gappy hedges. Some of the hedges are sculpted by the wind and are significant features in the wider landscape. There are occasional older tree assemblages, older field boundaries (with multi-species hedges), coppiced woodland, veteran trees and ponds. The intimacy of the rolling small hillocks and slopes of Muckleborough Hill and the Kelling and Salthouse Heaths is strangely contrasted with the long views out from within these areas over the sea and along the coast in either direction. Settlement is compact and densely clustered at Salthouse, Blakeney and Cley. The settlements have a strong core of vernacular buildings, each with a prominent church. Beyond the historic core, post-war development bears no resemblance to the character and layout of the original settlement. There are few farmsteads or other buildings outside the settlements.

Landscape sensitivity and change

The whole of the Rolling Arable & Heathland landscape type is within the Norfolk Coast AONB. It is a highly distinctive and sensitive landscape, of exceptional visual and ecological value. Key environmental assets which are sensitive to change are:

- The diverse mosaic of heathland landscapes, which include open heathland, acid grassland, light woodland and heathland scrub, which are ecologically valuable.
- Long views to the coast – the juxtaposition of heathland and sea – with sandy cliffs abutting the coastal marshes – is in contrast to the extensive flat farmland and marshland landscapes which characterise the shoreline to the west.
- Individual distinctive mature landscape features – including wind-sculpted hedges, mature clumps of trees (particularly on hill tops), older field boundaries (with multi-species hedges), coppiced woodland, veteran trees and ponds.
- Wild, undeveloped character – virtually no development outside the clustered settlements of Salthouse, Cley & Blakeney.
- The vernacular historic buildings and layout of the clustered settlements.
- Sites which are of national importance for geology and geomorphology, including Kelling Heath, a nationally important example of relict glacial outwash plain, including ice-contact slopes and dry valleys.



Variations in character

Variations in character and inherent landscape sensitivities are highlighted in the two distinctive landscape character areas found within the Rolling Heathland & Arable landscape type:

Landscape character area	Distinctive character	Inherent sensitivity
<p>Blakeney - RHA1</p>	<p>Gradually sloping landform, rather than the scarp slopes of terminal moraine in other parts of the type. Blakeney Esker is a ribbon of gravely soil ridge, forming an interrupted heathy line diagonally across the area (designated as SSSI for geology, part of which is also a Local Nature Reserve). Lower presence of heathland & woodland than in other parts of the type. A larger area of woodland associated with Bayfield Hall, but this is distinct from the more 'heathy' woods over the majority of the type because it is more mature. Area around Wiveton Downs has strong traditional character Significant erosion has taken place where the esker has been quarried in the past Blakeney village is a relatively large settlement with a clustered, nucleated structure.</p>	<ul style="list-style-type: none"> • Heathland ridge associated with the esker – landform, geology and heathland ecology • Wild character of the heathland mosaic. Sense of semi-remoteness • Undeveloped character (outside clustered settlements) • Long coastal views • Mature woodland and trees of Bayfield Hall • Distinctive vernacular character & mature tree cover of central core of Blakeney

Landscape character area	Distinctive character	Inherent sensitivity
<p>Salthouse & Kelling - RHA2</p>	<p>Relatively recent forestry on former heaths in southern part of the area. Presence of ad hoc horsiculture, a very prominent garden centre, together with some gentrified barn conversions, new railway sheds, telecom masts etc – erodes the otherwise wild character of the area</p>	<ul style="list-style-type: none"> • Parts of the area are very remote and have a wild character – Salthouse & Kelling Heaths • Ecological and visually important heathland landscapes – natural pattern of the heathland mosaic with natural transitions between acid grassland, regenerating woodland and open heath • Long views over heaths and out to sea • Intimate rolling hillocks and hills in Kelling area • Undeveloped character – contributes to wild, remote feel

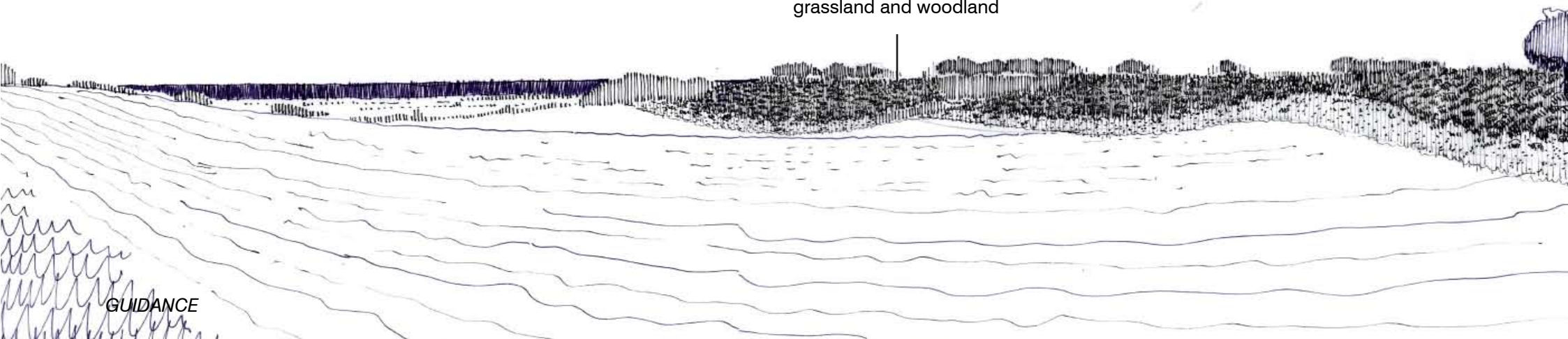
THE VALUABLE MOSAIC OF HEATH/SCRUB/WOODLAND
AND ACID GRASSLAND IS OFTEN LOST TO A LARGER ARABLE FIELDS



Key forces for change

- Changes to the agricultural economy and particularly the introduction of agri-environmental grants, have led to positive changes in landscape character – reinstatement or conservation of hedgerows and woodlands, arable reversion to heath/acid grassland habitats and wide grassed field margins.
- Pressure for extensions to properties, conversion of vernacular buildings and farm buildings, loss of gardens with mature trees, and introduction of new agricultural buildings, all of which tend to erode the undeveloped, wild character of the landscape.
- Homogeneous estate-type development on the fringes of the principal clustered settlements, which undermine the traditional form of settlement and the gateways and views towards them.

Reintroduce the characteristic mosaic of lowland heath,
grassland and woodland



20 year vision

enhance + create

A natural mosaic of acid grassland, mire and open heath grazed by stock and bordered by areas of regenerating woodland, copses and veteran trees. The heathlands are expanding and existing heaths are surrounded by an inter-connected network of former arable land in various stages of reversion to heathland. The undulating heathy ridge has a wild, remote character with exhilarating seaward views.



Integrated landscape guidance

1 **Conserve the diverse mosaic of heathland landscapes and the balanced natural transitions between them, which are in a constant state of flux**

- Aim to extend the core existing areas of lowland heathland habitat, which is a nationally rare and ecologically important landscape (and a priority BAP habitat).
- The imposition of new cropping regimes or woodland cover could alter the balance between the elements in the heathland mosaic. The aim should be to retain an ecologically rich balance of open heathland, scrub, acid grassland and woodland in an interconnected matrix.
- Aim to achieve a net gain in heathland area through changes in the balance of the landscape mosaic – ie create new heath on arable land, or new woodland on arable land and heath on woodland.
- Woodland is a defining and highly valuable landscape feature within the overall mosaic – because it is valuable in habitat terms and because (from a visual perspective) the woodlands serve to compartmentalise the landscape, making a relatively small heathland area seem bigger than it actually is.
- Proposals for heathland restoration within existing woodland areas should be accompanied by proposals for woodland creation of the same area on other land within the same visual envelope of land (in order to retain the existing but secure the future landscape/ ecological character of the area).
- Minimise conifer plantations – where commercial plantations occur, they should generally be small in scale and on areas adjoining heathland landscapes, so that they do not impinge on the ecologically rich heathland areas, but provide cover for wildlife on heathland margins.
- Establish arable field margins as potential nest sites for ground nesting birds and habitats for small mammals and invertebrates ¹.
- Manage and where possible replant hedgerows to maintain the scale and pattern of the landscape and enhance ecological connectivity.
- Changes of use from arable to intensive ‘horsiculture’, stud farms or other semi-agricultural practices would be contrary to the character of the landscape, difficult to integrate and likely to be jarring features.

¹ See: <http://www.rspb.org.uk/countryside/farming/advice/farmhabitats/margins/index.asp>

Integrated landscape guidance (continued)

2 Conserve the remote, wild character of the heathland areas

- Avoid siting wind turbines on elevated ridgetops, offshore or in adjacent landscape types which are visible in views from elevated heathland landscapes.
- New developments – even of small scale structures, farm buildings or changes to road alignments can cumulatively erode the wild remote qualities of this highly sensitive landscape. Every intervention requires careful visual appraisal and design to ensure that it is integrated within the landscape.
- Roads, tracks and driveways should avoid standard ‘suburban’ highway features such as kerbing, signage, ‘entrance’ pillars, widening and mown verges.
- Avoid ‘tidying up’ and removal of heathy vegetation following landscape intervention or change, for instance in relation to the restoration of gravel workings or the quarried areas on the Blakeney Esker. Remediation should aim to recreate the natural contours and reintroduce the ecological character of the area, allowing reversion to managed heathland so that the wild, natural character of the landscape is reinforced.

3 Conserve the characteristic long, uninterrupted views to the sea, inland and along the coast

- Ensure the sensitive location of development involving tall structures (such as telecommunications masts and wind turbines for example) in relation to prominent skyline locations both within the character area and within adjacent character areas.
- Changes to the use of prominent landscape features or settlements can impinge on views over extensive areas eg built development, quarries, roads, commercial buildings, petrol filling stations etc.
- Avoid gentrification of the few isolated buildings in the wider rural landscape as this has a severely detrimental impact on the wild character of the area.

Integrated landscape guidance (continued)

4 **Conserve the distinctive character and layout of local clustered settlements**

- Ensure any new development is well integrated with appropriate large scale planting, if necessary, taking every opportunity to extend the mosaic of heathland landscapes and features which are characteristic of the area.
- The gateways and approaches to settlements are under particular pressure for change – roads, new development and boundary treatments in these areas should be designed to take account of the view from the road and the ‘first impression of the settlement. Avoid suburban-style fencing, ribbon development along the road, dominant signage and wide road carriageways.
- Avoid the introduction of suburban features, including gardens, fencing, lighting, large windows, parking areas and entrance driveways, which can cumulatively alter the rural character of the landscape.
- Retain mature trees within gardens (with Tree Preservation Orders) and conserve the remaining areas of open space within and on the fringes of settlements – avoid cramming necessary development within the existing boundaries of settlements with consequent loss of trees and open spaces which contribute to the character of the settlement (and its integration within the countryside in views from afar).
- Consider further expansion on suitable sites which may be outside settlement boundaries, utilising the best adjacent characteristics of the built and rural landscape to inform the character of the new development. Such development could also enhance or reinforce those areas of villages which have degraded character.
- Consider the impact of new development in views from the surrounding (particularly elevated) rural views.
- New farm buildings or conversions require exceptionally high standards of siting and design – large scale native woodland and hedgerow planting, with organic, natural edges, may be required to be integrated into the surrounding landscape.

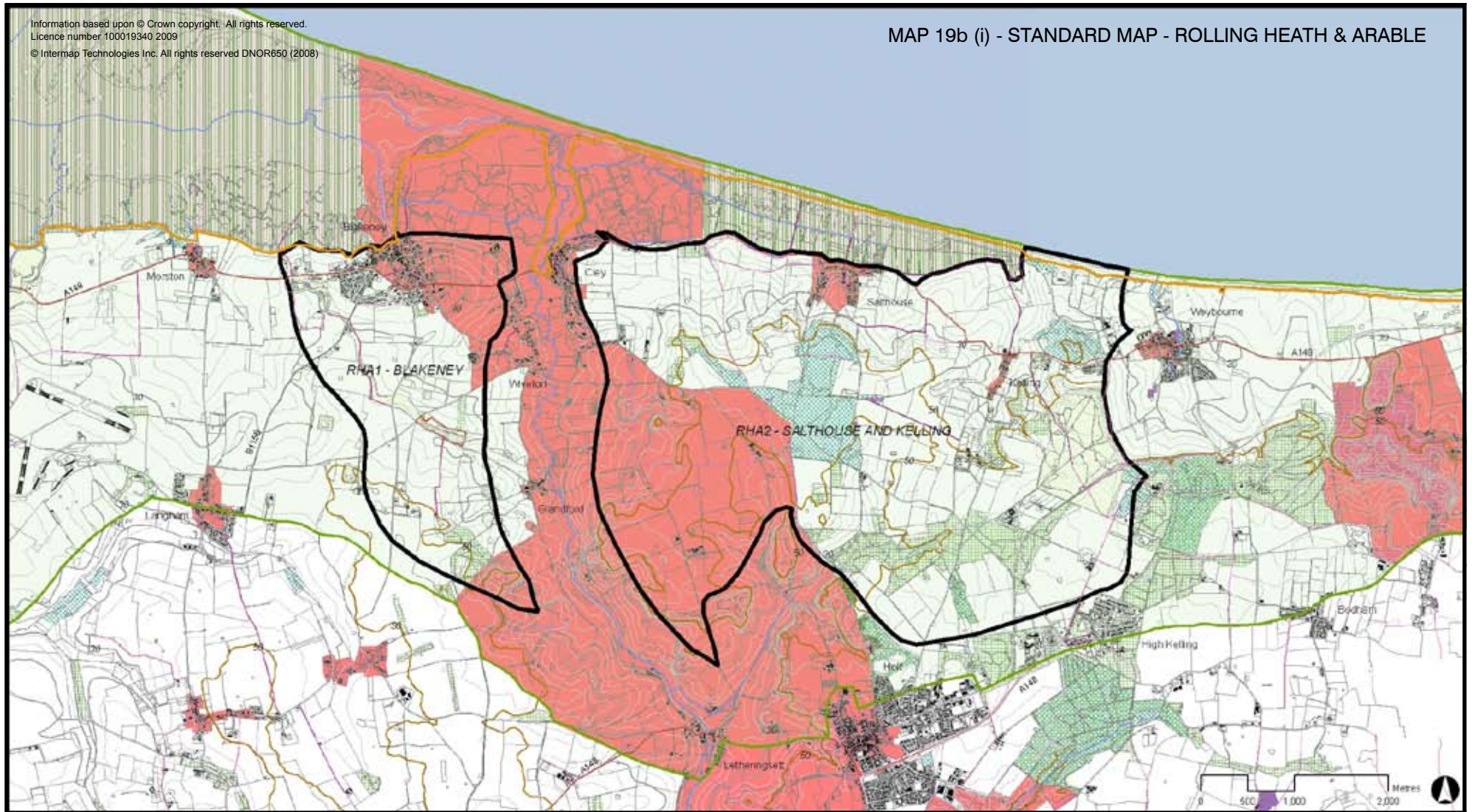
Detailed maps

- **Standard** - landform, drainage, rights of way and statutory designations
- **Biodiversity** - ecological networks ²
- **Historic landscapes** - broad historic landscape character types ³ and data from the Historic Environment Record ⁴

² *Norfolk Wildlife Trust on behalf of the Norfolk Biodiversity Partnership, July 2006, Ecological Network Mapping Project for Norfolk*

³ *Norfolk Landscape Archaeology, January 2009, Norfolk Historic Landscape Character - a report on the Norfolk Landscape Characterisation (HLC) Project*

⁴ *www.heritage.norfolk.gov.uk - provides a computerised, searchable database (with integrated digital mapping) of all areas of known archaeological activity, sites, finds, cropmarks, earthworks, industrial remains, structures and historic buildings in the county*



Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

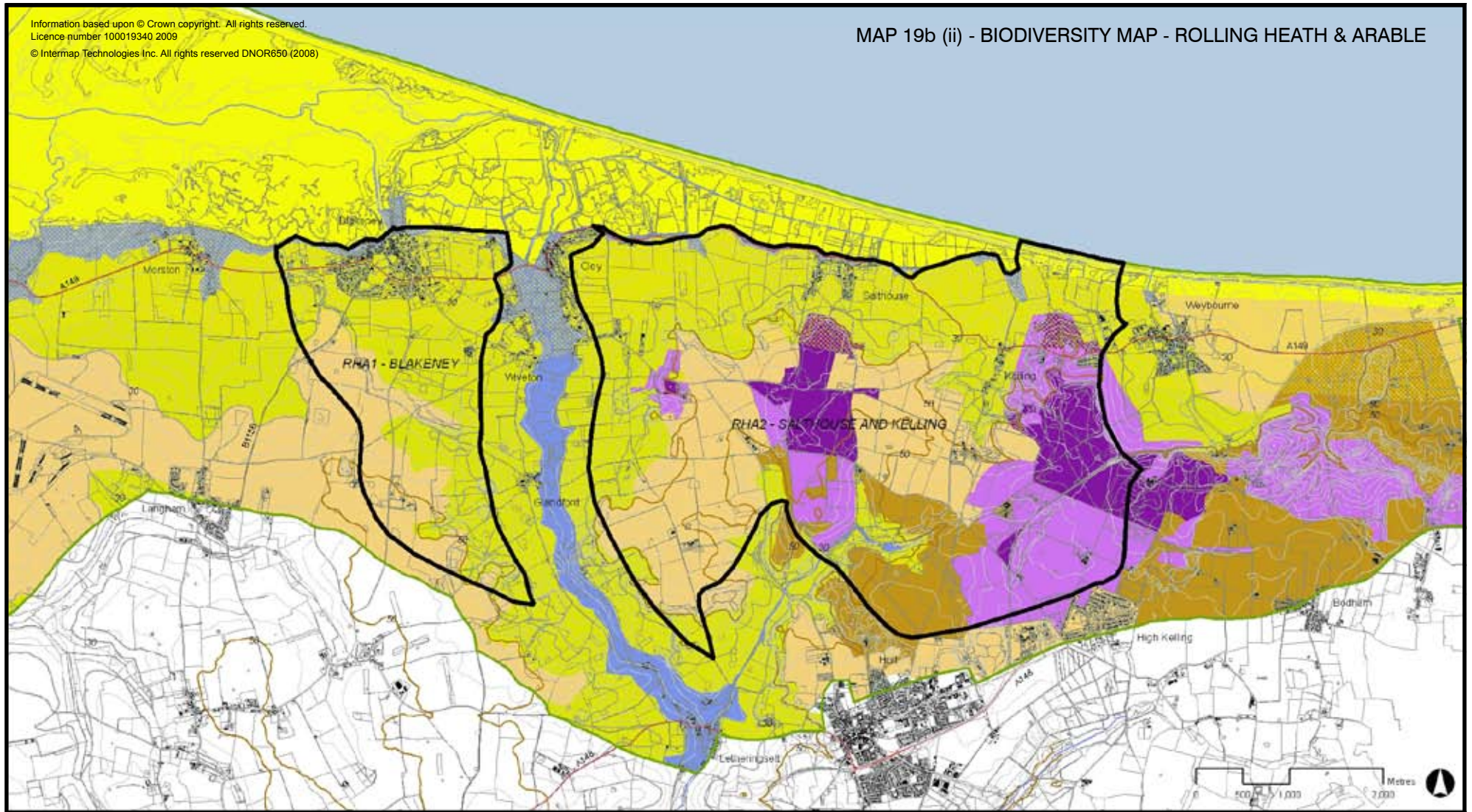
Connections

- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

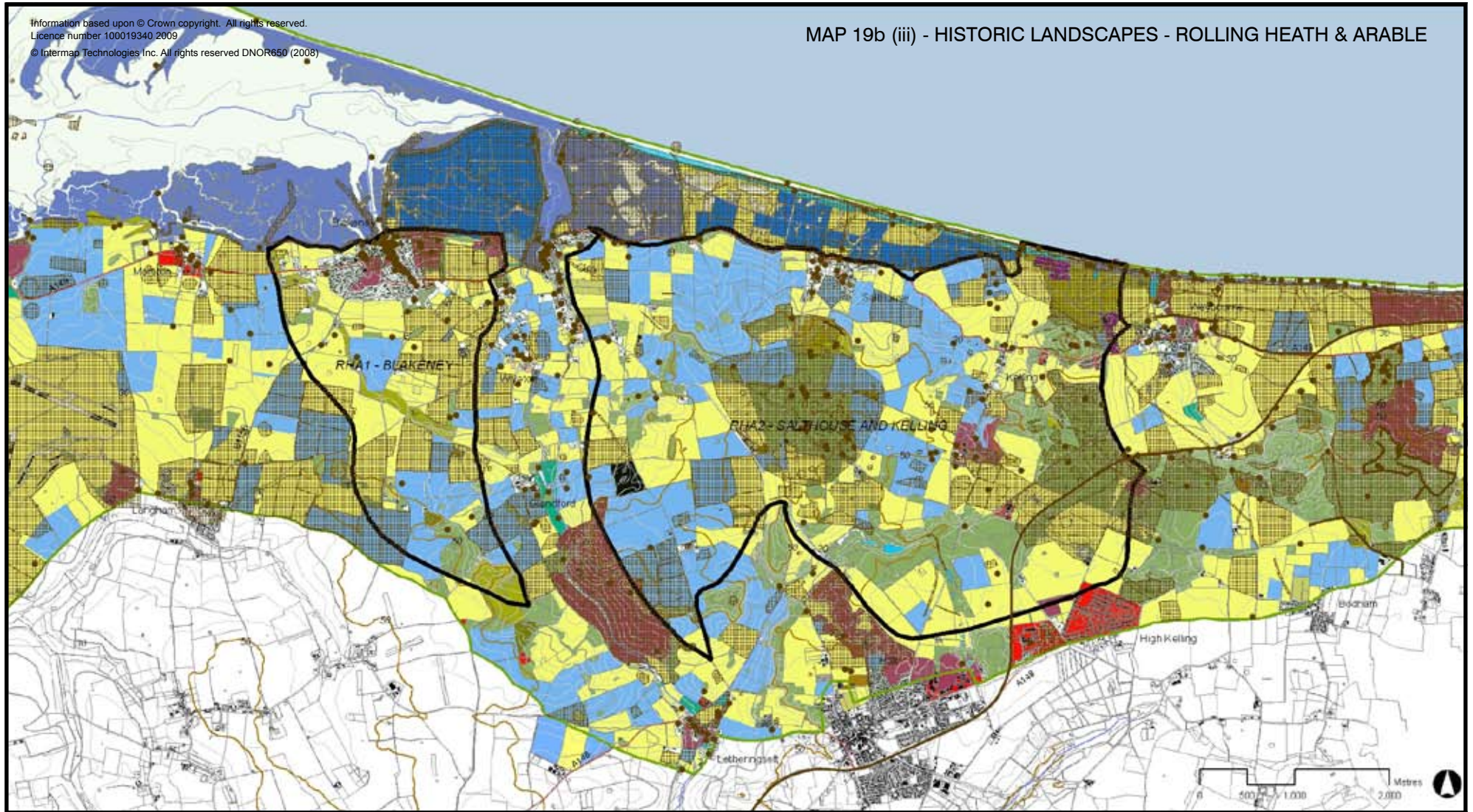
Topography

- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries



- | | | | | |
|--|----------------------------------|-------------------------------------|--|------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | Priority 1 Heathland Creation Areas (Scores 33 or Above) | 'A' Road |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Broads & River Buffer Zone | Priority 2 Heathland Creation Areas (Scores 21-32) | 'B' Road |
| Zone of Grassland-Heathland-Woodland Enhancement | Core Habitat Corridors | Paston Bam Bat Site Management Area | | Main River |
| Wetland Habitat Enhancement Zone | | | | Area of Outstanding Natural Beauty |
| | | | | Settlement |
| | | | | District Council Boundaries |



- | | | | | | |
|------------------------------|--------------------------|-----------------------------|----------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | HER 'point' | 'A' Road |
| 20th Century Agriculture | Communications | Military | Woodland | HER 'line' | 'B' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | HER 'area' | Main River | Area of Outstanding Natural Beauty |
| Built up Areas - Modern | Horticulture | Miscellaneous | | Settlement | District Council Boundaries |
| Coastal - Drainage Enclosure | Industry | Parks, Gardens, Recreation | | | |
| Coastal - Managed Wetland | Inland - Managed Wetland | Pre- 18th Century Enclosure | | | |



small valleys



Integrated landscape character



MAP 22a - Landscape Character Types - Small Valley Key Plan

Each of the Small River Valleys has a distinctive character, but all are undulating and relatively enclosed, in contrast to the more open landscapes they traverse. The underlying geology of the Small Valleys is dominated by drift deposits of alluvium-fen peat and bog-fen peat. They generally have gentle valley side slopes so there is a gradual transition, with the characteristic sense of enclosure increasing towards the valley floor and views becoming more open towards the upper valley slopes. Where they occur, small woodlands, belts of trees, tall species-rich hedgerows and hedgerow trees are dominant landscape features which tend to restrict views and enhance the sense of enclosure. The valley landform also serves to enclose views within the valleys.

The valleys were the focus for early Saxon settlement, particularly at fording points and on patches of light, gravelly soils. The '-ham' place names at Binham, Langham and Gimingham suggest their Saxon origin. Both Binham and Langham were the focus for medieval markets, most likely instigated by the local manorial lords, but in both cases the markets were out of use by the 17th century. There is ample archaeological evidence of medieval earthwork banks and ditches marking the edges of the floodplain along the valleys, as well as sites of moated medieval buildings, watermills and mill ponds. St Mary's Priory, Binham, a Benedictine Priory founded in the late 11th century, is one of the best preserved monastic ruins in Norfolk. Its dissolution in 1539 led to the decline of the small market centre of Binham.

Pasture and rough grazing predominate on the valley floor, with a gradual transition to arable fields on the valley side slopes. However the smaller valleys may have no valley floor and no pasture. Most fields are bounded by high, species-rich hedgerows, particularly alongside roads and some of the valley floor pastures are separated by wet ditches as well as hedgerows. Where present, the inter-connected chain of valley floor pastures and wet woodland is an important part of Norfolk's ecological network, providing a conduit for species movement across relatively intensively farmed areas and often linking woodland and grassland habitats to the coast. Where wet woodland and or pasture has become degraded or absent, the value of the ecological corridor is diminished.

Roads tend to be narrow, winding and with a rural character. There are localised areas with straight stretches of road. Settlement either spreads in a linear pattern along the roads or is concentrated in a more nucleated pattern close to the valley floor. In some areas the road follows the course of the river and buildings may be very close to the carriageway.

Landscape sensitivity and change

The enclosed, pastoral characteristics of the Small Valleys contrast with the more open surrounding landscapes. Key environmental assets which are sensitive to change are:

- The remaining valley pastures and associated wetland and wet woodland habitats along the valley floor.
- Mature hedgerows and hedgerow trees, which define the landscape structure of the valleys and enhance biodiversity of the wider river corridor.
- Woodlands, belts and lines of trees, which provide shelter, a sense of enclosure and valuable ecological habitats, particularly when they connect to hedgerows.
- Remnant heathy areas associated with woodlands, which are highly valuable habitats.



Variations in character

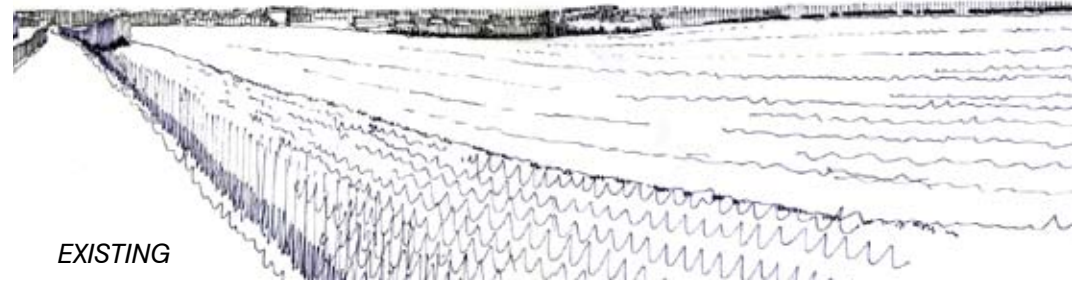
Variations in character and inherent landscape sensitivities are highlighted in the following distinctive landscape character areas within the Small Valleys (AONB area):

Landscape character area	Distinctive character	Inherent sensitivity
Babingley Valley - SV1	Relatively flat valley floor surrounded by wooded hills, which are separated into large irregular fields bound by wire fences and crossed by ditches. The Babingley River is lined by trees. Views are channelled east-west along the valley bottom between areas of large dense woodlands on the valley slopes.	<ul style="list-style-type: none"> • Mature landscape structure including belts and copses, woodland, mature trees and intact hedgerows • River floodplain - wetland habitats (wet grassland, lowland meadows, wet woodland and reedbeds) • Distinctive lines of trees alongside the Babingley River • Views to plantation woodland surrounding the valley • Predominantly rural character
Heacham Valley - SV2	Narrow, relatively steep-sided valley incised into the western chalk escarpment before reaching the coastal plain at Heacham. Sharp contrast in general with surrounding large scale arable landscape. Well wooded, especially at the eastern end associated with Sedgeford Hall. The village of Sedgeford sits above the valley on its northern side.	<ul style="list-style-type: none"> • Parkland landscapes associated with Sedgeford Hall • Valley bottom pasture south of B1454 • Valley bottom wetland habitats (e.g. sedge beds near Sedgeford)

Landscape character area	Distinctive character	Inherent sensitivity
Burn Valley - SV3	Stark contrast with surrounding large scale arable fields in general. The river can occasionally disappear from the surface higher in its course in periods of dry weather but is a permanent feature within the AONB. The valley more or less contains the settlements of Burnham Thorpe and Burnham Overy, with large gardens and small orchards and paddocks a feature as well as valley bottom wetland habitats. Beyond Burnham Overy the valley enters the adjoining Drained Coastal Marshes landscape type.	<ul style="list-style-type: none"> • Historic associations - Nelson's birthplace is close by at the southern end. • Remaining wetland habitats, including the river (chalk river BAP habitat) • Sense of tranquillity and isolation • Intimacy of valley bottom landscapes in contrast to surroundings
Binham & Langham - SV4	Clearly defined valley which is frequently very open, with lower than average woodland content, especially on the valley floor. Binham Priory is an important historical complex, situated prominently on the valley side. The road and public rights of way tend to follow the course of the river	<ul style="list-style-type: none"> • Remaining valley floor pastures, hedgerow trees and hedgerows – many of which have been removed • Historic, species-rich hedgerows are particularly important and those which define the edge of the valley floor make a particularly important contribution to the visual character of the valley • Setting, views and buildings associated with Binham Priory

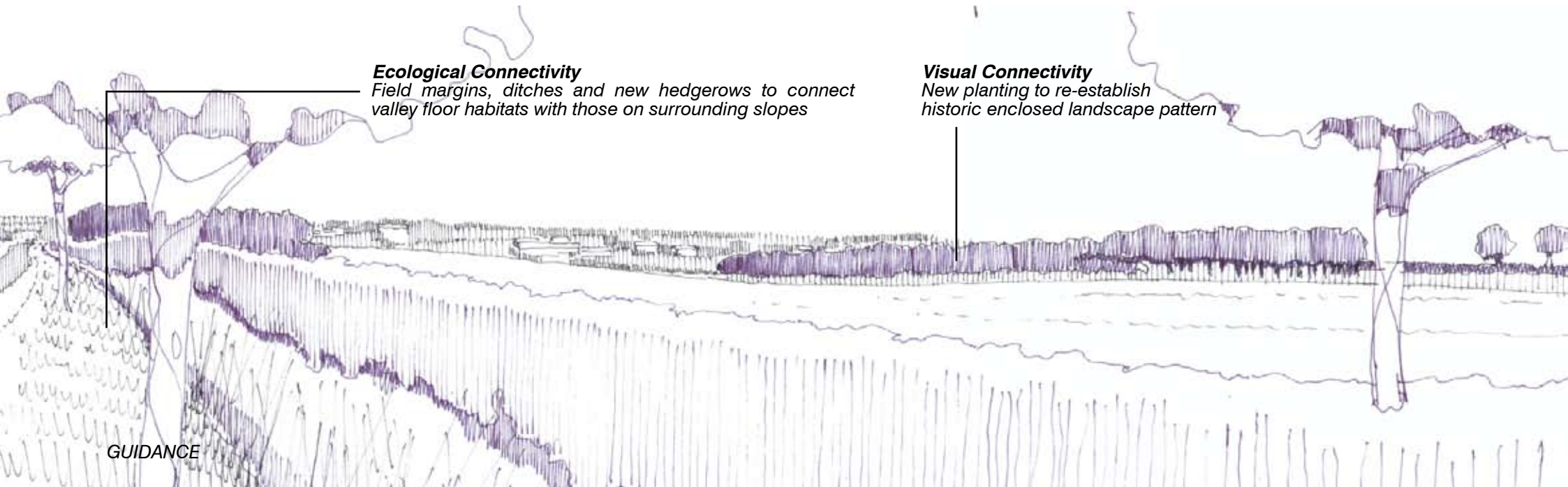
Landscape character area	Distinctive character	Inherent sensitivity
<p>Mun Valley - SV5</p>	<p>Unusual small river valley which accesses the coast but does not enlarge to Large River Valley status – the Mun Valley tends to ‘pinch’ at its mouth, ending as a narrow gully within the town of Mundesley. The river is heavily canalised.</p> <p>The upper reaches are well wooded, but the rest of the valley has very little woodland or trees. There is some valley pasture, but much of this has been lost in the last 50 years. There are remnants of the ‘ring garth’ field boundary between the valley floor and sides. Settlement is sparse and tends to be tranverse across the valley (rather than along the river) – the road follows the same pattern</p> <p>The fishing lakes at Gimingham are prominent, as is the golf course and driving range at Mundesley and the former TB hospital on the valley side at Mundesley.</p>	<ul style="list-style-type: none"> • Woodlands, remnant woodland-heathy areas, hedgerows and hedgerow trees, all of which provide the overall visual and ecological structure of the Small Valley landscape, but which are in decline • Valley pastures and areas with a natural river course • Remaining areas with a small-scale landscape pattern and a more intimate landscape character

AN ERODED LANDSCAPE PATTERN - LACK OF CONTRAST AND ENCLOSURE



Key forces for change

- Changes to the agricultural economy and particularly the introduction of agri-environmental grants, have led to positive changes in landscape character – reinstatement or conservation of hedgerows and woodlands, arable reversion to pasture and wetland management.
- Development pressures around settlements – new built development can be visually prominent within a relatively small scale valley with contained views. It can also reduce opportunities for pro-active restoration and restoration of habitats.



Key forces for change (continued)

- Extensions to existing properties, subdivision of landholdings within settlements, external lighting and inappropriate boundary fencing which result from increasing affluence and which cumulatively contribute to the suburbanisation of the area and the erosion of its inherent enclosed and rural character of the valley.
- Introduction of new agricultural buildings, which are increasingly replacing older barns.
- Conversion of older barns to residential use, with the associated erosion of rural character this brings, due to driveways, pylons, car parking areas, external lighting, gardens, fencing etc.

20 year vision

conserve and enhance

Enclosed, deeply rural valleys with an intimate scale. Wet woodland and floodplain meadows provide a corridor of wetland habitats along the valley floor linked to woodlands, hedgerows and hedgerow trees on the valley sides. Overall the proportion of woodlands and hedgerows is higher within the valley than in the surrounding farmland. Hedgerows and hedgerow trees line valley roads and are clustered close to farmsteads so that they are well integrated in the valley landscape.



Integrated landscape guidance

1 **Conserve and enhance the valley pastures and associated wetland habitats along the valley floor**

- Conserve and enhance all existing valley pastures and wet woodlands as a priority within the Small Valleys landscape type.
- Extend areas of valley pastures – with reversion from arable fields – to increase the amount of wet pasture habitat and connectivity of these important habitats along the valley floor.
- Create buffer zones of semi-natural habitat along the margins of valley floor pastures and encourage low input agricultural systems to reduce the possible impacts of eutrophication.
- Conserve, enhance and where possible extend drainage ditches as landscape features and wildlife corridors.

2 **Conserve and enhance the characteristic small-scale, enclosure and rural qualities of the Small Valleys**

- Conserve and manage all existing hedgerows and hedgerow trees, aiming to extend and improve their visual/ecological structure by new hedgerow and tree planting which is designed to enhance the connectivity of the ecological network and the overall sense of enclosure.
- New hedgerow and tree planting should take account of the historic pattern of the landscape; the 'ring garth' hedgerows, which demarcate the valley floor (from the valley side slopes) are of particular importance in defining the visual structure of the Small Valleys and the number and density of hedgerow trees traditionally increases towards the valley floor.
- Conserve all existing woodlands, copses and tree belts, extending them wherever possible to create or enhance connections with the existing matrix of woodlands and hedgerows.
- Aim to increase the diversity of landscape elements and habitats within the landscape – take opportunities to introduce new woodlands, hedgerows and hedgerow trees as a means to integrate new development.
- Give priority to the conservation of the hedgerows and hedgerow trees which line many rural roads, ensuring that these are replaced if there are minor changes to road alignments, for instance as a result of improvements to sightlines or the introduction of passing places.

Integrated landscape guidance (continued)

- 3 Conserve the rural character of settlements and outlying farms, which can be prominent within contained valley views**
- Wherever possible conserve mature trees within and on the outskirts of settlements; new built development should be designed to incorporate new tree and hedgerow planting so that settlements are integrated into the characteristic enclosed valley character.
 - Avoid the introduction of suburban features, including gardens, fencing, lighting and entrance driveways, which can cumulatively alter the rural character of the landscape.
 - New farm buildings or conversions require exceptionally high standards of siting and design – woodland, hedgerow and hedgerow tree planting may be required to integrate new structures into the surrounding landscape.
 - When planning and designing new built development, take account of views towards settlements from roads and rights of way on the valley side slopes, which can be just as significant as views from the valley floor roads on the approaches to settlements.
 - Avoid new built development or farm structures in prominent locations on the more open valley side slopes, and especially towards the crest of the valley landform, where there is a risk that built structure might break the skyline in views from within the valley.

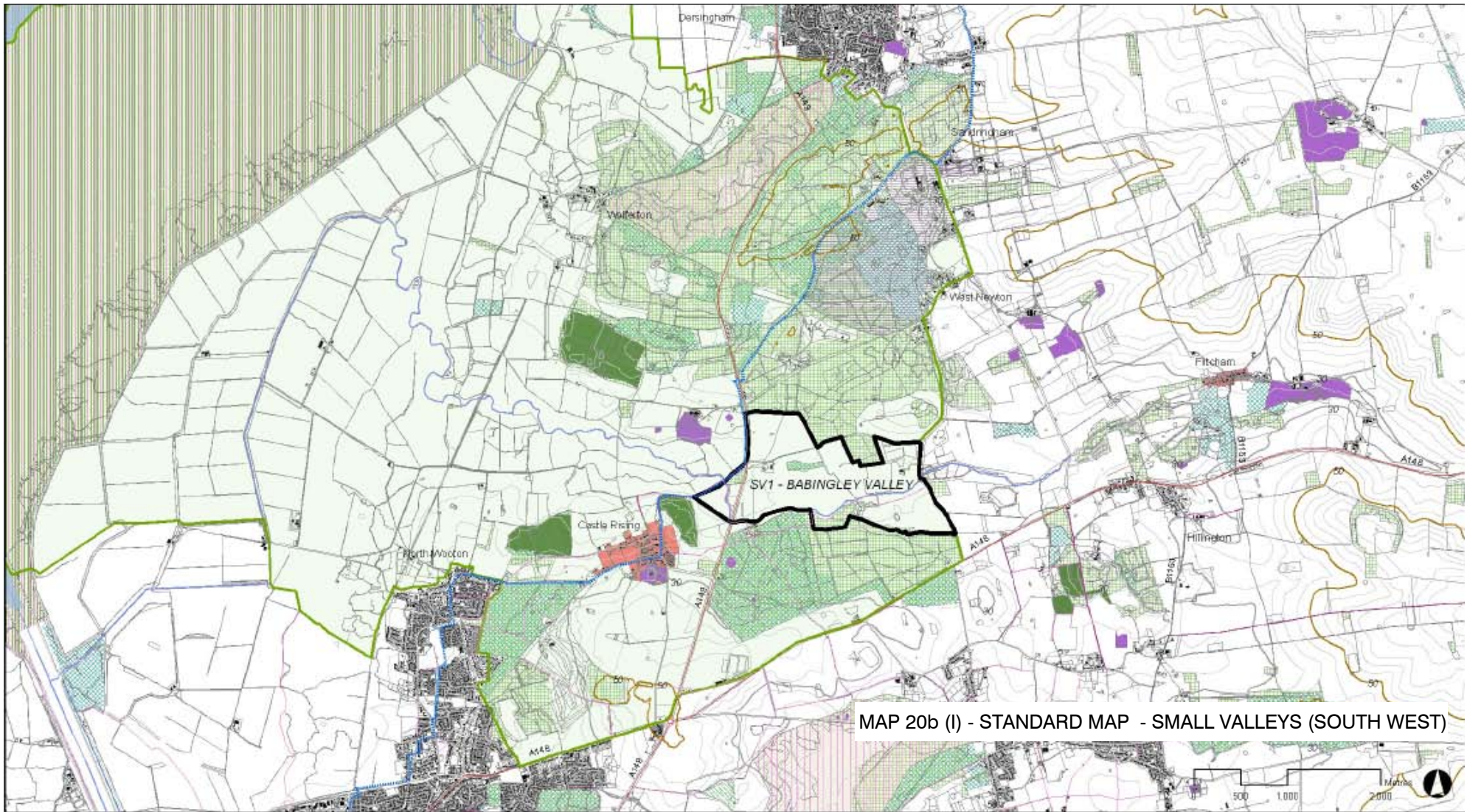
Detailed maps

- **Standard** - landform, drainage, rights of way and statutory designations
- **Biodiversity** - ecological networks ¹
- **Historic landscapes** - broad historic landscape character types ² and data from the Historic Environment Record ³

¹ *Norfolk Wildlife Trust on behalf of the Norfolk Biodiversity Partnership, July 2006, Ecological Network Mapping Project for Norfolk*

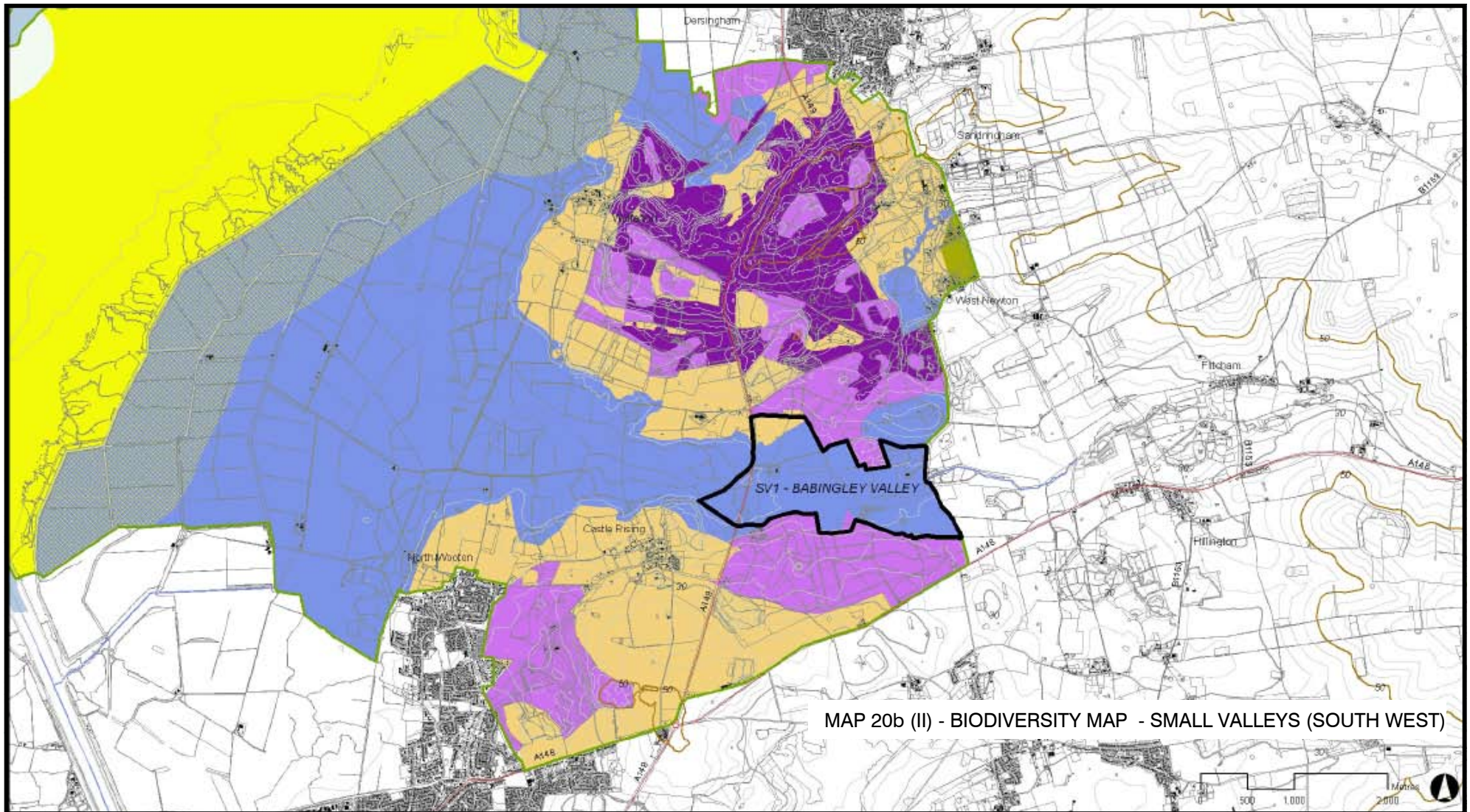
² *Norfolk Landscape Archaeology, January 2009, Norfolk Historic Landscape Character - a report on the Norfolk Landscape Characterisation (HLC) Project*

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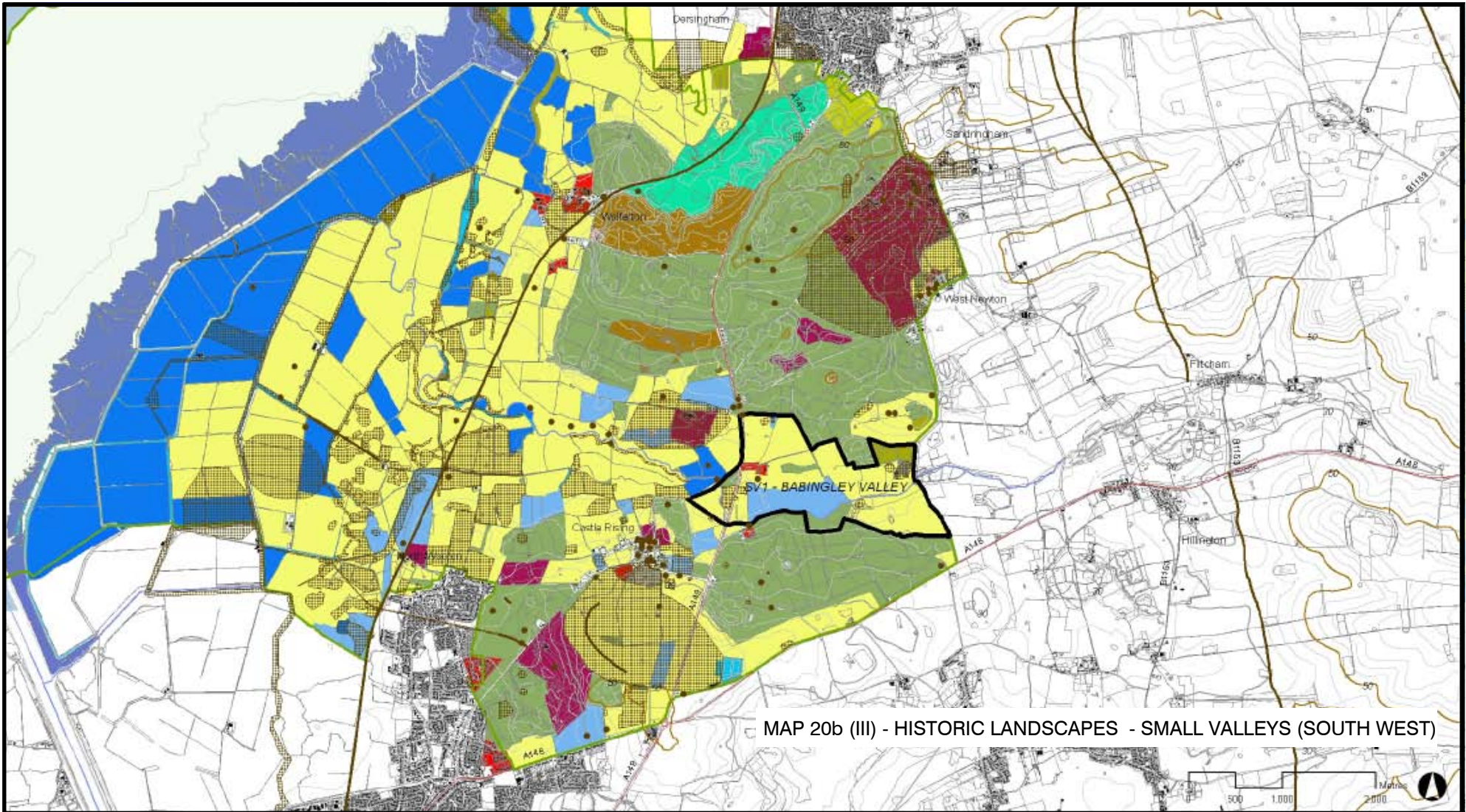
MAP 20b (I) - STANDARD MAP - SMALL VALLEYS (SOUTH WEST)

Statutory Designations		Heritage		Connections		Topography	
	Ramsar Site		Local Nature Reserve		National Cycle Route		Contour Line (Interval 5 m)
	Special Protection Area		Forestry Commission Woodland		Cycleways		30 m Contour Line
	Ancient Woodland		Conservation Areas		Long Distance Path		50 m Contour Line
	Site of Special Scientific Interest		Historic Parks and Gardens		Footpath		Main River
	County Wildlife Sites		Scheduled Ancient Monuments		Bridleway		Area of Outstanding Natural Beauty
			Conservation Areas		Restricted Byway		Settlement
			Historic Parks and Gardens				District Council Boundaries



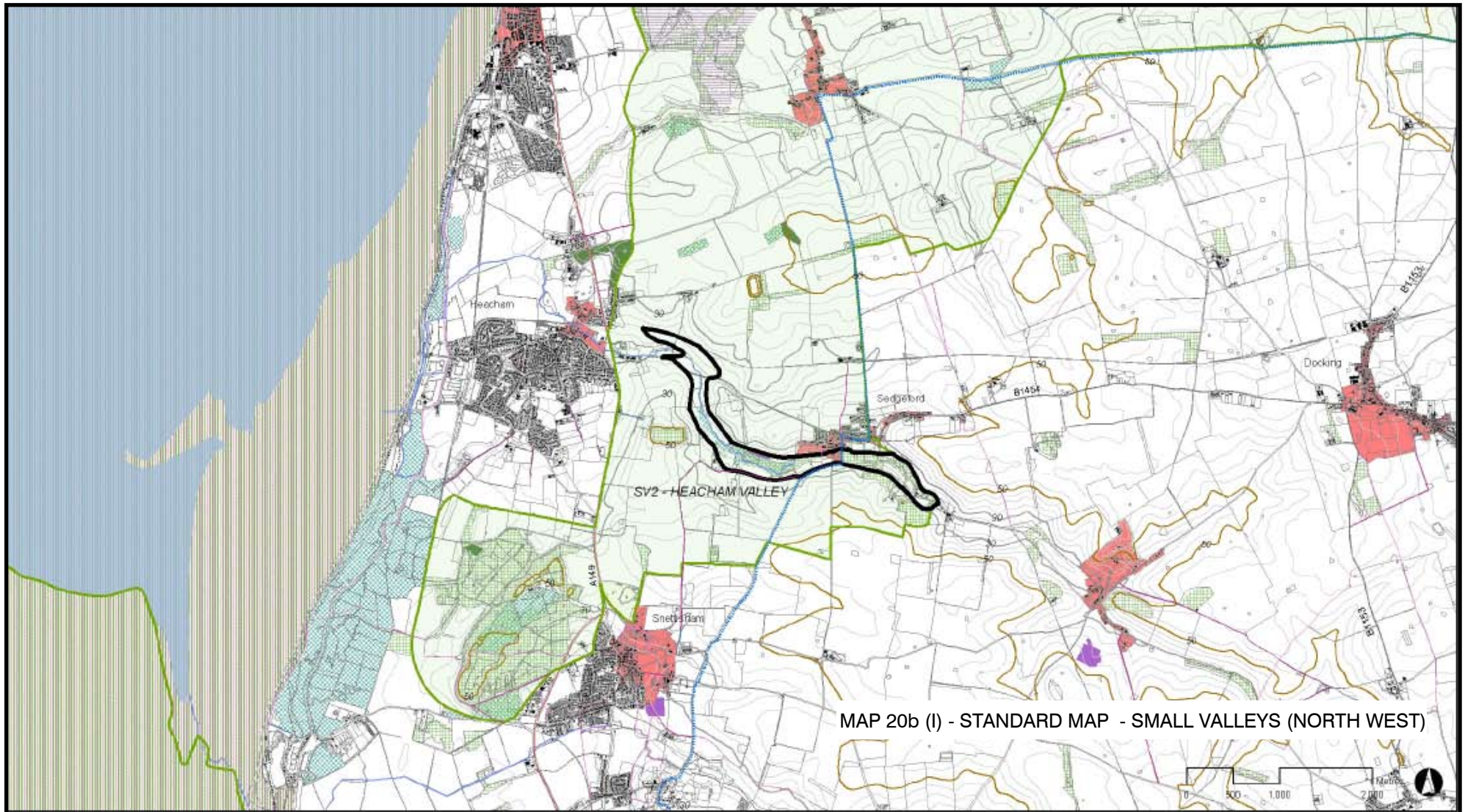
MAP 20b (II) - BIODIVERSITY MAP - SMALL VALLEYS (SOUTH WEST)

- | | | | | |
|--|----------------------------------|-------------------------------------|--|------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | Priority 1 Heathland Creation Areas (Scores 33 or Above) | 'A' Road |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Broads & River Buffer Zone | Priority 2 Heathland Creation Areas (Scores 21-32) | 'B' Road |
| Zone of Grassland-Heathland-Woodland Enhancement | Core Habitat Corridors | Paston Bam Bat Site Management Area | | Main River |
| Wetland Habitat Enhancement Zone | | | | Area of Outstanding Natural Beauty |
| | | | | Settlement |
| | | | | District Council Boundaries |



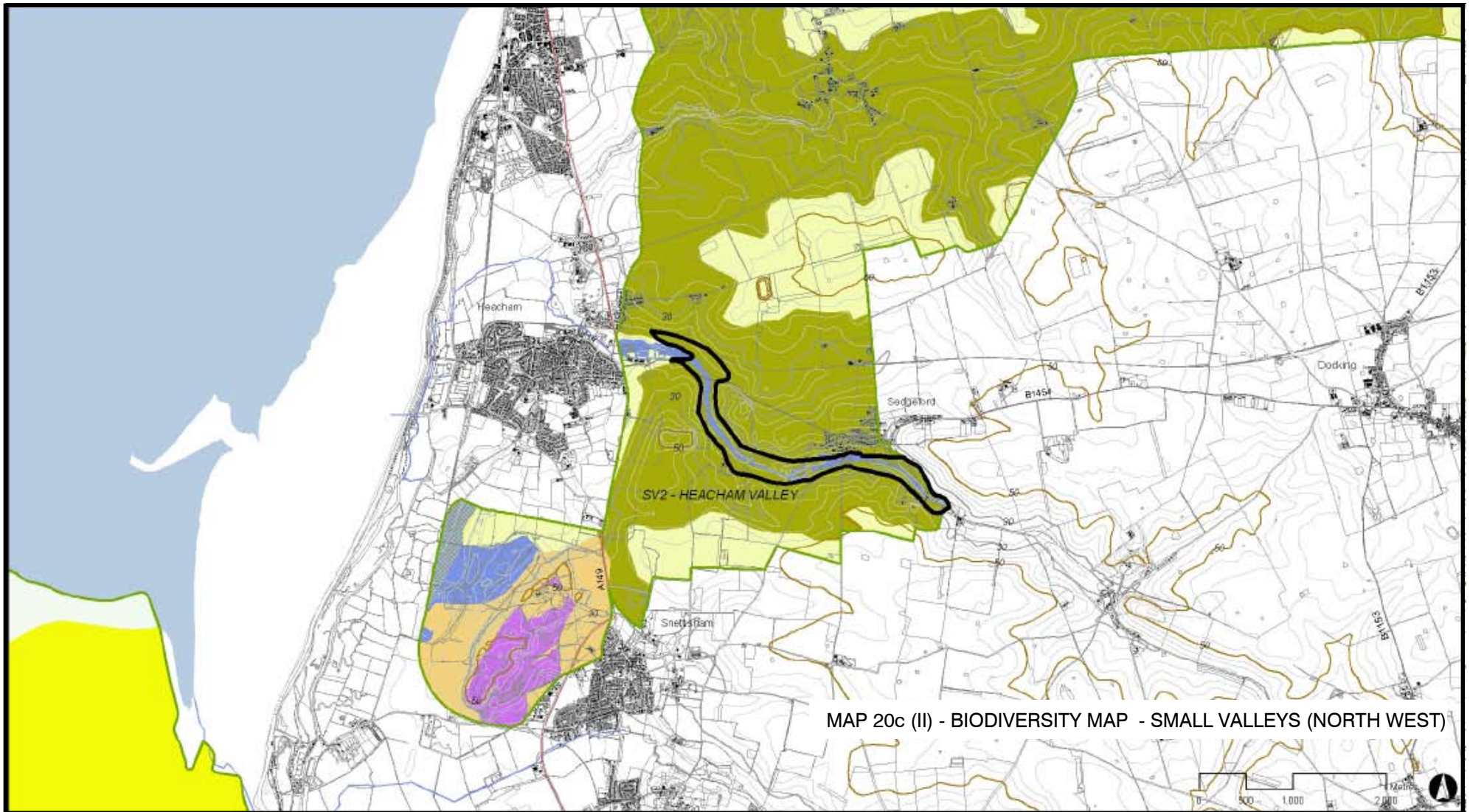
MAP 20b (III) - HISTORIC LANDSCAPES - SMALL VALLEYS (SOUTH WEST)

- | | | | | | |
|------------------------------|--------------------------|-----------------------------|----------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | HER 'point' | 'A' Road |
| 20th Century Agriculture | Communications | Military | Woodland | HER 'line' | 'B' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | HER 'area' | Main River | Area of Outstanding Natural Beauty |
| Built up Areas - Modern | Horticulture | Miscellaneous | | Settlement | District Council Boundaries |
| Coastal - Drainage Enclosure | Industry | Parks, Gardens, Recreation | | | |
| Coastal - Managed Wetland | Inland - Managed Wetland | Pre- 18th Century Enclosure | | | |



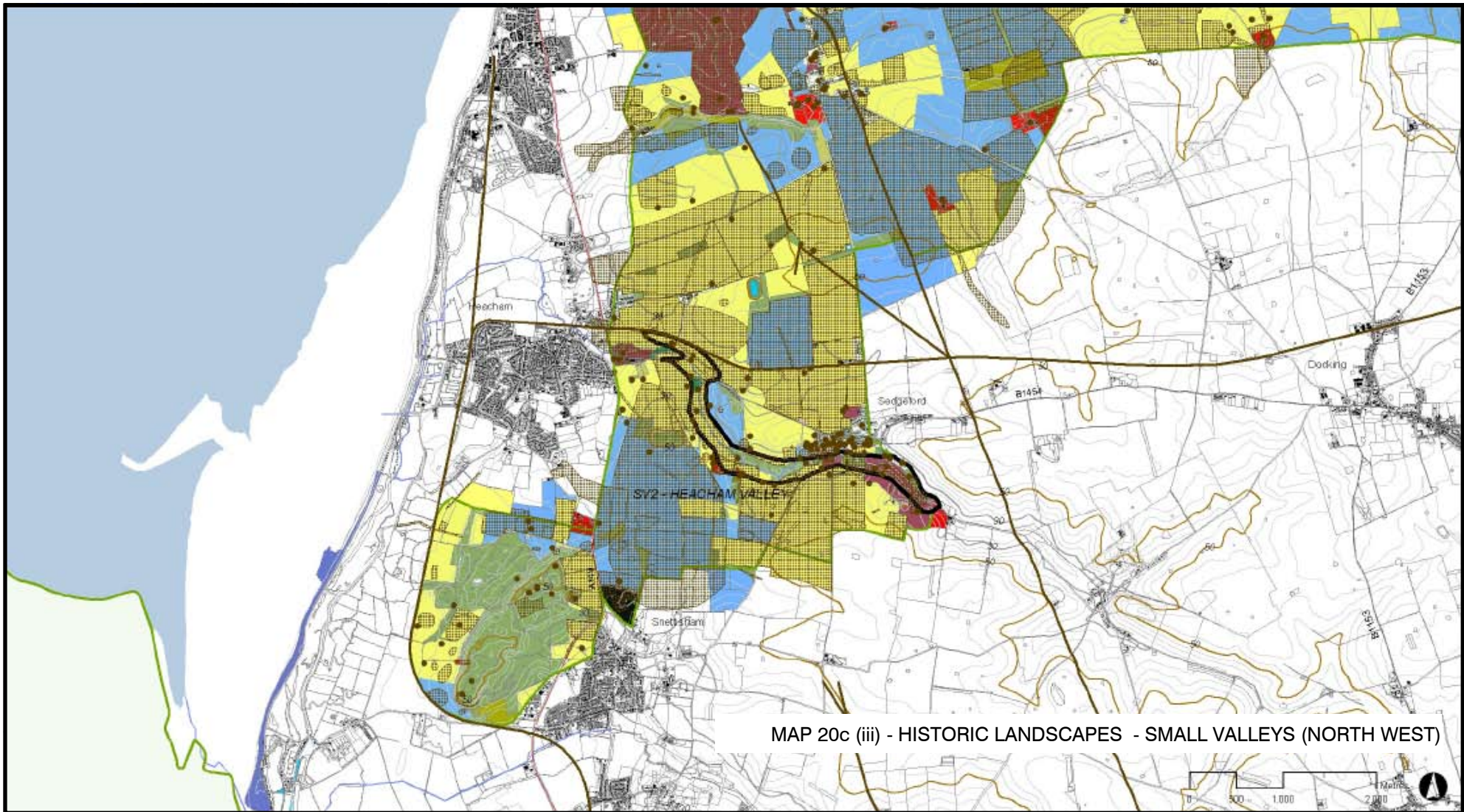
MAP 20b (I) - STANDARD MAP - SMALL VALLEYS (NORTH WEST)

- | | | | | | | | | | |
|-------------------------------|-------------------------------------|-----------------|------------------------------|--------------------|----------------------|-------------------|-----------------------------|--|------------------------------------|
| Statutory Designations | | Heritage | | Connections | | Topography | | | |
| | Ramsar Site | | Local Nature Reserve | | National Cycle Route | | Contour Line (Interval 5 m) | | 'A' Road |
| | Special Protection Area | | Forestry Commission Woodland | | Cycleways | | 30 m Contour Line | | 'B' Road |
| | Ancient Woodland | | Conservation Areas | | Long Distance Path | | 50 m Contour Line | | Main River |
| | Site of Special Scientific Interest | | Historic Parks and Gardens | | Footpath | | | | Area of Outstanding Natural Beauty |
| | County Wildlife Sites | | | | Bridleway | | | | Settlement |
| | | | | | Restricted Byway | | | | District Council Boundaries |



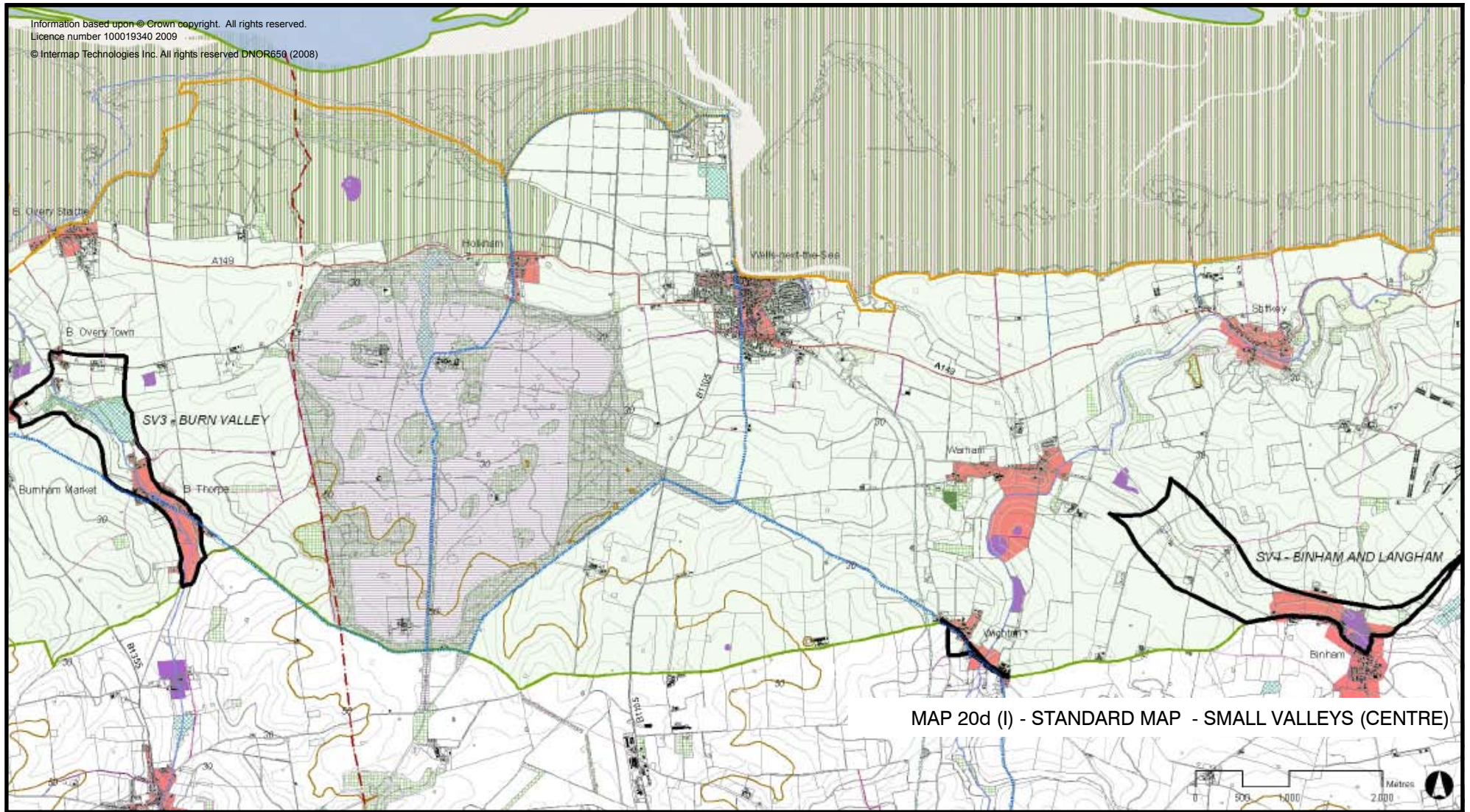
MAP 20c (II) - BIODIVERSITY MAP - SMALL VALLEYS (NORTH WEST)

- | | | | | |
|--|----------------------------------|-------------------------------------|--|------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | Priority 1 Heathland Creation Areas (Scores 33 or Above) | 'A' Road |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Broads & River Buffer Zone | Priority 2 Heathland Creation Areas (Scores 21-32) | 'B' Road |
| Zone of Grassland-Heathland-Woodland Enhancement | Core Habitat Corridors | Paston Bam Bat Site Management Area | | Main River |
| Wetland Habitat Enhancement Zone | | | | Area of Outstanding Natural Beauty |
| | | | | Settlement |
| | | | | District Council Boundaries |



MAP 20c (iii) - HISTORIC LANDSCAPES - SMALL VALLEYS (NORTH WEST)

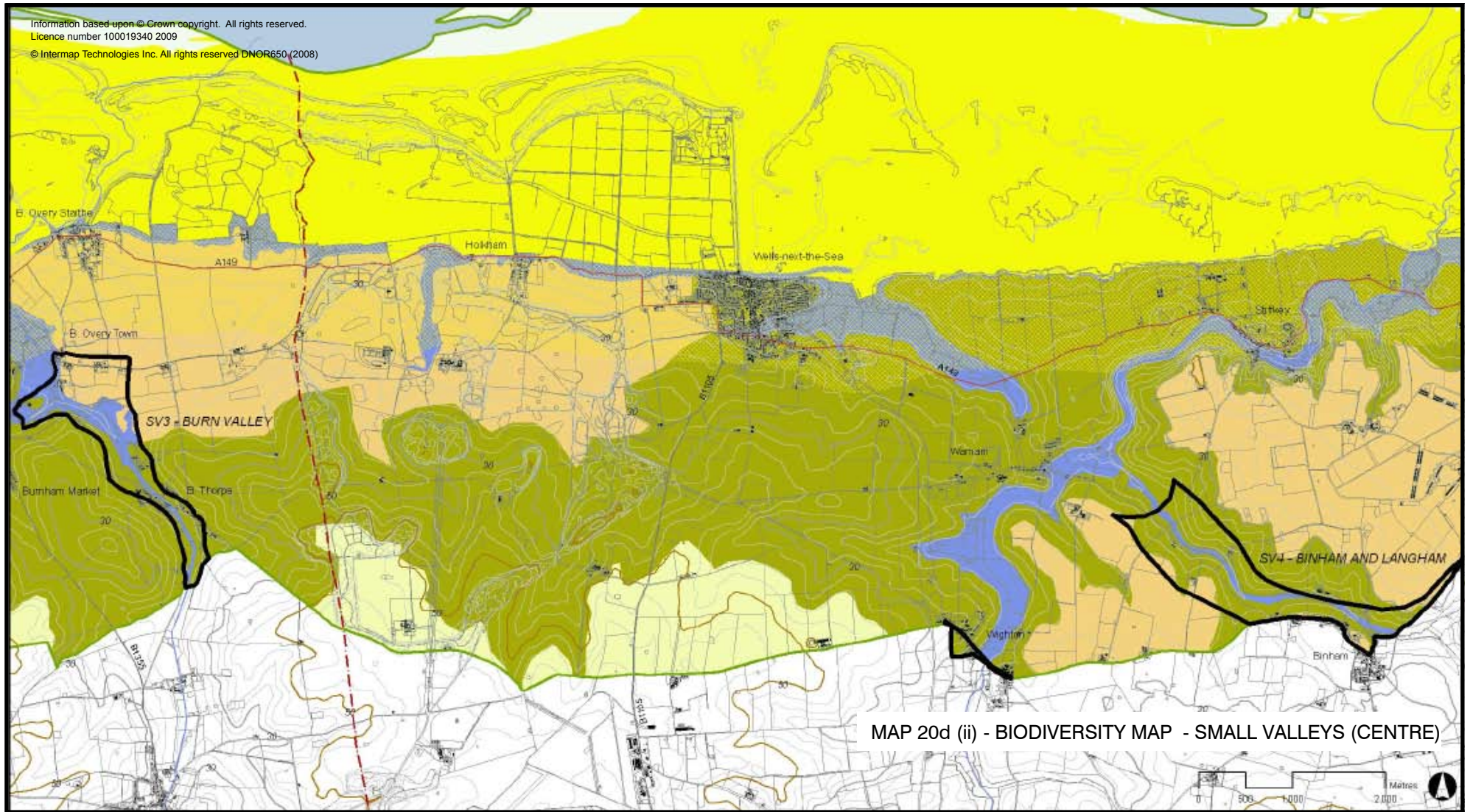
- | | | | | | |
|------------------------------|--------------------------|-----------------------------|----------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | HER 'point' | 'A' Road |
| 20th Century Agriculture | Communications | Military | Woodland | HER 'line' | 'B' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | HER 'area' | Main River | Area of Outstanding Natural Beauty |
| Built up Areas - Modern | Horticulture | Miscellaneous | | Settlement | District Council Boundaries |
| Coastal - Drainage Enclosure | Industry | Parks, Gardens, Recreation | | | |
| Coastal - Managed Wetland | Inland - Managed Wetland | Pre- 18th Century Enclosure | | | |



MAP 20d (I) - STANDARD MAP - SMALL VALLEYS (CENTRE)

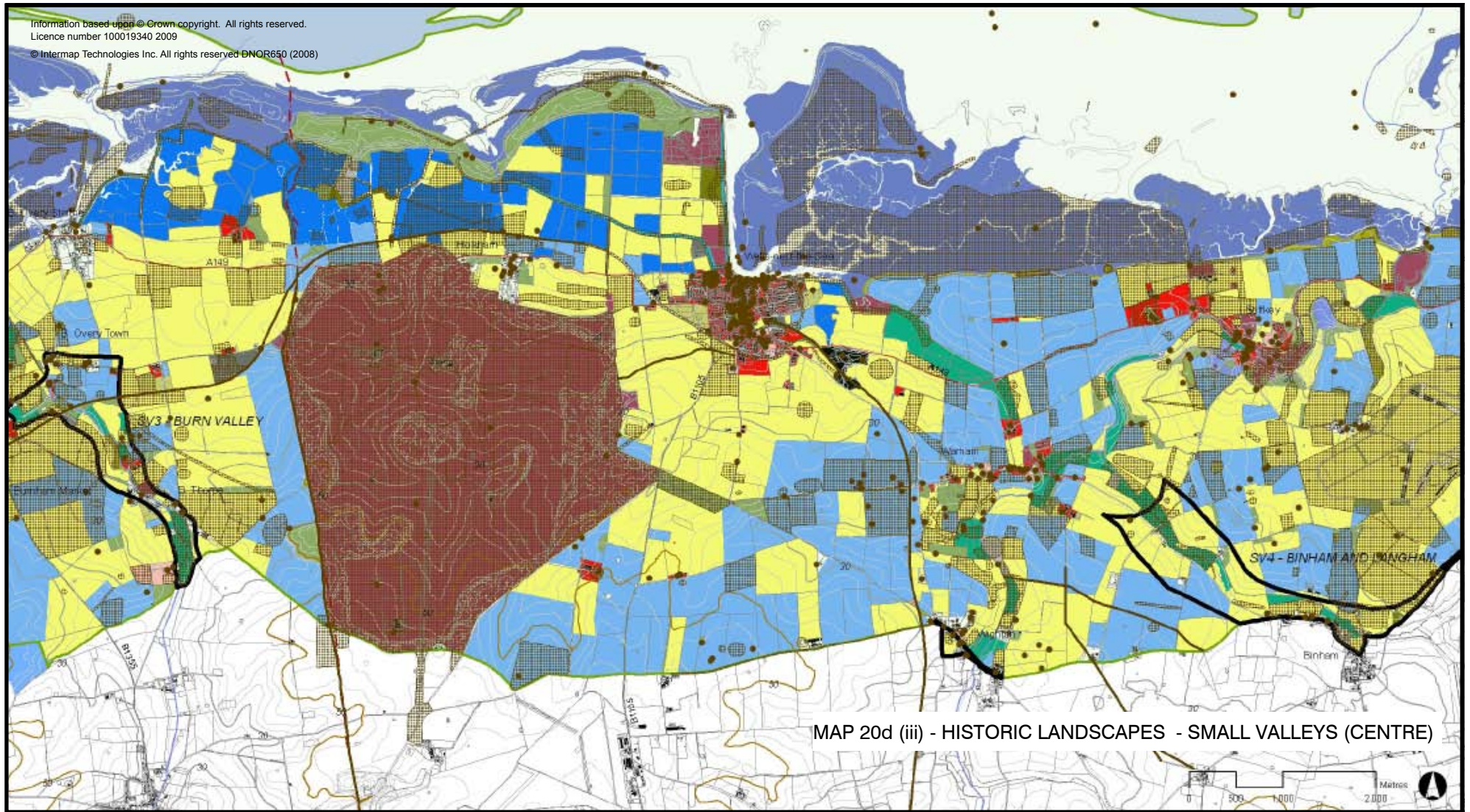
Statutory Designations		Heritage		Connections		Topography			
	Ramsar Site		Local Nature Reserve		National Cycle Route		Contour Line (Interval 5 m)		'A' Road
	Special Protection Area		Forestry Commission Woodland		Cycleways		30 m Contour Line		'B' Road
	Ancient Woodland		Scheduled Ancient Monuments		Long Distance Path		50 m Contour Line		Main River
	Site of Special Scientific Interest		Conservation Areas		Footpath		Area of Outstanding Natural Beauty		Settlement
	County Wildlife Sites		Historic Parks and Gardens		Bridleway		District Council Boundaries		
					Restricted Byway				

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MAP 20d (ii) - BIODIVERSITY MAP - SMALL VALLEYS (CENTRE)

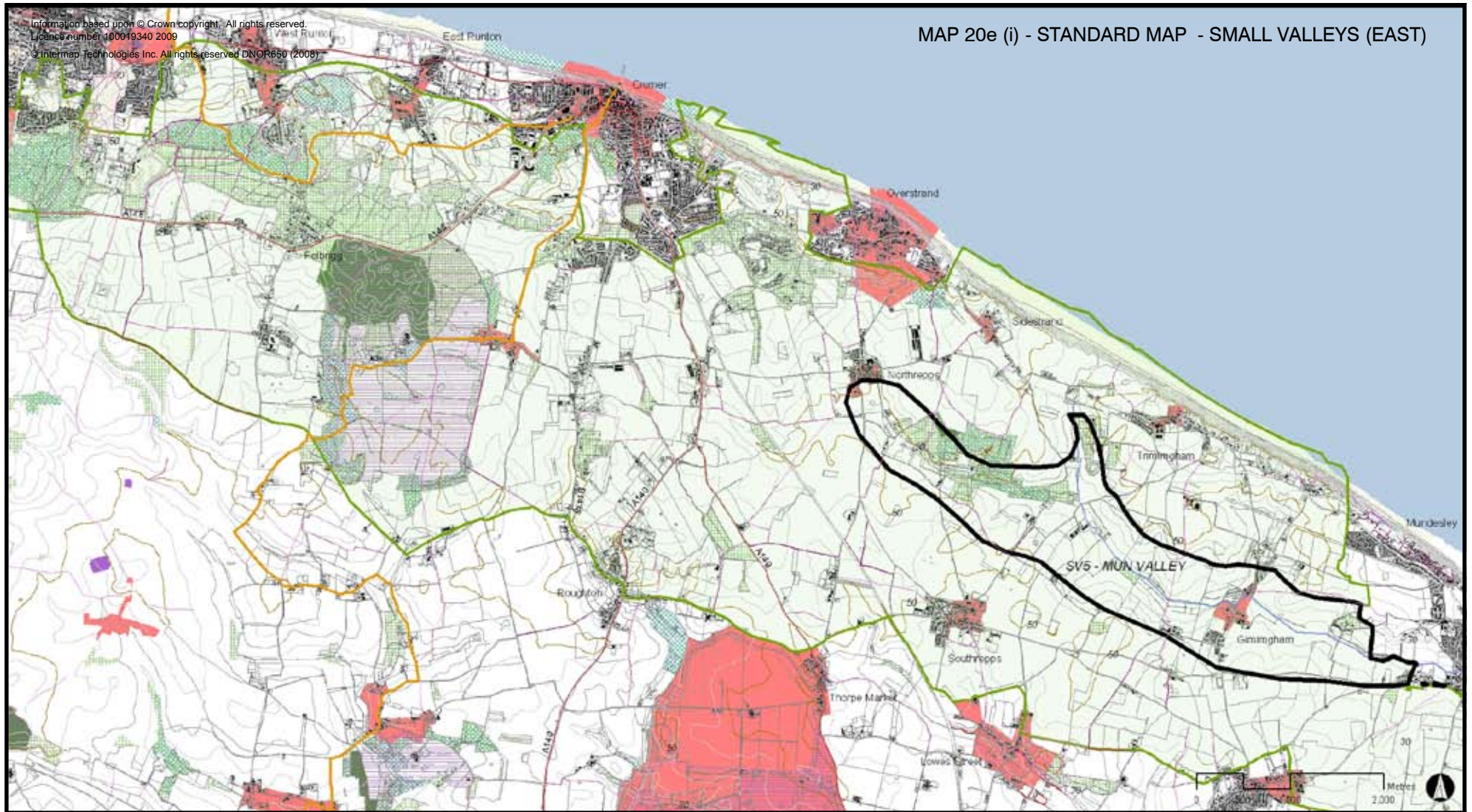
- | | | | | |
|--|----------------------------------|-------------------------------------|--|------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | Priority 1 Heathland Creation Areas (Scores 33 or Above) | 'A' Road |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Broads & River Buffer Zone | Priority 2 Heathland Creation Areas (Scores 21-32) | 'B' Road |
| Zone of Grassland-Heathland-Woodland Enhancement | Core Habitat Corridors | Paston Bam Bat Site Management Area | | Main River |
| Wetland Habitat Enhancement Zone | | | | Area of Outstanding Natural Beauty |
| | | | | Settlement |
| | | | | District Council Boundaries |



MAP 20d (iii) - HISTORIC LANDSCAPES - SMALL VALLEYS (CENTRE)

- | | | | | | |
|------------------------------|--------------------------|-----------------------------|----------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | HER 'point' | 'A' Road |
| 20th Century Agriculture | Communications | Military | Woodland | HER 'line' | 'B' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | | HER 'area' | Main River |
| Built up Areas - Modern | Horticulture | Miscellaneous | | | Area of Outstanding Natural Beauty |
| Coastal - Drainage Enclosure | Industry | Parks, Gardens, Recreation | | | Settlement |
| Coastal - Managed Wetland | Inland - Managed Wetland | Pre- 18th Century Enclosure | | | District Council Boundaries |

MAP 20e (i) - STANDARD MAP - SMALL VALLEYS (EAST)



Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

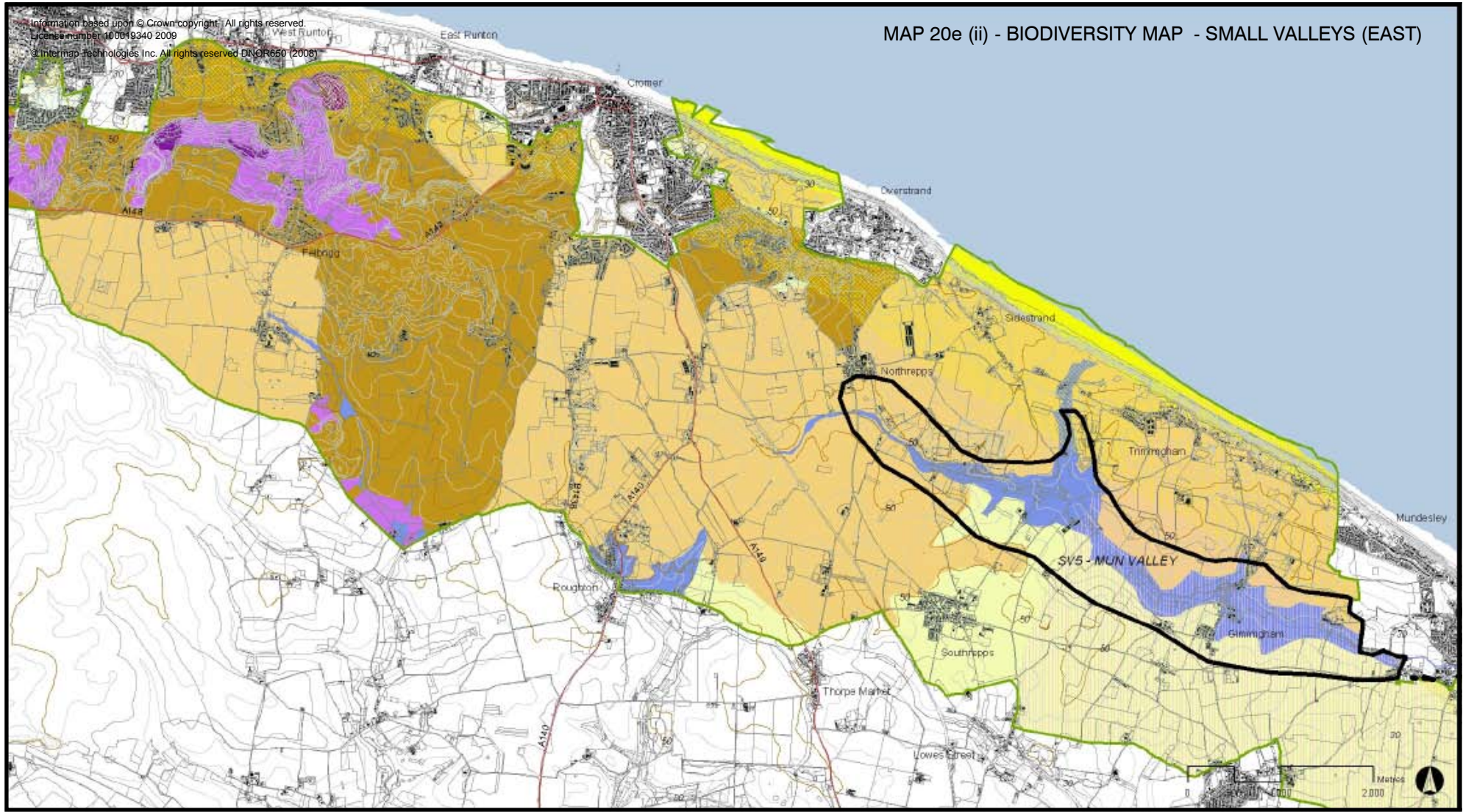
Connections

- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

Topography

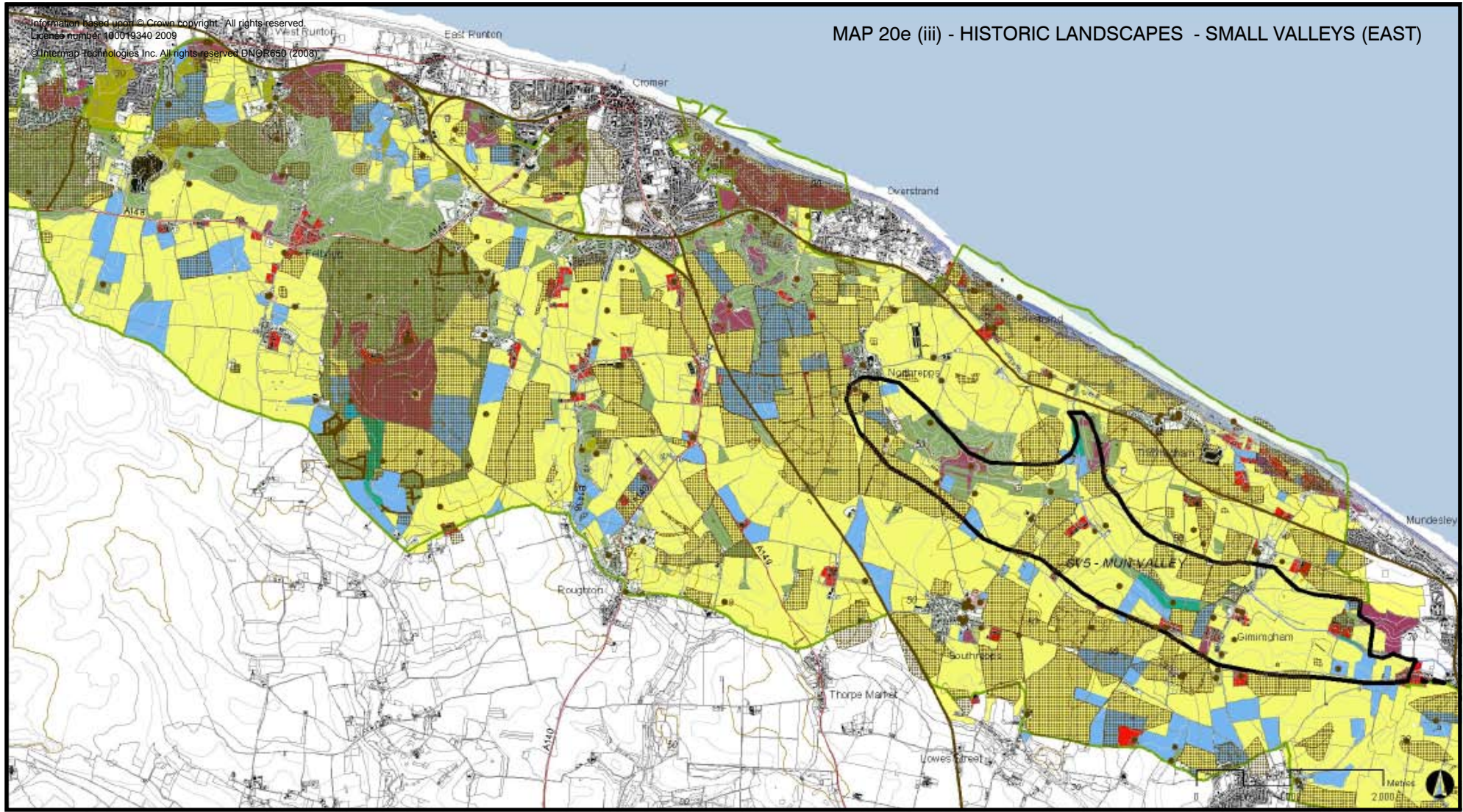
- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries



MAP 20e (ii) - BIODIVERSITY MAP - SMALL VALLEYS (EAST)

- | | | | | |
|--|----------------------------------|-------------------------------------|--|------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | Priority 1 Heathland Creation Areas (Scores 33 or Above) | 'A' Road |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Broads & River Buffer Zone | Priority 2 Heathland Creation Areas (Scores 21-32) | 'B' Road |
| Zone of Grassland-Heathland-Woodland Enhancement | Core Habitat Corridors | Paston Bam Bat Site Management Area | | Main River |
| Wetland Habitat Enhancement Zone | | | | Area of Outstanding Natural Beauty |
| | | | | Settlement |
| | | | | District Council Boundaries |



MAP 20e (iii) - HISTORIC LANDSCAPES - SMALL VALLEYS (EAST)

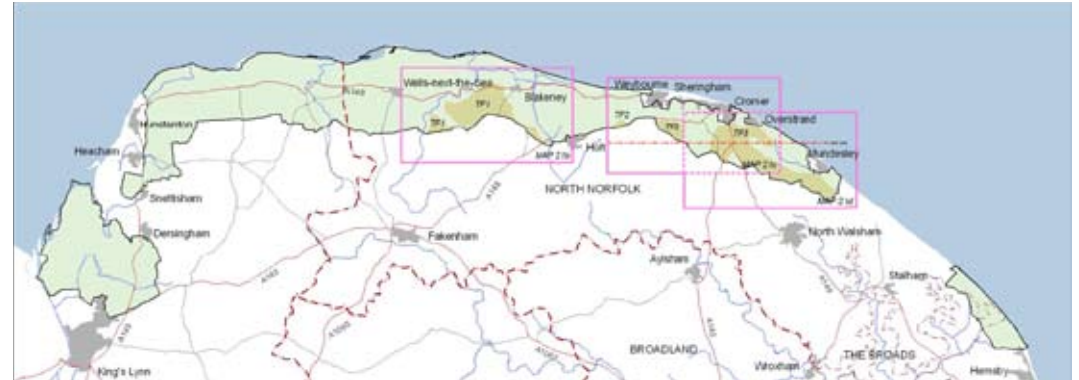
- | | | | | | |
|------------------------------|--------------------------|-----------------------------|----------------------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | HER 'point' | 'A' Road |
| 20th Century Agriculture | Communications | Military | Woodland | HER 'line' | 'B' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | HER 'area' | Main River | Area of Outstanding Natural Beauty |
| Built up Areas - Modern | Horticulture | Miscellaneous | Parks, Gardens, Recreation | Settlement | District Council Boundaries |
| Coastal - Drainage Enclosure | Industry | Pre- 18th Century Enclosure | | | |
| Coastal - Managed Wetland | Inland - Managed Wetland | | | | |



tributary farmland



Integrated landscape character



MAP 23a - Landscape Character Type - Tributary Farmland Key Plan

Tributary Farmland is typically an expansive landscape of open, gently rolling farmland. To the west, the farmland is underlain by deep drifts of Boulder Clay, which smother the underlying Chalk, but to the east of Sheringham, the soils of the Tributary Farmland have developed from sandier deposits, formed on drifts of brown sandy Norwich Brickearth underlain by the shelly sands and gravels of the Norwich Crag formation.

Historically the area has been subdivided into relatively small tenanted and owner-occupied landholdings, based loosely around villages and this historic landownership pattern is reflected in the rather unregimented pattern of relatively small, irregularly shaped fields, loosely structured settlements and many scattered, isolated farmsteads and cottages. The majority of the landscape was not farmed as open fields, but was enclosed in a piecemeal fashion, over centuries. The Tributary Farmland has a less regulated and tightly structured landscape pattern than areas of farmland where Parliamentary Enclosure was more dominant, but over the years, the differences have become less marked as hedgerow removal and infill development within villages has led to larger, more geometric fields and a more nucleated settlement form.

Arable field predominate, with areas of grassland in the smaller fields which are typically found on the fringes of settlements and individual rural properties. These fields often retain a strong sense of enclosure and echo the historic landscape pattern of a small-scale, more organic layout of fields, hedgerows and rural buildings. The pastures are typically improved grassland and are of relatively limited ecological value, but field margins to arable land make a significant contribution to the biodiversity value of the landscape. Woodlands tend to be relatively mature, with a diverse structure and quite a high proportion of semi-natural ancient woodland. Patterns of woodland vary, from geometric shelterbelts and shooting copses to more fluid, organically shaped woodlands and tree belts which conform to older field boundary patterns and local topographic features.

Settlement tends to be rather linear in character, with a relatively high density of isolated farmsteads, hamlets and cottages. More recent estate-type development has led to a change to a more nucleated settlement character but, in the absence of a village 'centre', the church, school, or a group of older buildings creates a series of sub-centre village foci. Outside the villages, older farmsteads, isolated lines of cottages and minor 'entry' properties are often significant landscape features.

Landscape sensitivity and change

Parts of the extensive Tributary Farmland landscape type are found within the Norfolk Coast AONB. Key environmental assets which are sensitive to change are:

- The small pastures on the outskirts of settlements, which are significant in reflecting the historic, small-scale landscape pattern and in forming the characteristic rural landscape setting to villages.
- Mature hedgerows, hedgerow trees and older tree assemblages, particularly the mature species-rich hedgerows (sometimes of pre-enclosure origin) which enclose some pastures alongside roads and on the fringes of settlements and areas of coppiced or species-rich woodland.



Landscape sensitivity and change (continued)

- Curvilinear hedgerows and woodlands, which reflect the distinctive, historic field patterns and landownership in the area and which distinguish the Tributary Farmland from the more regimented large scale Parliamentary Enclosure landscapes elsewhere in northern Norfolk.
- Small areas of wood pasture and heathland, which are present in very limited amounts, but which could be extended throughout the Tributary Farmland.
- Small remnant parkland features associated with smaller 'gentry' houses.
- Older farmsteads and minor 'gentry' properties, which are often prominent features within the wider countryside.
- Open spaces within the loosely structured settlements, which contribute to the characteristic layout of the settlements and their rather organic relationship with the surrounding countryside.

Variations in character

Variations in character and inherent landscape sensitivities are highlighted in the following distinctive landscape character areas, parts of which fall within the AONB area:

Landscape character area	Distinctive character	Inherent sensitivity
<p>Morston & Hindringham - TF1</p>	<p>Gradually sloping landform which rises from north to south over the area, giving rise to large views and an almost plateau like landscape, intersected by small tributary valleys. Roads (and settlements) orientated north-south and east-west – probably resulting from an earlier planned landscape. Settlement tends to be clustered around a church, but with a strong extension element along roads. Lower density of woodland – tends to be in very small, fragmented parcels (mostly shooting copses). Lower than average (for the type) presence of small fields around settlements, giving a ‘stark edge to settlement as viewed from the surrounding countryside. Also lower than average presence of hedgerow trees</p>	<ul style="list-style-type: none"> • Remaining small pastures on the fringes of settlements • All existing woodlands and hedgerow trees, many of which have been lost or become degraded • Long, open rural views • Quiet rural roads, particularly those with a narrow, well treed character • The open spaces within the ‘loosely structured’ settlements

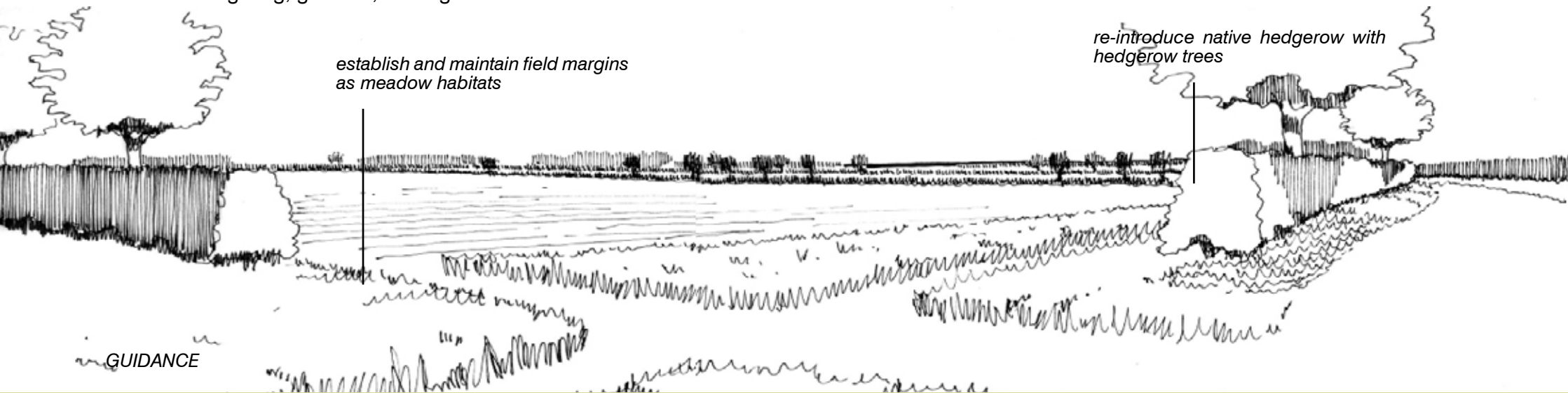
Landscape character area	Distinctive character	Inherent sensitivity
<p>Hempstead, Bodham, Aylmerton & Wickmere - TF2</p>	<p>Relatively elevated area – landform slopes southwards, with water courses draining towards the Broads. Settlement is in the form of elongated, fairly dispersed villages and farmsteads. Some farms are located in villages and some in isolated sites. Parts of the landscape are influenced by the houses and parklands of the large estates (in the Wooded with Parkland landscape type) – isolated larger farmsteads, woodland planted for sporting copses, estate-type cottages. Many cottages have above average-sized gardens and there is a high proportion of small fields and enclosed, high-hedges within and on the fringes of settlements, giving them a spacious character</p>	<ul style="list-style-type: none"> • Small hedged pastures on the fringes of settlements • Mature trees and hedgerows • Wooded copses • The characteristic spacious, elongated settlements, with large gardens and open fields dispersed through the settlements
<p>Roughton, Southrepps, Trunch & Knapton - TF3</p>	<p>Ridged landform with prominent views to north east and south west. Strongly nucleated settlements with few outlying farmsteads and relatively small-scale road network. Exception is the Roughton area, where there is a high proportion of villas in large semi-rural locations – probably associated with the holiday development of ‘Poppyland’ during the late 19th and early 20th century. This is an exceptionally open landscape with fewer than average woodlands and a low presence of hedgerows. There are remnant areas of heathland around Roughton (Roughton Heath) and occasionally heathland species are found in hedgerows</p>	<ul style="list-style-type: none"> • Long open rural views • Network of narrow, rural lanes • All remnant woodlands, hedgerows and hedgerow trees, which are less common in this area than elsewhere in the type • Remnant heathland areas

OPEN RATHER DENUDED ARABLE FARMLAND



Key forces for change

- Changes to the agricultural economy and particularly the introduction of agri-environmental grants, have led to positive changes in landscape character – reinstatement or conservation of hedgerows and woodlands and arable reversion to pasture.
- Development pressures on the edges of settlements and as infill within them, often eroding the small pastures which are characteristic of the landscape and which help to integrate the villages within the wider countryside.
- Extensions to existing properties, subdivision of landholdings within settlements, external lighting and inappropriate boundary fencing which result from increasing affluence and which cumulatively contribute to the suburbanisation of the area.
- Introduction of new agricultural buildings, which are increasingly replacing older barns.
- Conversion of older barns to residential use, with the associated erosion of rural character this brings due to driveways, pylons, car parking areas, external lighting, gardens, fencing etc.



20 year vision

restore and enhance

The irregular, intimate pattern of hamlets, pastures and larger arable fields retains a small scale and a strong sense of history. There is a higher proportion of pasture on the fringes of villages where small pastures and groups of mature trees often provide the landscape setting for buildings. Patches of woodland thread between the small settlements, providing a backdrop to views and giving definition to the gently rolling landform. Areas of ancient woodland are connected by hedgerows and buffered by new planting.



Integrated landscape guidance

- 1 Conserve and enhance the small-scale pastoral landscape which is characteristic of the fringes of settlements**
 - Encourage reversion of arable fields to pasture, targeting land close to settlements where pastures are characteristic and form a key part of the landscape setting for villages.
 - Conserve and manage all existing hedgerows and hedgerow trees, aiming to extend and improve their visual/ecological structure by new hedgerow and tree planting which is designed to enhance the connectivity of the ecological network and the overall sense of enclosure.
 - Aim to increase the diversity of landscape elements and habitats within the landscape – take opportunities to introduce new woodlands, hedgerows and hedgerow trees as a means to integrate new development.
 - Give priority to the conservation of the hedgerows and hedgerow trees which line many rural roads, ensuring that these are replaced if there are minor changes to road alignments, for instance as a result of improvements to sightlines or the introduction of passing places.

- 2 Conserve and enhance the hedgerows, hedgerow trees and woodlands, which create the overall structure of the landscape**
 - Conserve all existing hedgerows, hedgerow trees, copses and woodlands, which create the principal visual structure of the landscape and contribute the most biodiversity value.
 - Conserve all existing woodlands, copses and tree belts, extending them wherever possible to create or enhance connections with the existing matrix of woodlands and hedgerows.
 - Give priority to the conservation of historic curvilinear hedgerows and semi-natural ancient woodland, which are exceptionally species-rich, with high biodiversity.
 - Give priority to the conservation and extension of remnant patches of heathland habitat, particularly on verges and any uncultivated land.
 - Encourage wide field margins within arable fields to enhance the ecological value of the hedgerows as corridors for the movement of wildlife through intensively farmed areas.

Integrated landscape guidance (continued)

3 Manage arable farmland to enhance its biodiversity value

- Establish arable field margins as potential nest sites for ground nesting birds and habitats for small mammals and invertebrates. ¹
- Manage arable farmland as habitat for game birds.

4 Conserve the loosely-structured, informal character of rural settlements

- Conserve small pastures and farmsteads within villages so that there is an open, informal structure, with fields, hedgerows and groups of mature trees retained within the village layout.
- Wherever possible conserve mature trees within and on the outskirts of settlements; new built development should be designed to incorporate new tree and hedgerow planting so that settlements are integrated within the landscape in an organic way, with trees 'anchoring' and connecting the buildings to existing mature hedgerows and small woodlands.
- Tree cover should increase towards the fringes of settlements, isolated rural properties and larger farmsteads.
- Avoid the introduction of suburban features, including gardens, fencing, lighting and entrance driveways, which can cumulatively alter the rural character of the landscape.
- New farm buildings or conversions require exceptionally high standards of siting and design – woodland, hedgerow and hedgerow tree planting may be required to integrate new structures into the surrounding landscape.

5 Conserve the character and landscape setting of minor 'gentry' properties, which are often prominent within open rural views

- Conserve small pastures, areas of remnant parkland, specimen trees and small woodlands associated with larger historic rural properties.
- Conserve vernacular buildings, walls, gateposts and other structures associated with historic properties, matching traditional vernacular materials as necessary.
- Seek opportunities to recreate areas of wood pasture, perhaps in association with the larger rural properties, which have areas of remnant parkland.

¹ See: <http://www.rspb.org.uk/countryside/farming/advice/farmhabitats/margins/index.asp>

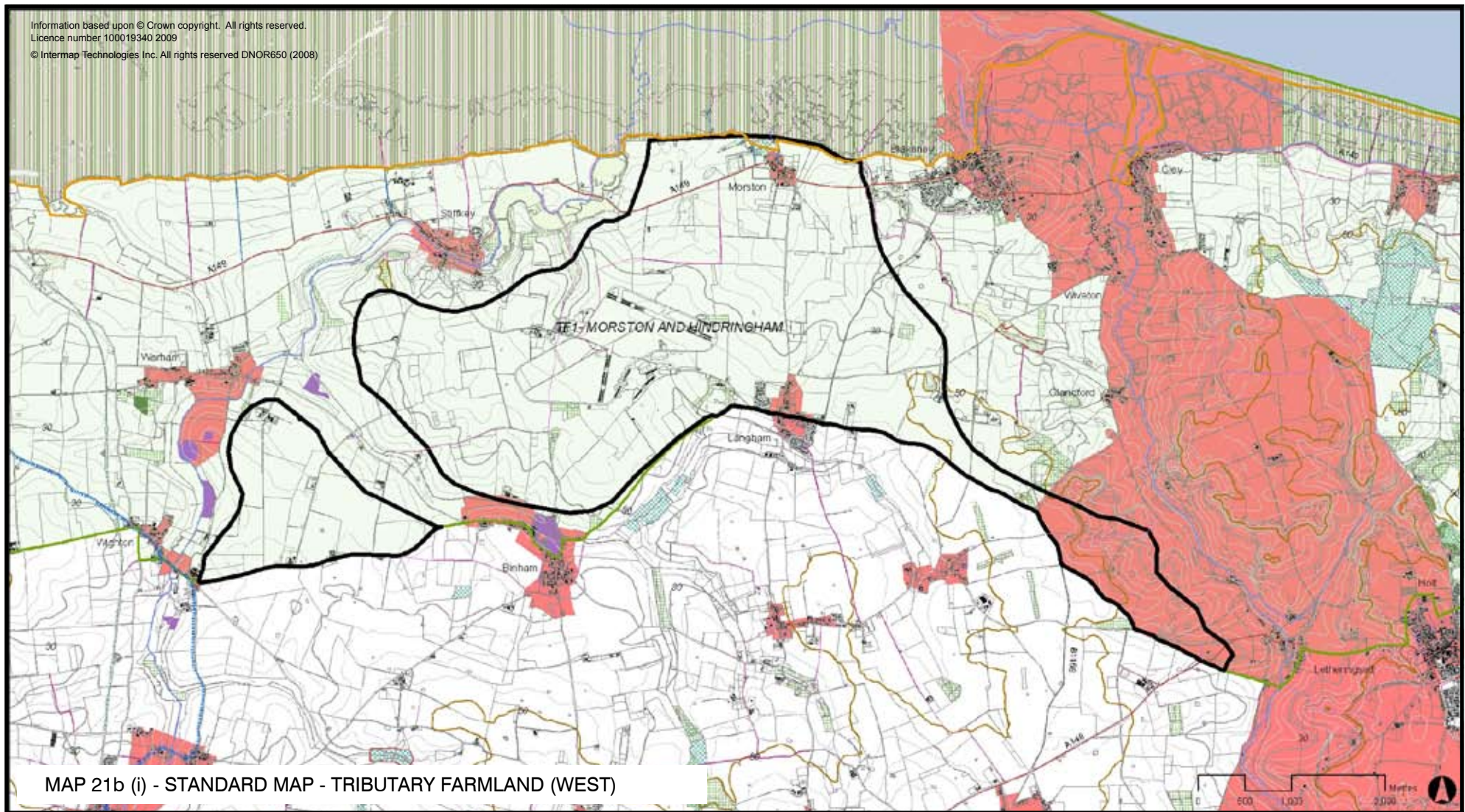
Detailed maps

- **Standard** - landform, drainage, rights of way and statutory designations
- **Biodiversity** - ecological networks ²
- **Historic landscapes** - broad historic landscape character types ³ and data from the Historic Environment Record ⁴

² *Norfolk Wildlife Trust on behalf of the Norfolk Biodiversity Partnership, July 2006, Ecological Network Mapping Project for Norfolk*

³ *Norfolk Landscape Archaeology, January 2009, Norfolk Historic Landscape Character - a report on the Norfolk Landscape Characterisation (HLC) Project*

⁴ *www.heritage.norfolk.gov.uk - provides a computerised, searchable database (with integrated digital mapping) of all areas of known archaeological activity, sites, finds, cropmarks, earthworks, industrial remains, structures and historic buildings in the county*



MAP 21b (i) - STANDARD MAP - TRIBUTARY FARMLAND (WEST)

Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

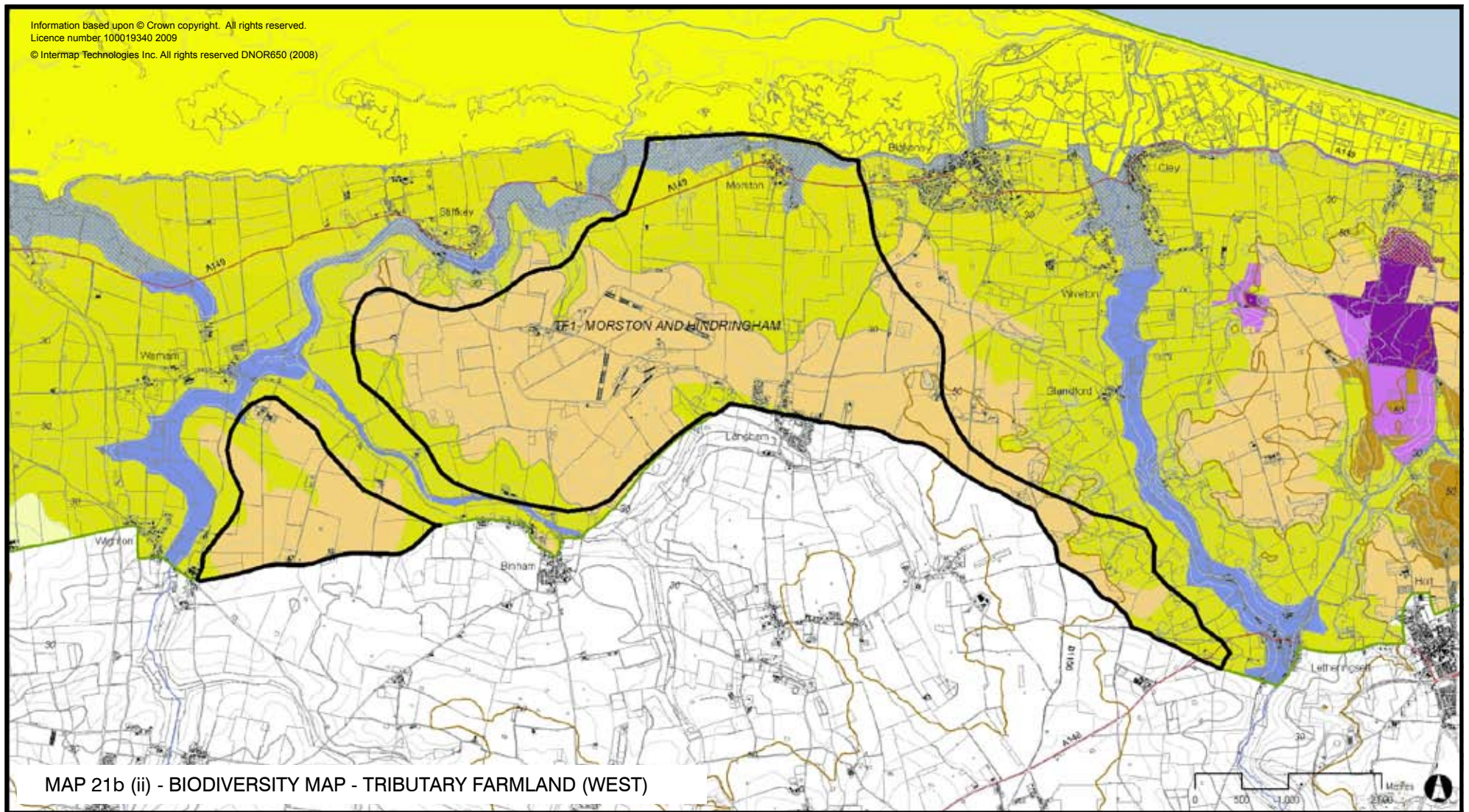
Connections

- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

Topography

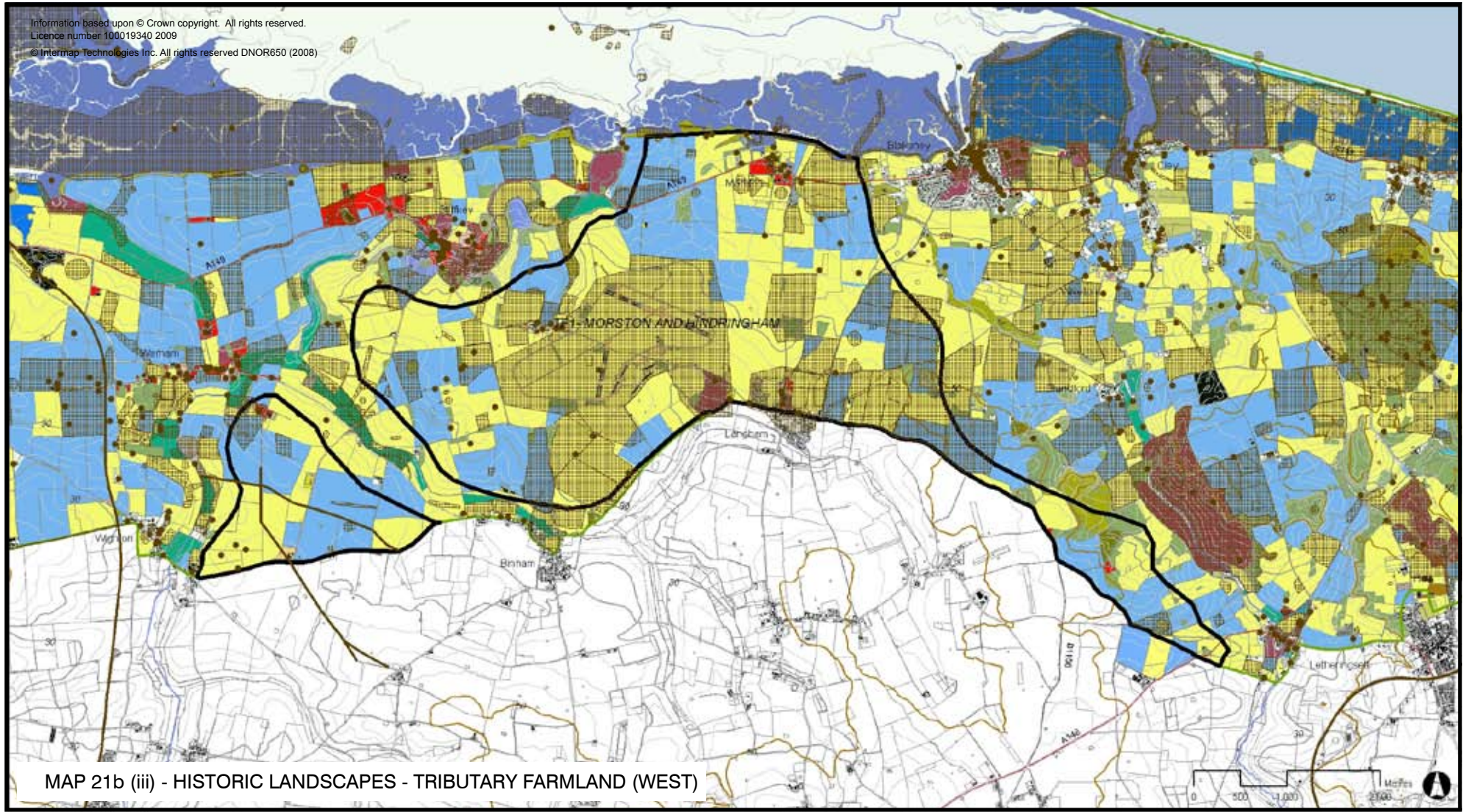
- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries



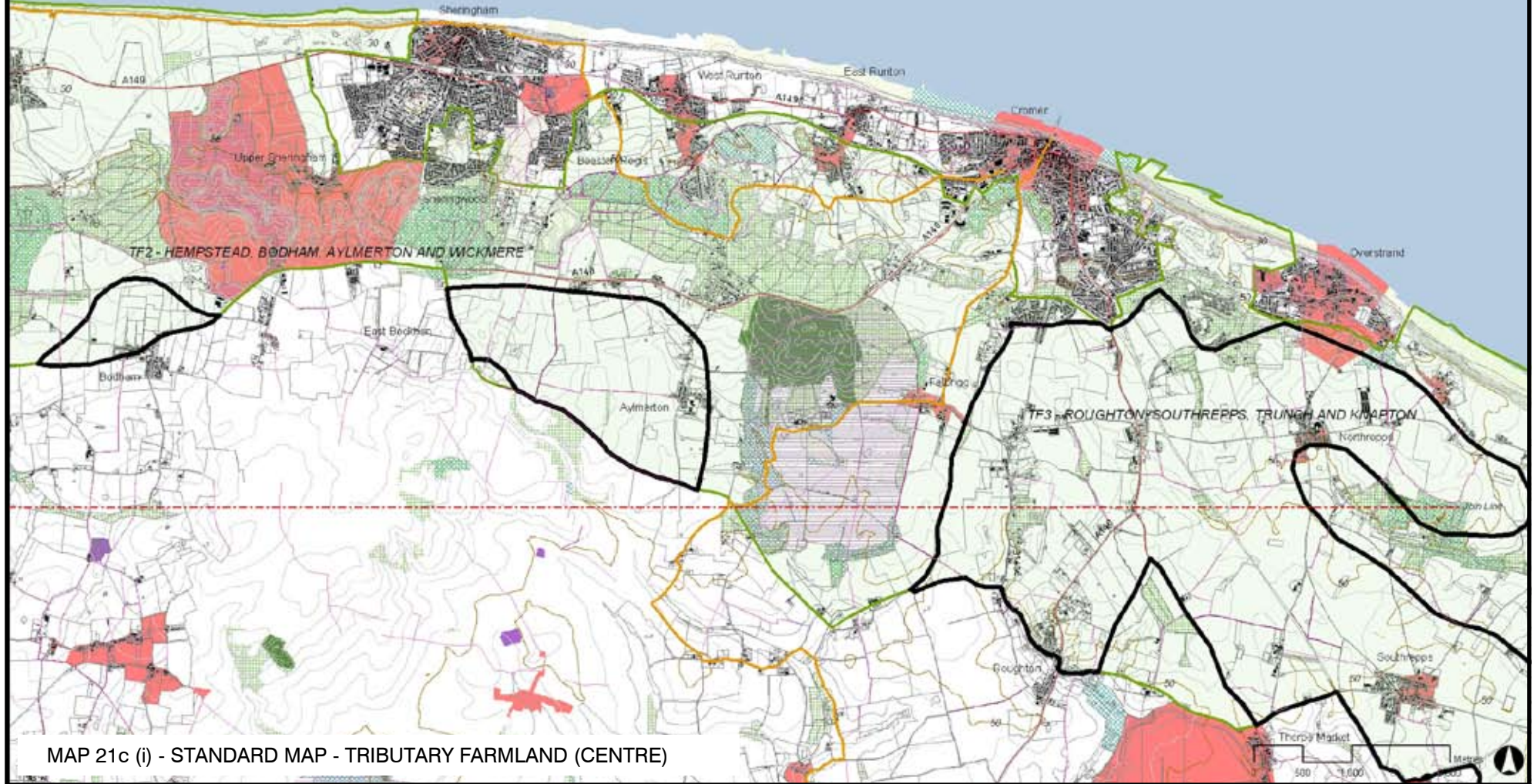
MAP 21b (ii) - BIODIVERSITY MAP - TRIBUTARY FARMLAND (WEST)

- | | | | |
|--|----------------------------------|------------------------|-------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | Broads & River Buffer Zone |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Core Habitat Corridors | Paston Bam Bat Site Management Area |
| Zone of Grassland-Heathland-Woodland Enhancement | Wetland Habitat Enhancement Zone | 'A' Road | Settlement |
| | | 'B' Road | District Council Boundaries |
| | | Main River | Area of Outstanding Natural Beauty |



MAP 21b (iii) - HISTORIC LANDSCAPES - TRIBUTARY FARMLAND (WEST)

- | | | | | | |
|------------------------------|--------------------------|-----------------------------|----------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | HER 'point' | 'A' Road |
| 20th Century Agriculture | Communications | Military | Woodland | HER 'line' | 'B' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | HER 'area' | Main River | Area of Outstanding Natural Beauty |
| Built up Areas - Modern | Horticulture | Miscellaneous | | Settlement | District Council Boundaries |
| Coastal - Drainage Enclosure | Industry | Parks, Gardens, Recreation | | | |
| Coastal - Managed Wetland | Inland - Managed Wetland | Pre- 18th Century Enclosure | | | |



MAP 21c (i) - STANDARD MAP - TRIBUTARY FARMLAND (CENTRE)

Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

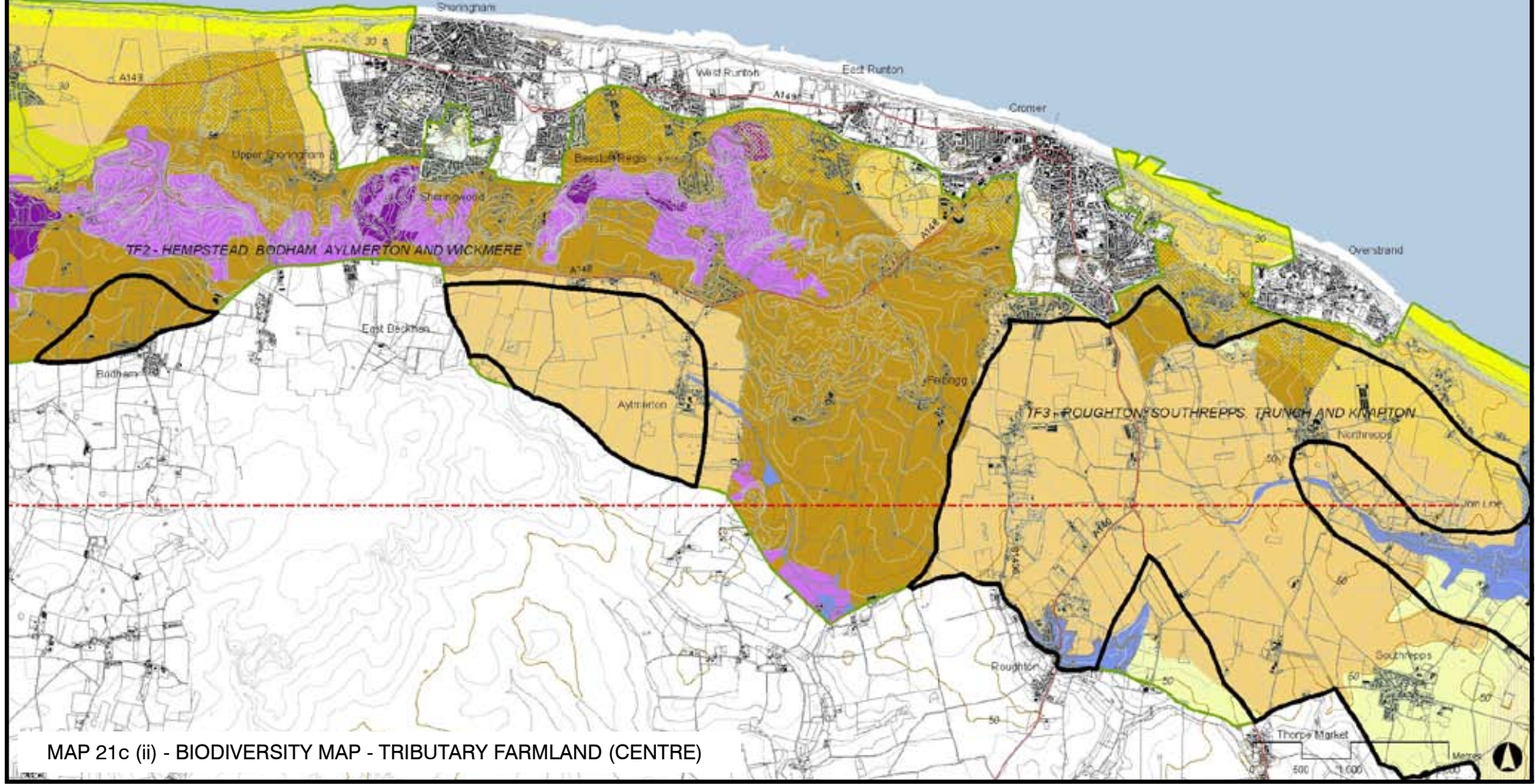
Connections

- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

Topography

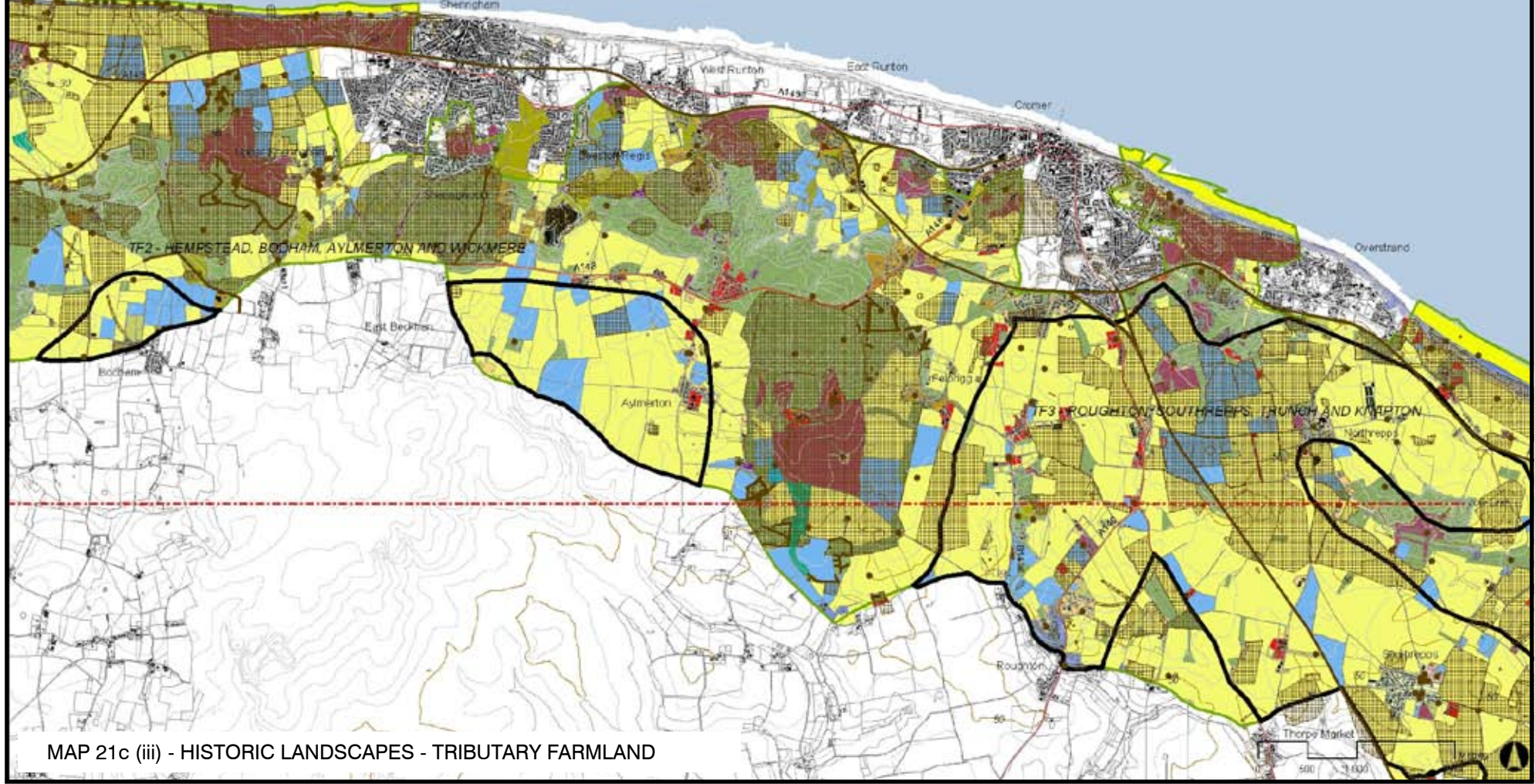
- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries



MAP 21c (ii) - BIODIVERSITY MAP - TRIBUTARY FARMLAND (CENTRE)

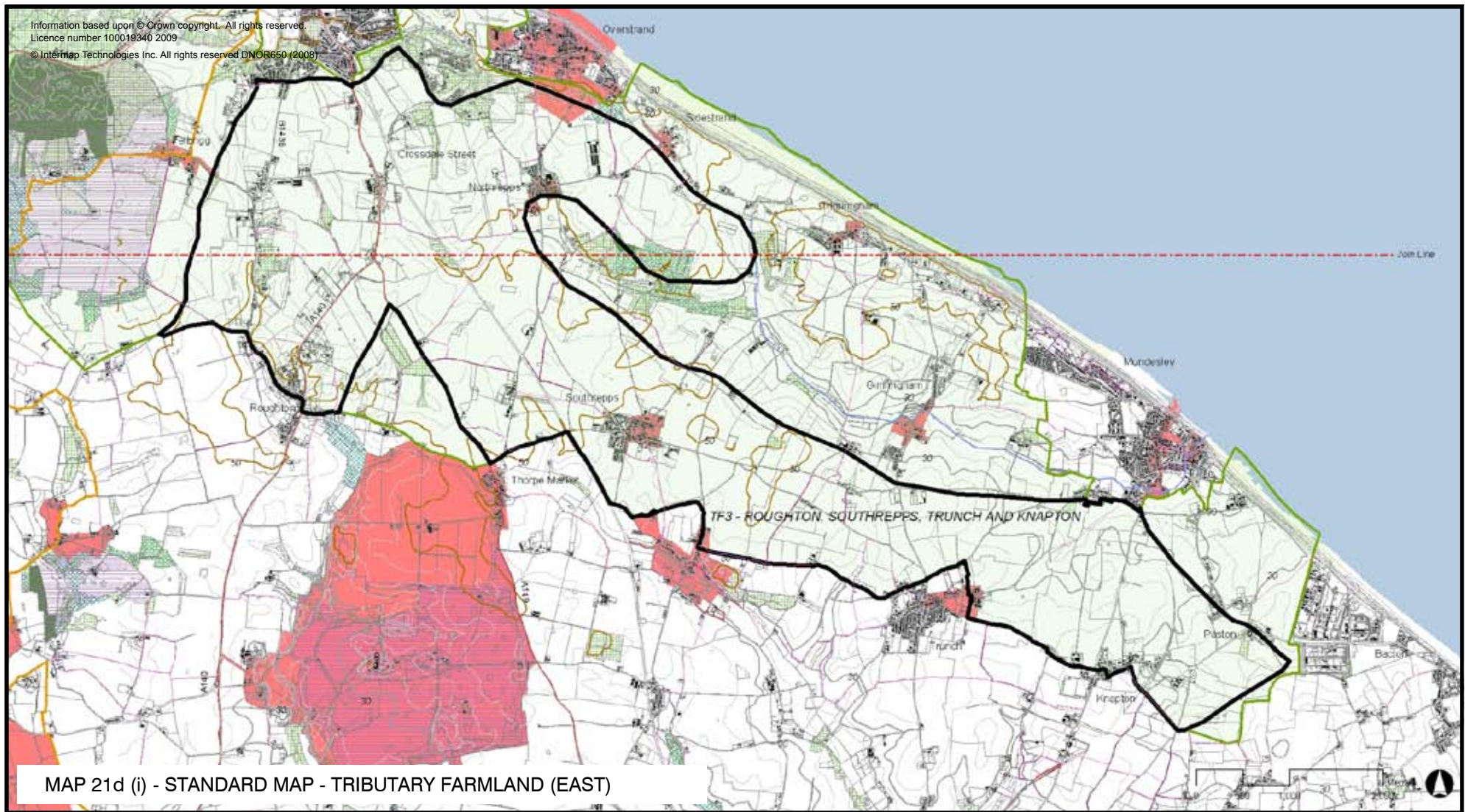
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|--|----------------------------------|-------------------------------------|------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | 'A' Road |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Broads & River Buffer Zone | 'B' Road |
| Zone of Grassland-Heathland-Woodland Enhancement | Core Habitat Corridors | Paston Bam Bat Site Management Area | Main River |
| Wetland Habitat Enhancement Zone | | | Area of Outstanding Natural Beauty |
| | | | Settlement |
| | | | District Council Boundaries |



MAP 21c (iii) - HISTORIC LANDSCAPES - TRIBUTARY FARMLAND

- | | | | | | |
|------------------------------|--------------------------|-----------------------------|----------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | HER 'point' | 'A' Road |
| 20th Century Agriculture | Communications | Military | Woodland | HER 'line' | 'B' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | HER 'area' | Main River | Area of Outstanding Natural Beauty |
| Built up Areas - Modern | Horticulture | Miscellaneous | | Settlement | District Council Boundaries |
| Coastal - Drainage Enclosure | Industry | Parks, Gardens, Recreation | | | |
| Coastal - Managed Wetland | Inland - Managed Wetland | Pre- 18th Century Enclosure | | | |

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MAP 21d (i) - STANDARD MAP - TRIBUTARY FARMLAND (EAST)

Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

Connections

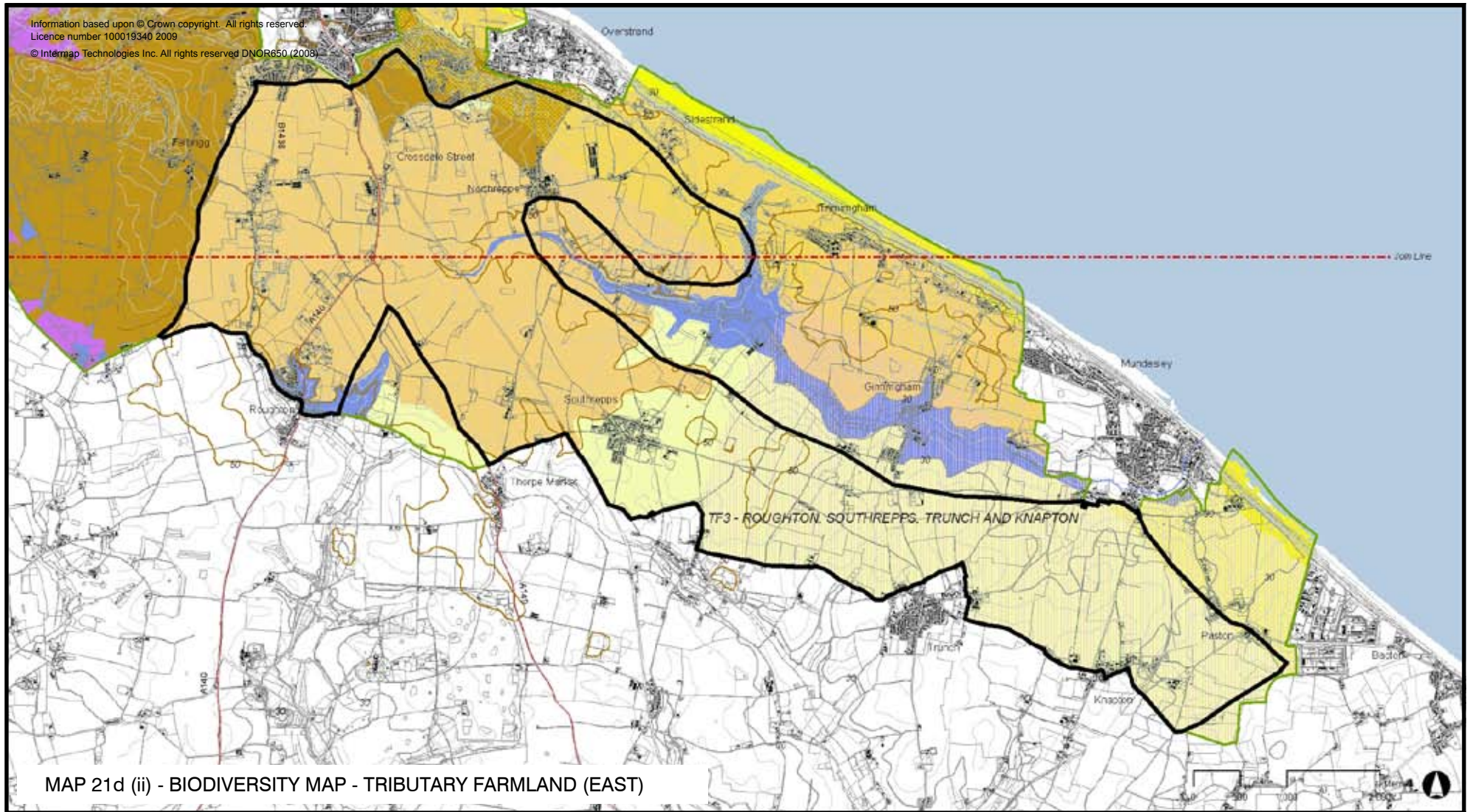
- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

Topography

- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries

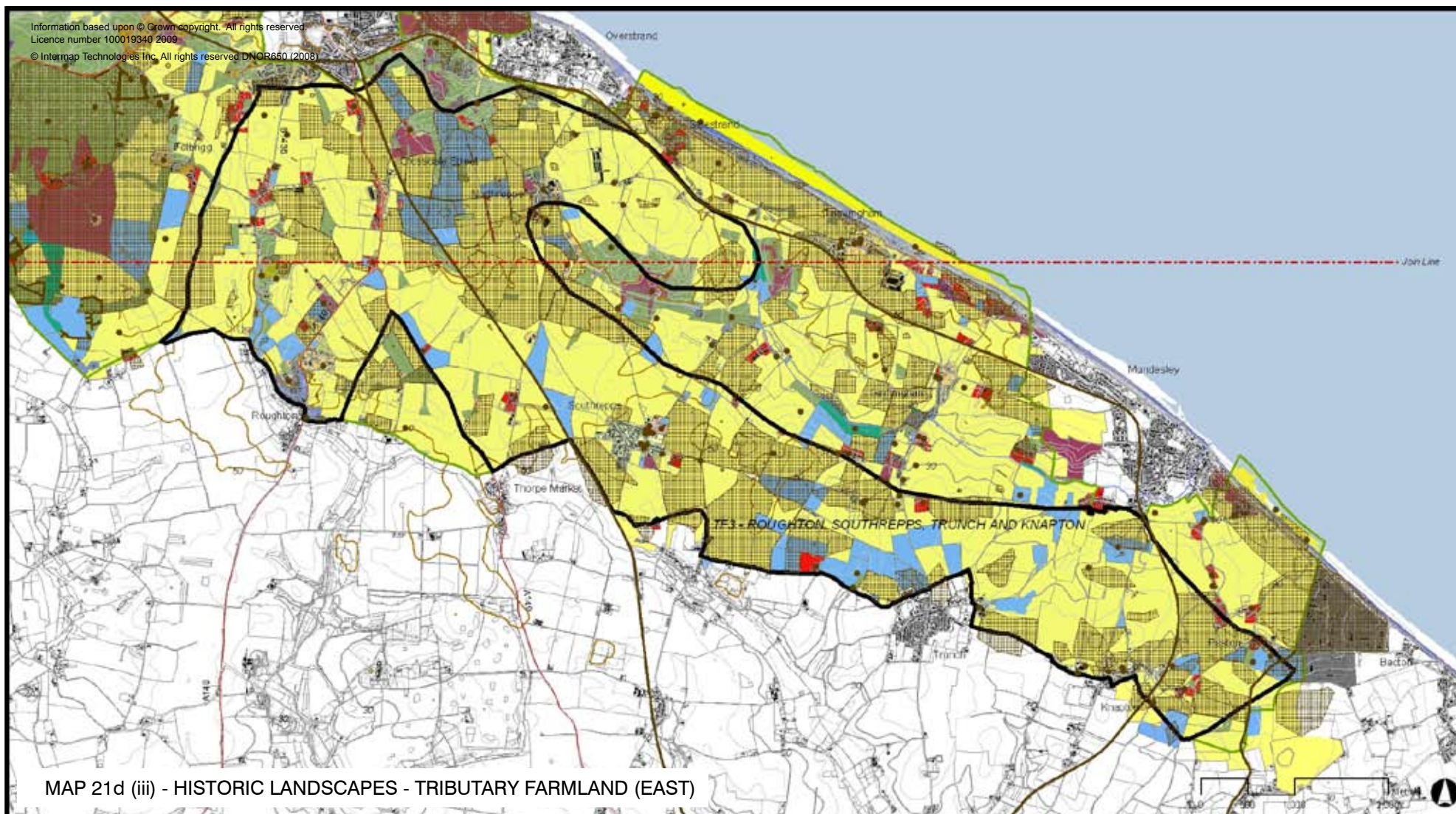
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MAP 21d (ii) - BIODIVERSITY MAP - TRIBUTARY FARMLAND (EAST)

- | | | | |
|--|----------------------------------|-------------------------------------|------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | 'A' Road |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Broads & River Buffer Zone | 'B' Road |
| Zone of Grassland-Heathland-Woodland Enhancement | Core Habitat Corridors | Paston Bam Bat Site Management Area | Main River |
| Wetland Habitat Enhancement Zone | | | Area of Outstanding Natural Beauty |
| | | | Settlement |
| | | | District Council Boundaries |

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MAP 21d (iii) - HISTORIC LANDSCAPES - TRIBUTARY FARMLAND (EAST)

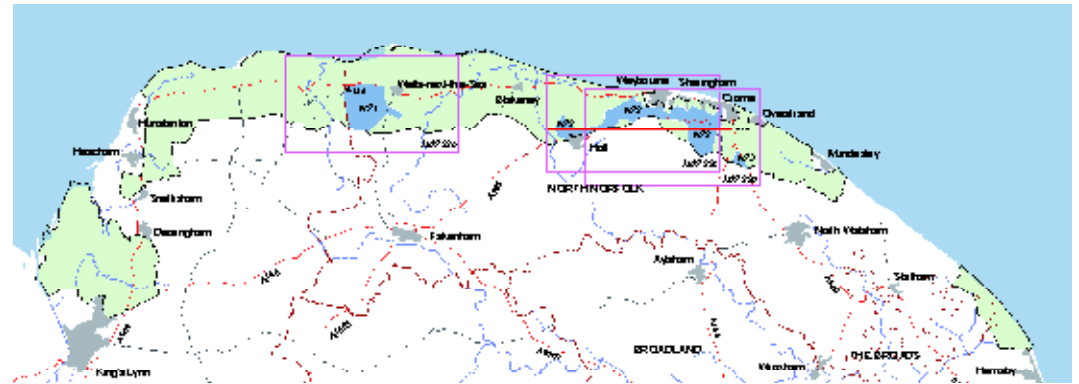
- | | | | | | |
|------------------------------|--------------------------|-----------------------------|----------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | HER 'point' | 'A' Road |
| 20th Century Agriculture | Communications | Military | Woodland | HER 'line' | 'B' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | HER 'area' | Main River | Area of Outstanding Natural Beauty |
| Built up Areas - Modern | Horticulture | Miscellaneous | | Settlement | District Council Boundaries |
| Coastal - Drainage Enclosure | Industry | Parks, Gardens, Recreation | | | |
| Coastal - Managed Wetland | Inland - Managed Wetland | Pre- 18th Century Enclosure | | | |



wooded with parkland



Integrated landscape character



MAP 22a - Landscape Character Type - Woodled with Parkland Key Plan

The Wooded with Parkland landscape type is found in two areas - at Holkham and a more extensive area along the Cromer Ridge. The Holkham area is underlain by chalk and glacial boulder clays, which form a rolling landform dipping towards the coast. To the east, the Wooded with Parkland landscape type is centred on the Cromer Ridge, a distinctive glacial terminal moraine which marks the point where two glacial lobes converged at the edge of the ice sheet. The Cromer Ridge resulted from the superimposition and contortion of layers of debris from the ice sheets, which formed undulating, hummocky terrain. The landform is composed of a mix of till, sands, gravels and erratics (lumps of granite, basalt, chalk and sandstone) which has led to an irregular, hummocky surface and a diverse range of soils and landcover.

The Wooded with Parkland landscape type has a distinctive wooded landcover and settlement character. The key characteristics are:

- Parkland belts around and within formal great house parks. The planning of these parklands tends to be associated with the early to late C18th (in the general style of either Capability Brown – Felbrigg and Holkham which are highly formalised enclosed parks using relatively few features or elements - or Repton whose work is a development from this style but with a more naturalistic and less formal, occasionally a ‘wooded garden’ style). The current management of these parks varies; some are highly managed whilst others have matured to a more naturalistic form. Some have added areas of commercial woodland planting to the basic parkland (Felbrigg).
- Commercial woodlands planted by landowners and the Forestry Commission. These are usually predominantly blocks of conifers with a varied age structure - but most are less than seventy years old.
- Ancient woodlands. These are rarer but may occur anywhere; they are of exceptional biodiversity importance and act as ‘species-rich banks’ from which species move out to colonise adjacent areas in the ecological network. Many of the smaller areas are not indicated on any register as they are considered too small (i.e. below 2ha) but are of considerable local importance. Portions of parkland belts, reforested commercial woodlands may also be ancient woodlands.
- Wood pasture – in small areas scattered through the parklands. There is a larger assemblage of veteran trees in wood pasture at Sheringham Park.
- Shooting woodlands and breaks. These are farmland woods which have been planted for a variety of reasons including shooting cover for game

Integrated landscape character (continued)

birds, minor forestry production and to prevent wind blow, or simply to use up an area which is too wet or dry or topographically unsuitable for any other purpose. The woodlands created tend to be in small blocks but may in the latter cases be sinuous and follow other features (streams or slopes). They tend to produce a fragmented wooded character

The Wooded with Parkland area was settled from the early Mesolithic period, following the last glaciation. Early settlers may have been attracted by the long views across a relatively open plain, although this would have become wooded as the climate warmed and stabilised following the final glacial period. There is also evidence of Neolithic settlement, with a concentration of barrows on parts of the Cromer Ridge. The glacial deposits of the Cromer Ridge supported heathy vegetation on acid soils. The common heathland was an important part of the local economy as it fulfilled many uses: fuel was cut as furze or wood and the foldcourse system of managing sheep flocks needed common grazing on the heaths. There is Domesday evidence of medieval wood pastures in the Cromer Ridge area. Within the mosaic of woodland landscapes, areas of remnant heathland, veteran trees, ancient multi-species hedgerows, coppiced woodland, glades, semi-natural grassland, ponds and ancient woodlands all contribute to a rich ecological diversity. Between the blocks of woodland, arable farmland predominates, but there are also extensive areas of pasture associated with parklands and some smaller areas of pasture and settlement. The character of the arable fields typically reflects that of the surrounding farmland, with medium to large fields hedged with banks. Hedgerows are generally more mature and species-rich close to areas of ancient woodland.

Settlement is very varied. Holt is the only major town, but the heathy Cromer Ridge landscapes form the inland setting to the towns of Sheringham, Cromer, West Runton and East Runton. Parks and large houses are a dominant feature and most have had a considerable influence over the development of settlement within and outside the parks - destroying and relocating settlements, creating new settlements of workers cottages, model farms, small hamlets etc. The overall density of settlement in these areas tends to be lower than that outside the influence of the large landowner. The character, period and style of each great house and its attendant settlement is unique.

Another distinctive type of settlement was created during the C20th with the selling off 'plotlands' within woods for those seeking a woodland lifestyle (particularly the period 1914 to 1960). This has formed the distinctive settlements of High Kelling, Sheringwood and Aylmerton with numbers of Arts and Crafts, Modern and ad-hoc prefab or timber framed hut / bungalows. Since the 1960s, many of the original plots have become more and more heavily subdivided and infilled, creating areas which are only semi-wooded, increasingly suburban and eroding the original intention of the amenity and design.

Landscape sensitivity and change

Parts of the Wooded with Parkland landscape type are found within the Norfolk Coast AONB. Key environmental assets which are sensitive to change are:

- Areas of lowland heathland and semi-natural ancient woodland, which are priority BAP habitats.
- The diverse mosaic of woodland landscapes (including coppiced woodland and areas of wood pasture), curvilinear mature species-rich hedgerows, hedgerow trees and older tree assemblages, which is of high ecological value and characteristic of the landscape type.
- The historic designed landscapes of the grand parkland properties, including historic parklands, specimen trees, vistas, drives, walls, gateways, railings and estate buildings which are the focus for this distinctive landscape type.



Landscape sensitivity and change (continued)

- Distinctive estate buildings, including planned villages, farmstead and cottages, which are often built in a unified style unique to each estate.
- Views to historic built features – designed vistas, but also incidental views from roads and public rights of way.
- Remaining woodlands which form the setting for the Cromer Ridge plotlands, which are critically important to conserve the distinctive character and historic layout of these unique settlements (High Kelling, Aylmerton and Sheringwood).
- Woodland edges, which form a backdrop to views and enclose parts of the landscape – particularly important in views from or to the more open adjacent landscape types.
- Views from or to adjacent landscapes, notably the Drained Coastal Marshes which are particularly vulnerable to change (and have less capacity to absorb or mitigate the impacts of development than the Wooded with Parkland landscapes).
- The Cromer Ridge itself - as a uniquely important example of a glacial terminal moraine - and views where the distinctive, hummocky landform can be understood and appreciated.
- Sites which are of national importance for geology and geomorphology, including Beeston Regis Gravel Pit, an exposure of Pleistocene glacial and glaciofluvial sediments of the Cromer Ridge.

Variations in character

Variations in character and inherent landscape sensitivities are highlighted in the following distinctive landscape character areas within the Wooded with Parkland landscape type, which fall within the AONB area:

Landscape character area	Distinctive character	Inherent sensitivity
<p>Holkham Park - WP1</p>	<p>Walled area of Holkham Park, enclosing large area of designed woodland, arable, pasture and formal historic park and garden. Numerous listed buildings – many C18th neo-classical buildings, including Holkham Hall, model farms and farm buildings, gatehouses and features such as obelisks and columns. Isolated large church. Relocated model village and hamlets with other estate houses (mostly dating from mid C19th to early C20th. Mature woodlands beyond the walled area form a triumphal entrance avenue several miles long. The village of Holkham is a bustling major tourist attraction.</p>	<ul style="list-style-type: none"> • Well known and historically important designed landscape with numerous features of interest • Area to the south of the park is particularly sensitive to change due to relatively low settlement density and remote character • Park is able to absorb change, but surrounding landscape types eg Drained Coastal Marshes are more vulnerable and may be affected by changes relating to visitor facilities

Landscape character area	Distinctive character	Inherent sensitivity
Holt to Cromer - WP2	Wide mix of woodland types, jumbled together to form a cohesive area stretching along the Cromer Ridge (terminal glacial moraine). Long views from and to the ridge are characteristic and contrast with enclosure within wooded areas. Woodland types include parkland (Holt Hall C19th naturalistic planting, Voewood (early C20th screening planting), Sheringham Park 1770s Repton landscape, Cromer Hall C19th parkland and Felbrigg C18th walled park with later plantings through to C20th (Victory V in post war era); older mixed woodland (around Holt and on some of the areas around Felbrigg); C20th conifer plantations – often Forestry Commission lead and natural woodland colonisation of former heath and scrub lands. Large settlement of Holt and settlements such as High Kelling and Sheringwood, which have been ‘planted’ within the woodland and former common land during the early C20th and have subsequently grown. Caravan parks and chalet parks are a feature of Kelling Heath and Bodham. Good visitor access – public access land, National Trust properties, Woodland Trust and land owned by North Norfolk District Council	<ul style="list-style-type: none"> • Long views from parts of the ridge out to the north (seaward) and inland – up to 20 miles in places • Woodland which forms a setting to the wide mix of villages in the area, many of which have a dispersed character • The vernacular character of the original plotland developments, which has been eroded by infill and the introduction of suburban elements • The specific combinations of woodland, open farmland and heathland which forms the distinctive landscape settings of Holt and Sheringham • Mature trees and woodlands which form the distinctive wooded landscape setting to the unique C20th ‘plotland’ settlements of High Kelling, Aylmerton and Sheringwood • Remnant areas of heathland and semi-natural ancient woodland
Gunthorpe & Hanworth - WP3	Woodland is associated with designed parkland landscapes. Small areas of copses and woodland which are outside the parklands, but closely associated with them, extend the wooded area. Settlement pattern is mostly nucleated, with few outlying farmsteads.	<ul style="list-style-type: none"> • Setting of the parklands is critically important in assessing the capacity of the landscape to absorb change

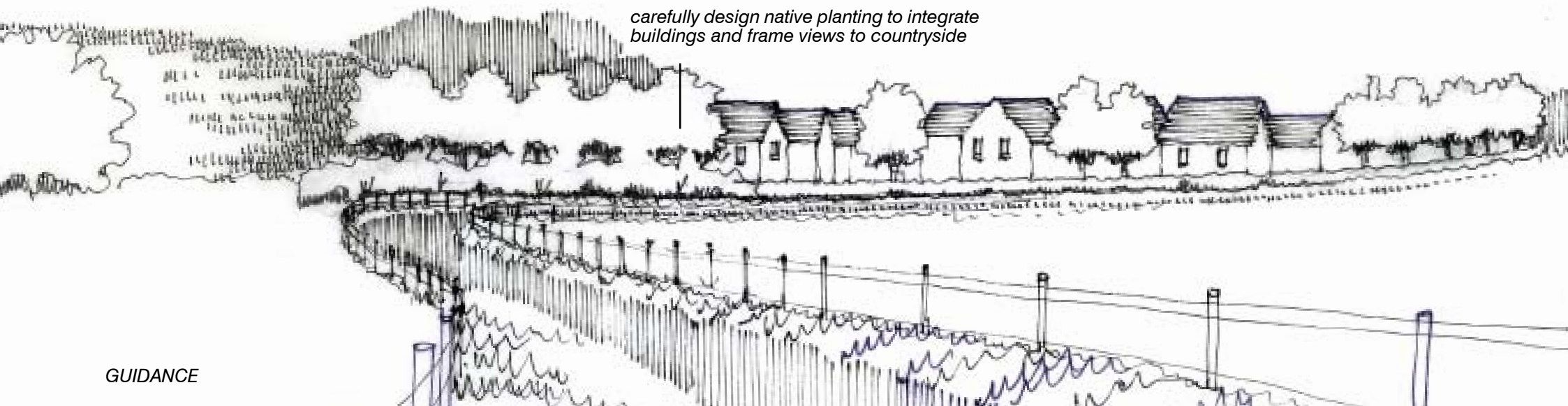
abrupt settlement edges can have a suburbanising influence



Key forces for change

- Changes to the agricultural economy and particularly the introduction of agri-environmental grants, have led to positive changes in landscape character – reinstatement or conservation of hedgerows and woodlands, arable reversion to pasture and recreation of heathland (from woodland).
- Loss of woodlands and hedgerow field boundaries as a result of agricultural intensification.
- Changes in woodland cover as a result of changes in management.
- Small scale changes to parkland landscapes, including realignment of driveways and access tracks, erection of ancillary buildings, introduction of signage, lighting, increased parking and facilities to accommodate visitors.

carefully design native planting to integrate buildings and frame views to countryside



GUIDANCE

Key forces for change (continued)

- Small-scale, incremental and infill development within settlements (particularly outside the protected estate villages) - external lighting and inappropriate boundary fencing - which may be inconsistent with local built character and materials and which may erode their distinctive landscape setting.
- Larger extensions to settlements (eg Holt and High Kelling) which may undermine the traditional form of road and settlement patterns and the characteristic vernacular appearance of the plotlands.
- Introduction of new agricultural buildings, which are increasingly replacing older barns and the conversion of older barns to residential use, with the associated erosion of rural character this brings due to driveways, pylons, car parking areas, external lighting, gardens, fencing etc.

20 year vision

conserve and restore

A diverse, inter-connected mosaic of heathland, ancient woodland, wood pasture, hedgrows and pasture. Overall the proportion of heathland is increased, with open areas sited to reveal the irregular form of the Cromer Ridge, as well as buffering, extending and linking existing habitats. Open heathland and pastures are enclosed by a matrix of woodland, which provides a backdrop and landscape setting for historic designed parklands and the small-scale 'pioneer' plotlands.



Integrated landscape guidance

1 **Increase the overall proportion and connectivity of heathland habitats**

- Give priority to the conservation and enhancement of existing areas of remnant lowland heath.
- Seek opportunities create new lowland heathland habitats, particularly on areas which are currently planted as conifer plantations; these habitats are a BAP priority and a local heathland study¹ has indicated that the Wooded with Parklands landscape type is a prime candidate for heathland re-creation on the basis of soil type and historic use.
- Aim to increase the connectivity of heathland habitats to maximise their ecological value.

2 **Conserve and enhance a balanced, diverse mosaic of woodland landscapes, linked to mature hedgerows, tree belts and hedgerow trees**

- Give priority to the conservation and enhancement of semi-natural ancient woodlands, areas of remnant heathland, curvilinear mature species-rich hedgerows, coppiced woodlands, areas of wood pasture and assemblages of veteran trees, which are of particularly high ecological value.
- Seek opportunities create new lowland heathland habitats, particularly on areas which are currently planted as conifer plantations; these habitats are a BAP priority and there are suitable soil conditions for their creation in many parts of the Wooded with Parkland landscape type.
- Aim to increase the connectivity of woodland habitats, both within the parklands and beyond, linking hedgerows and woodlands with those in the more open farmlands which typically surround the Wooded with Parkland landscape type.
- Give priority to the conservation and enhancement of woodland edges, increasing the deciduous content of the woodland mix on the edge of conifer plantations and creating links to buildings and hedgerows. Recognise that woodlands within the Wooded with Parkland landscapes often form a backdrop to views from the more open adjacent landscape types.
- Encourage wide field margins within arable fields to enhance the ecological value of the hedgerows as corridors for the movement of wildlife through intensively farmed areas.

¹ ELP (Ecology, Land & People), May 2002, Norfolk Heaths Re-Creation Strategy (on behalf of English Nature Norfolk team)

Integrated landscape guidance (continued)

3 Conserve the unique, historic designed landscapes and features, guided by accurate historic research

- Conserve and enhance the built and designed landscape elements of the historic parklands, referring to historic plans and balancing resources with ongoing management.
- Conserve vernacular buildings, walls, gateposts and other structures associated with historic properties, matching traditional vernacular materials as necessary.
- Conserve the wider landscape setting of farmsteads and estate villages associated with the parklands, retaining pastures, avenues of trees and gateway views.

4 Conserve the character and landscape setting of the distinctive ‘plotlands’ settlements (High Kelling, Aylmerton and Sheringham) on the Cromer Ridge, which are unique in Norfolk and of some historic significance

- Conserve the remaining woodlands which form the setting for the Cromer Ridge plotlands, which are becoming eroded due to subdivision of landholdings, infill and lack of management. These settlements developed as an expression of people’s desire for a rural, woodland lifestyle during the Arts and Crafts Movement through to the 1960s so a woodland setting is a fundamental aspect of the distinctive settlement character.
- Encourage an ongoing programme to replant and manage woodland trees throughout the area, through a proactive programme of promotion to local landowners (as many trees are within private gardens. All planting should be of local native species.
- Aim to increase the density and inter-connectivity of woodland cover throughout the plotlands. Heathland creation should not take place at the expense of woodland within the plotlands – ie create heathland as a result of reversion from arable farmland or create new woodland to replace any that is lost as a result of heathland creation.
- Maintain a relatively low density of built development within the wooded plotlands, so that there is space for the retention of woodland within gardens, alongside roads and in stands between buildings.
- Avoid the introduction of suburban features, including gardens, fencing, lighting and entrance driveways, which can cumulatively alter the rural character of the landscape.
- Give priority to gateways to the settlements and the setting for key views from Cromer Ridge.

Integrated landscape guidance (continued)

- 5 Conserve the character and landscape setting of all other settlements within the Wooded with Parkland landscape**
- Wherever possible conserve mature trees within and on the outskirts of settlements; new built development should be designed to incorporate new tree and hedgerow planting so that settlements are integrated within the landscape in an organic way, with trees ‘anchoring’ and connecting the buildings to existing mature hedgerows and small woodlands.
 - Ensure potential new small-scale development within the villages is consistent with existing settlement pattern, density and traditional built form.
 - Encourage carefully designed new tree planting on the fringes of settlements which is designed to replace existing trees, screen locally intrusive structures and frame views to the surrounding countryside.
 - Integrate potential new small-scale developments within the villages with new planting, using species appropriate to local landscape character.

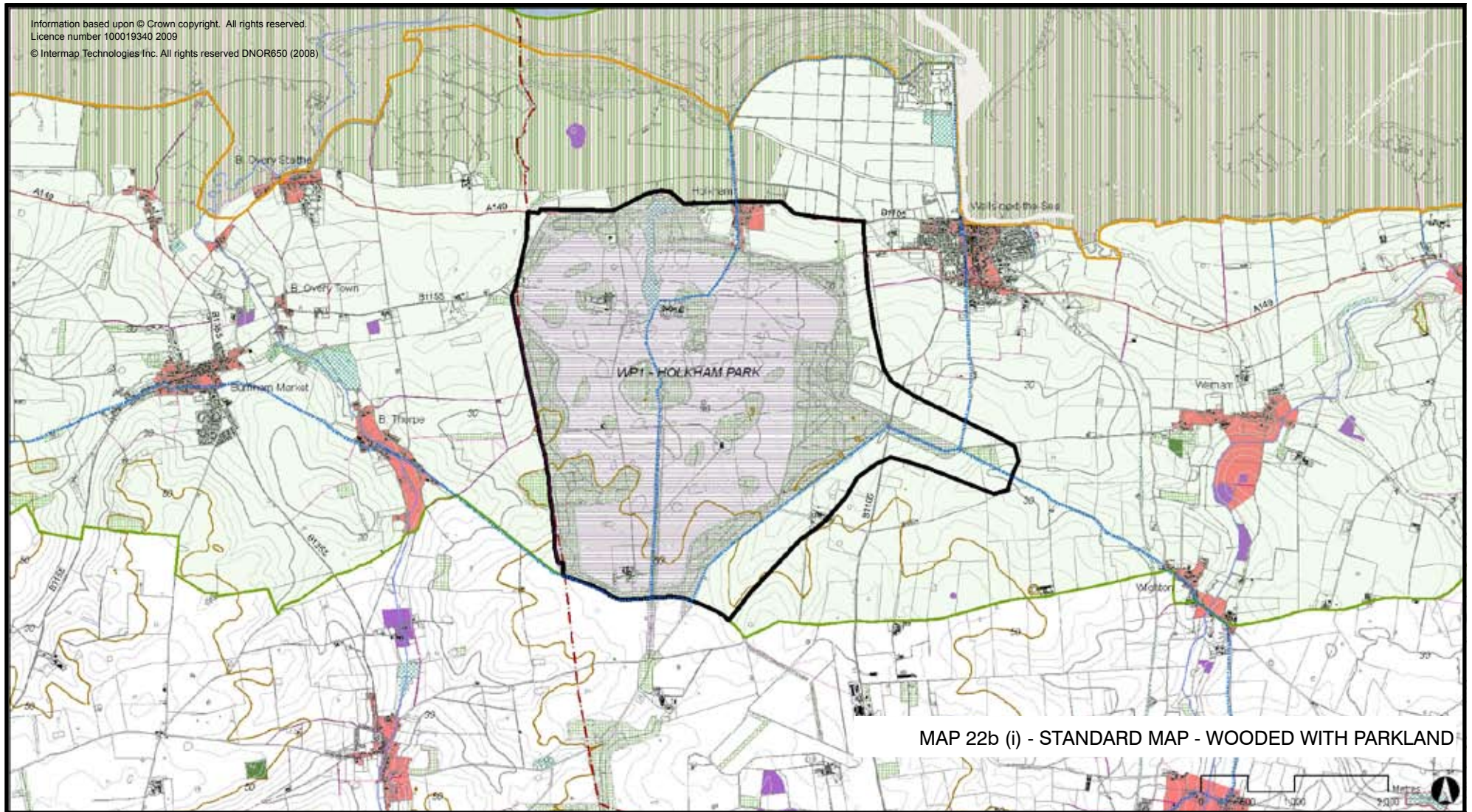
Detailed maps

- **Standard** - landform, drainage, rights of way and statutory designations
- **Biodiversity** - ecological networks ¹
- **Historic landscapes** - broad historic landscape character types ² and data from the Historic Environment Record ³

¹ *Norfolk Wildlife Trust on behalf of the Norfolk Biodiversity Partnership, July 2006, Ecological Network Mapping Project for Norfolk*

² *Norfolk Landscape Archaeology, January 2009, Norfolk Historic Landscape Character - a report on the Norfolk Landscape Characterisation (HLC) Project*

³ *www.heritage.norfolk.gov.uk - provides a computerised, searchable database (with integrated digital mapping) of all areas of known archaeological activity, sites, finds, cropmarks, earthworks, industrial remains, structures and historic buildings in the county*



MAP 22b (i) - STANDARD MAP - WOODED WITH PARKLAND

Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

Connections

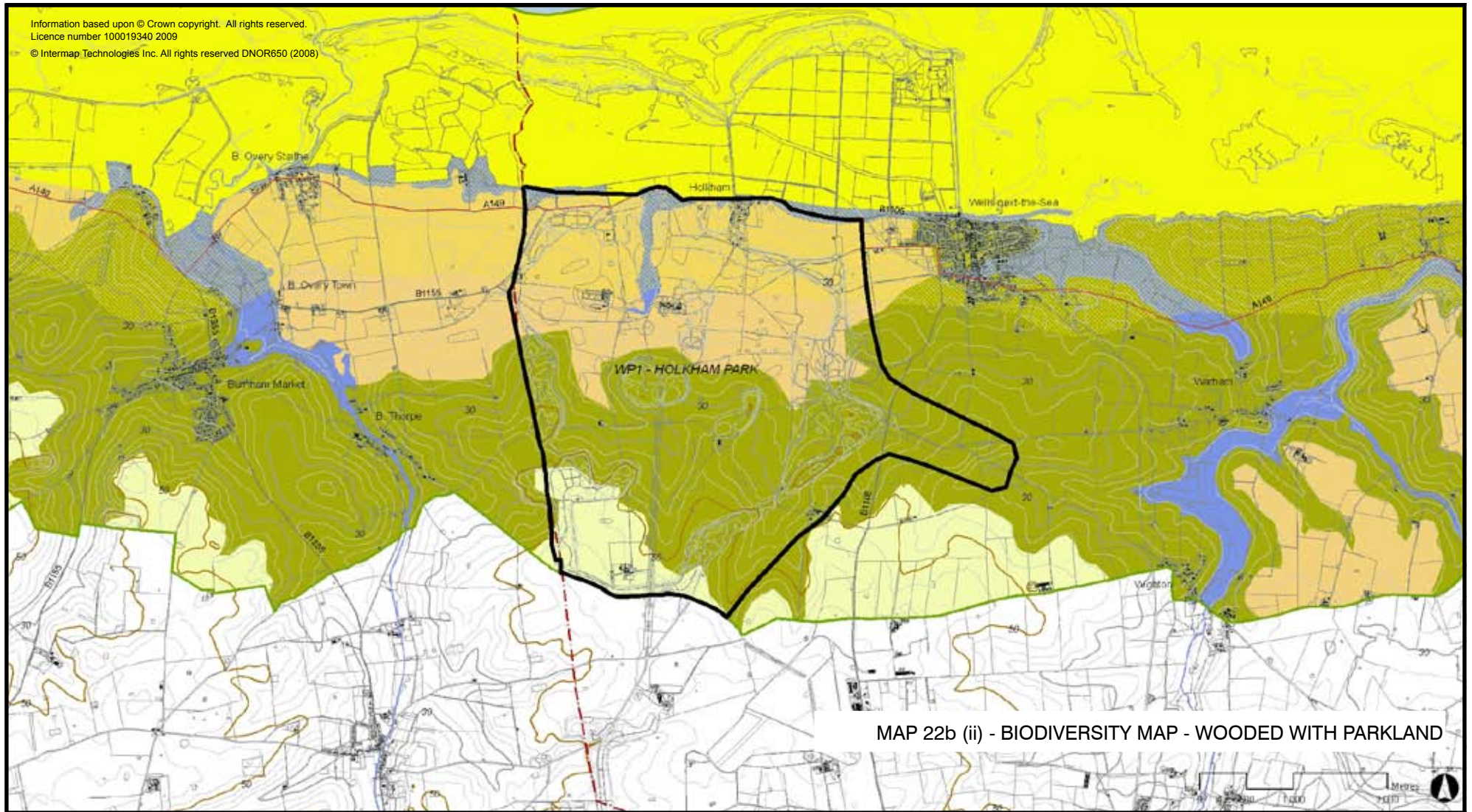
- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

Topography

- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries

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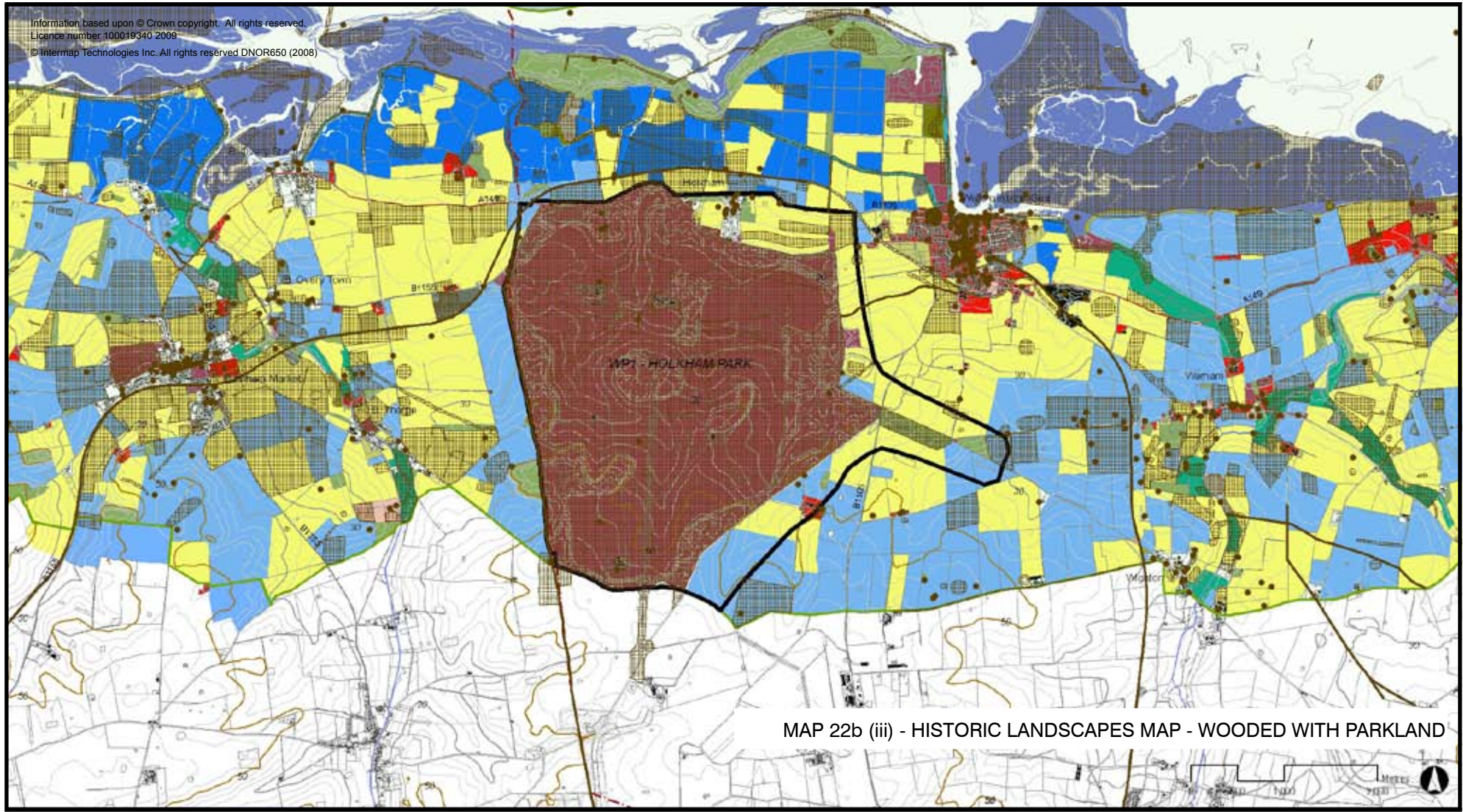


MAP 22b (ii) - BIODIVERSITY MAP - WOODED WITH PARKLAND

Ecological Network - (in WP area only)

- | | | |
|--|----------------------------------|-------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Broads & River Buffer Zone |
| Zone of Grassland-Heathland-Woodland Enhancement | Core Habitat Corridors | Paston Bam Bat Site Management Area |
| Wetland Habitat Enhancement Zone | | |

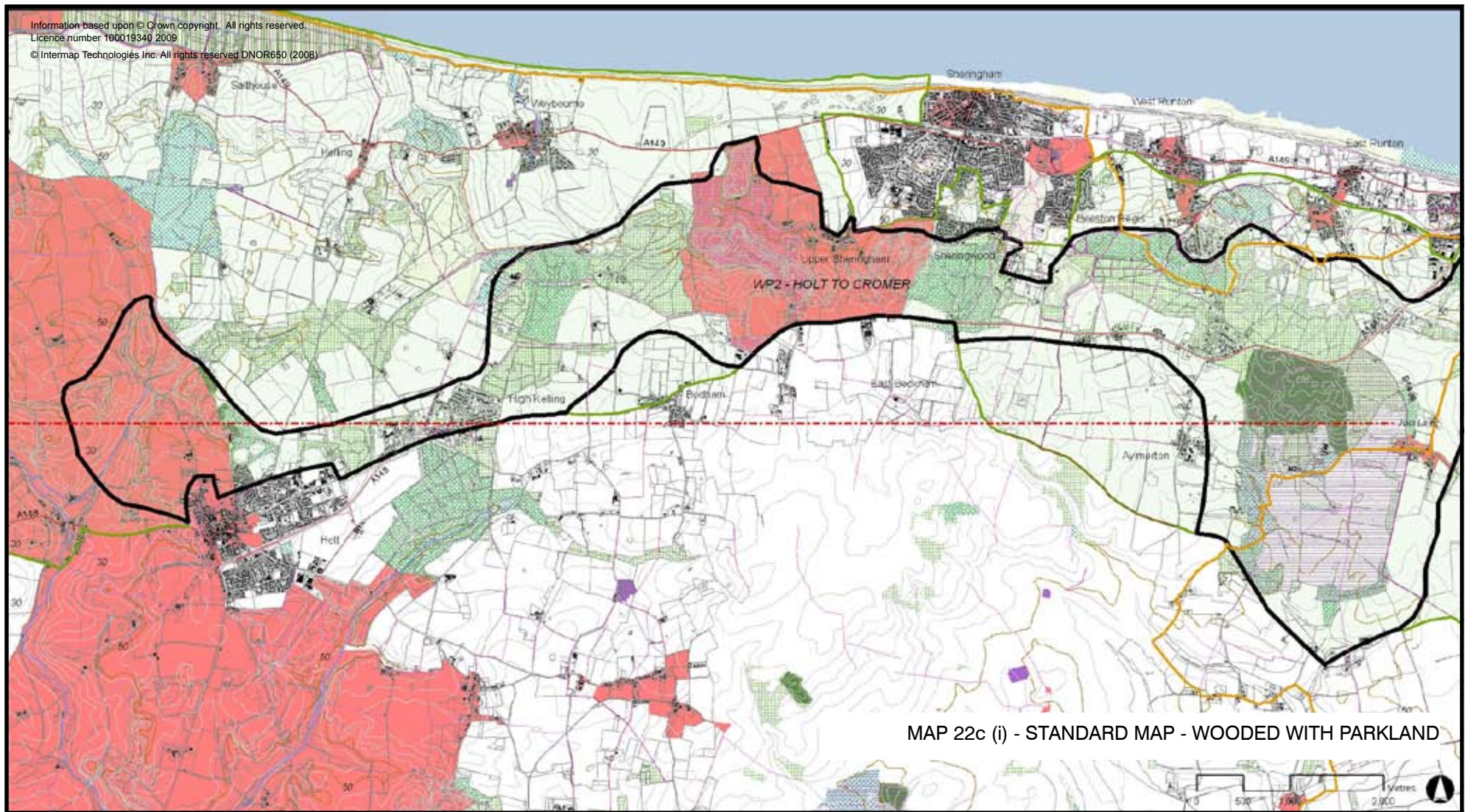
- | |
|------------------------------------|
| 'A' Road |
| 'B' Road |
| Main River |
| Area of Outstanding Natural Beauty |
| Settlement |
| District Council Boundaries |



MAP 22b (iii) - HISTORIC LANDSCAPES MAP - WOODED WITH PARKLAND

- | | | | | | |
|------------------------------|--------------------------|-----------------------------|----------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | HER 'point' | 'A' Road |
| 20th Century Agriculture | Communications | Military | Woodland | HER 'line' | 'B' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | | HER 'area' | Main River |
| Built up Areas - Modern | Horticulture | Miscellaneous | | | Area of Outstanding Natural Beauty |
| Coastal - Drainage Enclosure | Industry | Parks, Gardens, Recreation | | | Settlement |
| Coastal - Managed Wetland | Inland - Managed Wetland | Pre- 18th Century Enclosure | | | District Council Boundaries |

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MAP 22c (i) - STANDARD MAP - WOODED WITH PARKLAND

Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

Connections

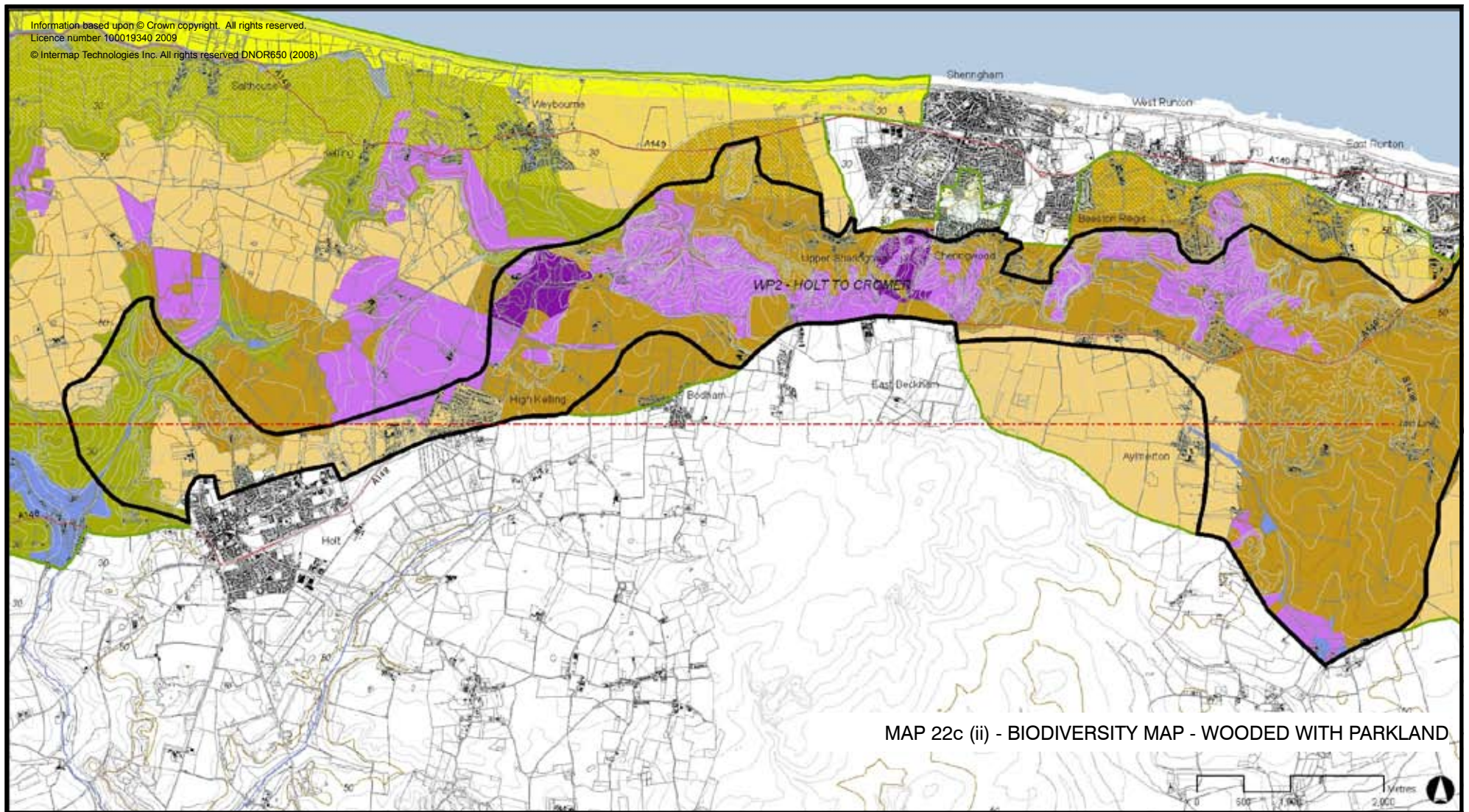
- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

Topography

- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries

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MAP 22c (ii) - BIODIVERSITY MAP - WOODED WITH PARKLAND

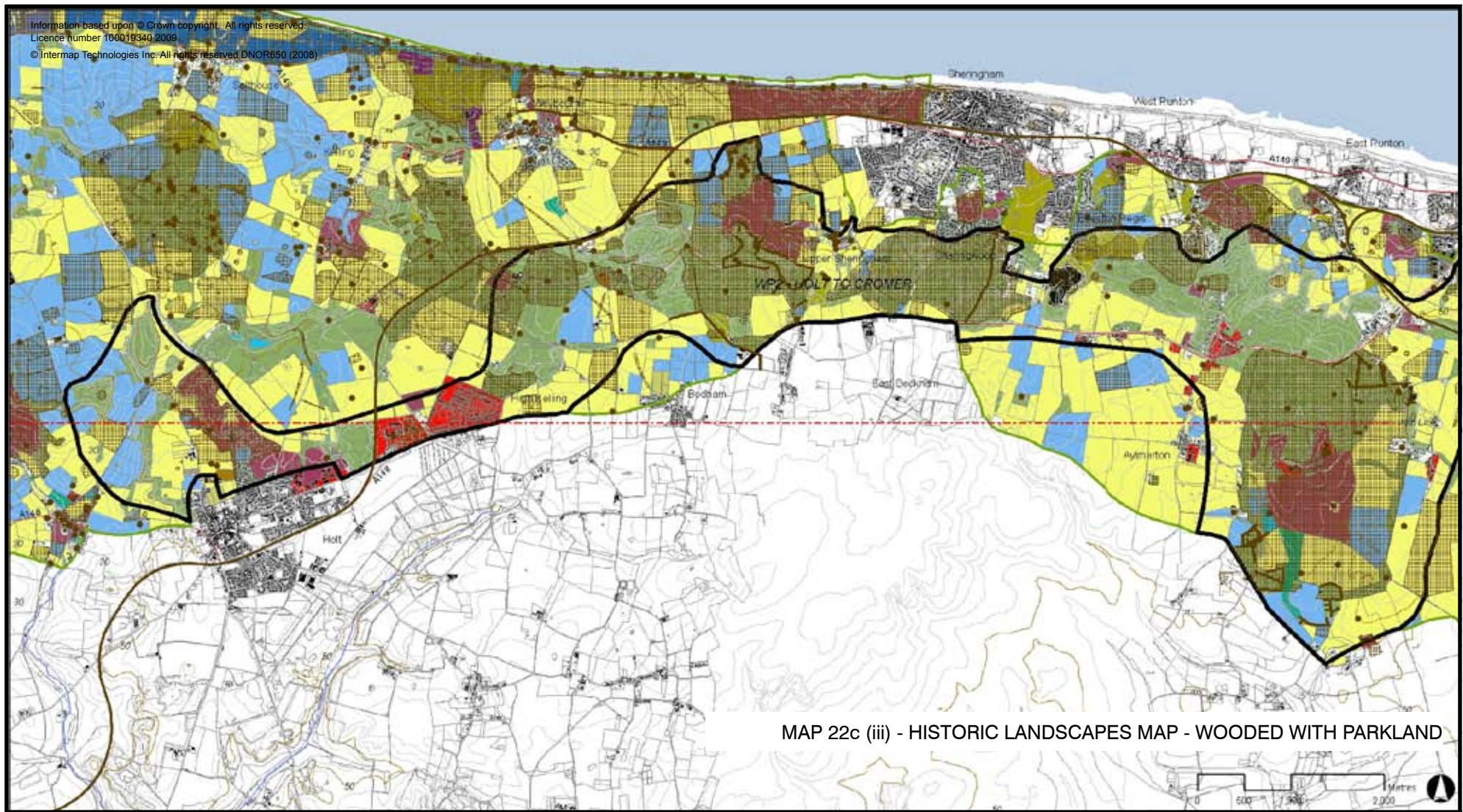
Ecological Network - (in WP area only)

- Core Woodland Area
- Coastal Habitat Enhancement Zone
- Coastal Buffer Zone
- Zone of General Habitat Enhancement
- Calcareous Grassland Core Area
- Wetland Habitat Enhancement Zone
- Core Habitat Corridors
- Broads & River Buffer Zone
- Paston Bam Bat Site Management Area

Priority Heathland Creation Areas Data (All in core area)

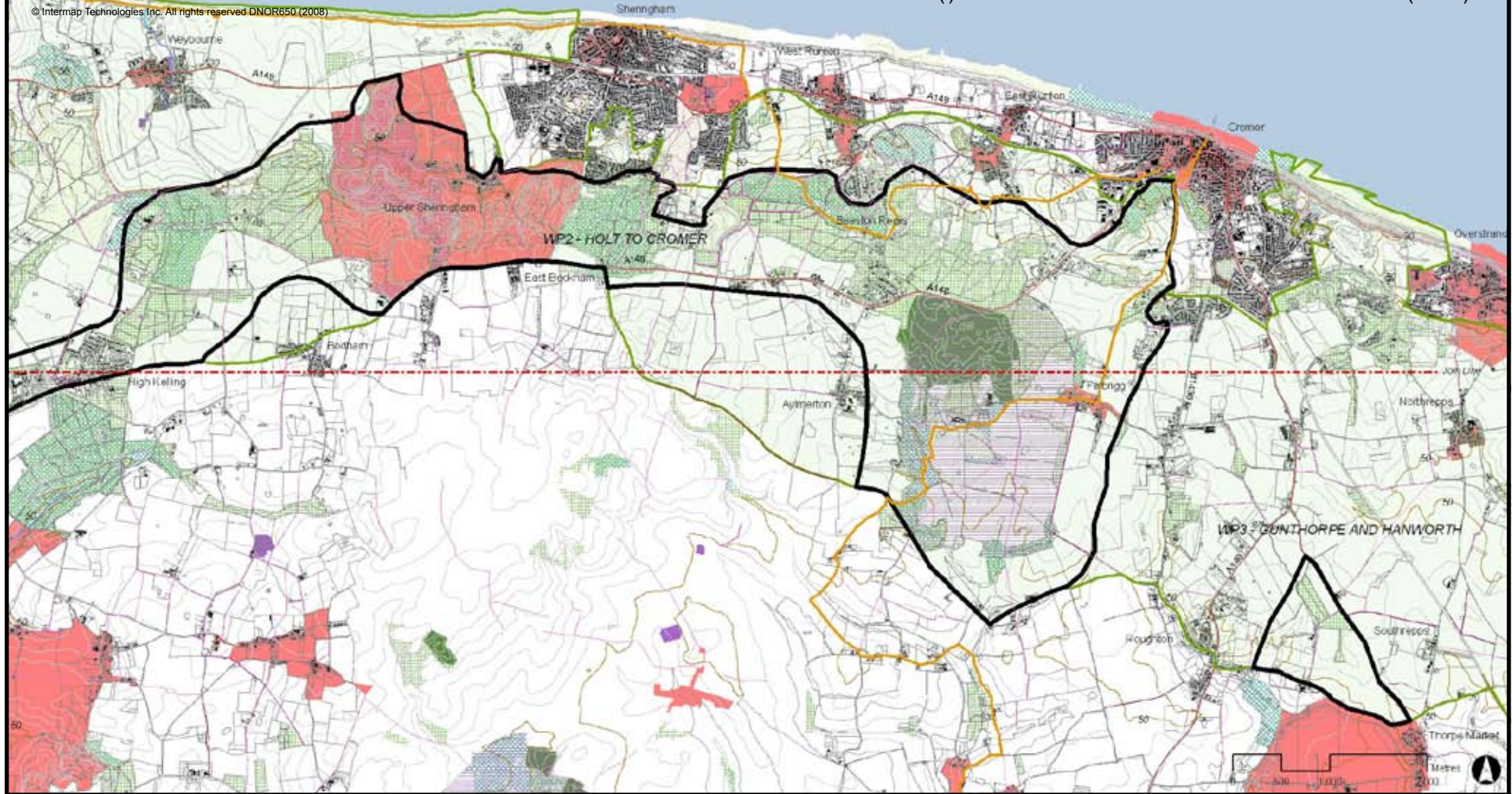
- Priority 1 Heathland Creation Areas (Scores 31 or Above)
- Priority 2 Heathland Creation Areas (Scores 21-30)
- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries

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MAP 22c (iii) - HISTORIC LANDSCAPES MAP - WOODED WITH PARKLAND

- | | | | | | |
|------------------------------|--------------------------|-----------------------------|----------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | HER 'point' | 'A' Road |
| 20th Century Agriculture | Communications | Military | Woodland | HER 'line' | 'B' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | | HER 'area' | Main River |
| Built up Areas - Modern | Horticulture | Miscellaneous | | | Area of Outstanding Natural Beauty |
| Coastal - Drainage Enclosure | Industry | Parks, Gardens, Recreation | | | Settlement |
| Coastal - Managed Wetland | Inland - Managed Wetland | Pre- 18th Century Enclosure | | | District Council Boundaries |



Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

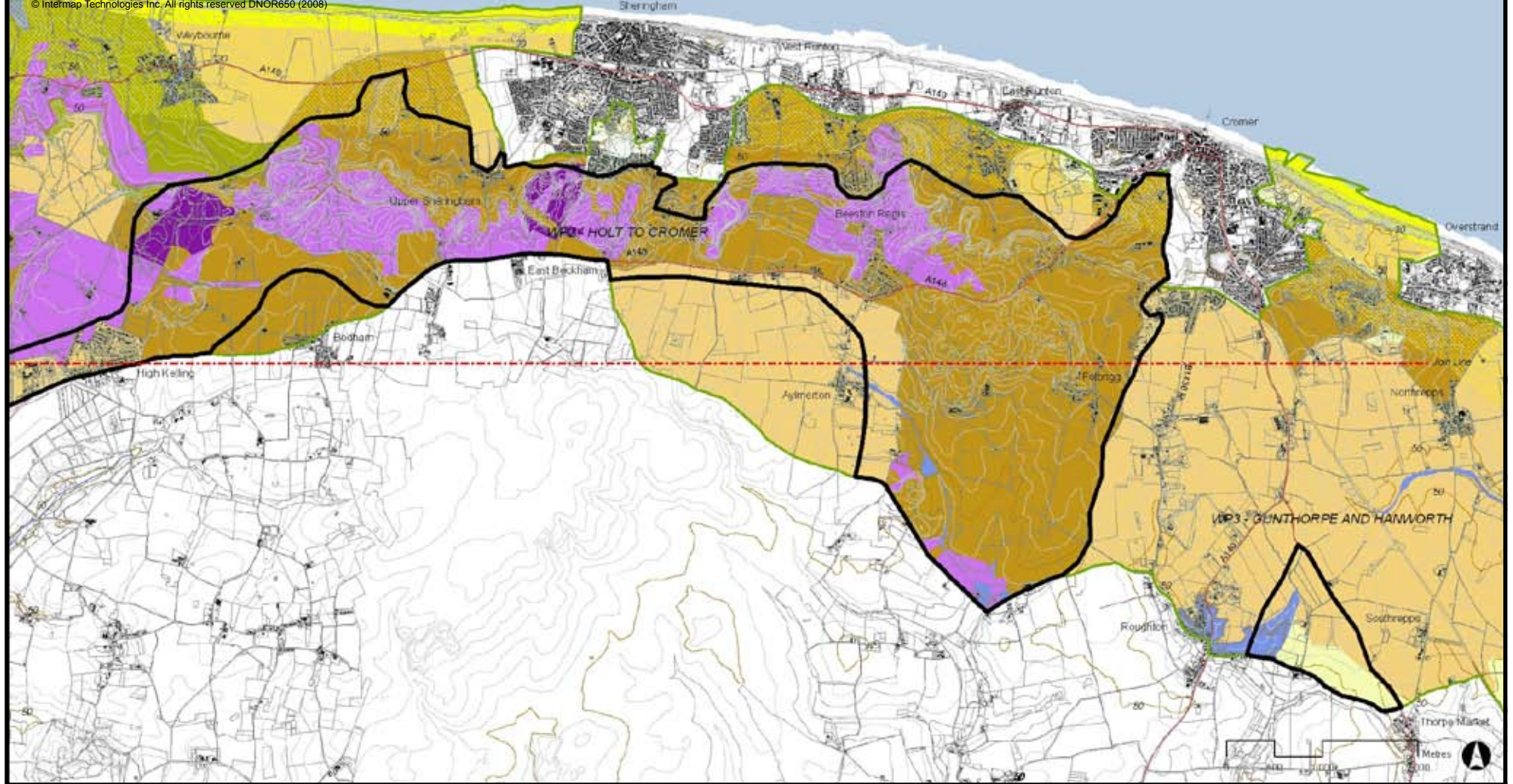
Connections

- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

Topography

- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries



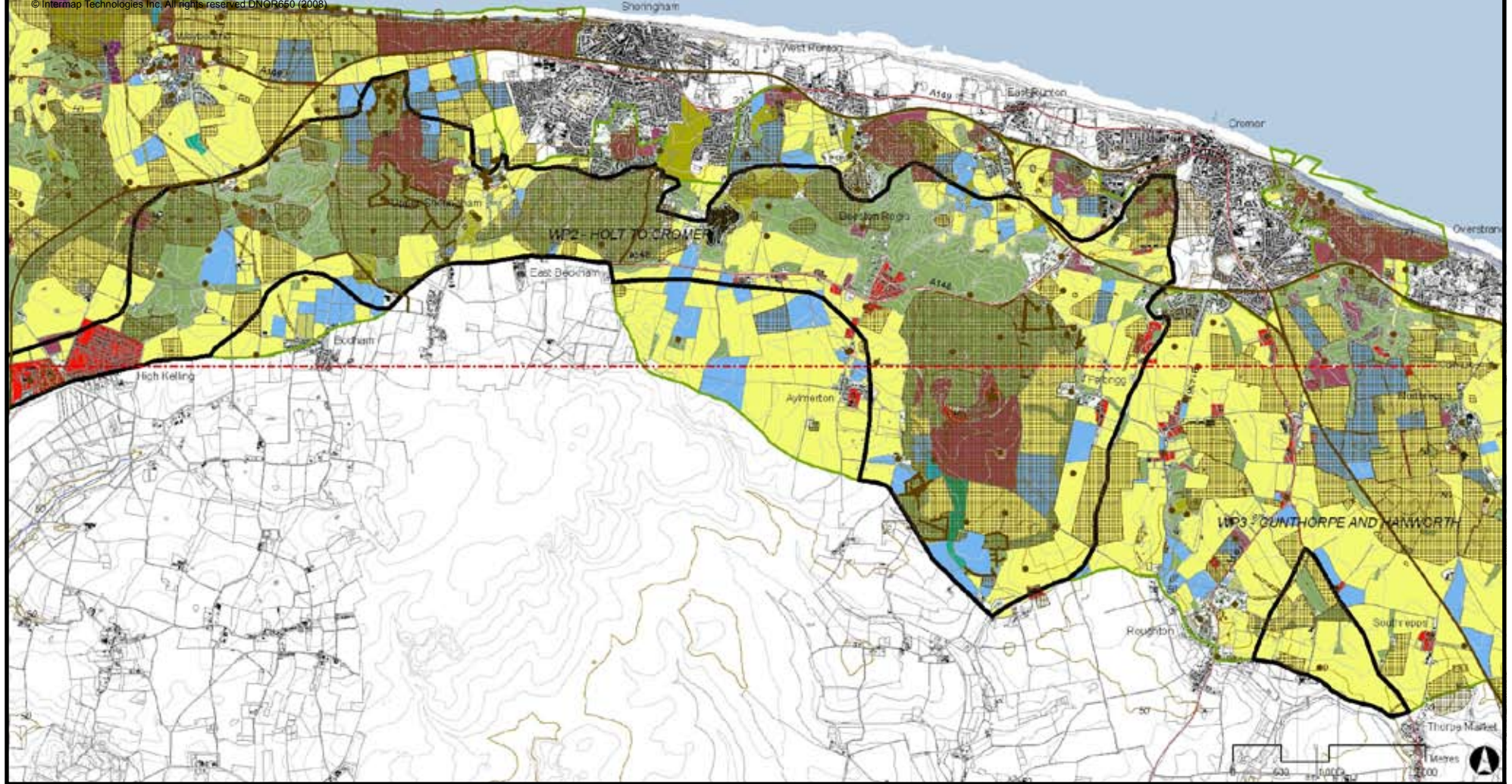
Ecological Network - (in WP area only)

- Core Woodland Area
- Coastal Habitat Enhancement Zone
- Zone of General Habitat Enhancement
- Zone of Grassland-Heathland-Woodland Enhancement
- Wetland Habitat Enhancement Zone
- Calcareous Grassland Core Area
- Coastal Buffer Zone
- Broads & River Buffer Zone
- Core Habitat Corridors
- Paston Bam Bat Site Management Area

Priority Heathland Creation Areas Data (All in core area)

- Priority 1 Heathland Creation Areas (Scores 31 or Above)
- Priority 2 Heathland Creation Areas (Scores 21-30)
- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries

MAP 22d (iii) - HISTORIC LANDSCAPES MAP - WOODED WITH PARKLAND (EAST)



- | | | | | | |
|------------------------------|--------------------------|-----------------------------|----------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | HER 'point' | 'A' Road |
| 20th Century Agriculture | Communications | Military | Woodland | HER 'line' | 'B' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | | HER 'area' | Main River |
| Built up Areas - Modern | Horticulture | Miscellaneous | | | Area of Outstanding Natural Beauty |
| Coastal - Drainage Enclosure | Industry | Parks, Gardens, Recreation | | | Settlement |
| Coastal - Managed Wetland | Inland - Managed Wetland | Pre- 18th Century Enclosure | | | District Council Boundaries |



coastal plain



Integrated landscape character



MAP 23a - Coastal Plain Key Plan

This is a very open coastal landscape with long views and a strong relationship to the sea. The area is underlain by the shelly sands and gravels of the Norwich Crag formation, but the dominant influence is the extensive superficial deposits of glacial sands and gravels. The largely sandy low cliffs and shallow sand dune systems are easily eroded by the sea and are protected for much of their length by breakwaters or low concrete walls. Topography is one of the main defining elements of the Coastal Plain landscape - the land is flat to very gently undulating, but a number of farmsteads and churches (Walcott and East Ruston) are sited on minor ridges. These prominent and distinctive historic skyline features, along with the massive buildings, communication towers and lights of the Bacton Gas Terminal, are a definitive characteristic of the Coastal Plain.

The Coastal Plain is predominantly open arable farmland with occasional low hedgerows and no hedgerow trees. Where woodland exists, it is in small copses, mostly associated with settlement but occasionally as isolated units. There are some mature wooded belts around larger 'Rectory' properties and occasional small scrubby woodlands in lower lying areas. On the fringes of the Broads, there are more extensive scrub belts and reed fens/wet grazing meadows, which are of high biodiversity value. Field boundaries are typically banked, with a ditch but often no hedge. Where a hedge is present it is often very low and scrubby. Pasture tends to be temporary or recent arable reversion; it is often for horses and is found in smaller fields on the fringes of older settlements. Almost all the pasture is improved and of relatively limited ecological value. Grassed margins are not particularly common due to the high agricultural land grade over much of the area. There are some pre-C18th enclosures, particularly near Waxham and, given the dispersed settlement pattern and field boundary evidence, it is highly probable that the basic structure of field boundaries is of some antiquity.

Most settlement is within the coastal fringe, with houses abutting the coastline for much of its length. This settlement pattern has developed gradually through the ad-hoc spread of holiday plots for structures ranging from beach-huts through more sophisticated crescents of prefab inter-war and post war bungalow type holiday homes to caravan parks and estates of holiday flats and bungalows. An underlying nucleated 'older' (pre late C19th) settlement pattern is still discernable in the sites of older properties, including historic churches, C19th semi-detached holiday houses, farm workers cottages and even listed C17th farmhouses. Away from the coast this historic settlement pattern is more apparent. Here there is a dispersed pattern of small semi-nucleated villages and small farmsteads and cottages with larger than average gardens – an open, less controlled or estate type landscape based on individual small landholdings. The settlements are connected by a network of minor roads, but this is dominated by the straight coastal road (B1159) which is unrelated to settlement or topographic features and which may be Roman in origin.

Landscape sensitivity and change

Only small areas of the Coastal Plain are found within the Norfolk Coast AONB. Key environmental assets which are sensitive to change are:

- The long seaward views and the immediate foreground to these views – the low sandy cliffs and sand dunes with brackish scrub-enclosed pools to the rear of the dunes - which abut parts of the shoreline.
- The landscape setting of prominent churches and historic farmsteads, which are often sited on minor ridges.
- The remnant woodlands and low hedgerows, which provide a structure to the landscape and help to integrate built development – the remnant low lying scrubby woodlands, fen and grazing meadows are of particularly high ecological value and in some areas connect to the extensive wetland habitats of the Broads.
- Older, multi-species hedgerows, which are of relatively high ecological value.
- Ditches around fields, particularly where these connect to small water courses and scrubby woodland habitats.
- The smaller pastures, hedgerows and woodlands which contribute to the landscape setting of some older settlements.



Variations in character

Variations in character and inherent landscape sensitivities are highlighted in the following distinctive landscape character areas within the Coastal Plain landscape type, which fall within the AONB area:

Landscape character area	Distinctive character	Inherent sensitivity
<p>Bacton to Sea Palling - CP1</p>	<p>Level or very gently rolling landform, which gradually declines towards Sea Palling and becomes sea fen around Horsey. Settlement pattern is linear along the coast, with large areas of ad hoc development, but underlying historic dispersed semi-nucleated settlement pattern just about apparent. Large caravan and chalet parks along coastal fringe – some (eg Bacton) have wooden huts of some antiquity – ‘pre-war’. Plotlands holiday developments may be quite isolated and extensive in contrast to some older settlements (eg Happisburgh) have a distinctive vernacular architecture of small cottages with thatched roofs and coursed high quality flintwork. Bacton Gas Terminal is a dominant influence – less so from north (Paston) side from which it is partly hidden by rising ground.</p>	<ul style="list-style-type: none"> • Remaining trees and smaller enclosures on the outskirts of the older settlements • Hedgerows and hedgerow trees, which are relatively uncommon, but which contribute a sense of enclosure and scale • Early C20th structures which reflect the special history of the area – eg pre-war wooden chalets in the park at Bacton, wooden and board bungalows (distributed along the coast) and former wartime defensive structures eg pill boxes and spigot mortar posts.

Landscape character area	Distinctive character	Inherent sensitivity
<p>Sea Palling to Waxham - CP2</p>	<p>Lower landform, which becomes sub sea level in places. Predominantly arable land use. Simple area with few jarring elements, except for large poultry units and some extensive touring caravan sites. Historic Barn, Hall and Church complex at Waxham. Isolated and remote character, with some areas of scrub, fen and reed on the fringes of the Broads. Few hedged boundaries – mostly ditched and reed-lined and very few field boundary trees (mostly willows). Coastal area is duned and there are brackish ‘slacks’ – scrub enclosed water bodies just to the rear of the dune system</p>	<ul style="list-style-type: none"> • Isolated and remote character • Setting for the historic barn, church and hall complex at Waxham • Scrub belts and extensive reed fens/wet grazing meadows on the fringes of the Broads • System of coastal dunes and brackish slacks

STRUCTURES CAN BE PROMINENT IN THIS OPEN COASTAL LANDSCAPE



Key forces for change

- Coastal erosion - there is a need to plan adaptation to coastal change.
- Loss of woodlands and hedgerow field boundaries as a result of agricultural intensification.
- Pressures for further extensive built development – within and outside existing settlement limits.
- Small-scale, incremental and infill development within settlements, including subdivision of larger gardens, improvements to driveways, upgrading of unadopted roads, external lighting and inappropriate boundary fencing - which all add to the standard, suburban character of development.
- New road layouts which introduce standard highway elements (kerbing, signage and widening).
- Introduction of new agricultural buildings, which are increasingly replacing older barns and the conversion of older barns to residential use, with the associated erosion of rural character this brings due to driveways, pylons, car parking areas, external lighting, gardens, fencing etc.
- Wind turbines.
- Telecom masts.



20 year vision

Managed change

Woodlands, shelterbelts and hedgerows form an inter-connected network across the open farmland. Additional woodland planting integrates settlements and the main coastal road within the wider arable landscape, forming a backdrop to views.



Integrated landscape guidance

1 Conserve and enhance the character of the characteristic seaward views

- Give priority to the conservation and enhancement of landscape elements which form the immediate foreground to the seaward views – the low sandy cliffs, beaches and breakwaters and the sand dunes with brackish scrub-enclosed pools which sometimes occur to the rear of the dunes.
- Enhance the character and quality of the coastal footpaths and viewpoints along the coast.

2 Conserve and enhance the remnant habitats of biodiversity value, which also contribute to the overall visual structure of the Coastal Plain

- Conserve and enhance all remnant woodlands, copses and woodland belts and all hedgerows.
- Seek opportunities for new woodland and hedgerow planting, perhaps in connection with new built development, aiming to increase connectivity through intensively farmed and developed areas.
- Give priority to the conservation and enhancement of the scrubby woodland and wetland habitats – fen, grazing marshes and reed-beds in low lying areas and on the fringes of the Broads, aiming to make and enhance connections between habitats along watercourses which drain towards the Broads.

Integrated landscape guidance (continued)

3 Conserve and enhance the character and landscape setting of the Coastal Plain settlements

- Conserve and seek to enhance remnant woodlands, tree belts, individual trees and small pastures which form the landscape setting and gateway to some of the older settlements. These features should not be lost as a result of infill development.
- Initiate a programme of landscape restoration within and on the approaches to the principal settlements, with planting, signage and public realm areas designed to enhance the 'view from the road' and from public rights of way and viewpoints along the coast.
- Ensure new large rural structures (eg agricultural buildings, caravan parks and other commercial developments) are carefully integrated into the surrounding landscape with appropriate planting, colouring of buildings, minimal signage and careful design of lighting and access roads.
- Initiate a detailed design guide for the Coastal Plain settlements which seeks to identify the intrinsic character of the settlements and ensure that key aspects of that character – scale of buildings, types of boundary features, width of sidewalk, tree cover etc) is reflected in future new development, extensions and replacement buildings.
- Initiate a programme of off-site planting which is designed to integrate the Bacton Gas Terminal in long views along the coast. Such planting might include strategic landscaping belts, copses, hedgerows, and replacement coastal habitat at a distance from the site. The aim would be to partially screen and integrate the Terminal complex while not affecting the access to the site or its security. Although the Terminal is not in the AONB, it is within the overall viewshed of AONB landscapes and the implementation of this programme would secure an enhanced landscape character at a point where the AONB is relatively narrow and vulnerable to the erosion of its boundaries.

Detailed maps

- **Standard** - landform, drainage, rights of way and statutory designations
- **Biodiversity** - ecological networks ¹
- **Historic landscapes** - broad historic landscape character types ² and data from the Historic Environment Record ³

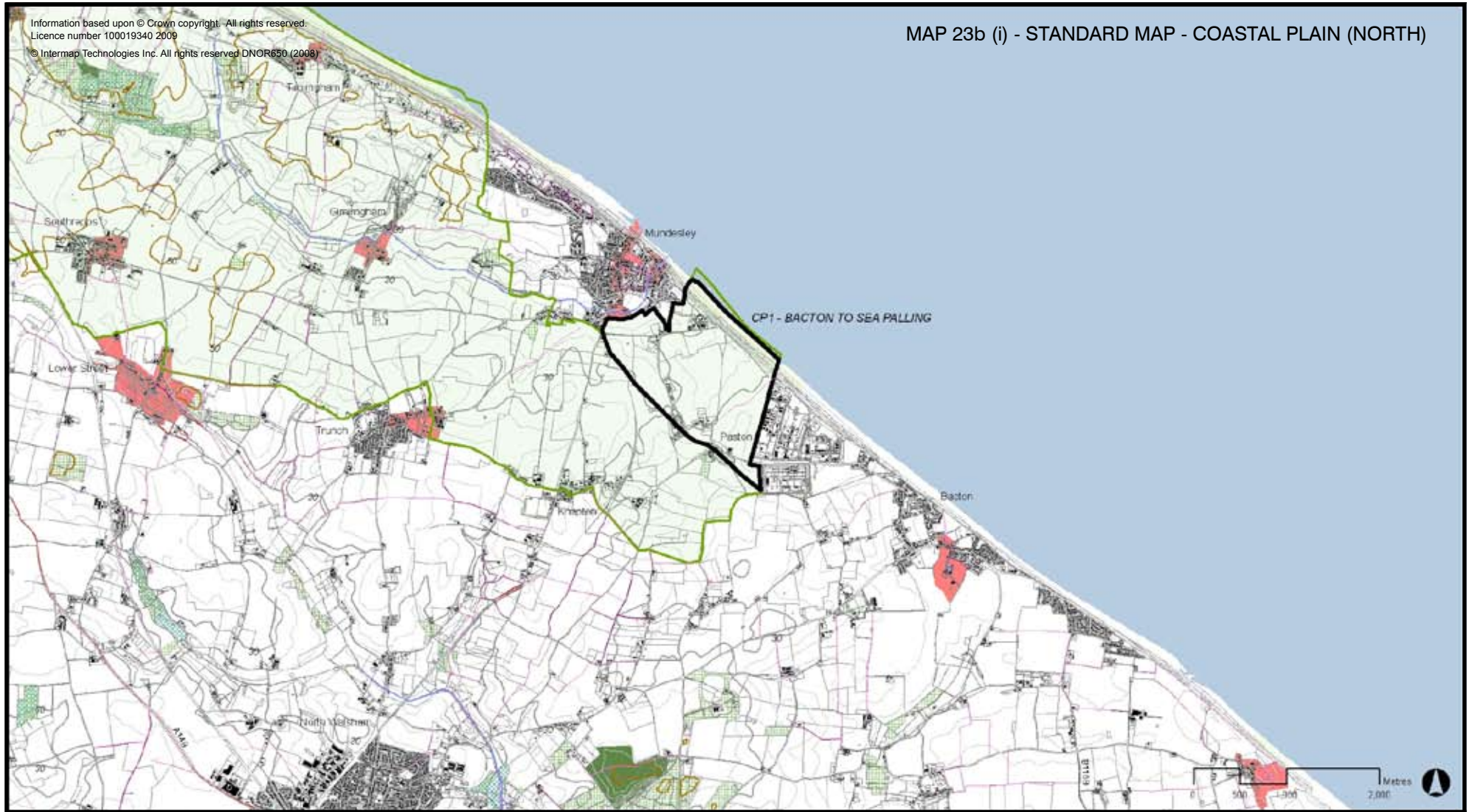
¹ *Norfolk Wildlife Trust on behalf of the Norfolk Biodiversity Partnership, July 2006, Ecological Network Mapping Project for Norfolk*

² *Norfolk Landscape Archaeology, January 2009, Norfolk Historic Landscape Character - a report on the Norfolk Landscape Characterisation (HLC) Project*

³ *www.heritage.norfolk.gov.uk - provides a computerised, searchable database (with integrated digital mapping) of all areas of known archaeological activity, sites, finds, cropmarks, earthworks, industrial remains, structures and historic buildings in the county*

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MAP 23b (i) - STANDARD MAP - COASTAL PLAIN (NORTH)



Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

Connections

- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

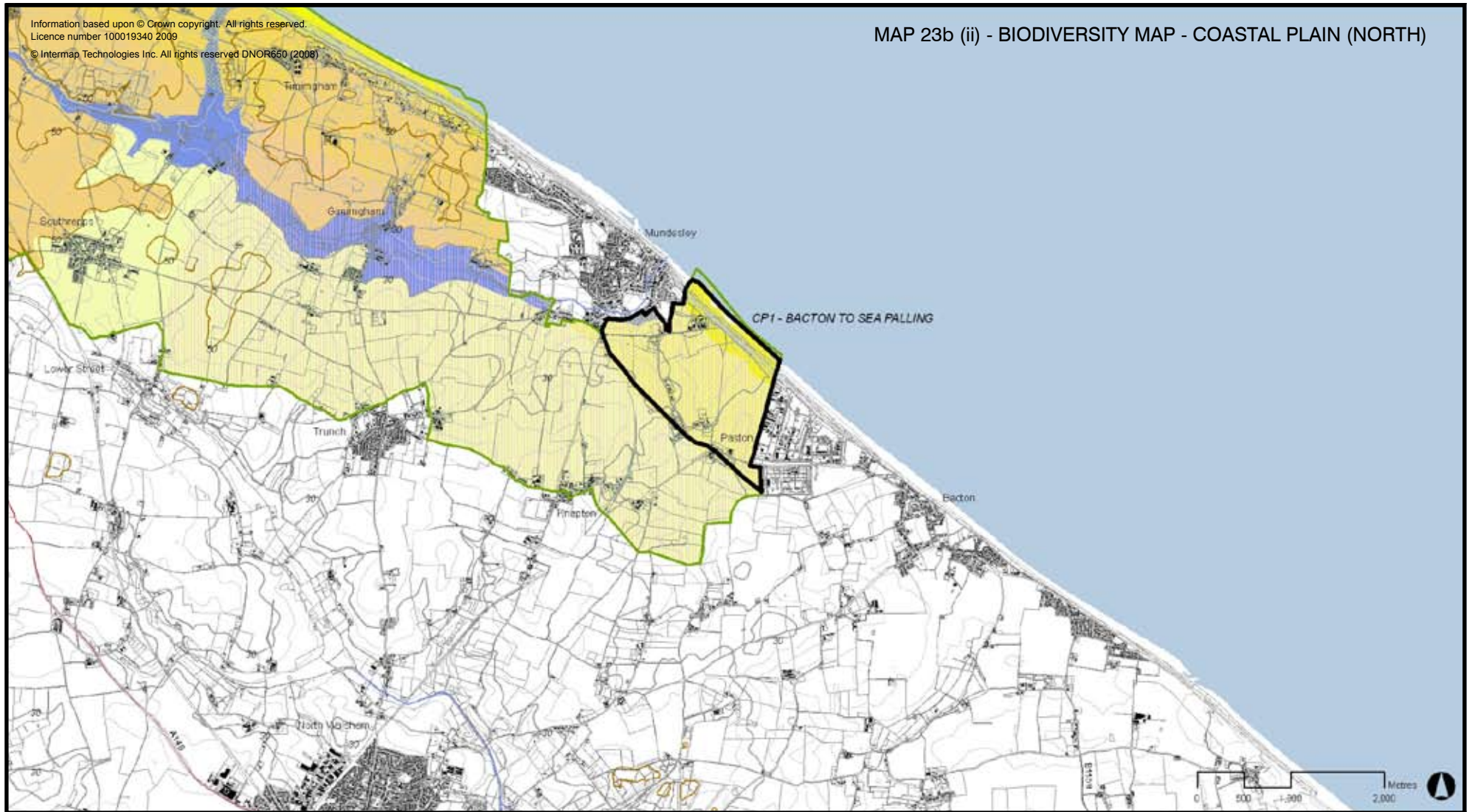
Topography

- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries

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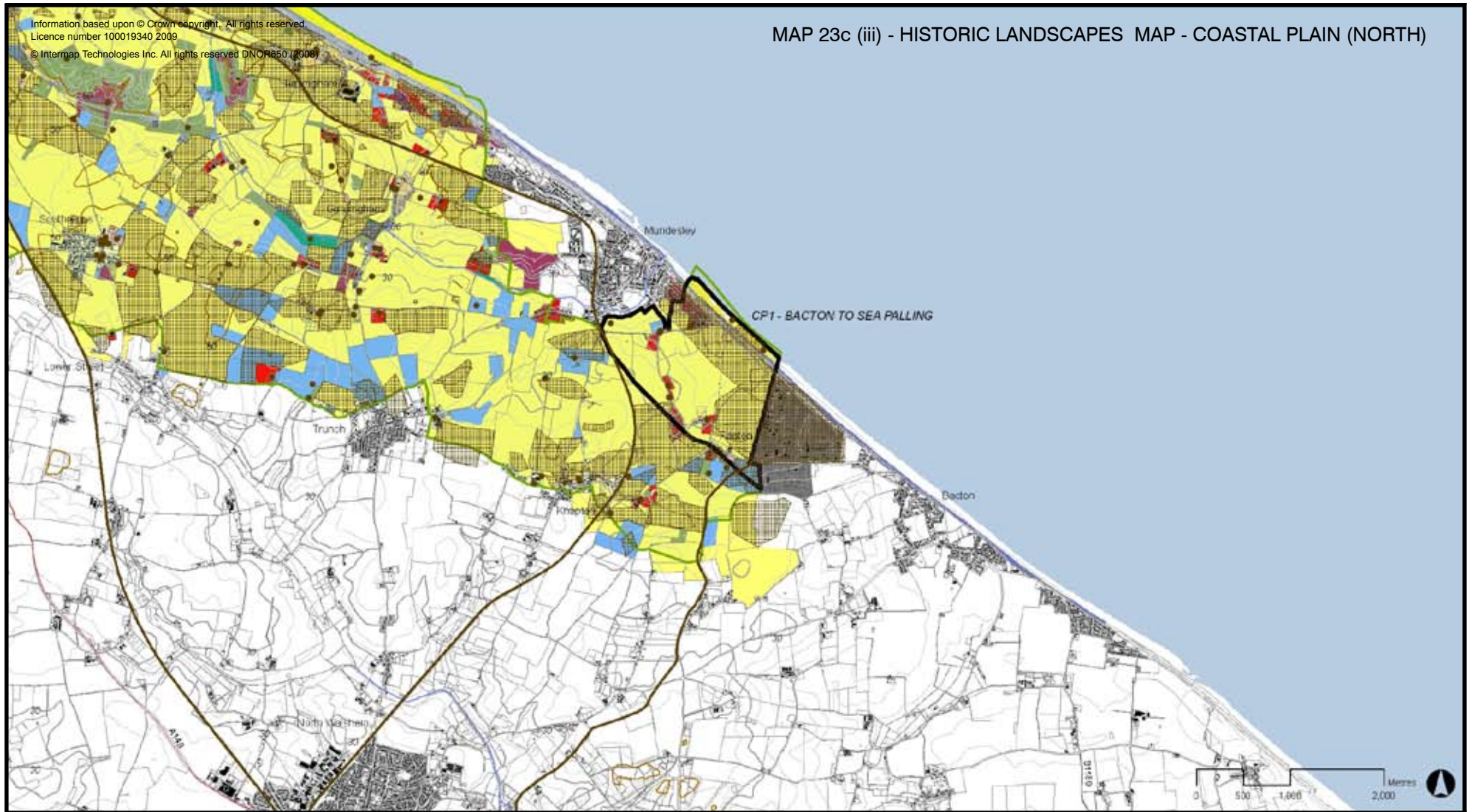
MAP 23b (ii) - BIODIVERSITY MAP - COASTAL PLAIN (NORTH)



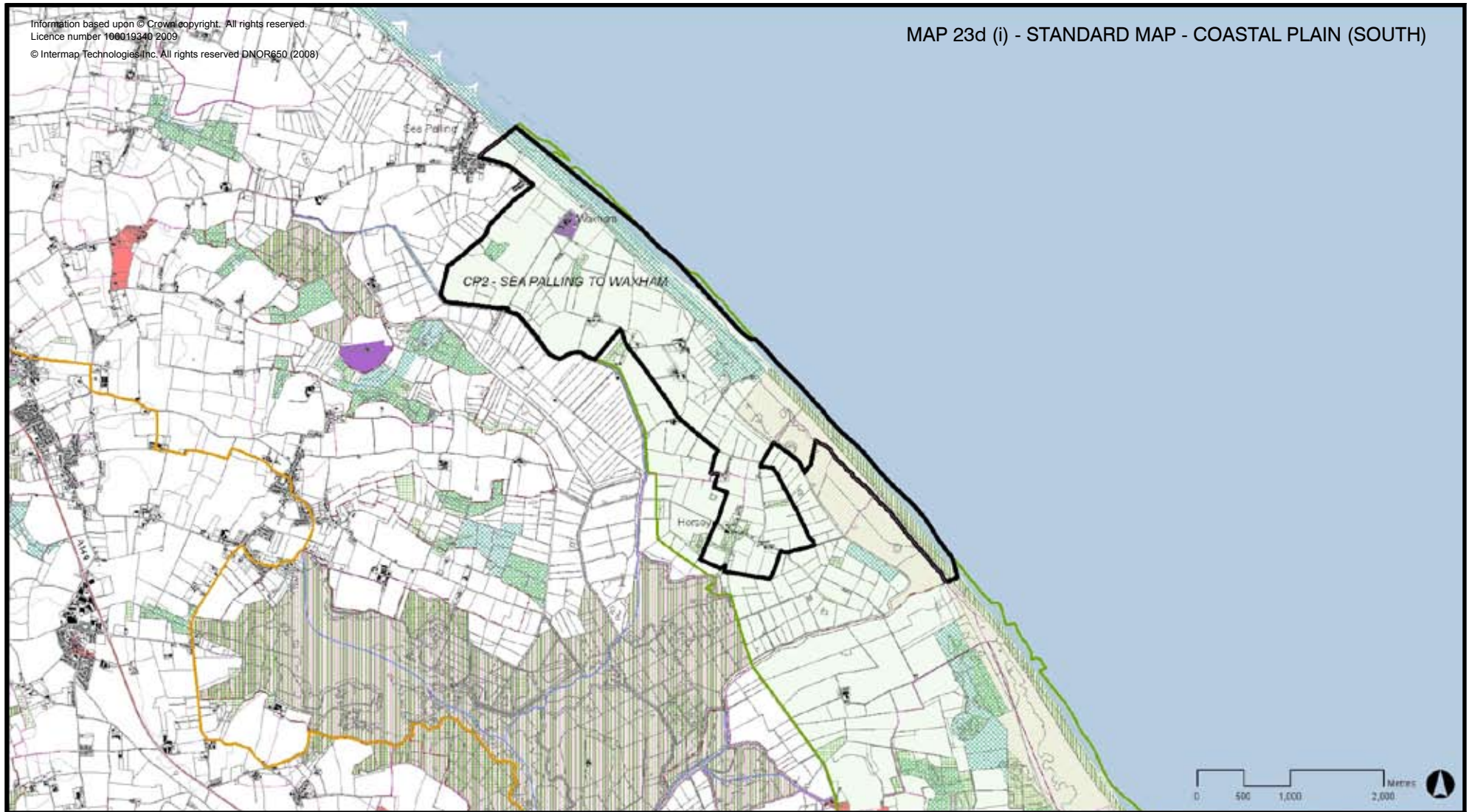
- | | | | |
|--|----------------------------------|-------------------------------------|------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | 'A' Road |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Broads & River Buffer Zone | 'B' Road |
| Zone of Grassland-Heathland-Woodland Enhancement | Core Habitat Corridors | Paston Bam Bat Site Management Area | Main River |
| Wetland Habitat Enhancement Zone | | | Area of Outstanding Natural Beauty |
| | | | Settlement |
| | | | District Council Boundaries |

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MAP 23c (iii) - HISTORIC LANDSCAPES MAP - COASTAL PLAIN (NORTH)



- | | | | | | |
|------------------------------|--------------------------|-----------------------------|----------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | HER 'point' | 'A' Road |
| 20th Century Agriculture | Communications | Military | Woodland | HER 'line' | 'B' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | HER 'area' | Main River | Area of Outstanding Natural Beauty |
| Built up Areas - Modern | Horticulture | Miscellaneous | | Settlement | District Council Boundaries |
| Coastal - Drainage Enclosure | Industry | Parks, Gardens, Recreation | | | |
| Coastal - Managed Wetland | Inland - Managed Wetland | Pre- 18th Century Enclosure | | | |



Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

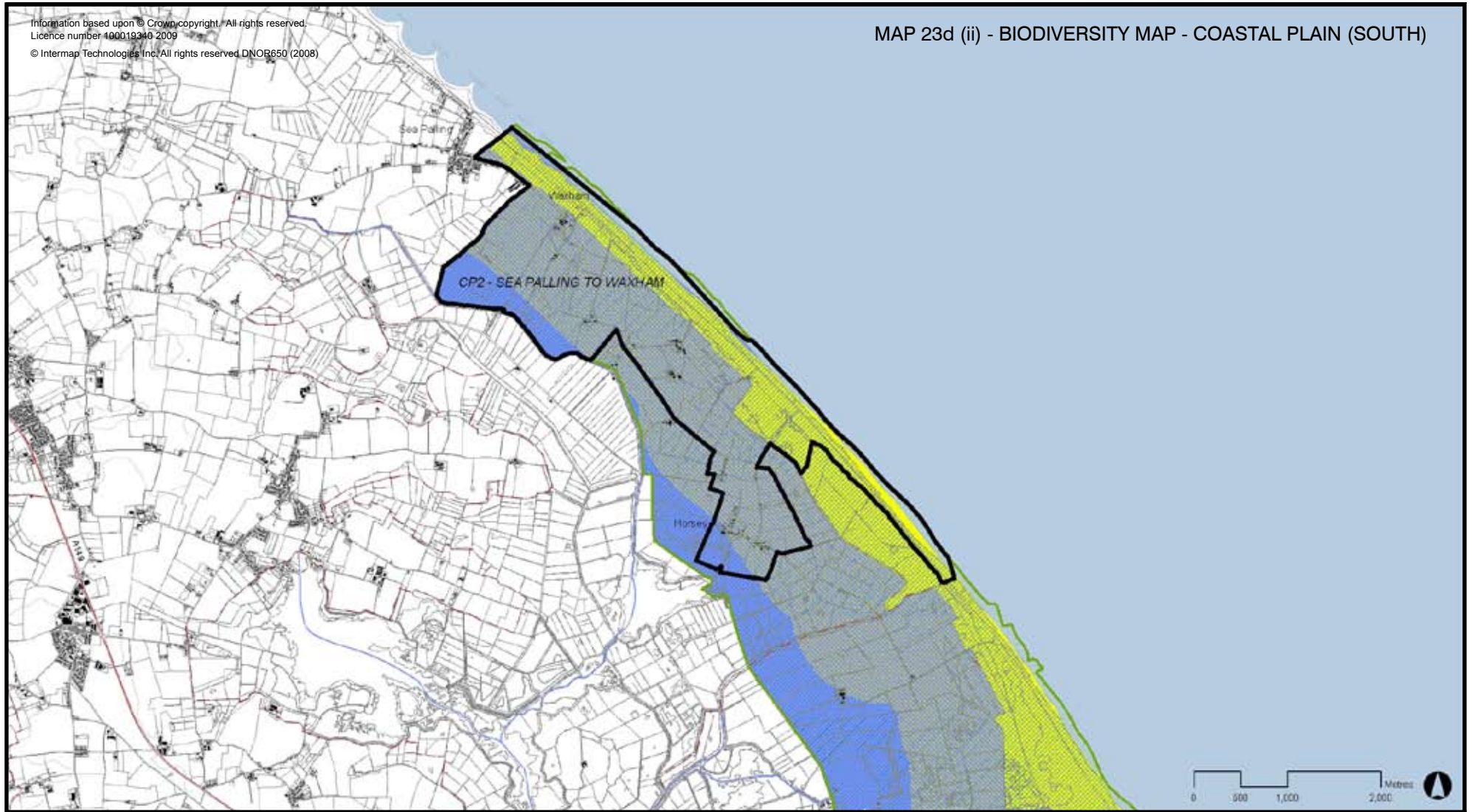
Connections

- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

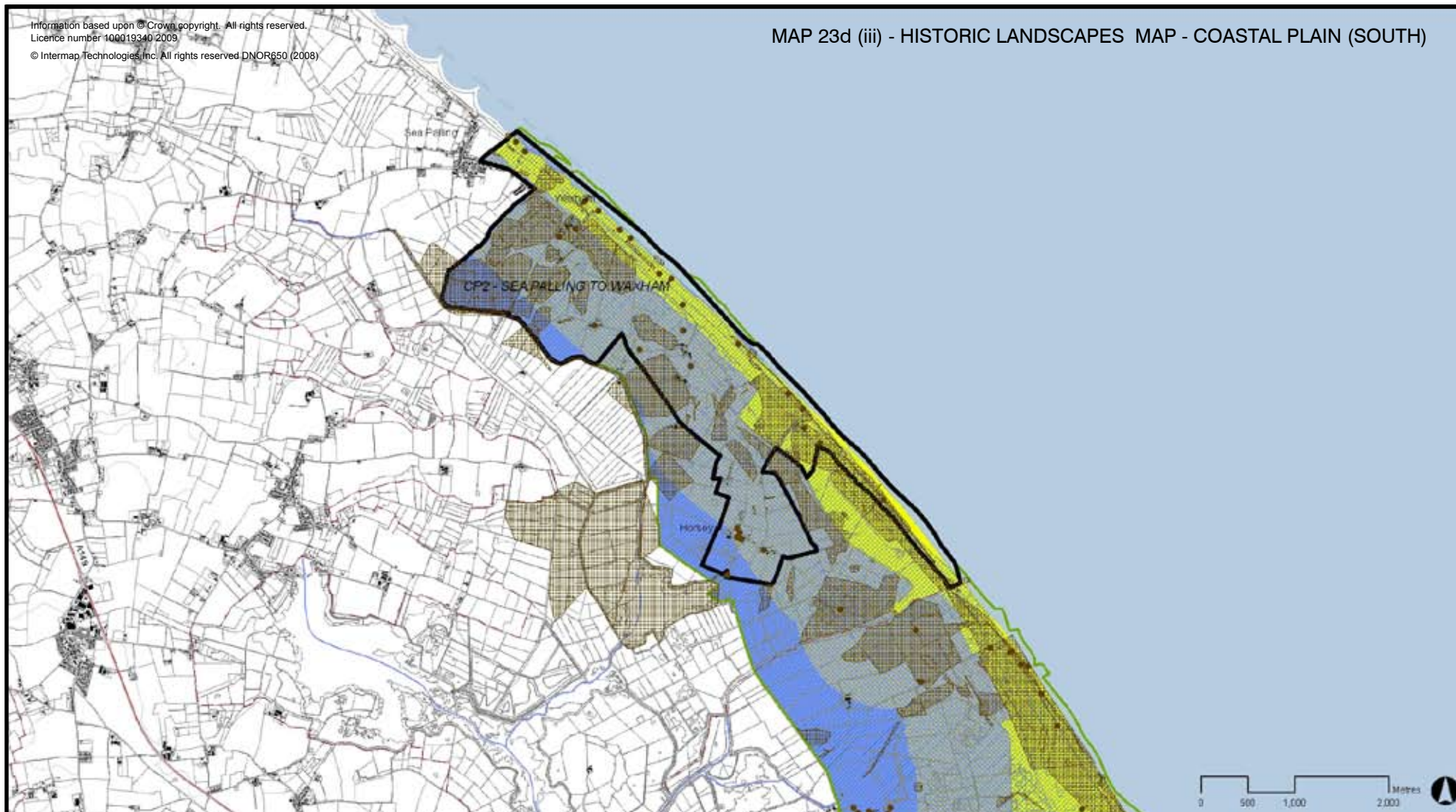
Topography

- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries



- | | | | |
|--|----------------------------------|-------------------------------------|------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | 'A' Road |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Broads & River Buffer Zone | 'B' Road |
| Zone of Grassland-Heathland-Woodland Enhancement | Core Habitat Corridors | Paston Bam Bat Site Management Area | Main River |
| Wetland Habitat Enhancement Zone | | | Area of Outstanding Natural Beauty |
| | | | Settlement |
| | | | District Council Boundaries |



- | | | | | |
|------------------------------|--------------------------|---------------------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Miscellaneous | HER 'point' | 'A' Road |
| 20th Century Agriculture | Historic Earthwork | Parks, Garden, Recreation | HER 'line' | 'B' Road |
| Built up Areas - Historic | Horticulture | Water Features | HER 'area' | Main River |
| Built up Areas - Modern | Industry | Woodland | | Area of Outstanding Natural Beauty |
| Coastal - Drainage Enclosure | Inland - Managed Wetland | | | Settlement |
| Coastal - Managed Wetland | Marginal | | | District Council Boundaries |



coastal towns & villages



Integrated landscape character



MAP 24a - Coastal Towns & Villages Key Plan

The Coastal Towns and Villages includes a wide diversity of landscapes, ranging from busy towns to more open and quiet arable rolling cliff tops. However, the proximity of the different landscape types, and the way in which they have become integrated over very short distances, means that for practical purposes - and particularly in a 'usage' term - the area is one Type. The use of the area is its critical defining element; it is a leisure / holiday landscape and most of its development, and much of its use, is directed to this end.

Topographically, the Coastal Towns and Villages type is highly defined by its landform. To the west of Cromer, between the Runtons and Sheringham, the landscape type follows a ledge on the seaward side of the Cromer Ridge terminal moraine (consisting of contorted layers of mixed glacial deposits). The soil type is predominantly sand and gravels and this is reflected in the easily eroded cliffs which are a major feature of this coast. To the east of Cromer the landscape type extends upwards onto the tail end of the Cromer Ridge as it meets the coast and then continues along the gradually declining land towards Mundesley. Land use to the west of Overstrand is predominantly developed settlement with smaller areas of arable fields between settlements. To the east of Overstrand there are areas of open fields up to and along the cliff edge, giving some impression of what the area might have looked like when Clement Scott wrote Poppyland in the late 1800s.

Most of the farmland is arable, but there are some smaller pastures and fields especially around and between settlements. Many of these have been turned into camping fields or pony paddocks which give a distinct leisure character to this land. The fields are divided by hedged and frequently banked field boundaries Hedge size varies but can be tall and thick. The dense networks of tracks and paths in the Sheringham - Cromer area, which are extensively used by walkers, are also often bounded by banks and hedges.

Woodland cover in this type is lower than average (for Norfolk) but the wooded landscapes of the Cromer Ridge in the adjoining Wooded with Parkland landscape type are a strong visual influence. Older tree assemblages, older field boundaries with multi-species hedges/ground flora, coppiced woodland areas, veteran trees, remnant small areas of heathland and ponds are all found in occasional 'pockets'. Much of the leisure use of the area devolves into the wooded ridge (Roman Camp, Felbrigg, Northrepps and Sheringham Park) and for practical purposes people use this as one landscape unit albeit with two very distinctive characters.

Integrated landscape character (continued)

The sea is the major constant defining visual element throughout the Coastal Towns & Villages. The steep, eroding cliff edge is highly distinctive and varied - the ecology of the cliff represents a completely natural transition, without any direct man-made intervention and the majority of it is designated as a Site of Special Scientific Interest (SSSI). Views from the cliffs are a highly distinctive feature, heavily coloured by the use of extensive areas for golf courses (old and well established) and caravan parks.

Settlement is highly varied with the two main towns being very different in character. Cromer developed during the C19th as a resort, while Sheringham developed as a fishing village to become a distinctly different type of resort with a distinct architectural style. Cromer appears to have been more distinctly 'planned' (especially the western grid streets), whereas Sheringham has a consciously 'more vernacular' appearance - reflecting the frequent combination of fishing and guesthouse proprietor businesses under one roof in the late C19th to mid C20th. Most of the villages were involved in the fishing industry and had/have a core of older small cottages and often an 'off centre' church - the cottages would have been dispersed and included smallholdings. These have been augmented, either en block by a consciously grand plan (in the case of Mundesley, Cromer and Sheringham to a lesser extent) where large landowners saw a development opportunity. Or there have been piecemeal developments as a result of smaller landowners gradually disposing of land - over a longer period causing different styles and ages of properties to predominate. All the settlements in the Coastal Towns & Villages share a similar heritage of development and the coastal railway loop (from North Walsham to Mundesley and on to Cromer via Overstrand, which opened in the late 1880s, would have been a catalyst for development of all the coastal resorts.

The area to the south east of Trimmingham has been a site of radar transmitters since the War and quite extensive areas of hilltop contain abandoned block houses and high security fencing. The Trimmingham Radome is visible for many miles to the south and west.

The road network works in two main directions, along the coast and at right angles to it - effectively providing a major link between the major settlements which are along the coast but also providing links into the land behind the settlements - both to connect with villages to the rear of the coast and as a result of the historical land use and parish distribution (tending to incorporate land over and onto the ridge to the south). The roads are busy and there are few places where road noise and visual disturbance are not omnipresent.

Landscape sensitivity and change

Parts of the Coastal Towns & Villages landscape are within the Norfolk Coast AONB but the more densely settled parts were specifically excluded from the designation due to development. Key environmental assets which are sensitive to change are:

- The steep, sandy eroding cliffs, together with the cliff-tops and their wider landscape setting, which forms the foreground to the characteristic seaward views. These are of national and international importance for their geology, palaeontology and wildlife.
- The remaining areas of undeveloped, rural countryside which separate the principal settlements and contribute to the distinctive landscape character for each.
- Networks of hedgerows, hedged tracks and hedgerow trees which are of ecological value but which also serve to accentuate the rural character of parts of the Coastal Towns & Villages landscape.
- The diverse but distinctive assemblages of landscape elements within key views from coastal viewpoints and public rights of way – distinctive buildings, hillocks, woodlands, mature trees and hedgerows, which are characteristic of the landscape type.
- Remnant heathland, woodlands, mature (species-rich) hedgerows, ponds and veteran trees, which are of relatively high ecological value.
- The adjacent Wooded with Parkland landscape, which has a strong influence on the character (and sense of enclosure) of the Coastal Towns & Villages landscape type.



Variations in character

Variations in character and inherent landscape sensitivities are highlighted in the following distinctive landscape character areas within the Coastal Towns & Villages landscape type. Although areas within the settlements are excluded from the AONB area, these settlements function as key gateways to the AONB and their character is a significant influence on the AONB landscapes:

Landscape character area	Distinctive character	Inherent sensitivity
<p>Weybourne to Sheringham - CTV1</p>	<p>Small discrete area, dominated by views to the sea and sandwiched between the scarp of Kelling Heath and the town of Sheringham. Relatively undeveloped landscape which is strongly influenced by and has influences on the setting of Sheringham Park. Quintessentially English coastal landscape with small fields, wooded copses, heathy boundaries, a steam railway, nestling village with church and windmill all set within a gently rolling landscape</p>	<ul style="list-style-type: none"> • Views to Sheringham Park and landscape setting of the parkland • Small fields, hedgerows and woodland, which provide an enclosed structure for this intimately scaled rural landscape • Landscape setting of Weybourne • Coastal views • Remnant heathland

Landscape character area	Distinctive character	Inherent sensitivity
<p>Sheringham to Overstrand - CTV2</p>	<p>Original settlements grew where there was relatively easy access between the cliffs to the sea. Development has grown inland as a series of concentric rings – caravan parks are also a significant influence on cliffs between and around the settlements. Settlement structure is orientated around commons, which run north-south along very small water courses. These commons provide a distinctive open space in the centre of settlements. Settlements focused around holiday resort development – includes larger houses with mature gardens and trees (1890-1940) built away from the town centre for middle class holiday makers. All settlements have generic estates on their fringes which erode the inherent character</p>	<ul style="list-style-type: none"> • Remaining undeveloped rural areas, which are found within an otherwise developed coastline and which separate and provide a strong landscape setting for the settlements • Cliff area and the small, prominent hills – Beeston Bump and Inceborough Hill - which are a strong visual and separating element between settlements • Beeston Common SSSI and East & West Runton Commons – distinctive open spaces with ecological value
<p>Sidestrand to Mundesley - CTV3</p>	<p>Landform is effectively a cliff ridge sloping north-south and backed by the valley of the River Mun. Settlement pattern is semi-nucleated, with Sidestrand, Trimingham and Mundesley as the three centres – some post C19th individual houses on intervening land (originating as holiday homes) and small static caravan sites on the clifftops near Mundesley. Large holiday complex and the RAG radiodome station are prominent at Trimingham. Field and hedgerow patterns eroded due to hedgerow removal</p>	<ul style="list-style-type: none"> • Remaining network of hedgerows and small woodlands, which has been eroded due to hedgerow removal • Cliff tops and immediate landscape setting to the cliffs • Connections to networks of hedgerows and woodlands in the neighbouring Mun Valley (Small Valleys landscape type)

INCREMENTAL DEVELOPMENT ON THE EDGES OF SETTLEMENT DEGRADES CHARACTER AND VIEWS



Key forces for change

- Coastal erosion – particularly its influence on settlements and pressures to ‘roll back.’
- Increasing infill development which may remove opportunities for open space and other prominent features within settlements and degrade the quality of views (both externally looking into settlements and internally looking out).
- Increasing sub-urbanisation of settlement fringe areas (especially the large and extensive industrial and retail developments on the edge of Cromer) and the gradual changes of land use between the settlements – to garden centres, car boot sale fields, playing fields etc).
- Further development of cliff-top caravan parks, which are very dominant landscape features.
- Loss of woodlands and hedgerow field boundaries as a result of agricultural intensification, development or urban fringe land uses (as above).

conserve open view to sea

design new native planting to screen and integrate caravan park

re-introduce native hedgerow and trees along coastal road to create distinctive character



GUIDANCE

Key forces for change (continued)

- Changes to and development of the road network.
- Increased street and outdoor lighting, which would erode the remaining rural character of the landscape between settlements.
- Introduction of new agricultural buildings, which are increasingly replacing older barns and the conversion of barns and agricultural shed for a range of urban fringe uses which erode the rural character of the area due to access driveways, vehicle parking, caravans, external lighting, security fencing etc.
- New telecom masts, wind turbines and other upstanding features – which cannot easily be accommodated in the characteristic small-scale rural landscape between densely populated settlements.

20 year vision

conserve and enhance

Villages and towns are separated by areas of high quality undeveloped countryside; landscapes on the fringes of settlements have a relatively high proportion of small pastures. Tracks and paths are bounded by banks and hedges which form a network, interspersed with woodlands, leading out from and connecting to the wooded ridge to the south.



Integrated landscape guidance

- 1 Conserve and enhance the remaining areas of undeveloped countryside between settlements which provide a setting for settlements and separation between them**
- Avoid further development on the fringes of settlements which will erode the critically important areas of countryside separating the settlements.
 - Conserve and enhance all hedgerows, hedged tracks and hedgerow trees, which provide an enclosed structure and rural character to undeveloped areas of countryside between settlements – carefully designed hedgerow and woodland planting or heathland creation may enhance the rural character of critically important narrow strips of countryside which separate settlements.
 - Identify the specific characteristics which contribute to the distinctive character of individual settlements and give priority to the conservation and enhancement of these.
 - Give priority to the conservation and enhancement of trees, hedgerows and rural features on rising land on the fringes of settlements, at the gateways to settlements (along principal roads) and in key views.
 - Conserve the character of rural roads, avoiding improvements (kerbs, signage, access roads with wide sight-lines, standard road widths etc) which will erode the rural character of the landscape and encouraging hedgerow conservation and replanting along roads.
 - Avoid development of agricultural buildings for urban fringe uses or conversion to residential uses in order to retain the rural character of the countryside.
 - Avoid the development of major, prominent elements such as wind turbines or telecom masts which cannot easily be accommodated in this relatively small-scale, intimate rural landscape which remains in narrow strips between towns and villages.
 - Aim to increase connectivity between networks of hedgerows generally and particularly with hedgerows and woodlands in adjacent landscape types.
 - Encourage wide field margins within arable fields to enhance the ecological value of the hedgerows as corridors for the movement of wildlife through intensively farmed areas.

Integrated landscape guidance (continued)

- 2 Conserve the character and quality of cliff-top landscapes and the views from vantage points such as Beeston Bump, Inceborough Hill and parts of the Cromer Ridge**
- Give priority to the conservation and enhancement of undeveloped rural land on or close to the cliff-tops.
 - Initiate new planting of native species designed to integrate existing caravan parks and other prominent cliff-top development with existing belts of trees and hedgerows. The existing disused railway line, which currently provides a boundary to the coastal development, could provide opportunities for enhanced ecological value, access and amenity.
 - Introduce design guidance for external lighting at caravan parks and major commercial developments to reduce the impact and suburbanising effect of lighting.
 - Retain the diversity of cliff types and characters – which is of visual and ecological value.
 - Give priority to the conservation of key views to the countryside from within settlements – eg areas such as West Runton Common, are critically important in retaining the relationship between town and countryside setting as it is still possible to look out from the centre of a settlement and see countryside beyond.
 - Consider the introduction of small tree belts designed to compartmentalise and limit views over large expanses of development and to reflect and enhance existing woodland fringes extending down from the Cromer Ridge. But such woodlands should be relatively small in scale to reflect the characteristic intimacy of the rural landscapes surrounding the Coastal Towns & Villages.

Integrated landscape guidance (continued)

- 3 Conserve the character and landscape setting of all settlements within the Coastal Towns & Villages landscape**
- Wherever possible conserve larger gardens and mature trees within and on the outskirts of settlements – a particularly important characteristic of parts of Cromer, Sheringham, Overstrand and the Runtons.
 - New built development (or replacement development) should be designed to incorporate new tree and hedgerow planting so that settlements are integrated within the landscape in an organic way, with trees ‘anchoring’ and connecting the buildings to existing mature hedgerows and small woodlands. In most cases, hedgerows and tree belts are more appropriate boundaries for development plots than fences or walls.
 - Ensure all new built development is consistent with existing settlement pattern, density and traditional built form - the gradual re-development of existing areas of housing (usually former holiday houses often of a pre fabricated or timber / brick skin construction) for larger properties has a detrimental effect on character due to the considerable change in the scale and character of the buildings. A more sensitive approach to re-development would retain character and amenity (restricting building size to ‘like for like’ and not allowing subdivision of gardens for additional plots).
 - Encourage carefully designed small-scale new tree planting on the fringes of settlements which is designed to replace existing trees, screen locally intrusive structures and frame views to the surrounding countryside, whilst retaining the characteristic intimate scale of this landscape type.
 - Develop positive new planting to integrate existing and extended industrial areas on the fringes of settlements.

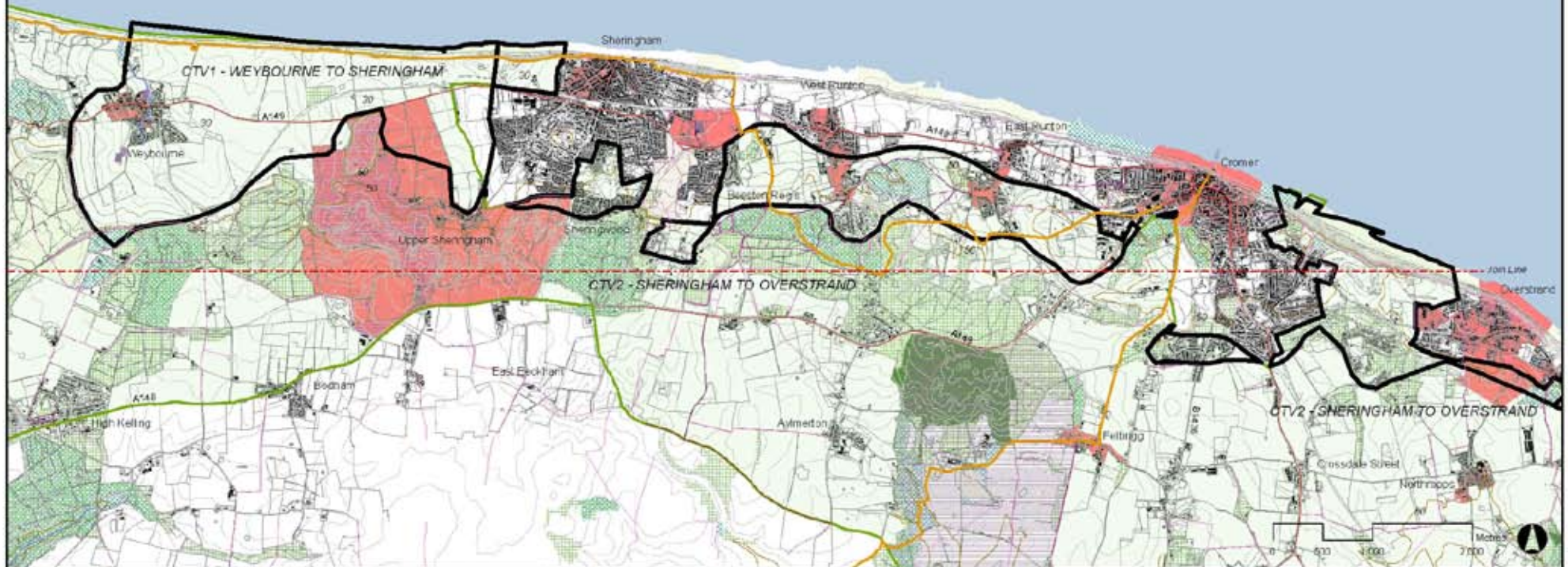
Detailed maps

- **Standard** - landform, drainage, rights of way and statutory designations
- **Biodiversity** - ecological networks ¹
- **Historic landscapes** - broad historic landscape character types ² and data from the Historic Environment Record ³

¹ *Norfolk Wildlife Trust on behalf of the Norfolk Biodiversity Partnership, July 2006, Ecological Network Mapping Project for Norfolk*

² *Norfolk Landscape Archaeology, January 2009, Norfolk Historic Landscape Character - a report on the Norfolk Landscape Characterisation (HLC) Project*

³ *www.heritage.norfolk.gov.uk - provides a computerised, searchable database (with integrated digital mapping) of all areas of known archaeological activity, sites, finds, cropmarks, earthworks, industrial remains, structures and historic buildings in the county*



Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

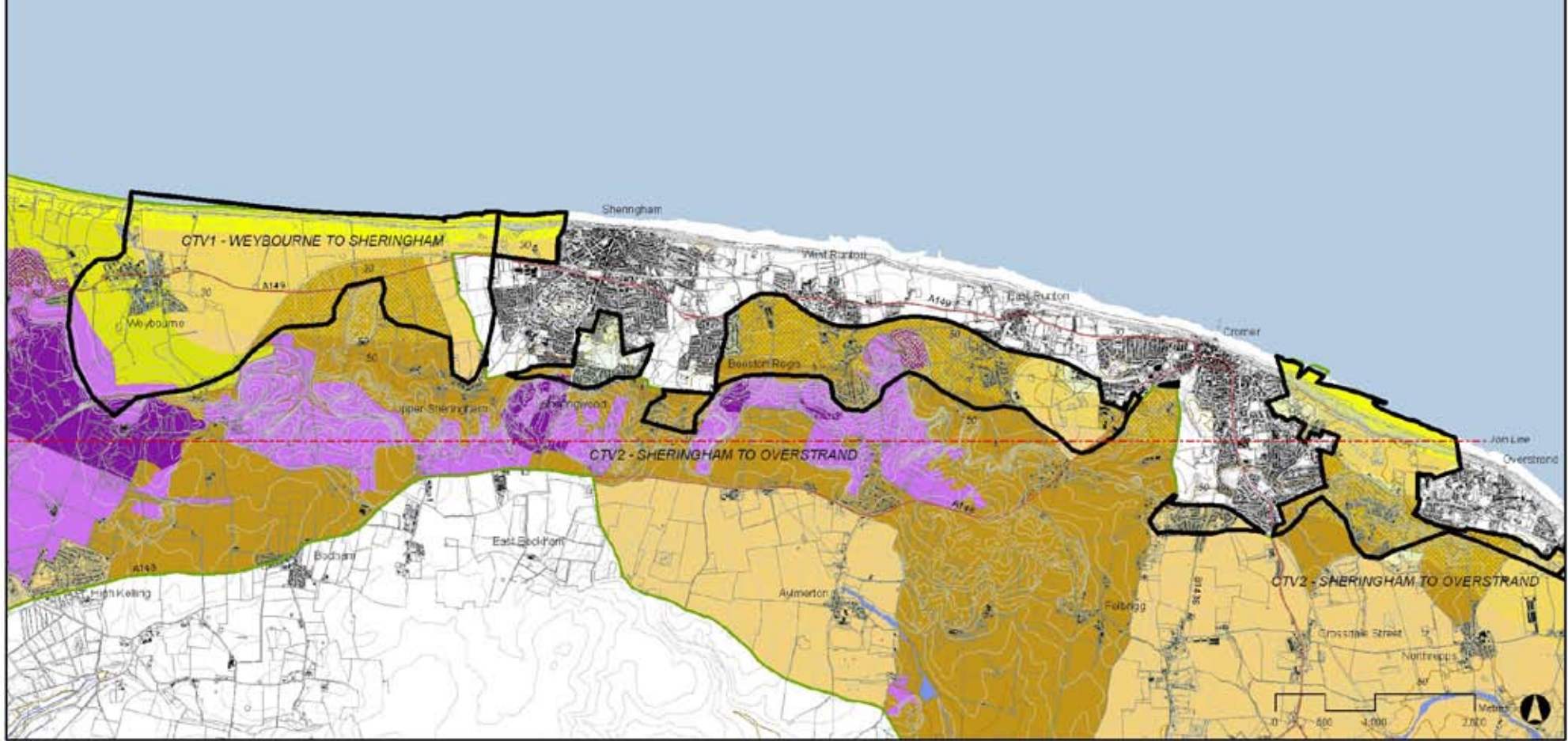
Connections

- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

Topography

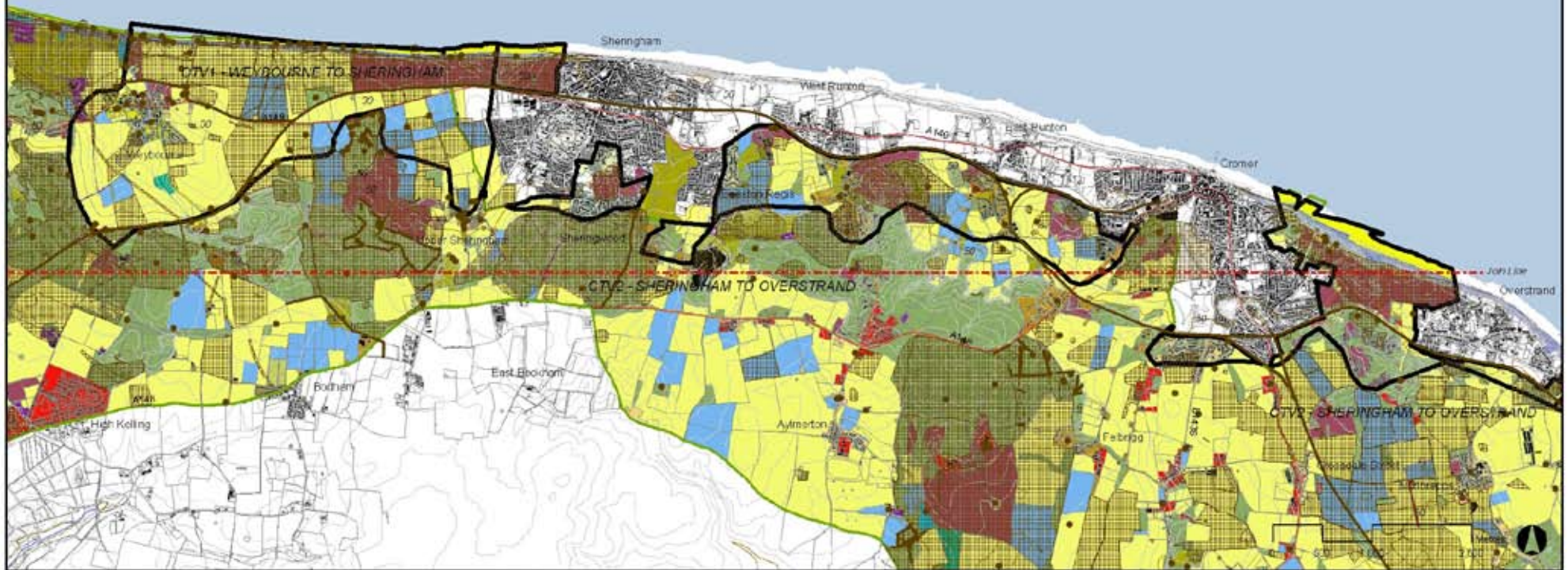
- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries

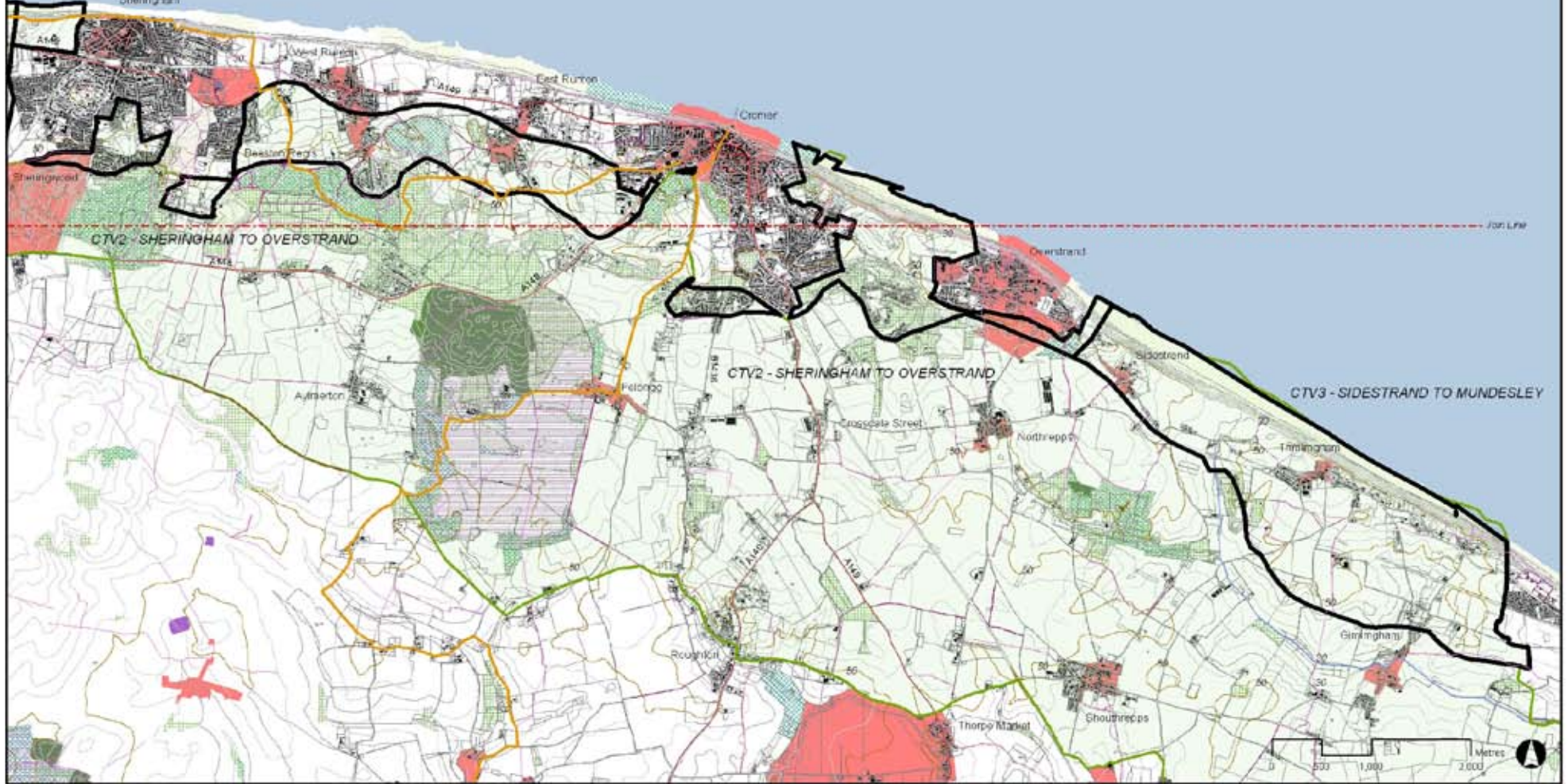


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|--|-------------------------------------|----------------------------|--|------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | Priority 1 Heathland Creation Areas (Scores 33 or Above) | 'A' Road |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Broads & River Buffer Zone | Priority 2 Heathland Creation Areas (Scores 21-32) | 'B' Road |
| Zone of Grassland-Heathland-Woodland Enhancement | Core Habitat Corridors | | | Main River |
| Wetland Habitat Enhancement Zone | Paston Bam Bat Site Management Area | | | Area of Outstanding Natural Beauty |
| | | | | Settlement |
| | | | | District Council Boundaries |

MAP 24b (iii) - HISTORIC LANDSCAPES MAP - COASTAL TOWNS AND VILLAGES (WEST)



- | | | | | | |
|-----------------------------|--------------------------|-----------------------------|------------------------------|------------------------------------|------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | HER 'point' | 'A' Road |
| 20th Century Agriculture | Communications | Military | Woodland | HER 'line' | 'B' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | Miscellaneous | HER 'area' | Main River |
| Built up Areas - Modern | Horticulture | Parks, Gardens, Recreation | Coastal - Drainage Enclosure | Area of Outstanding Natural Beauty | Settlement |
| Coastal - Managed Wetland | Inland - Managed Wetland | Pre- 18th Century Enclosure | | District Council Boundaries | |



Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

Local Nature Reserve

- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

Connections

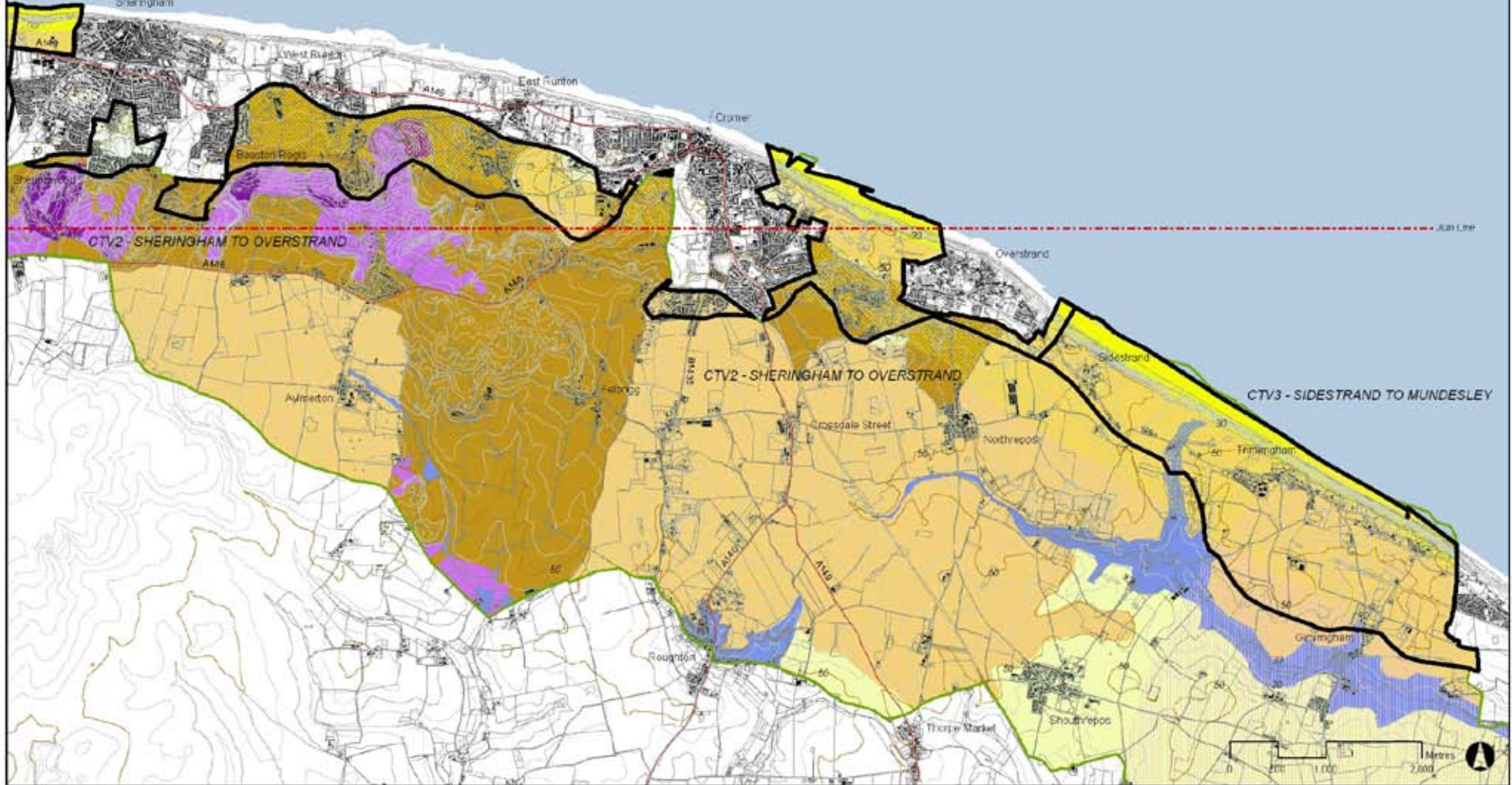
- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

Topography

- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

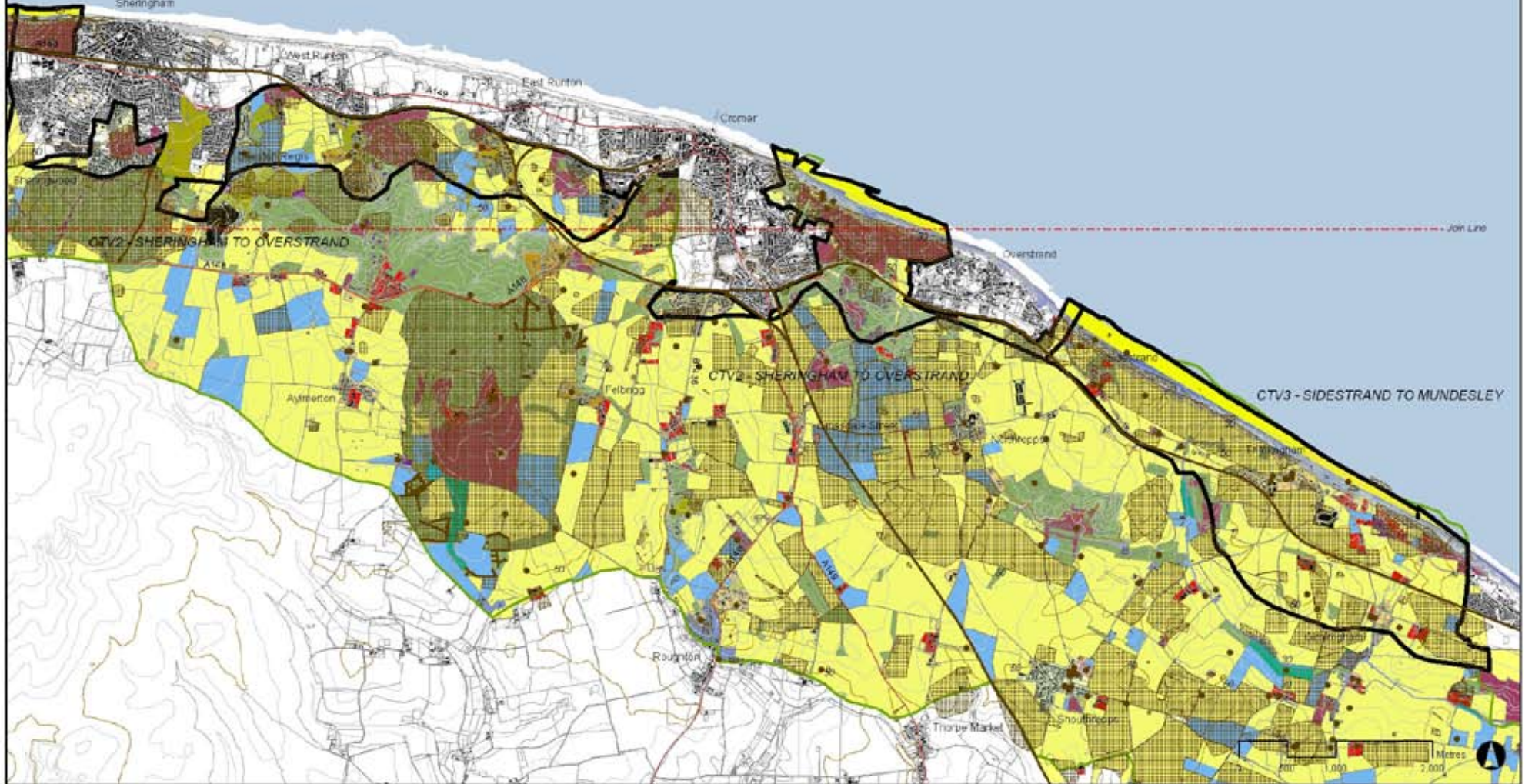
Roads

- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries



- | | | | | |
|--|----------------------------------|-------------------------------------|--|------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | Priority 1 Heathland Creation Areas (Scores 33 or Above) | 'A' Road |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Broads & River Buffer Zone | Priority 2 Heathland Creation Areas (Scores 21-32) | 'B' Road |
| Zone of Grassland-Heathland-Woodland Enhancement | Core Habitat Corridors | Paston Bam Bat Site Management Area | | Main River |
| Wetland Habitat Enhancement Zone | | | | Area of Outstanding Natural Beauty |
| | | | | Settlement |
| | | | | District Council Boundaries |

MAP 24c (iii) - HISTORIC LANDSCAPES MAP - COASTAL TOWNS AND VILLAGES (EAST)



- | | | | | | |
|------------------------------|--------------------------|-----------------------------|----------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | HER 'point' | 'A' Road |
| 20th Century Agriculture | Communications | Military | Woodland | HER 'line' | 'B' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | HER 'area' | Main River | Area of Outstanding Natural Beauty |
| Built up Areas - Modern | Horticulture | Miscellaneous | | Settlement | District Council Boundaries |
| Coastal - Drainage Enclosure | Industry | Parks, Gardens, Recreation | | | |
| Coastal - Managed Wetland | Inland - Managed Wetland | Pre- 18th Century Enclosure | | | |



large valleys



Integrated landscape character



MAP 25a - Large Valleys Key Plan

The Large Valleys are shallow chalk valleys with indistinct crests, but strongly defined and distinctive valley floor landscapes. The smooth contours typical of Chalk are complicated by drifts of Boulder Clay and river terraces. Overall the valleys have fairly confined views, particularly along the valley floodplain, but there may also be quite long views out across the valley and to lower landscape types beyond. The valleys have long been strategic settlement sites. The Iron Age Fort at Warham has a defensive, circular form, but is sited within the Stiffkey valley (rather than in the classic hill-top hill fort location) where it would have helped control the river crossing and trade along this key valley route.

There is a diverse mix of landscape elements and land uses within the valley, with some well defined transitions between the arable fields on the valley sides and the smaller scale pattern of pasture, arable, woodland and occasional fen or rough carr on the valley floor. This transition often results from historic patterns of land tenure, which have helped to prevent the land being used for modern or larger scale agriculture. In some valleys pasture predominates and the Large Valleys generally have more pasture than other landscape types within the AONB. Fields are typically enclosed by hedges and banks, but networks of hedgerows become much denser, and the hedgerows taller and thicker with many hedgerow trees along the valley floor. The valley floor pastures are often bordered by open reed-fringed ditches. Many valleys retain the historic hedged 'ring boundaries' separating the valley floor from the sides. The sequence of wetland and small pasture habitats along the valley floodplains is a critically important part of Norfolk's ecological network as these wetland corridors link habitats within the intensively farmed agricultural landscapes to the coast (within the AONB) and to the Broads (to the south). The valley floor pastures are often unimproved and may be designated sites in recognition of their ecological value.

Woodlands are a feature of many of the valleys. They often occur as blocks or sinuous shapes, which conform to and accentuate the valley landform. Deciduous trees predominate, particularly on the valley floor where there are higher concentrations of older trees, wet woodlands and woodlands dominated by alder and willow, with some hazel, oak and birch. Stands of poplar trees may be prominent features in some valleys as the trees are reaching maturity. Woodlands on the valley sides are more widely spaced and may have a mix of deciduous and coniferous trees.

Bayfield Hall, an 18th century country house set in parkland, was developed on the site of an earlier Tudor house and medieval village. The formal designed woodlands, partially walled parkland, lake and meadows contrast with the surrounding mosaic of heath and arable land. Some large pollarded veteran oak trees within the Bayfield estate woodlands on the slopes of the Glaven valley date from 300 to 700 years old and are thought to indicate

Integrated landscape character (continued)

remnant heathland wood pastures dating from the late medieval period.

Settlement is generally in the form of small linear villages which in many cases appear to have developed as a result of the gradual coalescence of cottages, small holdings and farmsteads. None of the larger settlements which are found in the Large Valleys are within the AONB. However, the presence of the river has often had a marked influence on the development of the settlement pattern - isolated and individual cottages, farms and small holdings tend to cluster along the roads which run parallel to the floodplain, indicating the historical nature of the farming practice and the type of land tenure which was commonly found in valleys. Such tenures tended to include areas of wet pasture and areas for arable, dry pasture and woodland within one holding. Similarly, there was a higher tendency for land in these areas to be owner occupied or smaller tenanted farms, creating smaller ad-hoc enclosed fields, smaller houses and a more intimate landscape. The Large Valleys are relatively quiet landscapes; most minor roads conform to the topography of the valleys, either crossing at right angles or running more or less parallel to the valley floor.

Landscape sensitivity and change

Parts of the Large Valleys landscape are within the Norfolk Coast AONB but the more densely settled parts were specifically excluded from the designation due to existing development. Key environmental assets which are sensitive to change are:

- The historic small-scale network of pastures, wet woodland, alder carr, reed-beds, ditches, hedgerows and hedgerow trees on the valley floor, which is of exceptional biodiversity value.
- The irregular bands of wet woodlands on the valley floor, which are often mature woodlands with an unusual mix of species. All are a BAP priority habitat.
- The historic, sinuous 'ring boundary' hedgerows, which demarcate the edge of the floodplain (and often also the boundary of local roads) – they are of historic and visual importance and may often be exceptionally species-rich hedgerows, of superior ecological value.
- Small remnant areas of heathland, which is found on the valley sides of some valleys, where there are outcrops of sandy and gravelly soils.. Where it is present, it is a significant ecological feature and a BAP priority habitat.
- Networks of hedgerows, hedged tracks and hedgerow trees which are of ecological value and may serve to connect species-rich habitats within the Large Valleys to the surrounding (often more intensively farmed) agricultural landscapes.



Variations in character

Variations in character and inherent landscape sensitivities are highlighted in the following distinctive landscape character areas within the Large Valleys landscape type (AONB area).

Landscape character area	Distinctive character	Inherent sensitivity
<p>Stiffkey to Warham - LV1</p>	<p>Steep-sided valley with prominently undulating landform. Wide valley floor which is frequently flooded. Deep canalised river with low raised banks (due to dredging). Villages on valley sides rather than the valley floor – Stiffkey and Warham have a bridge crossing linking sections of the village. Villages have a compact, older building style Well wooded valley side slopes Northern end of the valley has been excavated beyond ‘White Bridges’ for a waterfowl refuge Significant iron age fort at Warham</p>	<ul style="list-style-type: none"> • Prominent pattern of woodlands and undulating landform on the valley side slopes • Landscape setting of the historic settlements of Stiffkey and Warham • Landscape setting and views to the Iron Age fort at Warham • Variety of extensive wetland habitats on the wide valley floor – a core area from which to develop connections to adjoining landscape types

Landscape character area	Distinctive character	Inherent sensitivity
<p>Wiveton to Letheringsett - LV2</p>	<p>Wide former estuary landscape, with wide skies and light reflected from the sea (just over the Coast Road). Settlements of Cley and Wiveton concentrated on the valley sides at the northern estuary end, but at Letheringsett, the settlement is on the valley floor. Prominent parkland at Bayfield Hall, which encompasses and divides the valley mid way. The model village of Glandford (C19th) was developed as part of the Bayfield Estate. Relatively steep valley side slopes – remnant heathlands are a significant local feature and there are a few locations where older woodland assemblages occur on the valley sides.</p>	<ul style="list-style-type: none"> • Sequence of valley floor habitats • Rural, undeveloped character • Heathlands on valley side slopes – potential to link to remnant heathlands in surrounding Rolling Heath & Arable landscape • Views to historic settlements • Landscape setting and intactness of historic parkland of Bayfield Hall • Mature woodlands on valley sides

OPEN SHALLOW VALLEYS SOMETIMES LACK ENCLOSURE AND DEFINITION

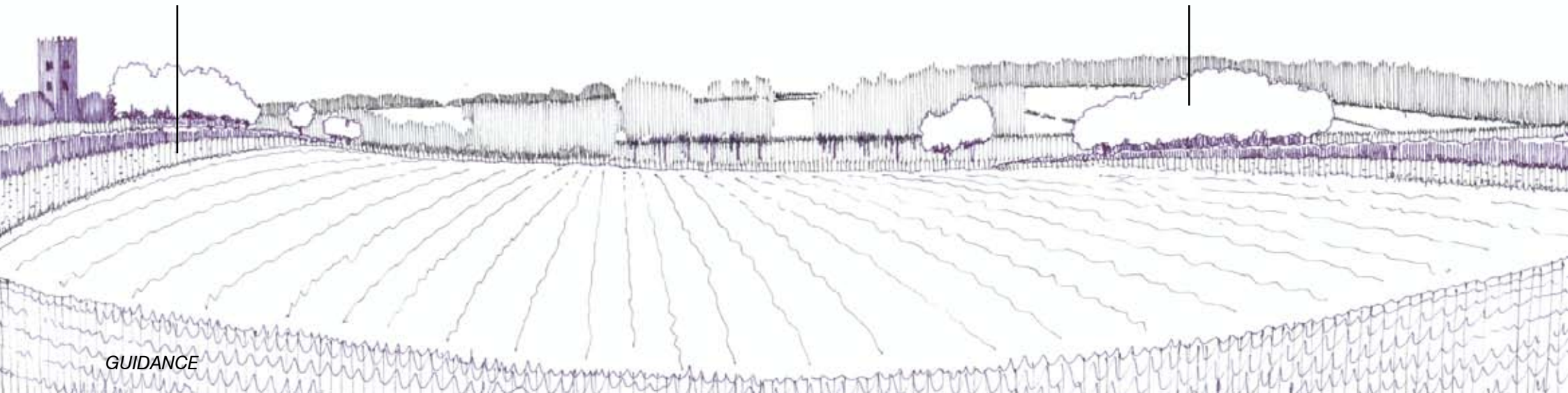


Key forces for change

- Changes to the agricultural economy and particularly the introduction of agri-environmental grants, have led to positive changes in landscape character – reinstatement or conservation of hedgerows and woodlands, arable reversion to pasture and recreation of heathland (from woodland).
- Loss of woodlands and hedgerow field boundaries as a result of agricultural intensification.
- Changes in woodland cover as a result of changes in management.

Establish field margins to enhance ecological connectivity

Introduce native planting to enhance visual and ecological connectivity



Key forces for change (continued)

- Small-scale, incremental and infill development within settlements – extensions to properties, subdivision of landholdings, loss of open space within villages, external lighting and inappropriate boundary fencing - which may be inconsistent with local built character and materials and which may erode their prominent and distinctive rural landscape setting.
- Introduction of new agricultural buildings, which are increasingly replacing older barns and the conversion of older barns to residential use, with the associated erosion of rural character this brings due to driveways, pylons, car parking areas, external lighting, gardens, fencing etc.
- Small scale changes to the parkland landscapes associated with the Bayfield Estate, including realignment of driveways and access tracks, erection of ancillary buildings, introduction of signage, lighting, increased parking and facilities to accommodate visitors.
- Changes to and development of the rural road network.

20 year vision

conserve and enhance

Tranquil sweeping valleys with a well-defined transition between arable fields on the upper slopes and floodplain pastures on the valley floor. Woodlands have curving outlines which accentuate the valley landform and historic sinuous 'ring boundary' hedgerows mark the edge of the valley floor. The floodplain is a functional wetland corridor with a diverse sequence of wet pastures, wet woodlands, scrapes and reed-fringed ditches linked to woodlands and hedgerows on the valley slopes.



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Integrated landscape guidance

- 1 **Conserve and enhance the river corridors, including their historic small-scale network of pastures, wet woodland, alder carr, reed-beds, ditches, hedgerows and hedgerow trees on the valley floor, which are of exceptional biodiversity and landscape value.**
 - Where possible, landcover changes should seek to reflect and enhance the existing distinctive and historic transitions in landform and landcover, particularly the break between the valley floor and valley sides.
 - Conserve and enhance the characteristic dense networks of tall hedgerows, woodlands, ponds, wetlands and pastures on the valley floor
 - Give priority to the conservation and enhancement of wet woodlands, which are a BAP priority habitat.
 - Seek opportunities to extend the valley floor pastures and associated habitats via arable reversion and or new planting.
 - Seek opportunities to create a more natural river profile in places, providing habitat enhancement and allowing controlled flooding and a more natural transition to wetland habitats downstream.
 - Create buffer zones of semi-natural habitat along the margins of valley floor pastures and encourage low input agricultural systems to reduce the possible impacts of eutrophication.
 - Conserve, enhance and where possible extend drainage ditches as landscape features and wildlife corridors.

- 2 **Enhance connections to habitats in the farmed landscapes surrounding the Large Valleys**
 - Conserve and enhance all hedgerows, hedged tracks and hedgerow trees, which provide an inter-connected ecological network, with the potential to link habitats within the Large Valleys to the networks of hedgerows, tree belts and woodlands in the surrounding countryside.
 - New hedgerow or tree planting should aim to increase connectivity between networks of hedgerows generally and particularly with hedgerows and woodlands in adjacent landscape types.
 - Encourage wide field margins within arable fields to enhance the ecological value of the hedgerows as corridors for the movement of wildlife through intensively farmed areas.
 - Give priority to the extension and creation of heathland habitats on the valley sides, particularly in places where there are opportunities to create 'stepping stones' to heathland habitats in the adjacent Rolling Heath and Arable landscape type.

Integrated landscape guidance (continued)

- 3 Conserve the character and landscape setting of the distinctive Large Valleys settlements.** This landscape is very sensitive to minor changes in architectural or land use styles and the creeping influence of suburbanisation and gentrification which ultimately create a generic appearance.
- Avoid large-scale development on the fringes of settlements which will erode the rural character of the valley landscape and risk being be out of scale in relation to the intimate small-scale landscape pattern on the edge of the valley floor.
 - Give priority to the conservation and enhancement of trees, hedgerows and rural features on the fringes of settlements, at the gateways to settlements (along principal roads) and in key views.
 - Conserve the character of rural roads, avoiding improvements (kerbs, signage, access roads with wide sight-lines, standard road widths etc) which will erode the rural character of the landscape and encouraging hedgerow conservation and replanting along roads.
 - Avoid development of agricultural buildings for urban fringe uses or conversion to residential uses in order to retain the rural character of the countryside.
 - Avoid the development of major, prominent elements such as telecom masts which cannot easily be accommodated in this relatively small-scale, intimate rural landscape where views are often channelled along the valley.
 - New built development (or replacement development) should be designed to incorporate new tree and hedgerow planting so that settlements are integrated within the landscape in an organic way, with trees 'anchoring' and connecting the buildings to existing mature hedgerows and small woodlands. In most cases, hedgerows and tree belts are more appropriate boundaries for development plots than fences or walls.
 - Encourage carefully designed small-scale new tree planting on the fringes of settlements which is designed to replace existing trees, screen locally intrusive structures and frame views to the surrounding countryside, whilst retaining the characteristic intimate scale of this landscape type.
 - Avoid new built development or farm structures in prominent locations on the more open valley side slopes, and especially towards the crest of the valley landform, where there is a risk that built structure might break the skyline in views from within the valley.

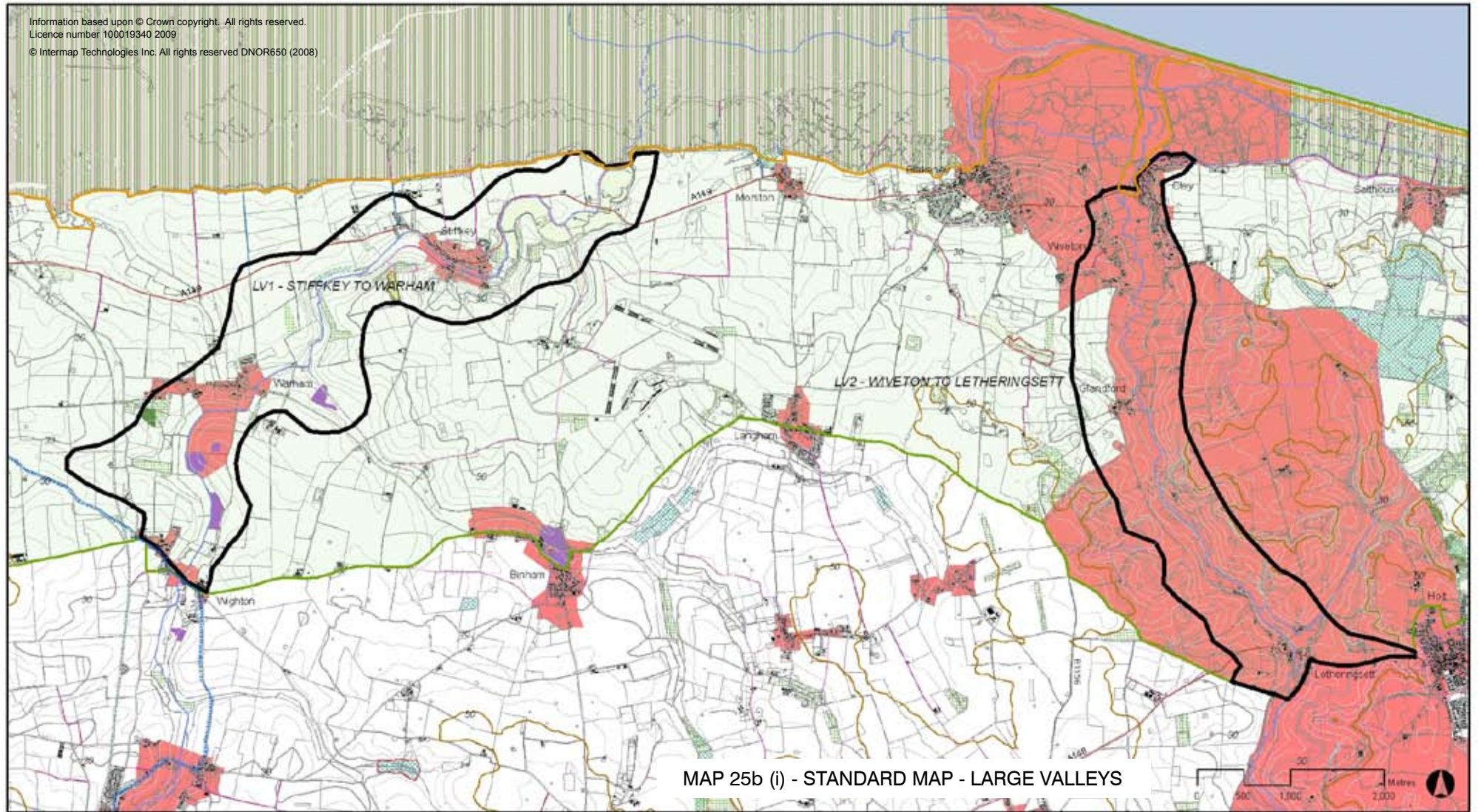
Detailed maps

- **Standard** - landform, drainage, rights of way and statutory designations
- **Biodiversity** - ecological networks ¹
- **Historic landscapes** - broad historic landscape character types ² and data from the Historic Environment Record ³

¹ *Norfolk Wildlife Trust on behalf of the Norfolk Biodiversity Partnership, July 2006, Ecological Network Mapping Project for Norfolk*

² *Norfolk Landscape Archaeology, January 2009, Norfolk Historic Landscape Character - a report on the Norfolk Landscape Characterisation (HLC) Project*

³ *www.heritage.norfolk.gov.uk - provides a computerised, searchable database (with integrated digital mapping) of all areas of known archaeological activity, sites, finds, cropmarks, earthworks, industrial remains, structures and historic buildings in the county*



MAP 25b (i) - STANDARD MAP - LARGE VALLEYS

Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

Connections

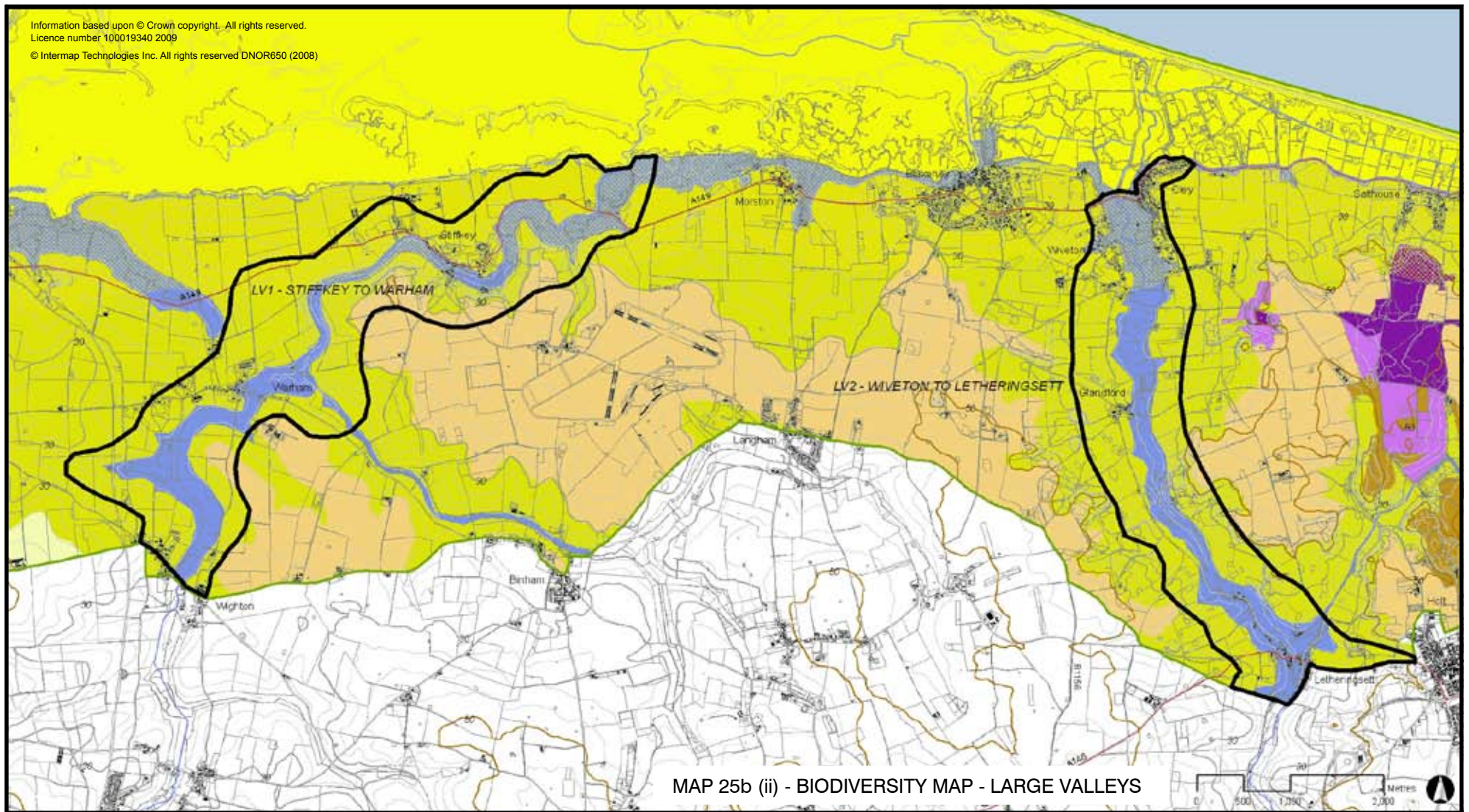
- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

Topography

- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

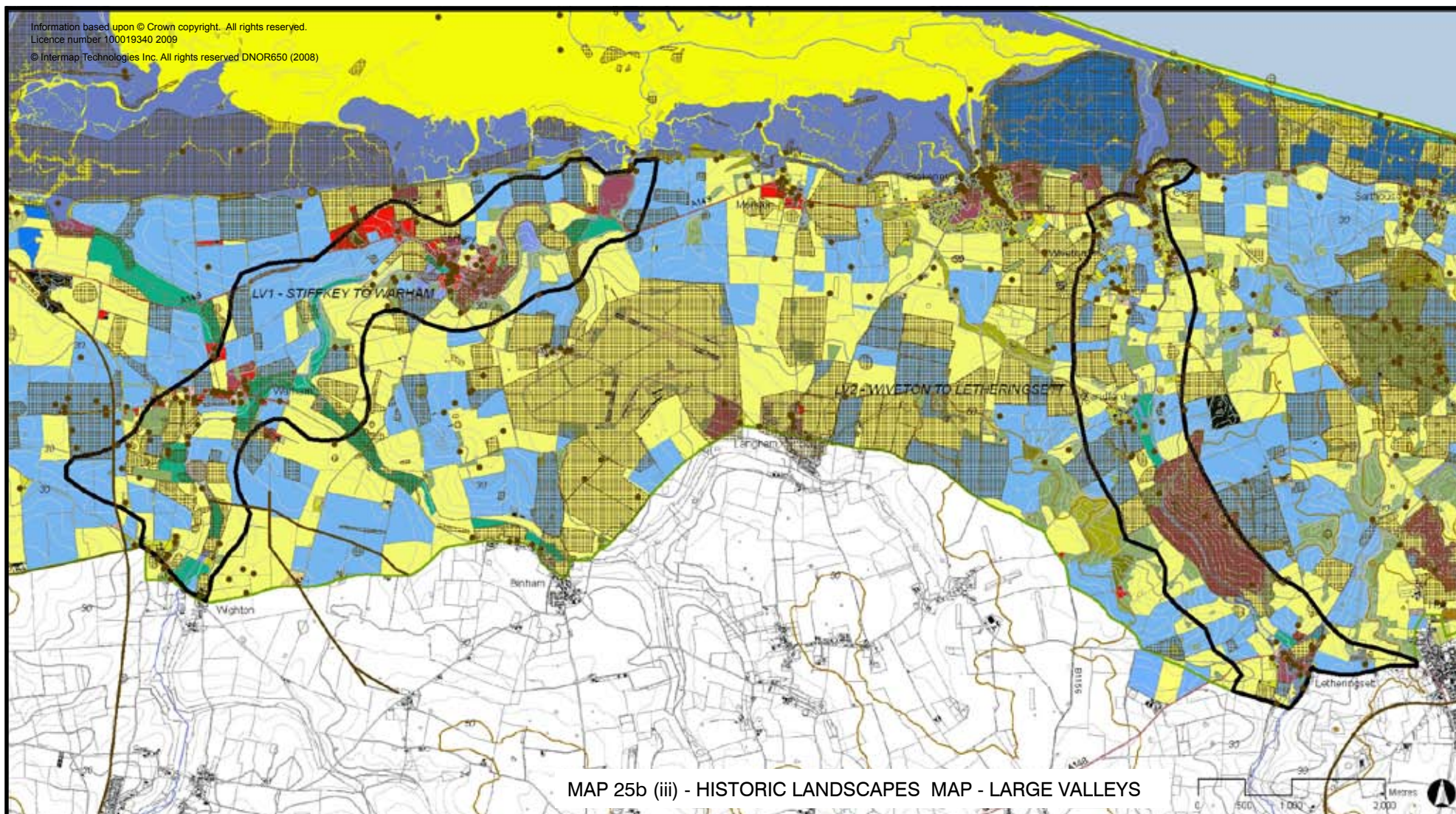
- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries

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MAP 25b (ii) - BIODIVERSITY MAP - LARGE VALLEYS

- | | | | |
|--|----------------------------------|------------------------------------|-------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | Broads & River Buffer Zone |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Core Habitat Corridors | Paston Bam Bat Site Management Area |
| Zone of Grassland-Heathland-Woodland Enhancement | Wetland Habitat Enhancement Zone | Area of Outstanding Natural Beauty | Settlement |
| | | District Council Boundaries | |



MAP 25b (iii) - HISTORIC LANDSCAPES MAP - LARGE VALLEYS

- | | | | | | |
|------------------------------|--------------------------|-----------------------------|----------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Marginal | Water Features | HER 'point' | 'A' Road |
| 20th Century Agriculture | Communications | Military | Woodland | HER 'line' | 'B' Road |
| Built up Areas - Historic | Historic Earthwork | Mineral | HER 'area' | Main River | Area of Outstanding Natural Beauty |
| Built up Areas - Modern | Horticulture | Miscellaneous | | Settlement | District Council Boundaries |
| Coastal - Drainage Enclosure | Industry | Parks, Gardens, Recreation | | | |
| Coastal - Managed Wetland | Inland - Managed Wetland | Pre- 18th Century Enclosure | | | |



estuarine marshland



Integrated landscape character



MAP 26a - Estuarine Marshland Key Plan

The low-lying Estuarine Marshland landscape type indicates the extent of the former Romano-British estuary within The Broads. This, like the majority of the Broads, originated as large-scale (hand dug) peat workings which became flooded in medieval times. There was enormous demand for peat, which was the principal source of fuel for what was then one of the most densely populated parts of England. Once the pits had flooded, the marshmen living in this lowlying area tended cattle on the marshes, cut reed, sedge, marsh hay and litter and maintained dykes and drainage mills. Fishing and wildfowl also provided a source of income.

The area has an open, exposed character. The River Thurne is thought to have previously flowed out to sea along the line of the Hundred Stream between Horsey and Winterton and the old course of the river is still visible as a wide, rush-filled depression. Rather than natural tributaries flowing towards the Thurne, this is an area of New Cuts and Commissioner's Drains, with drainage 'levels' subdivided by a rectilinear grid of drainage dykes. The only sinuous element is the natural edge of the floodplain. Each of the planned, straight dykes has a derelict drainage windmill and/or later pumping equipment positioned in association with embanked water courses. The Brograve family was responsible for drainage here during the 18th century and the Brograve Mill dates from 1771. The Waxham New Cut which borders the area was developed in the 1820s, partly to extend navigation and partly as a main drain. In the second half of the 20th century the adjacent Brograve and Somerton Levels have been reorganised and deep drained to the extent that the land is now notably lower than surrounding areas.

The straight dykes subdivide small pastures and some arable fields into a rectilinear pattern of enclosure. This is relatively wet land, underlain by alluvial deposits and with silty clay soils. The grass is often tussocky, with areas of transitional scrub and reed and sedge beds. Marsh gates mark crossing points between individual marshes. There is a transition to open fen on the fringes of the coastal sand dunes. Saline influences mean the soils in this area are more mixed than in peat fen areas elsewhere on the Broads and this contributes to the open character of the marshy grassland. There is a gradual transition to the scrub – woodland mosaic which buffers the Winterton dunes to the south.

The area includes distinctive 'holmes' or islands of higher land formed by glacial sand and gravel deposits. There is also a transition to higher land on the gently sloping valley sides to the south of the line of the Hundred Stream (from Martham towards Winterton). The land rises quite steeply in places to around 20m OD, allowing views across the area. Small blocks of carr woodland are commonly found along the break of slope which marks the transition

Integrated landscape character (continued)

to higher land. This is a relatively tranquil, remote area. It is very open and proximity to the coastline brings strong winds and an added sense of exposure. There is a complete absence of any significant built development. Land-based access is quite limited and boat traffic is restricted (further downstream) by the low arch of the medieval Potter Heigham Bridge.

Landscape sensitivity and change

Part of the Estuarine Marshland landscape is within the eastern outlier of the Norfolk Coast AONB. This landscape type is an amalgamation of several of the very detailed landscape types classified in the Broads Executive Authority Landscape Character Assessment – a map showing the component detailed landscape types and the way they have been amalgamated is included in Section 2 of this Integrated Landscape Guidance. Key environmental assets which are sensitive to change are:

- The natural sinuous old course of the river, which is a wide rush-filled depression. It is a strong visual feature in an otherwise rectilinear landscape pattern and a valuable part of the wetland ecological network.
- Landmark drainage windmills – eg Horsey drainage mill.
- Rush pastures, fen, reed beds, sedge beds and natural scrub-grassland mosaics, all of which are valuable wetland habitats. Rush pastures, fens, purple moor grass, reed-beds, carr woodlands and grazing marsh are all BAP priority habitats.
- The distinctive landscape setting of Horsey – a ‘holme’ of relatively elevated land, with a small-scale network of hedged pastures surrounding a prominent settlement (a landmark and a viewpoint).
- Views from elevated valley side slopes near West Somerton.
- Tranquil, remote character, which becomes increasingly more exposed towards the coastal sand dunes.



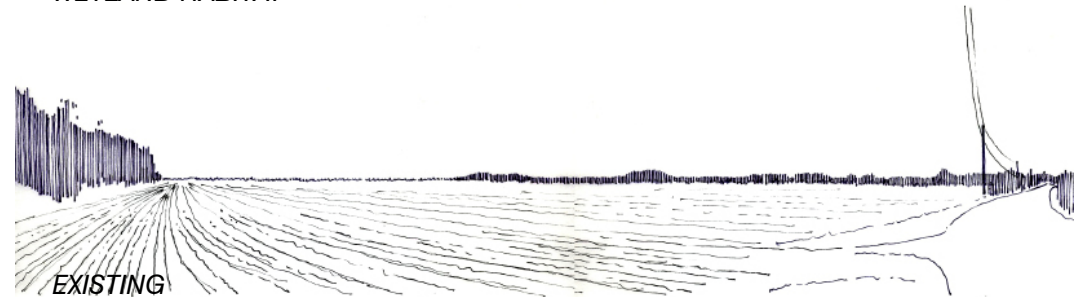
Variations in character

Variations in character and inherent landscape sensitivities are highlighted in the following distinctive landscape character areas within the Estuarine Marshland landscape type (AONB area)

Landscape character area	Distinctive character	Inherent sensitivity
<p>Horsey & Somerton - EM1</p>	<p>Horsey village is sited on a 'holme' and the fields surrounding the settlement have a traditional small-scale hedged pattern of enclosure. Horsey drainage mill is a National Trust property and local landmark. The farm of Somerton Holmes is on a relatively elevated area of open farmland, with a more simple large scale drainage pattern. This gently sloping ridge of farmland extends southwards and marks the southern edge of the Thurne Valley. The Waxham New Cut was developed in the 1820s between Horsey and Lound Bridge, partly extending navigation and partly as a main drain. In the second half of the 20th century, the Somerton levels were reorganised and deep drained and topographical data shows this area of land has become notably lower than surrounding areas.</p>	<ul style="list-style-type: none"> • Landscape setting of Horsey – small-scale hedged pastures on holme • Views to and landscape setting of Horsey Mill • Extensive mosaic of valuable wetland habitats.

Landscape character area	Distinctive character	Inherent sensitivity
Coastal Fen - EM2	Open, windswept marshy grassland and scrub with an exceptionally exposed character on the fringes of the coastal dunes.	<ul style="list-style-type: none"> • Acidic and neutral marshy grassland • Reedbeds • Exposed, natural open character
West Somerton Farmland - EM3	Distinctive, gently sloping valley sides marking the southern side of the Thurne River Valley. Views over the Broads to the north. Transition to 'settled farmland' in Great Yarmouth Borough to the south. Village of West Somerton with a small-scale pattern of fields, hedges and woodland contrasts wide flat, open 'levels' within Broads area to the north.	<ul style="list-style-type: none"> • Northward views from valley slopes to the south of the Thurne River • Landscape setting of West Somerton

ARABLE FARMLAND HAS SOMETIMES REPLACED THE NATURAL MOSAIC OF WETLAND HABITAT



Key forces for change

- Loss of historic drainage patterns due to water level management changes – as a result of farming or conservation.
- Land shrinkage due to drought, water abstraction and drainage.
- Sea level rise and coastal defence realignment, leading to inundation of freshwater marshes.
- Lack of freshwater in summer months.
- Changes to water quality – brackish water intrusion.

reintroduce ditch and pastures as part of wider flood attenuation and management strategies

buffer zones of semi natural habitat reduce the impact of eutrophication

GUIDANCE

Key forces for change (continued)

- Changes to the agricultural economy and particularly the introduction of agri-environmental grants, have led to positive changes in landscape character – reinstatement or conservation of drainage ditches, hedgerows, carr woodlands and arable reversion to pasture.
- Decline of historic built features.
- Development pressures eg for fishing lakes and other leisure related uses.
- Decline of traditional land management practices – depends on the future of the reed and sedge industry.
- Potential impact of biofuel production.
- Wetland creation and enhancement projects - for instance managed change from arable farmland to freshwater marshes as compensation for the loss of designated habitats elsewhere.
- Land drainage, infrastructure and management – Broadland Flood Alleviation Project.
- Possible sand and gravel extraction – on holmes and valley side slopes.

20 year vision

managed change

A grid of small damp pastures bordered by drainage ditches with a transition to tussocky grass, scrub, reed-beds and pools of open water. Small blocks of carr woodland mark the break of slope to island 'holmes' of higher land from which there are long views across a remote, tranquil open marshland. If necessary, the extent of freshwater grazing marsh and reedbeds will increase as a managed response to coastal squeeze.



Integrated landscape guidance

- 1 **Conserve and enhance the mosaic of wetland habitats – fen, neutral and acidic marshy grassland, carr woodland, reed-beds, sedge beds, ditches and grazing marsh, which is of exceptional biodiversity value.**
 - Where possible, landcover changes should seek to reflect and enhance the existing distinctive and historic transitions in landform and landcover, particularly the break between the valley floor and valley sides.
 - Give priority to the conservation and enhancement of rush pastures, fens, purple moor grass, reed-beds, carr woodlands and grazing marsh, all of which are BAP priority habitats.
 - Seek opportunities to introduce a greater variety of wetland habitats within the grazing marshes eg ponds, wetland scrapes with reed-beds etc. The impact of coastal squeeze may provide opportunities for managed conversion of arable farmland to freshwater grazing marshes and reedbeds in compensation for the loss of designated habitats elsewhere.
 - Seek opportunities to extend the small ditch bordered floodplain pastures and associated habitats via arable reversion and/or new planting
 - Seek opportunities to create a more naturally functioning river profile in places, through set back (partial/complete) of floodwalls, allowing controlled flooding and a more natural transition to wetland habitats.
 - Create buffer zones of semi-natural habitat along the margins of floodplain pastures and encourage low input agricultural systems to reduce the possible impacts of eutrophication.
 - Conserve, enhance and where possible extend wetland habitats, including drainage ditches, broads and wetland scrapes as landscape features and wildlife corridors, aiming to create inter-linked networks of ecological wetland habitats.

- 2 **Enhance the distinctive visual and perceptual character of the landscape**
 - Where possible, landcover changes should seek to reflect and enhance the existing distinctive and historic transitions in landform and landcover, particularly the winding historic course of the River Thurne and the break between the floodplain and valley sides, both of which provide a sinuous natural form which contrasts with the otherwise rectilinear landscape pattern.
 - Conserve and enhance all hedgerows, hedged tracks and hedgerow trees on the holmes and valley side slopes, which contrast with the wetlands and drained 'levels' and link the wetland habitats to those of the surrounding farmland (an important part of the inter-connected ecological network).
 - New hedgerow or tree planting should aim to increase connectivity between networks of hedgerows generally and particularly with hedgerows and woodlands in adjacent landscape types.
 - Encourage wide field margins within arable fields to enhance the ecological value of the hedgerows as corridors for the movement of wildlife through intensively farmed areas.

Integrated landscape guidance (continued)

- 3 Conserve the character and landscape setting of the distinctive Estuarine Marshland settlements and historic built landmarks**
- Avoid large-scale development on the fringes of settlements which will erode the intimate small-scale character of the rural landscape and risk being prominent in views across the low-lying, open drainage 'levels'.
 - Conserve the landscape setting of historic landmarks (eg drainage mills), with careful consideration of the design of widened access roads, exterior lighting, car parks, signage etc, which can cumulatively erode the rural character of the landscape setting.
 - Give priority to the conservation and enhancement of trees, hedgerows and rural features on the fringes of settlements, at the gateways to settlements (along principal roads) and in key views.
 - Conserve the character of rural roads, avoiding improvements (kerbs, signage, access roads with wide sight-lines, standard road widths etc) which will erode the rural character of the landscape.
 - Avoid development of agricultural buildings for urban fringe uses or conversion to residential uses in order to retain the rural character of the countryside.
 - Avoid the development of major, prominent elements such as telecom masts which will detract from the remote, unspoilt character of the landscape.
 - Encourage carefully designed small-scale new tree planting on the fringes of settlements which is designed to replace existing trees, screen locally intrusive structures and frame views to the surrounding countryside.
 - Avoid new built development or farm structures in prominent locations.

Detailed maps

- **Standard** - landform, drainage, rights of way and statutory designations
- **Biodiversity** - ecological networks ¹
- **Historic landscapes** - broad historic landscape character types ² and data from the Historic Environment Record ³

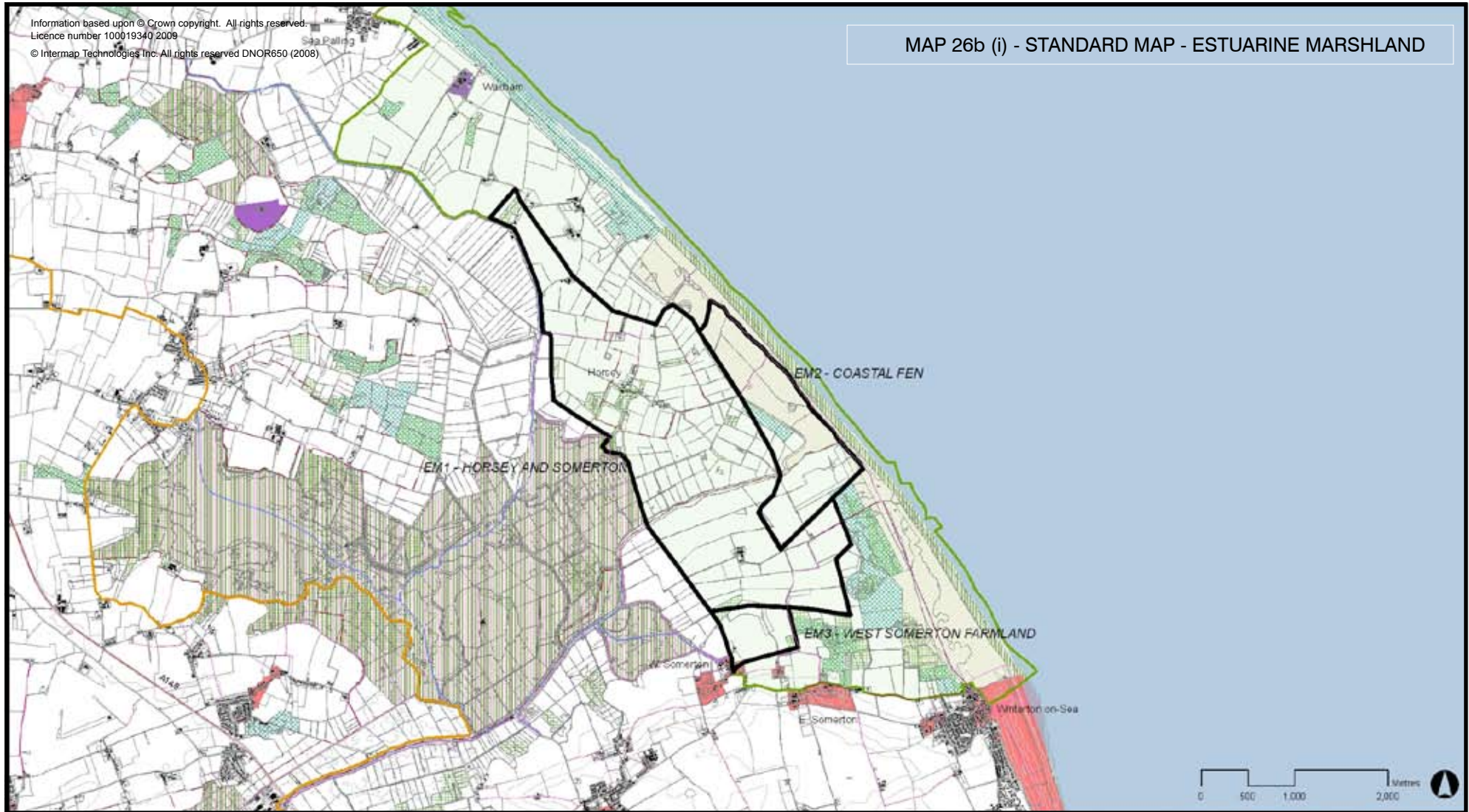
¹ *Norfolk Wildlife Trust on behalf of the Norfolk Biodiversity Partnership, July 2006, Ecological Network Mapping Project for Norfolk*

² *Norfolk Landscape Archaeology, January 2009, Norfolk Historic Landscape Character - a report on the Norfolk Landscape Characterisation (HLC) Project*

³ *www.heritage.norfolk.gov.uk - provides a computerised, searchable database (with integrated digital mapping) of all areas of known archaeological activity, sites, finds, cropmarks, earthworks, industrial remains, structures and historic buildings in the county*

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MAP 26b (i) - STANDARD MAP - ESTUARINE MARSHLAND



Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

Connections

- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

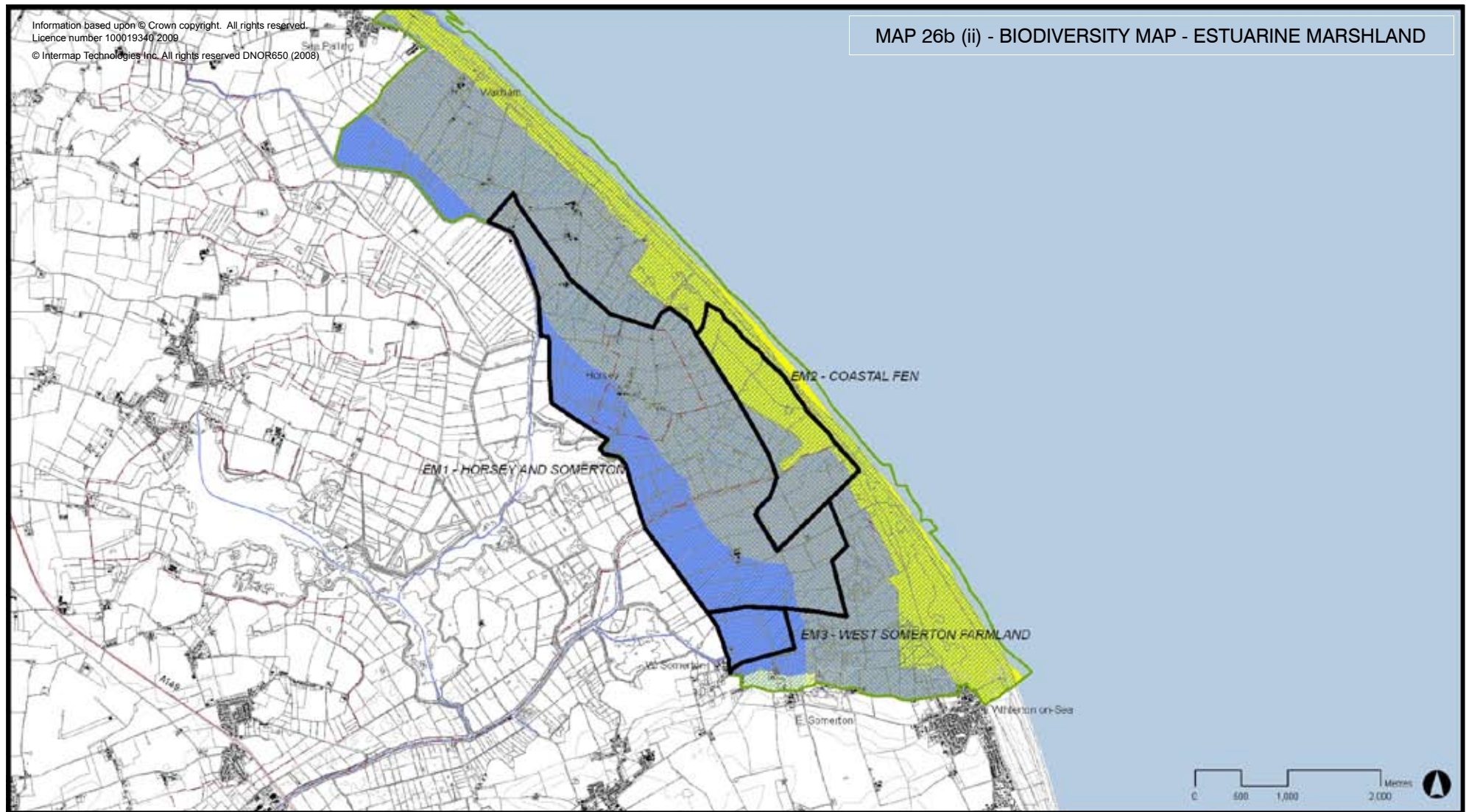
Topography

- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

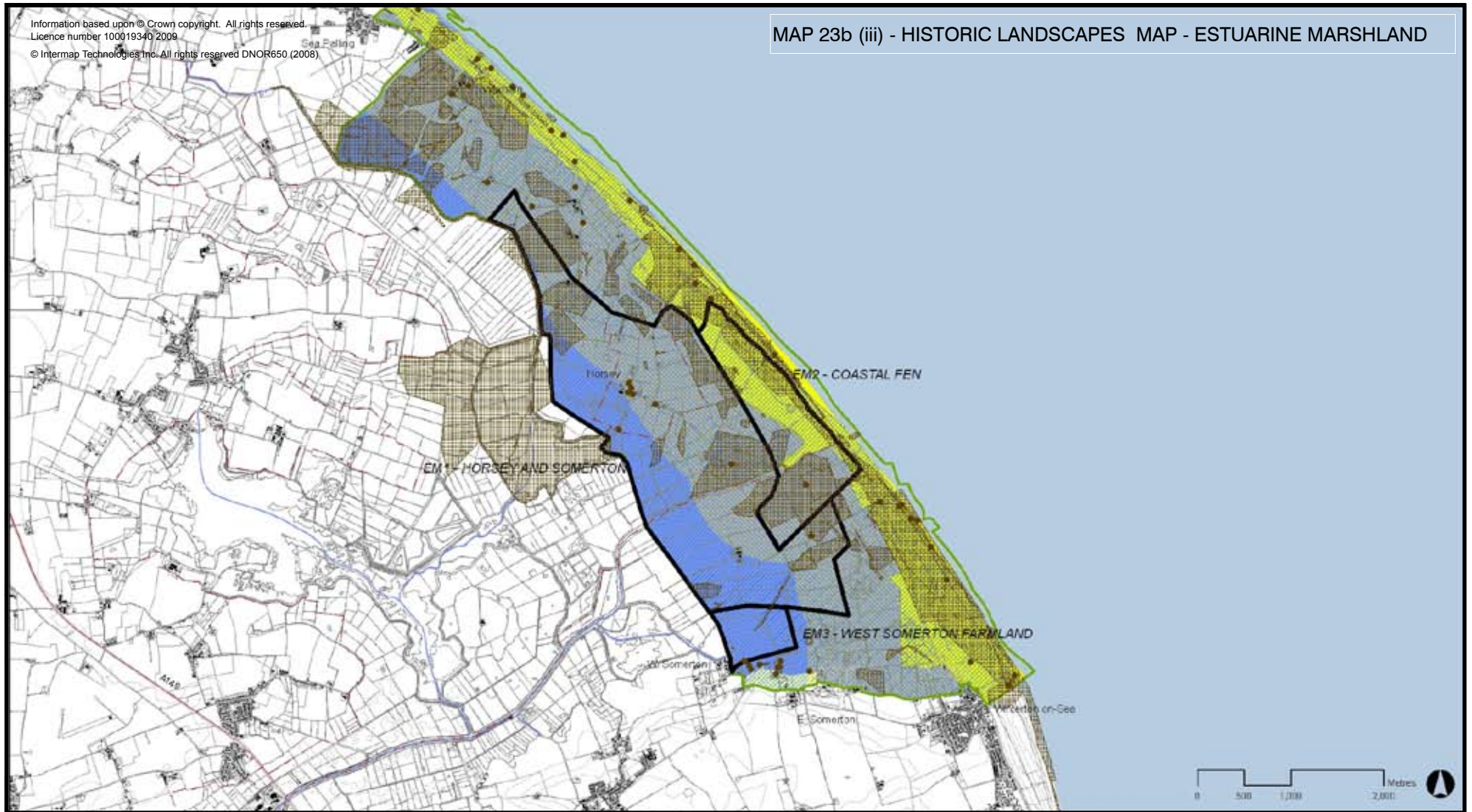
- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries

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MAP 26b (ii) - BIODIVERSITY MAP - ESTUARINE MARSHLAND



- | | | | |
|--|----------------------------------|-------------------------------------|------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | 'A' Road |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Broads & River Buffer Zone | 'B' Road |
| Zone of Grassland-Heathland-Woodland Enhancement | Core Habitat Corridors | Paston Bam Bat Site Management Area | Main River |
| Wetland Habitat Enhancement Zone | | | Area of Outstanding Natural Beauty |
| | | | Settlement |
| | | | District Council Boundaries |



- | | | | | |
|------------------------------|--------------------------|---------------------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Miscellaneous | HER 'point' | 'A' Road |
| 20th Century Agriculture | Historic Earthwork | Parks, Garden, Recreation | HER 'line' | 'B' Road |
| Built up Areas - Historic | Horticulture | Water Features | HER 'area' | Main River |
| Built up Areas - Modern | Industry | Woodland | | Area of Outstanding Natural Beauty |
| Coastal - Drainage Enclosure | Inland - Managed Wetland | | | Settlement |
| Coastal - Managed Wetland | Marginal | | | District Council Boundaries |



settled farmland



Integrated landscape character



MAP 27a - Settled Farmland Key Plan

The majority of the Settled Farmland landscape type is gently undulating open arable farmland on deep, well-drained soils, underlain by the sandy, shelly rocks of the Norwich Crag, but developed on deep drifts of Norwich Brickearth. The arable fields are juxtaposed with grass ley/fallow fields, rough grass field margins and areas of isolated parkland. Most fields are bound by Enclosure hedgerows, although many are remnants and there is considerable variation in density and quality. There is a smaller scale field pattern on the edges of settlements, indicating vestiges of the historic field pattern. Field trees indicating the former alignment of hedgerows are the most common and distinctive structural landscape markers in what is an open, exposed landscape.

The part of the Settled Farmland that falls within the AONB is atypical because it is dominated by the perimeter belt of estate woodlands surrounding the historic parkland of Burnley Hall. To the north of the parklands, a broad belt of transitional woodland gradually peters out into the open scrub and fen on the coastal fringes of the Broads. The woodlands enclose a small water body at Holme Broad and Decoy Wood surrounds a historic decoy pond. This is a relatively flat area, drained by a network of tiny valleys. On the coastal fringes of the woodlands, there is a transition to the open dunes, with birch and gorse dominated scrub, interspersed with a varied range of grassland communities. These transitional scrub and carr woodland habitats are of exceptional ecological interest and form a key part of the ecological network of habitats which buffer and extend the wetlands of the Broads.

Burnley Hall is identified on Faden's Map of Norfolk in 1797, as is the adjacent church (which was already in ruins by 1797), although the extensive broadland waterbody to the north has subsequently been lost to marsh and regenerating woodland and there are now a series of much smaller decoy ponds. The village of East Somerton is on the fringes of the woodland fringe and the open arable fields to the south. A network of narrow, rural lanes links East Somerton to the village of West Somerton, which is on the slightly elevated ridge defining the edge of the Thurne River valley to the north. Churches with tall prominent towers, such as that at Winterton, are a feature of the landscape, as are the wind turbines at Blood Hills. On the southern fringes of the AONB, the edge of Winterton is characterised by bungalow and seaside resort type development and often has an exposed, abrupt quality.

Landscape sensitivity and change

The north-eastern tip of the Settled Farmland landscape is within the eastern outlier of the Norfolk Coast AONB and forms part of the landscape setting to the Broads. Key environmental assets which are sensitive to change are:

- Mosaic of carr woodland, scrub, rush pastures, fen, reed beds, sedge beds and natural scrub-grassland mosaics, all of which are valuable wetland habitats and form a key part of the setting for the Broads. Rush pastures, fens, purple moor grass, reed-beds, carr woodlands and grazing marsh are all BAP priority habitats.
- The distinctive historic parkland of Burnley Hall, with its wooded landscape setting, which creates a strong sense of place in and a wooded backdrop to views across the open arable farmland to the south.
- Relatively small-scale field pattern on the fringes of settlements.
- Quiet, narrow, rural roads bounded by hedgerows and hedgerow oaks, which form surviving fragments of the Enclosure landscape patterns.
- Local glimpsed views to the coastal sand dunes.



Variations in character

Variations in character and inherent landscape sensitivities are highlighted in the following distinctive landscape character areas within the Settled Farmland landscape type (AONB area).

Landscape character area	Distinctive character	Inherent sensitivity
<p>East Somerton Woodlands - SF1</p>	<p>The land around Burnley Hall is a relatively flat plateau and this part of the Settled Farmland is exceptionally well wooded. To the west of Home Broad, West Covert is a semi-natural broadleaf coppice with standard woodland (oak & birch dominated, with ash and areas of willow coppice). Habitats include marshy neutral grassland, reed swamp and areas of tall fen. Towards the fringes of the Broads, Decoy Wood and South Wood form part of a wooded buffer to the Winterton Dunes. These areas comprise a complex local landscape mosaic, with a varied range of habitats including broadleaf semi-natural woodland, acidic and neutral marshy grassland, dry acid grassland and scrub. Small settlements with nucleated form linked by a network of narrow lanes. Open arable farmland to south and long views – often to church towers and the wind turbine at West Farm to the south. Wooded backdrop of transitional woodland on fringes of the Broads to the north. Urban fringe type land uses on the fringes of Winterton.</p>	<ul style="list-style-type: none"> • Historic parkland of Burnley Hall and the adjoining ruined church of St Mary's Church • Wooded coverts and the historic former decoy ponds • Extensive mosaic of valuable woodland, scrub and wetland habitats, as well as the transitions between them • Landscape setting of the village and parkland of East Somerton, particularly the small fields on the fringes of the settlement and individual mature trees which frame views across the open arable farmland to the south. • Glimpsed views to the coastal sand dunes

Key forces for change

- Sea level rise and changes to water quality – potential for brackish water intrusion.
- Erosion of the Enclosure landscape pattern due to loss of hedgerows and hedgerow trees as a result of agricultural intensification and damage by agricultural machinery.
- Changes to the agricultural economy and particularly the introduction of agri-environmental grants, have led to positive changes in landscape character – reinstatement or conservation of drainage ditches, hedgerows, carr woodlands and arable reversion to pasture.
- Potential impact of biofuel production.
- Extensive new built development on the fringes of larger villages, such as Winterton, to cater for the holiday/tourism industry.
- Wind turbines.
- Conversion of farm buildings for residential use.



WIND TURBINES CAN PREDOMINATE IN LOCAL VIEWS FROM THE AONB

20 year vision

restore and enhance

New hedgerow and native tree planting on the edge of local villages provides shelter and a strong sense of place, screening intrusive development. Woodlands, copses and shelterbelts extend beyond the villages to form a buffer and a transition to the sensitive wetland and coastal habitats on the margins of the Broads. The woodlands are carefully sited to frame key views to St Marys Church and the coastal dunes.



Integrated landscape guidance

- 1 Conserve and enhance the mosaic of woodland and wetland habitats which is of exceptional biodiversity value and which functions as part of the setting and landscape buffer to the Broads**
 - Give priority to the conservation and enhancement of rush pastures, fens, purple moor grass, reed-beds, carr woodlands and grazing marsh, all of which are BAP priority habitats.
 - Seek opportunities to introduce a greater variety of wetland habitats within the grazing marshes eg ponds, wetland scrapes with reed-beds – for biodiversity enhancement and flood storage.
 - Maintain a separation between freshwater habitats around the Broads and coastal/saline habitat, where possible.
 - Actively manage areas of woodland and scrub at the transition with the Broads to avoid disturbance to other small scale mosaic type and vulnerable habitats such as marsh, acid grassland and the dunes at Winterton.
 - Conserve, enhance and where possible extend wetland habitats, including drainage ditches, broads and wetland scrapes as landscape features and wildlife corridors, aiming to create inter-linked networks of ecological wetland habitats.

- 2 Enhance and restore the Enclosure landscape structure to provide a sense of spatial scale and containment, as well as opportunities for habitat connectivity and linkages**
 - Conserve all existing hedgerows, hedgerow trees, copses and woodlands, which create the principal visual structure of the landscape and contribute the most biodiversity value.
 - Give priority to the conservation and restoration of hedgerows and regeneration/replanting of hedgerow trees along rural roads, which contribute to the gateway landscape setting of settlements. These are often historic, relatively species-rich hedgerows.
 - Conserve all existing woodlands, copses and tree belts, extending them wherever possible to create or enhance connections with the existing matrix of woodlands and hedgerows.
 - Encourage wide field margins within arable fields to enhance the ecological value of the hedgerows as corridors for the movement of wildlife through intensively farmed areas.

- 3 Conserve the landscape setting of the Broads**
 - Avoid the introduction of further wind turbines, which would erode the rural character of the landscape on the fringes of the Broads. The existing turbines are already visible from the Thurne River Valley within the sensitive Broads landscape.
 - Conserve the transitional woodlands which form a key part of the visual setting of the Broads and an important ecological buffer/network.

Integrated landscape guidance (continued)

4 **Conserve the setting of the historic parkland at Burnley Hall and its associated landscape features**

- Research, identify and conserve the setting of the historic parkland and important historic features at Burnley Hall and develop appropriate management strategies to facilitate the renewal of distinctive features such as individual specimen trees, the composition of views, distinctive groups of trees and grazed parkland areas.
- Enhance the management, presentation, interpretation and accessibility of the area for its historic value.
- The siting and design of new development should take account of the setting of historic parkland landscapes and the many individual landmarks that are characteristic of the area.
- Identify and conserve views to landmark buildings, particularly Burnley Hall and St Mary's Church.

5 **Conserve the character and landscape setting of settlements**

- Identify and conserve the remaining open views to the coastal dunes.
- Conserve and frame views to historic churches, for instance the tall knapped flint and dressed stone tower of the church at Winterton.
- New built development (or replacement development) should be designed to incorporate new tree and hedgerow planting so that settlements are integrated within the landscape in an organic way, with trees 'anchoring' and connecting the buildings to existing mature hedgerows. In most cases, hedgerows and tree belts are more appropriate boundaries for development plots than fences or walls.
- Ensure all new built development is consistent with existing settlement pattern, density and traditional built form - encourage sensitive use of building materials and styles to maintain local distinctiveness and character.
- Encourage carefully designed small-scale new tree planting on the fringes of settlements which is designed to provide a positive gateway, replace existing trees, screen locally intrusive structures and frame views to the surrounding countryside.
- Develop positive new planting to integrate existing and extended industrial areas on the fringes of settlements.
- Conserve the character of rural roads, particularly on the approaches to settlements, avoiding improvements (kerbs, signage, access roads with wide sight-lines, standard road widths etc) which will erode the rural character of the landscape.
- Avoid development of agricultural buildings for urban fringe uses or conversion to residential uses in order to retain the rural character of the countryside.

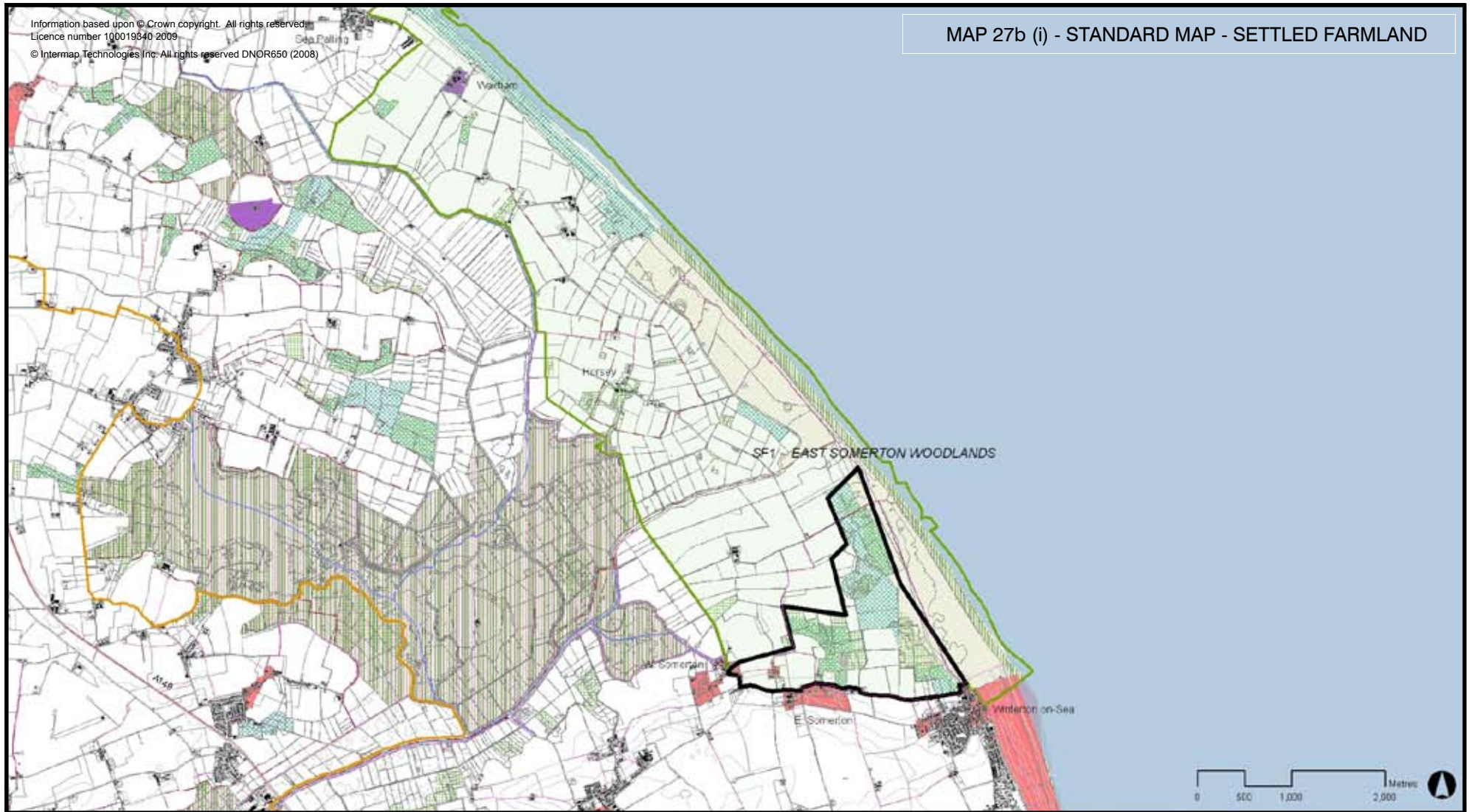
Detailed maps

- **Standard** - landform, drainage, rights of way and statutory designations
- **Biodiversity** - ecological networks ¹
- **Historic landscapes** - broad historic landscape character types ² and data from the Historic Environment Record ³

¹ *Norfolk Wildlife Trust on behalf of the Norfolk Biodiversity Partnership, July 2006, Ecological Network Mapping Project for Norfolk*

² *Norfolk Landscape Archaeology, January 2009, Norfolk Historic Landscape Character - a report on the Norfolk Landscape Characterisation (HLC) Project*

³ *www.heritage.norfolk.gov.uk - provides a computerised, searchable database (with integrated digital mapping) of all areas of known archaeological activity, sites, finds, cropmarks, earthworks, industrial remains, structures and historic buildings in the county*



Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

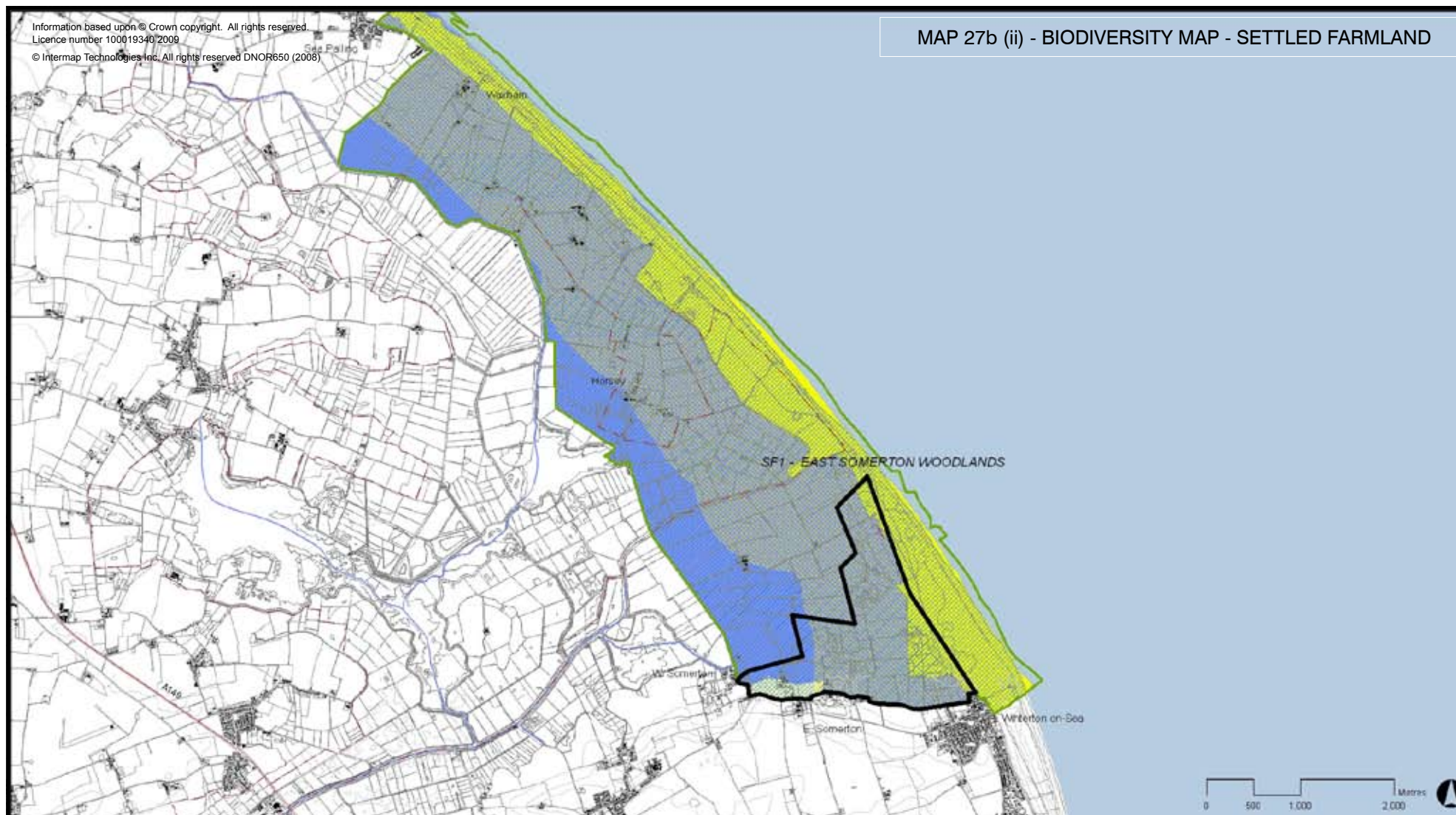
Connections

- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

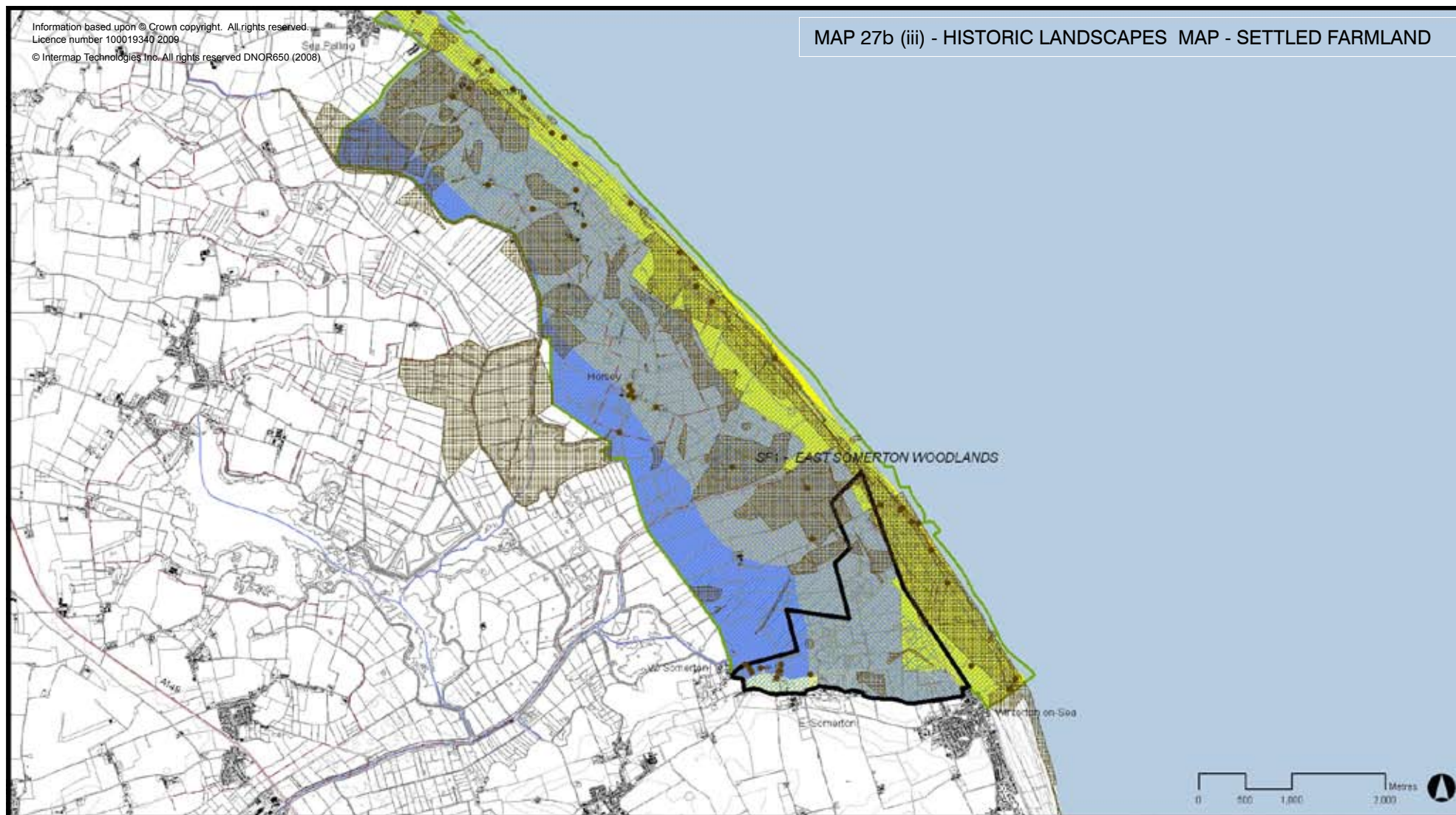
Topography

- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries



- | | | | |
|--|----------------------------------|-------------------------------------|------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | 'A' Road |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Broads & River Buffer Zone | 'B' Road |
| Zone of Grassland-Heathland-Woodland Enhancement | Core Habitat Corridors | Paston Bam Bat Site Management Area | Main River |
| Wetland Habitat Enhancement Zone | | | Area of Outstanding Natural Beauty |
| | | | Settlement |
| | | | District Council Boundaries |



- | | | | | |
|------------------------------|--------------------------|---------------------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Miscellaneous | HER 'point' | 'A' Road |
| 20th Century Agriculture | Historic Earthwork | Parks, Garden, Recreation | HER 'line' | 'B' Road |
| Built up Areas - Historic | Horticulture | Water Features | HER 'area' | Main River |
| Built up Areas - Modern | Industry | Woodland | | Area of Outstanding Natural Beauty |
| Coastal - Drainage Enclosure | Inland - Managed Wetland | | | Settlement |
| Coastal - Managed Wetland | Marginal | | | District Council Boundaries |



dunes, coastal levels and resorts



Integrated landscape character



MAP 28a - Dunes, Coastal Levels and Resorts Key Plan

The northern part of the Dunes, Coastal Levels & Resorts landscape type is within the AONB. This area is defined by acidic sandy soils and rolling coastal dunes, which at this part of the coastline, overlie the Norwich Crag bedrock. The dunes slope down to long, windswept sandy beaches. The mosaic of dunes, dune heath and tussocky acidic grassland habitats merge into the scrub and the grassland communities on the fringes of the fens and transitional carr woodland inland.

Faden's 1797 Map of Norfolk identifies a larger area of common land along the coast that has since been lost because of coastal change – only a small strip now remains and much of it has been absorbed by the beach and sand dunes.

There are panoramic expansive views along the entire coastline. The offshore wind turbines at Scroby Sands dominate views from many points. The Winterton dunes form a key natural defence and are considerably more stable than shifting coastlines elsewhere on the North Sea Coast.

This is a relatively tranquil, remote area. It is very open and proximity to the coastline brings strong winds and an added sense of exposure. There is a complete absence of any significant built development.

Landscape sensitivity and change

A small part of the Dunes, Coastal Levels and Resorts landscape is within the eastern outlier of the Norfolk Coast AONB and forms part of the landscape setting to the Broads. Key environmental assets which are sensitive to change are:

- Dunes, dune heath and associated acidic grasslands, which are valuable habitats and form a key part of the setting for the Broads. The Winterton dunes are designated as SSSI, SAC and SPA for their habitat value in relation to bird nesting and breeding, as well as for their diverse flora. The acidic soils at Winterton are unusual within this predominantly calcareous area and support plants, including a variety of rare grasses, such as Grey Hair Grass and Rush-leaved Fescue, as well as bryophytes and lichens only found in such acidic soils.
- The 'wild', unspoiled character of the coastal landscape, which acts as a valuable 'buffer' between the sea/beach and settlement edge.
- Strong sense of tranquillity especially outside the peak summer tourism season.



Variations in character

Variations in character and inherent landscape sensitivities are highlighted in the following distinctive landscape character areas within the Dunes, Coastal Levels and Resorts landscape type (AONB area).

Landscape character area	Distinctive character	Inherent sensitivity
<p>Winterton Dunes - DCR1</p>	<p>Low topography (compared to further south) – no cliffs and rolling dunes gradually merge with acidic scrub. Highly valuable ecological habitats – tussocky rough grass forms a unique habitat supporting a range of flora, as well as habitats for overwintering birds and butterflies. Raptors such as Hen Harrier, Barn Owls and Sparrowhawks are regularly recorded hunting over the dunes during the winter months. Landform variation is provided by the low ridge and valley to the edge of Winterton, known locally as Winterton Valley. Winterton-on-Sea is a compact nucleated village, around a central village green and demonstrates traditional building materials and styles, such as red brick and pantiles, and thatch and lime plaster rendered with traditional coloured finishes eg ‘oxblood’. Expansion of resort development on the fringes of Winterton has a potentially strong influence on the character of the area</p>	<ul style="list-style-type: none"> • Change in scale between the open windswept sandy beaches and the intimate mosaic of grasslands and scrub inland • Valuable ecological habitats – acidic grassland, dune heath and dune communities • Wild, exposed character – long panoramic coastal views

Key forces for change

- Sea level rise as a result of climate change – potential for brackish water intrusion.
- Coastal erosion – this stretch of coastline is particularly vulnerable to erosion due to the exposed situation of the crumbly bedrock and drift geology.
- New built development on the fringes of larger villages, such as Winterton, to cater for the holiday/tourism industry.
- Pressures for leisure and tourism related development – due to proximity to the Broads and sandy beaches.
- Wind turbines.



THIS STRETCH OF COASTLINE IS PARTICULARLY VULNERABLE TO SEA LEVEL RISE AND COASTAL EROSION

20 year vision

managed change

A distinctive, simple landscape with panoramic coastal views and a structured transition from woodland carr to tussocky heath to rolling dunes to beach and sea.



Integrated landscape guidance

- 1 Conserve, enhance and manage the valuable dune, dune heath and acidic grassland habitats and the transitions between them**
 - Give priority to the conservation and enhancement of the valuable acidic grassland and dune heath communities of the Winterton Dunes.
- 2 Manage any inevitable coastal change in a long term, sustainable way**
 - Understand, monitor and assess the impacts of coastal erosion and leaching in order to plan for future adaptation to coastal change.
 - Seek to accommodate future pressures (such as intensification of sea defences) while safeguarding visual sensitivities and intrinsic coastal character.
 - The Shoreline Management Plan recognizes the importance of managing coastal change as an ongoing natural process and strategies should consider long term sustainable solutions that accommodate the sediment systems that operate along the coast without increased dependence on constructed defences.
 - Use 'soft' engineering solutions for any intervention deemed necessary to manage the processes of coastal change.
- 3 Conserve and enhance the distinctive visual qualities of the dunes and the inherent sense of 'wildness'**
 - Maintain the 'wild' nature of these coastal areas, including the dunes and beaches
 - Avoid encroachment by settlement – in particular consider the scale of existing features and skylines in relation to development
 - Control future wind turbine development in order to avoid further visual disturbance on the North Sea horizon line and detracting from the cohesive sculptural nature of the existing turbine group.

Detailed maps

- **Standard** - landform, drainage, rights of way and statutory designations
- **Biodiversity** - ecological networks ¹
- **Historic landscapes** - broad historic landscape character types ² and data from the Historic Environment Record ³

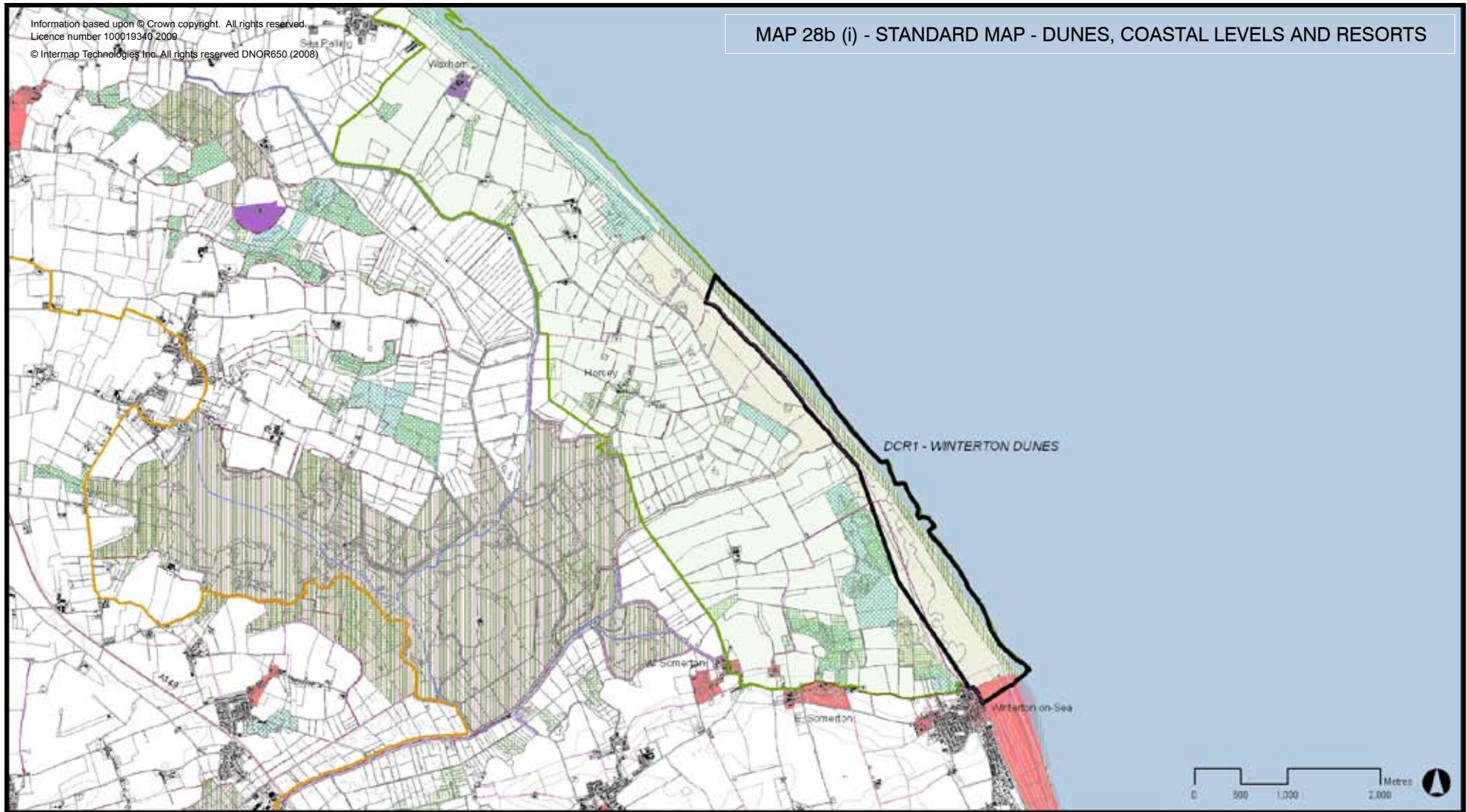
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MAP 28b (i) - STANDARD MAP - DUNES, COASTAL LEVELS AND RESORTS



Statutory Designations

- Ramsar Site
- Special Protection Area
- Ancient Woodland
- Site of Special Scientific Interest
- County Wildlife Sites

- Local Nature Reserve
- Forestry Commission Woodland
- Special Area of Conservation

Heritage

- Scheduled Ancient Monuments
- Conservation Areas
- Historic Parks and Gardens

Connections

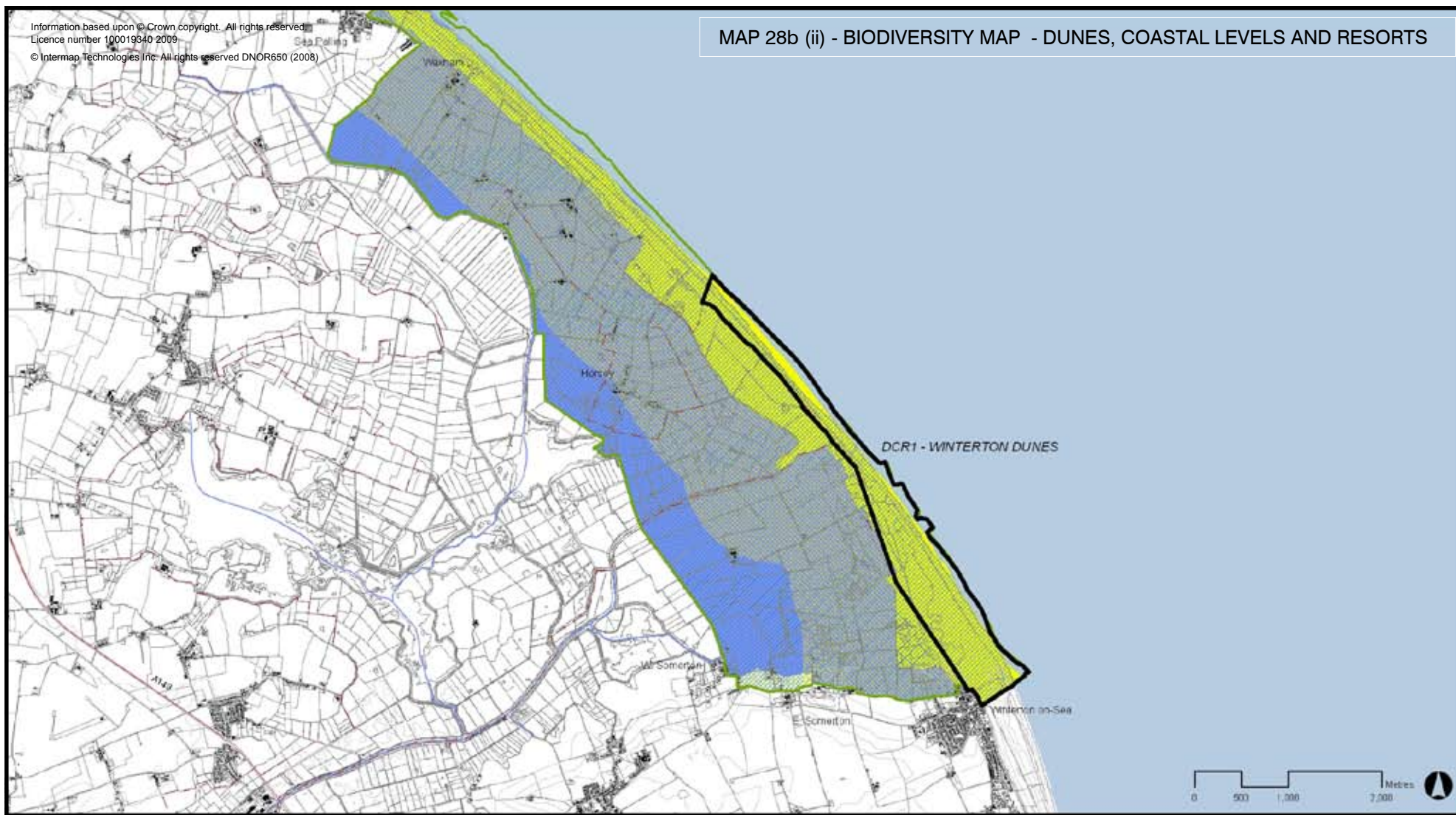
- National Cycle Route
- Cycleways
- Long Distance Path
- Footpath
- Bridleway
- Restricted Byway

Topography

- Contour Line (Interval 5 m)
- 30 m Contour Line
- 50 m Contour Line

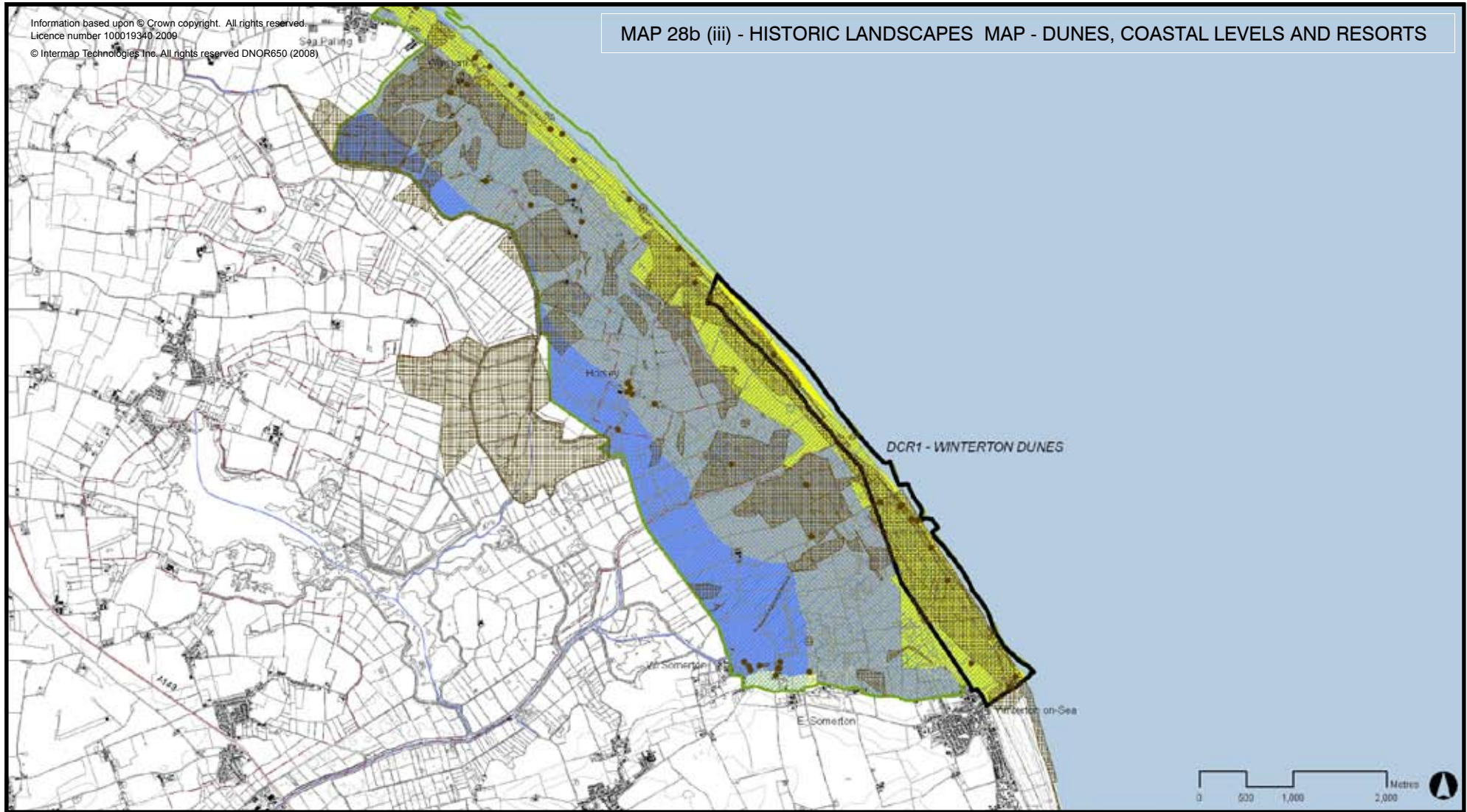
- 'A' Road
- 'B' Road
- Main River
- Area of Outstanding Natural Beauty
- Settlement
- District Council Boundaries

MAP 28b (ii) - BIODIVERSITY MAP - DUNES, COASTAL LEVELS AND RESORTS



- | | | | |
|--|-------------------------------------|----------------------------|------------------------------------|
| Core Woodland Area | Coastal Habitat Enhancement Zone | Coastal Buffer Zone | 'A' Road |
| Zone of General Habitat Enhancement | Calcareous Grassland Core Area | Broads & River Buffer Zone | 'B' Road |
| Zone of Grassland-Heathland-Woodland Enhancement | Core Habitat Corridors | | Main River |
| Wetland Habitat Enhancement Zone | Paston Bam Bat Site Management Area | | Area of Outstanding Natural Beauty |
| | | | Settlement |
| | | | District Council Boundaries |

MAP 28b (iii) - HISTORIC LANDSCAPES MAP - DUNES, COASTAL LEVELS AND RESORTS



- | | | | | |
|------------------------------|--------------------------|---------------------------|-------------|------------------------------------|
| 18th-19th Century Enclosure | Commons, Wastes, Heaths | Miscellaneous | HER 'point' | 'A' Road |
| 20th Century Agriculture | Historic Earthwork | Parks, Garden, Recreation | HER 'line' | 'B' Road |
| Built up Areas - Historic | Horticulture | Water Features | HER 'area' | Main River |
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