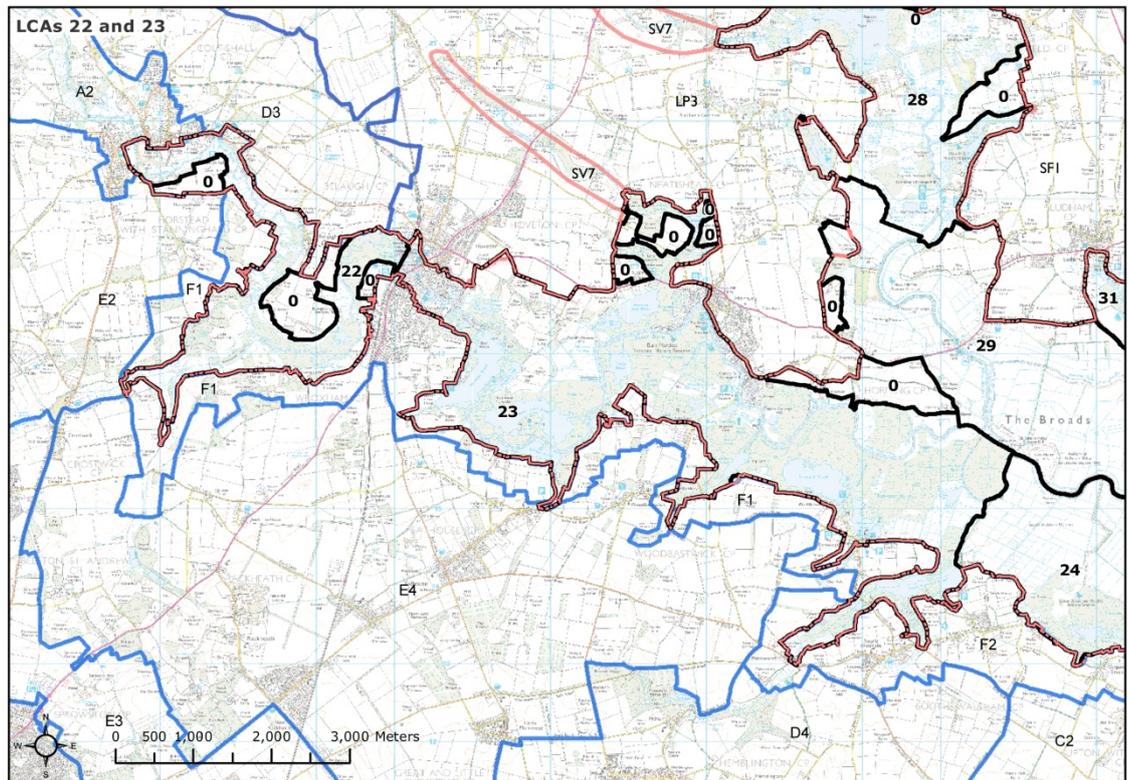


# LCA 22: Bure Valley – Upstream Wroxham to Horstead: Area 23: Bure Valley – Wroxham to Fleet Dyke, South Walsham

## Location and landscape character context



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## Landscape Sensitivity Assessment for Solar PV Development

Criteria	Lower sensitivity	↔	Higher sensitivity
<b>1.Scenic and special qualities</b>			
	This character area grouping represents a number of the Broads special qualities which are sensitive to solar PV development, specifically in relation to the diversity of nature and habitats vulnerable to land take. Also the sense of tranquillity and wildness evident in both character areas which could be interrupted by solar PV development. Overall the area has a high sensitivity to solar PV development.		
<b>2.Sense of openness / enclosure</b>			
	The majority of this landscape has an intimate and enclosed character which indicates a relatively lower sensitivity to solar PV due to the containment afforded. However areas of open fen and grazing marsh which appear in parts (e.g. surrounding Ranworth and Coltishall) would have a higher sensitivity to solar PV, due to the fact that such development would be more readily perceived in such locations. Due to this variation in enclosure and scale, the area as a whole has a moderate sensitivity to solar PV development.		
<b>3.Landscape and land cover pattern and scale</b>			
	Due to the distinct and intricate pattern of elements defined by carr woodland, reed ronds, marsh and grazing pasture, fen and open water, the areas are considered to have a high sensitivity to solar PV. Such landscape patterns would be vulnerable to dilution by solar PV development. Although the landscape pattern is partially eroded surrounding Hoveton and Wroxham due to modern development, the complex landscape texture remains intact throughout the rest of the area. Overall however the landscape has a high sensitivity to solar PV development.		
<b>4.Perception and experience of the landscape</b>			
	A tranquil, rural character is evident in both areas, particularly away from the settlements of Hoveton and Wroxham which display some elements of modern development (boatyards, chalets and busier roads). The perception of the landscape is one of tranquillity and rurality, and due to the potential of solar PV to introduce new uncharacteristic features which may detract from this sense of tranquillity, the areas are judged to have a high sensitivity to solar PV.		
<b>5.Historic landscape character</b>			
	Both areas display characteristics of historic significance. The principal HLC types within both areas are regenerated carr woodland interspersed with freshwater fen and small broads. Areas of 17 <sup>th</sup> century grazing marsh (at Coltishall) and the vernacular of the area's settlement pattern (particularly Horning Conservation Area) are sensitive to solar PV development. This higher sensitivity is due to the potential of solar PV to affect the coherence of this pattern as a result of development land take. Other aspects of historic landscape character sensitive to solar PV are traditional vernacular settlement at Horstead, Belaugh, Woodbastwick, Horning and Crabbett's Marsh. Overall the areas have a high sensitivity to solar PV development.		
<b>6.Visual sensitivities and intervisibility</b>			
	Landscapes of intimate spatial scale and of contained visual character which define much of areas 22 and 23 would have the lowest sensitivity to solar PV in visual terms. However, areas of open fen and grazing marsh which are found at Coltishall and Ranworth have higher sensitivity due to the potential visibility of solar PV in an open landscape. There is some intervisibility with adjacent areas beyond the Executive Area boundary in Broadland District (D3: Coltishall Tributary Farmland, E2: Marsham and Hainford Wooded Estate lands and E4: Rackheath, Salhouse Wooded		

	Estatelands and F1: Wroxham to Ranworth Marshes Fringe) and North Norfolk's LP3: Worstead, Coltishall, Hoveton and Smallburgh Area, which increases sensitivity. Due to this degree of intervisibility with adjacent areas, the areas have potential to be influenced in visual terms by solar PV development and this would indicate overall moderate-high sensitivity to solar PV.			
<b>Discussion on landscape sensitivity</b>				
	This grouping of character areas has a high overall landscape sensitivity to solar PV development. This is due to the representation of special qualities (i.e. sense of tranquillity and diversity of habitats) in the areas which would be sensitive to such development. Also the landscape pattern and scale, historic character and integrity, the sense of remoteness, as well as areas of vernacular settlements. Sensitivity is reduced due to intrusion associated with Hoveton and Wroxham and the ability of this enclosed landscape to screen and filter views. Thus the overall sensitivity judgement is high, taking the above into account.			
<b>Sensitivity to different sizes of solar PV development</b>	<b>Land within the character areas</b>		<b>Land outside the Executive Area</b>	
	Roof mounted requiring planning permission	<b>H</b>	Roof mounted requiring planning permission	<b>M</b>
	Roof mounted - < 1 hectare	<b>H</b>	Roof mounted - < 1 hectare	<b>M-H</b>
	Field mounted: Small - < 1 hectare	<b>H</b>	Field mounted: Small - <1 hectare	<b>H</b>
	Field mounted: Medium - 1 to 5 hectares	<b>H</b>	Field mounted: Medium - 1 to 5 hectares	<b>H</b>

**Commentary:**

This grouping of character areas would have a high sensitivity to field and roof mounted solar PV irrespective of size, due to the potential effects on vernacular settlement character and on landscape pattern. As such, sensitivity of both character areas to all types of solar PV would be high overall in landscape terms.

***Landscapes outside the Executive Area***

Relevant character areas and sensitivities are:

Broadland District -

D3: Coltishall Tributary Farmland: Wide expansive views and uninterrupted skyline although views into the Broads are filtered due to tree cover.

E2: Marsham and Hainford Wooded Estatelands: Close to the edges small-scale woodlands and copses reflects its proximity to the Broads.

E4: Rackheath, Salhouse Wooded Estatelands: Characteristic northerly views over descending wooded slopes to the Broads, and associated wooded horizon.

F1: Wroxham to Ranworth Marshes Fringe: Forms a fringe to the lower-lying flat landscapes of the Broads and has a strong association with the area.

North Norfolk -

LP3: Worstead, Coltishall, Hoveton and Smallburgh: Closely adjoining and infiltrated by the Broads and contributing to their setting.

Fieldwork has confirmed that sensitivity ratings for this area would be the same at the upper end of the typology as those set out for the Broads areas above, although aspects of the landscape may be less sensitive to smaller scale roof mounted solar PV where there is a degree of visual containment. This however would be subject to siting, topography and level of intervisibility. The ridges in these adjacent character areas are visually prominent, as described above and are therefore highly sensitive.