

Appendix G

Chet Valley Settlement Fringe objections

Response from Broads Authority November 2025

1. Introduction

The emerging Local Plan for the Broads includes a policy relating to Settlement Fringe landscape character type, Policy PUBDM26: Protection and enhancement of settlement fringe landscape character. The areas that are identified as settlement fringe are mapped (see Figure 1).

The objections received in relation to this policy are set out in [DRAFT – responses to Regulation 19 \(first\) consultation](#) and relate to the Chet Valley settlement fringe area, circled on the map.

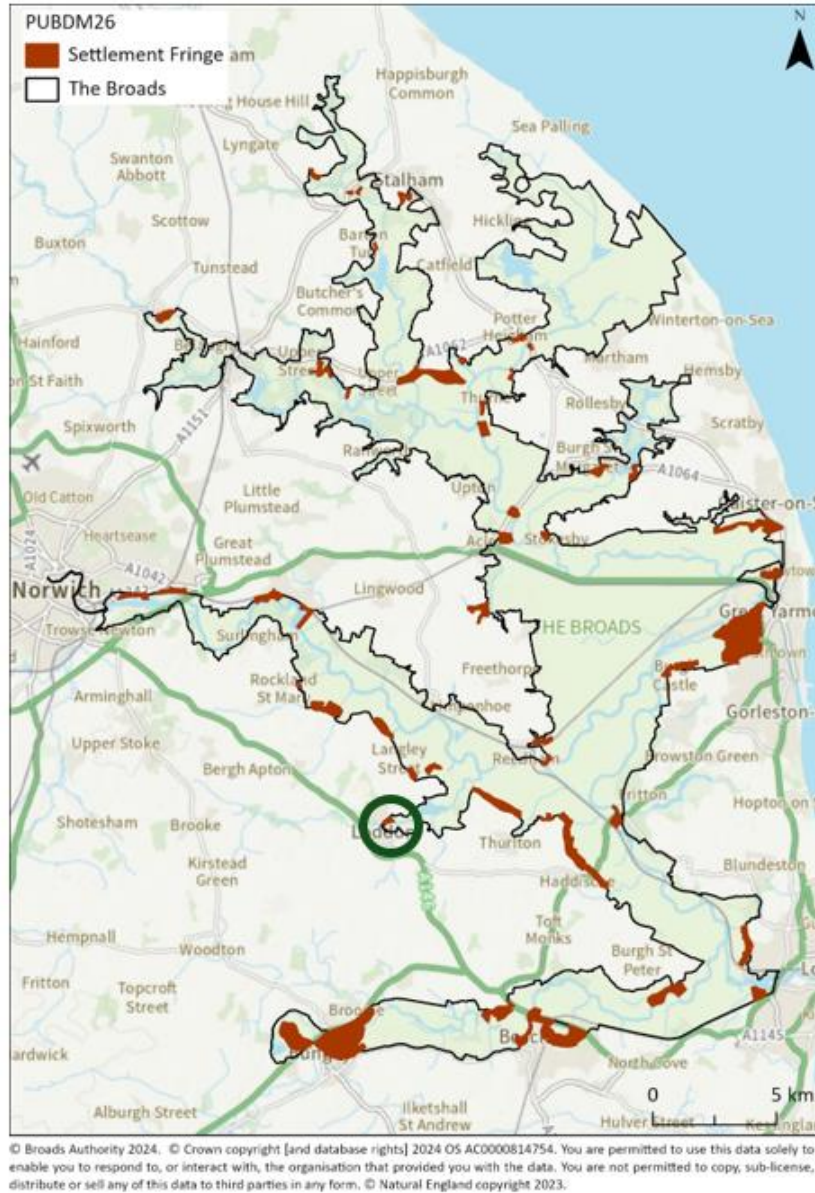


Figure 1: Settlement Fringe areas, with Chet Valley Settlement Fringe circled.

2. Site visit

In November 2025, the Landscape Architect Consultant and Heritage and Design Manager undertook a site visit to the Chet Valley Settlement Fringe area. The current area of Settlement Fringe at Chet Valley is shown in Appendix 2 and Figure 2.

3. Methodology

Consideration of whether sites should or shouldn't fall within settlement fringe were based upon the criteria listed below which relate to the Local Plan settlement fringe policy (PUBDM26) and the wording used to describe settlement fringe and its distinctive landscape characteristics within the Landscape Character Assessment (LCA).

Settlement Fringe definition and characteristics:

A landscape type found repeatedly throughout the Broads, where settlement and semi natural/natural environment converge.... Invariably around any settlement there are pressures for use other than traditional agriculture. Many of these pressures are generated as a direct result of recreational and leisure activities. Developments can be varied and include garden extensions with their associated fencing and features, allotments, poultry keeping, horse keeping, sports pitches, pond construction (fishing and wildfowling), storage of scrap items and so on.

Distinctive landscape characteristics (of settlement fringe) are:

- *The basic underlying landscape characteristics are the same as the prevailing landscape type within the character area i.e. estuarine marshland/heathland etc;*
- *The basic landscape characteristics associated with the existing natural/semi natural environment have been compromised;*
- *They are always located in close proximity to existing settlement;*
- *The landscape has been modified in some way to accommodate the intended use;*
- *Features may have been added that look out of character with the semi natural environment of the Broads;*
- *The activities may have the potential to impact on the soils, vegetation, water quality and tranquillity of an area*

The site visit was undertaken on 3 November 2025. Conditions were clear and dry, with good visibility.

The Loddon Quay development and the River Chet were viewed from the Loddon Staithe car park and accessible area.

The following public footpaths were walked (see Appendix 1), Chedgrave FP8 and the permissive footpath route that continues to the northeast, eventually linking to Chedgrave FP4 and Loddon FP3. A route through the area currently identified as settlement fringe was taken, followed by the Chedgrave FP4 northwest around the edge of the churchyard to All Saints Church. The opportunity was taken to assess an area of private development located off Church Close, which comprises 3 properties, set amongst a semi-natural open green space that includes an area of water (it is not clear if this was a pond or a drainage ditch that has been incorporated into the development) and tree planting.

As part of the visit, footpaths further south were also walked including Loddon BR25 and permissive routes connecting east, and Pye's Mill was visited to ensure the area was assessed from a full range of views.

For the purposes of this piece of work, the Chet Valley area of settlement fringe was split into five areas. These are shown on the map at figure 2.

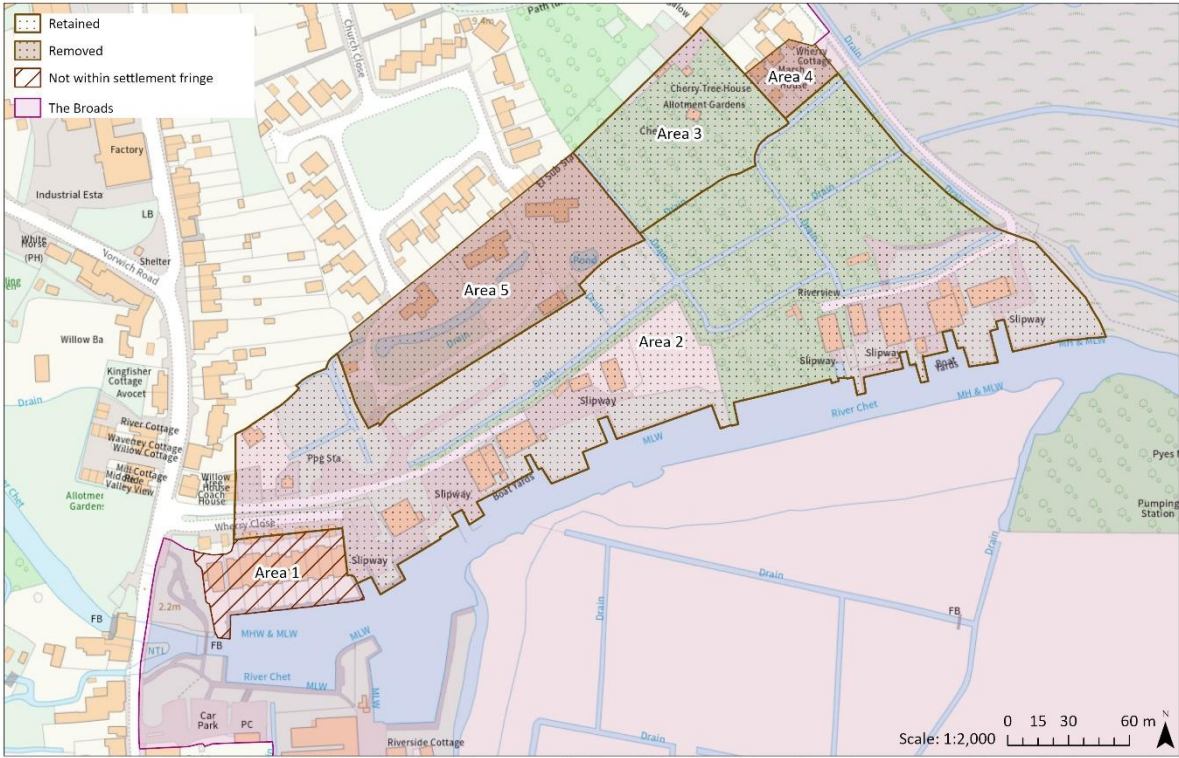


Figure 2: Areas viewed in and around the settlement fringe. Also showing the five areas for the purposes of this piece of work.

4. Review of the settlement fringe area and suggested amendments

See figure 2 for location map of the following areas.

Area 1: Residential Riverside development accessed from Loddon Quay/Wherry Close

This area currently falls outside the settlement fringe. The development reads as part of the planned settlement of Loddon and Chedgrave. The area observed demonstrates a planned approach to development closely related to the development pattern of adjacent older development and street pattern in Loddon and Chedgrave, even though this development has a frontage onto the river. We consider this area should remain as is; this **area is not settlement fringe**; the prevailing characteristic is of townscape character.



Area 2: Boatyards located alongside the north side of the River Chet between Wherry Close and Pits Lane

This currently falls inside the settlement fringe. On the site visit, many of the characteristics associated with the settlement fringe landscape character were observed. The underlying landscape characteristics relate to the river valley marshland which can be observed south of the river and further east beyond Pits Lane. There were some elements of natural vegetation patterns, but much of the land has been adapted to the degree where the semi-natural environment feels compromised. Elements such as non-native planting, temporary storage units such as shipping containers and ad hoc sheds, boat storage, hardstandings, storage of scrap materials, subdivision of land uses with low scale fencing – all demonstrate modifications of the land to accommodate the boatyard use. **This area should remain as settlement fringe landscape character.**



Area 3: Area of allotments / horticultural / small holding land use between boatyards and All Saints Church footpath

This area currently falls inside the settlement fringe. On the site visit, characteristics associated with the settlement fringe landscape character were observed, including the provision of small scale greenhouses, fruit cages and items associated with allotment gardening. An element of the underlying characteristics of the area was apparent, but there was a clear use of the land which means it would not be considered a natural or semi-natural landscape, nor is it clearly associated with a development. **This area should remain as settlement fringe landscape character.**



Area 4: Three residential plots and double garage off Pits Lane (including Wherry Cottage and Marsh View House)

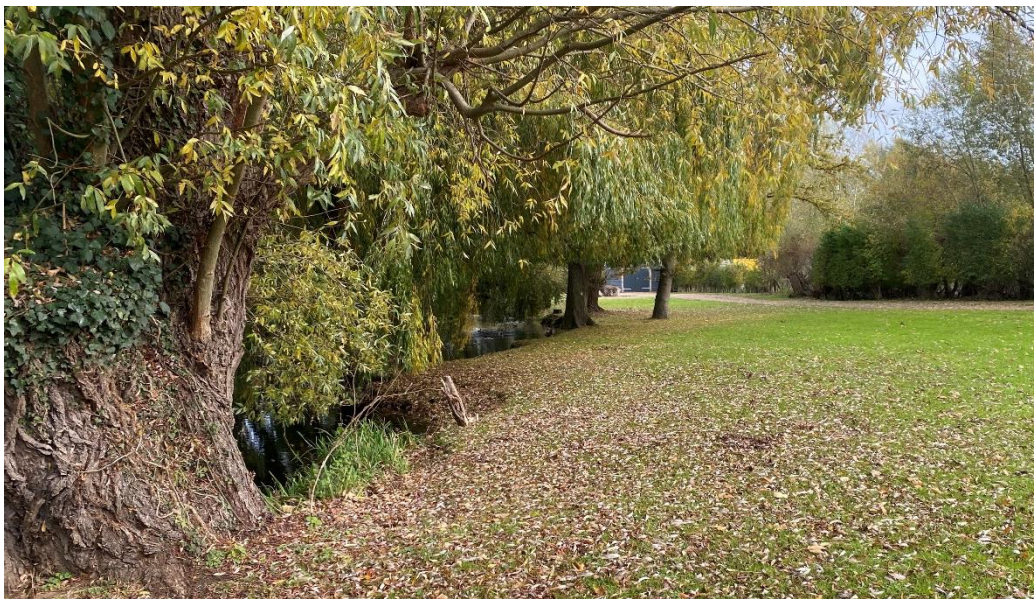
This currently falls partly inside the settlement fringe. On the site visit it was considered that this small development and associated land up to boundary hedgerow demonstrates a parcel of development which extends the character of other settlement along Pits Lane. Despite its siting adjacent to river valley marshland, it is considered that this is an extension to the existing settlement along Pits Lane that predates it. There is a clear boundary which represents a change between settlement and settlement fringe. **This area should be removed from the settlement fringe landscape character.**



Area 5: Private development off Church Close comprising 3 properties

This currently falls inside the settlement fringe. On the site visit this development appeared as a somewhat secluded or private extension of adjacent development that likely predates it. The area feels part of the existing settlement with a relatively clear

boundary between the site and adjacent land uses, the use of the land feels cohesive rather than appearing as a modification. **This area should be removed from the settlement fringe landscape character.**



5. Answers to frequent points made in representations

A: This is a new designation that will impose new controls.

It is not a new designation. The Local Plan settlement fringe policy PUBDM26 and area shown as settlement fringe in Chedgrave is the same as in the current adopted Broads Authority Local Plan policy DM20, adopted in 2015.

The designation does not impose controls. It sets out standards that would need to be met for new development in the area to be considered acceptable. See point 5 below.

B: The character of the land does not meet the definition of ‘settlement fringe’, that the policy is seeking to protect.

As described above, the current settlement fringe area has been re-assessed, and it is considered that almost all of the area does meet the defining characteristics (described above) of settlement fringe. Two small areas contain planned residential development and do not meet the criteria, and the recommendation is they be removed from the settlement fringe.

The policy seeks to ensure that any new development in the area delivers improvements that will contribute to the active conservation, enhancement and restoration of these areas and will enhance these sensitive transition points between villages / towns and the wider landscape in which they sit.

C: There are other environmental designations and constraints so there should not be another.

Other environmental constraints and designations (for example, which flood zone it is in), do not affect the landscape character.

Designations are put on land for a variety of reasons by different bodies and many areas have many designations. For example, flood risk designations are put on land by the Environment Agency to ensure development is positioned appropriately in relation to flood risk. Environmental designations such as SSSIs are put on land with special environmental qualities by Natural England to protect landscapes, biodiversity and habitats. Historic England put heritage designations on places with special architectural or heritage significance to ensure that is not lost when development occurs. All of these designations are considered by Local Planning Authorities when assessing planning proposals.

D: The land is privately owned and contains uses such as residential gardens, boatyards with boat storage and general storage. Trees have been planted over the years by the owners.

Settlement Fringe can be in private or public ownership and the uses described can be and often are found in settlement fringe areas. The planting of trees including non-native species is typical of settlement fringe areas.

E: The settlement fringe area contains businesses that are crucial to the local economy. The designation should not restrict them.

The intention of policy PUBDM26 which covers the ‘settlement fringe’ area of Chedgrave is not to restrict businesses or development. The policy states that development in settlement fringe areas *shall be permitted* where it can be demonstrated that its location, scale and design will protect, conserve and where possible enhance the special qualities of the Broads, the relationship between the settlement and landscape setting, the pattern of distinctive landscape elements and visually sensitive skylines.

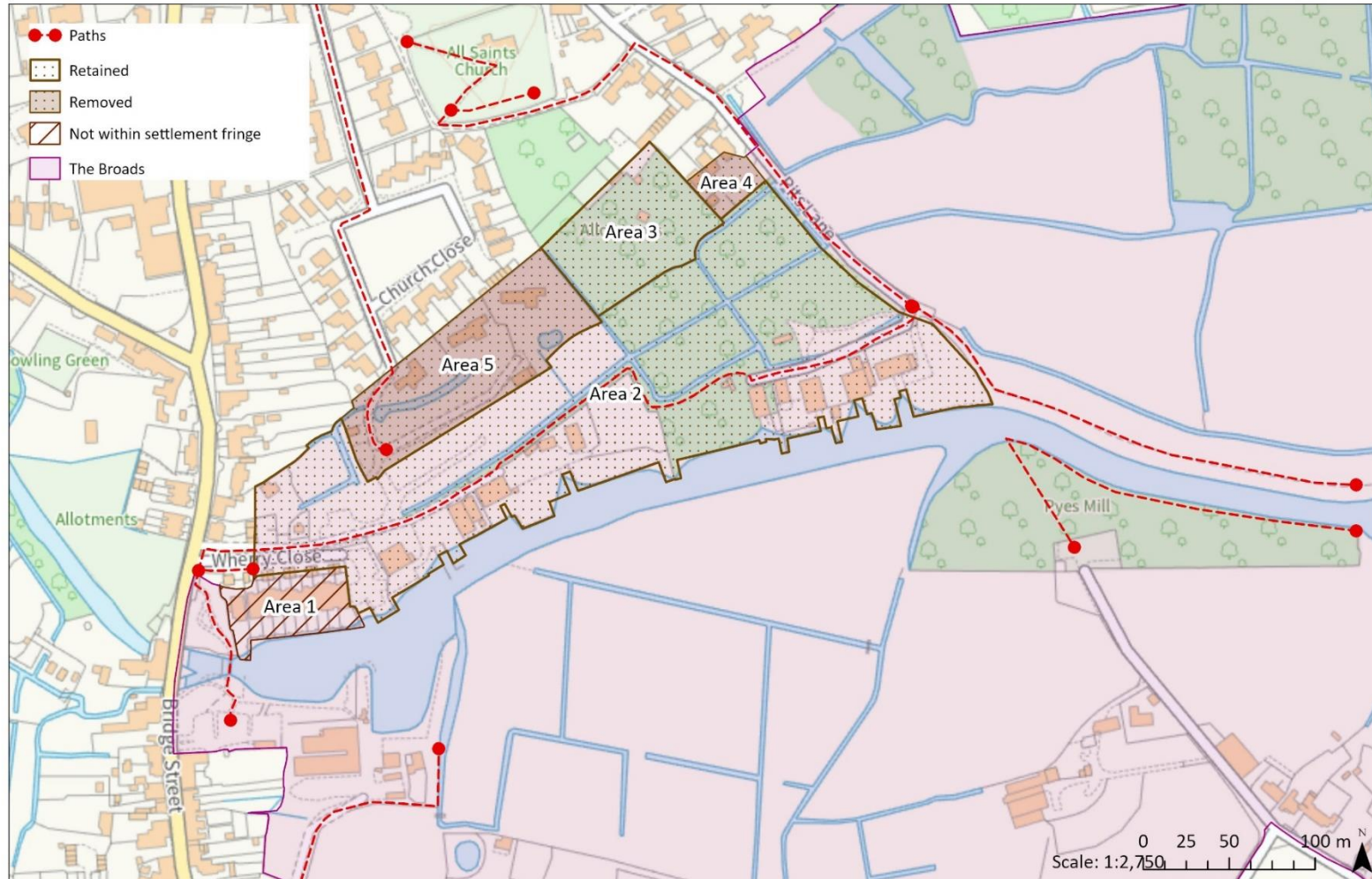
As such, within the Chedgrave settlement fringe area, suitable proposals for development (that demonstrate how they would enhance the landscape qualities of the area) are more likely to be considered acceptable than they would be if the area was not considered settlement fringe.

6. Conclusion

Following a review of the settlement fringe area in Chedgrave, it is proposed to remove two areas that contain planned development and no longer meet the criteria for settlement fringe. However we do not agree that the whole settlement fringe area should be removed as most of the area still fulfils the criteria and remains settlement fringe landscape character type. See [Appendix 3](#) for the proposed amended area of settlement fringe at Chet Valley.

Appendix 1: Plan showing the footpaths walked on site visit

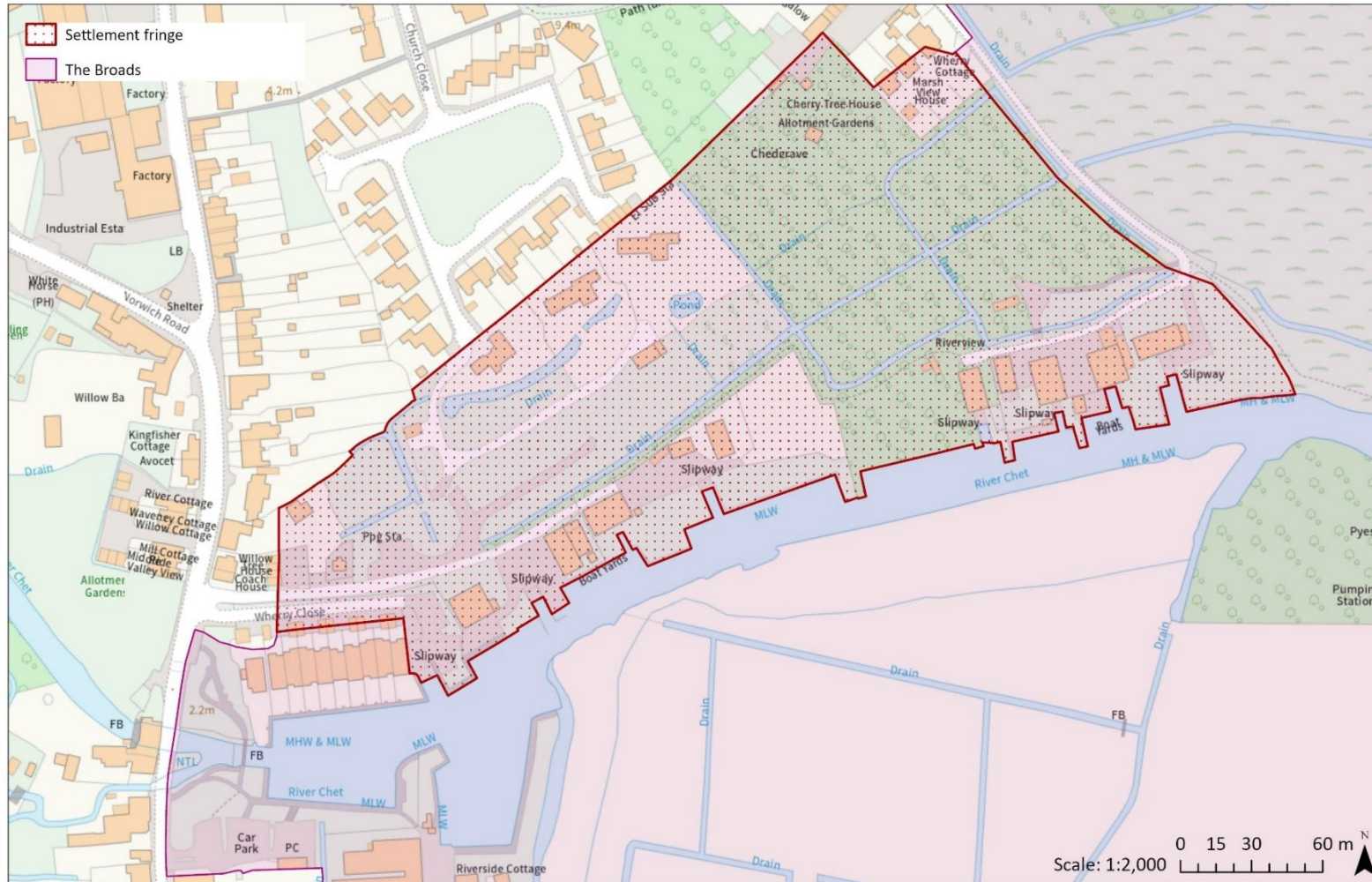
Appendix B: Paths walked during site visit



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Appendix 2: Map showing existing settlement fringe in Chedgrave

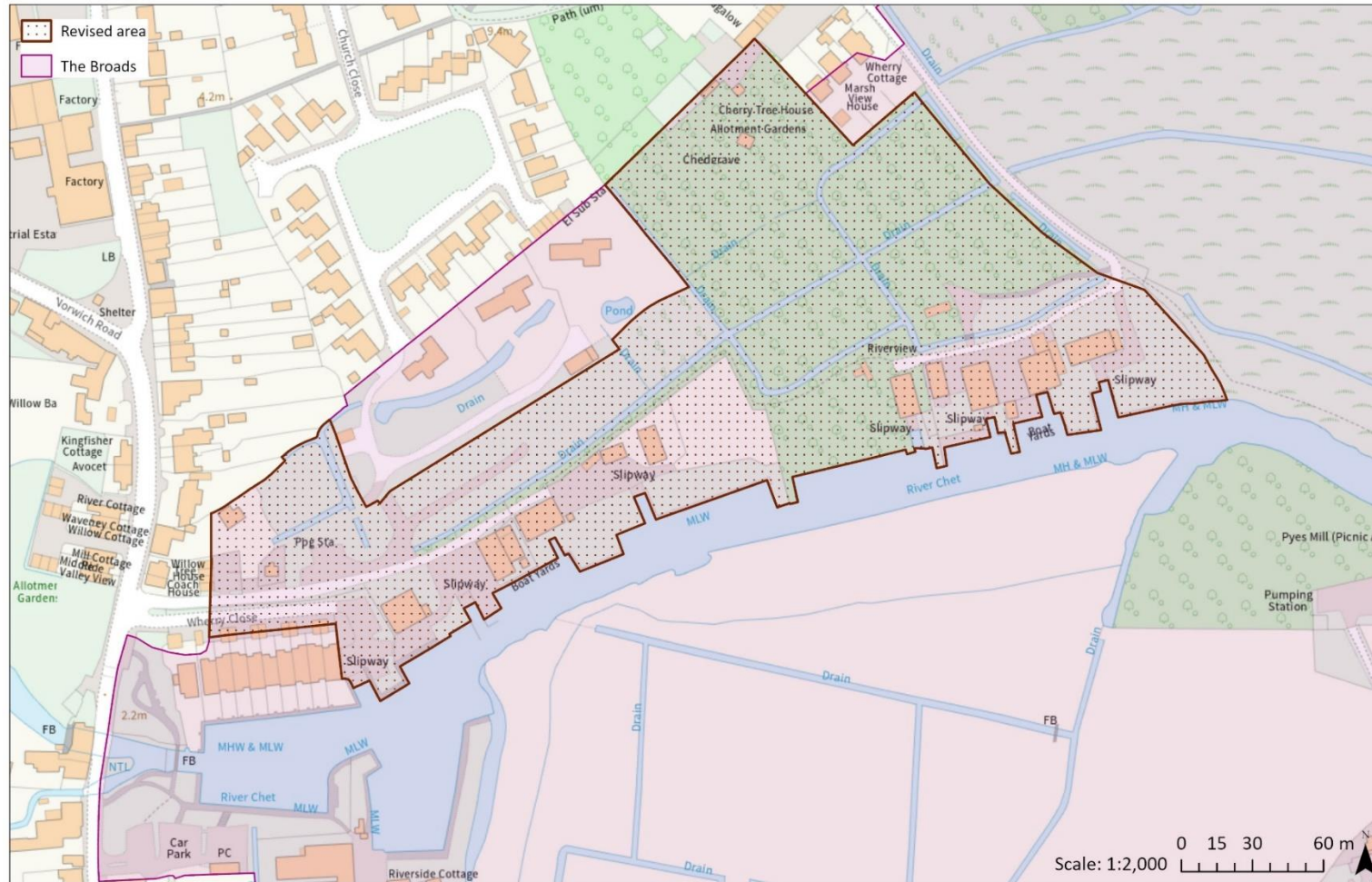
Chedgrave - Settlement Fringe - Original



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Appendix 3: Map showing proposed settlement fringe in Chedgrave

Chedgrave - Settlement Fringe - Revised area



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