

Appendix 3 – Landscape Character Assessment SPD Consultation Statement

How we consulted on the Broads Authority Landscape Character Assessment Supplementary Planning Document and considered the comments received (April 2026)

1. Introduction

This document provides a summary of the consultation undertaken on the Landscape Character Assessment Supplementary Planning Document (SPD) under Regulation 12 of the Town and County Planning (Local Planning) Regulations 2012 (as amended).

It provides the information required under Regulation 12 and 13 of the above-mentioned regulations.

This document sets out:

- Which bodies and persons the local planning authority invited to make representations under regulation 12.
- How those bodies and persons were invited to make representations under regulation 12.
- A summary of the main issues raised by the representations made pursuant to regulation 12.

2. About the first consultation

The consultation took place over a four-week period and commenced on Monday 12th of January and closed on Monday 8th of February 2026. The consultation was on the draft of the Broads Authority Landscape Character Assessment.

In accordance with the Authority's Statement of Community Involvement (SCI), direct notification of the consultation was sent to everyone on the contact database and was on the Authority's website.

The document was made available at these locations:

Local Authority offices

Broads Authority (Norwich)

Broadland District Council (Norwich)

South Norfolk Council (Norwich)

North Norfolk District Council (Cromer)

Norfolk County Council (Norwich)

Libraries

Acle Library

Beccles Library

Brundall Library

Bungay Library

Cromer Library

Great Yarmouth Library

Loddon Library

Lowestoft Library

Oulton Broad Library

Norwich Millennium Library

Stalham Library

Wroxham Library

Responses received

The consultation attracted 14 responses.

Responses and the resulting actions that have been taken can be found at [Appendix 1](#).

3. About the second consultation

The consultation took place over a four-week period starting on 9th of March and completed on 7th of April 2026.

The consultation was on the draft of the Broads Authority Landscape Character Assessment, with some minor changes to the mapping due to some errors that were picked up in the first draft and also a revised Strategic Environmental Assessment Screening following some comments in the first round of consultation.

In accordance with the Authority's Statement of Community Involvement (SCI), direct notification of the consultation was sent to everyone on the contact database and the document was available at the Broads Authority's office and website.

The document was made available at these libraries:

Acle Library

Beccles Library

Cromer Library

Norwich Millennium Library

Responses received

The consultation attracted 2 responses.

Responses and the resulting actions that have been taken can be found at [Appendix 2](#).

Appendix 1: Responses from initial consultation 12.01.2026 – 09.02.2026

Ref. No.	Organisation	Comment	Action for final version of the document	Response
1	Active Travel England	No comment.	Noted	None
2	Halvergate Parish Council	No comment.	Noted	None
3	Cllr Laming, Member for Brundall Ward, BDC	Overall the LCA is a comprehensive, well-written and informative document.	Noted	None
4	Cllr Laming, Member for Brundall Ward, BDC	Section 11: Yare – Carey’s Meadow to Postwick Grove / Whitlingham Marsh – Pleased to see the area noted as an important buffer zone between Norwich city and open countryside. Would like to add that another significant landscape detractor is not only the Postwick flyover but also the Postwick Park and Ride site with its associated road network and hard standing.	Partially agree and amendments to be made.	It is not considered that the Postwick Park and Ride site is a significant landscape detractor. It does change the character in the immediate vicinity and means that the urban edge of the city encroaches to the south of the Postwick junction but it is not particularly visible from the wider area, due to its position and the tree belts around it. The access road to the site and the associated street lighting is visible from the south and east but this is seen in the context of the wider road network of the Postwick junction which does somewhat limit its visual impact. Slight amendment to be made to text to identify change in character to south of Postwick junction caused by P&R.

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5	Cllr Laming, Member for Brundall Ward, BDC	Section 11: Yare – Carey’s Meadow to Postwick Grove / Whitlingham Marsh – Postwick Grove’s accessibility and importance could be improved – this is a potential opportunity for the local area.	Partially agreed. Add some text	There is a public right of way through the Postwick Grove area which the County Council are responsible for. The land is in private ownership so there is limited potential for additional public access although we would be likely to support any applications for wider public access. There are opportunities for interpretation, and this could potentially be achieved in the car park entrance onto the wider site. Text to be amended.
6	Cllr Laming, Member for Brundall Ward, BDC	Section 12: Yare valley – Kirby / Postwick to Rockland / Strumpshaw River Yare - Postwick parish encompasses Upper River Valley Marshland which provides valuable landscape views or rural countryside sweeping down to the River Yare. These views are mainly seen from points outside the Broads Authority area (in Broadland District) but need to be preserved where possible and so the impact that any development outside the Broads area has on landscape views is very important and needs to be clearly emphasised when planning applications come forward which are just outside the Broads area.	Agreed. Add text.	It is agreed that this is a point more widely relevant across the BA area so additional text to be added to the SPD introduction to ensure that it is clear that the document should be used by those planning and considering development in neighbouring districts where there is the potential for impact on the wider setting of the Broads and also to ensure that the requirements of Section 245 of the LURA are set out. A copy of the document will be sent to all neighbouring LPAs and districts.
7	Cllr Laming, Member for Brundall Ward, BDC	Will the document refer to the adopted Neighbourhood Plan for Postwick with Witton which is based on a very recent public consultation, and a full review of the neighbourhood which includes matters relating to the landscape and in particular its	No amendments needed	This is a relevant point but It is not considered necessary for the LCA SPD document to cross-reference other policy documents.

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		<p>importance as a gateway from the urban area of Norwich to the rural districts of both the Broads and Broadland?</p> <p>Indeed, will there be references to all relevant adopted Neighbourhood Plans that impinge on the Landscape Character areas?</p>		<p>Both the LCA SPD and Neighbourhood Plans will be planning considerations, as are other policy documents. It will remain the case that it is up to the decision maker to take account of all relevant policy documents when making a planning decision.</p> <p>Incorporating references to Neighbourhood Plans would also mean that the LCA SPD could become out of date more quickly as Neighbourhood Plans etc are updated and adopted.</p>
8	Cllr Laming, Member for Brundall Ward, BDC	It may be interesting and helpful to add geology details into the landscape character type maps of each defined area.	No amendments needed	It is considered that adding additional information to the landscape character type maps would make them less user-friendly and more complicated to read. Information about geology is already contained in the document in Section 1: Evolution and History and the individual landscape character type descriptions where appropriate.
9	Cllr Laming, Member for Brundall Ward, BDC	Currently the document relates to the existing district council boundaries, but the new LCA needs to allow for or mention the changes in boundaries which will result from Local Government Reorganisation and acknowledge the importance of the closeness of the Broads Authority area and its distinctiveness and the importance of maintaining	No amendments needed	It is not considered necessary to make reference to district council areas, or to mention changes that might take place due to Local Government Reorganisation. The LCA SPD relates to the Broads Authority Executive Area and the BA will remain the LPA even if other district boundaries change. The landscape character types will not change and

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		<p>this particular in areas such as Postwick which lie right on the boundary lines.</p> <p>The semi-natural habitats in areas such as Postwick are an important buffer between urban areas which are likely to become more developed.</p>		<p>so the document can still be referred to by the LPA and whatever neighbouring district/s there may be.</p> <p>The purpose of the document is to ensure that the importance of the special Broads landscape is recognised and considered in planning decisions and we agree this is particularly relevant on the edge of more urban areas.</p>
10	Cllr Laming, Member for Brundall Ward, BDC	<p>When development is planned, every effort must be made to mitigate against harms or negative impact on the existing landscape, and also against harms impacting on existing biodiversity.</p> <p>Would it be worth considering whether areas in Postwick (or indeed other areas) could be designated as areas used to enhance biodiversity to provide biodiversity credits to offset development in other areas, and if so could this possibility be mentioned in the LCA?</p>	No amendments needed	<p>We agree that efforts must be made to mitigate against harms or negative impact on the landscape and biodiversity. This document, as well as our Local Plan policies aim to ensure that this is the case and protecting and enhancing the landscape can often go hand in hand with biodiversity benefits. It is not considered necessary to make any changes to the document.</p> <p>It is also worth noting that the Local Nature Recovery Strategy is considered as part of the planning process.</p> <p>In terms of biodiversity credits, private landowners who are seeking nature recovery can put land forward to receive BNG credits from developments elsewhere. It is not the purpose of this document to identify such areas.</p>

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11	Cllr Laming, Member for Brundall Ward, BDC	Is there full reference to all of the County Wildlife Sites in the area with details, and also reference to the Local Nature Strategy Recovery networks in the overall documents as I thought these could have some relevance to the Landscape Character Assessment?	No amendments needed	The LCA SPD is specifically to assess the landscape character of the Broads' area. The LNRS and County Wildlife Sites serve a different purpose and this information would not be relevant to an assessment of the landscape character of a place. – which is the role of the LCA.
12	Adrian Ramsay MP	No comment but would like to be kept informed.	Noted.	None.
13	The Broads Society	Generally supports the SPD as a welcome addition to the Development Plan's background documentation and commends the Authority's officers for such a detailed and comprehensive assessment.	Noted	None
14	The Broads Society	We have noted at least one discrepancy in the coloured landscape type designations.ie. in the Ant Valley between Catfield and Ludham, specifically south of Sharp Street and north of How Hill, either side of Cromes Broad. This is coloured as 'upland' when it is definitely 'fen' with a small area of 'carr' known as Snipe Marsh. We would suggest that officers re-examine these maps to ensure the correct designation.	Mapping checked and amended.	Adjustments have been made to the proposed mapping however in this area the landscape is close grain and changes in landscape type occur over small distances. It is supported that the area shown as upland is carr woodland becoming fen at the eastern boundary. It should also be noted that although the LCA provides a benchmark, sites would always be assessed as part of consideration of any planning application.

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15	Historic England	Welcome the breadth and depth of the document and are pleased to see the numerous, well-integrated references to the historic environment throughout. We consider it will provide a helpful basis for guiding future landscape management, planning and decision-making across the Broads.	Noted	None
16	Historic England	In particular, we are encouraged by the recognition of the contribution that the historic environment makes to the area's distinctive character – for example the references to the drainage mills, which remain some of the most iconic and characteristic features of the Broads landscape. We also welcome the consideration given to the wider built heritage, as well as the references to the archaeological interest across the various character areas. Together, these aspects provide important context for understanding how the landscape has evolved and how its historic features contribute to local distinctiveness and sense of place.	Noted	None

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17	Norfolk Coast Protected Landscape	On page 4, of the Strategic Environmental Assessment (SEA) Screening that accompanies the LCA SPD, the following extract, "This SPD sets out an assessment of the special landscape characteristics of the area and so any impact of a development designed which is informed by the SPD will be positive" raises concern. All development which is informed by the SPD does not by default result in positive impacts. A more thorough SEA screening is recommended.	Noted.	SEA Screening to be amended.
18	Norfolk Coast Protected Landscape	The amended LCA SPD notes that part of the Broads, the coastal dunes, falls within the National Landscape, however it does not specify which one. Norfolk Coast Partnership would appreciate if the Norfolk Coast National Landscape is explicitly stated.	Agreed. Add text.	Amend text in landscape types (3 Coastal Dunes) to include reference to the Norfolk Coast National Landscape in the Coastal Dunes character area.
19	Norfolk Coast Protected Landscape	Additionally, the LCA SPD does not specifically consider the special qualities of the National Landscape.	Agreed. Add text.	Amend text in landscape types (3 Coastal Dunes) to include a link to NCNL Management Plan where the special qualities of the Norfolk Coast National Landscape are listed. It is not considered necessary to list them all in the LCA, as the Coastal dunes in the BA area are a very small part of the overall NCNL area, and not all of the special qualities apply to it, which could lead to confusion if they were listed.

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20	Norfolk Coast Protected Landscape	The LCA SPD contains useful information and notes that the coastline is vulnerable to coastal erosion and recreational pressures from visitors and local residents. It is supported that the LCA SPD states that to address these issues, the Norfolk Recreation Avoidance and Mitigation Strategy supports local authorities in fulfilling their obligations under the Habitats Regulations.	Noted	None.
21	Norfolk Coast Protected Landscape	In summary, Norfolk Coast Partnership supports the amended Broads Authority Landscape Character Assessment SPD (2025), however a couple of amendments, as set out above, would be welcomed including a more thorough SEA screening.	Noted	Make amendments as above and review the SEA Screening.
22	Norfolk County Council as Lead Local Flood Authority	In the Introduction to the LCA, it lists the special qualities of the Broads. However, it is noted that the flood risk management benefits the Broads provide has not been mentioned as a key benefit. The text should be amended to include the Broads as a flood risk management asset.	Agreed. Add text.	Role of the Broads as flood risk management asset to be noted in SPD introduction
23	British Sugar	Section 3: Area 15. Yare Valley – Cantley to Reedham is relevant in the determination of planning applications for development at Cantley Sugar Factory. Having reviewed the draft consultation document, we note that it is an update from the current SPD 2016, albeit much	Noted.	See comments below.

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		<p>of the contents of the current SPD have been repeated in the consultation document. However, some of the descriptions of the factory are not up to date. There are descriptions which are overly negative and it disregards that Cantley Sugar Factory is an established feature in the landscape character. Consequently, the draft SPD sets expectations and requirements for future development proposals which are unjustified or onerous. Our representations are made in this context as set out below.</p>		
24	British Sugar	<p>Page 31, 2nd paragraph: It is not accurate that the Sugar Factory is visible from “an astonishing” amount of the Broads network. The factory is visible from some areas with some distant and glimpse views from afar. However, this cannot be described as “an astonishing amount”.</p> <p>With regard to the reference to water vapour rising from the tall chimneys, the process of drying the sugar beet pressed pulp was previously causing water vapour from the chimneys. However, British Sugar stopped this process in 2022. As such, some of the chimneys have been removed and there is no longer emission of water vapour from the factory.</p> <p>We therefore request that the following amendments are made to this paragraph:</p>	Noted. Amend text.	<p>Suggested text:</p> <p>‘British Sugar’s Cantley Factory is a significant built form in the Broads landscape, being visible from the Broads network. The four tall chimneys can be seen from further afield.</p>

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		<p>“British Sugar’s Cantley Factory is one of the most significant built features in the Broads landscape, being visible from an astonishing amount some areas of the Broads network. The water vapour rising from the tall chimneys formed from the processing of the beet can be seen from even further afield.”</p>		
25	British Sugar	<p>Page 32, 1st paragraph: The last sentence of this paragraph states that there is “surprisingly good access through the Cantley complex, giving an intriguing glimpse of operational activities at the factory.” It is true that there is a public right of way (PROW) within the factory. However, as it is a historic PROW within the operational area of the factory, it is rarely, and should not be, accessed by the public for health and safety reasons. There is a network of PROWs in the vicinity of the factory including the footpaths running along the river and from Cantley village to the river. We therefore request that the reference to good access through the Cantley complex is not appropriate and should be removed as follows:</p> <p>“There is a network of footpaths in the area, including a riverside footpath along this entire area and surprisingly good access through the Cantley complex giving an intriguing glimpse of operational activities at the factory.”</p>	Agreed. Amend text.	<p>Change text to say:</p> <p>There is a network of footpaths in the area, including a riverside footpath along this entire area from which the factory can be seen.</p>

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26	British Sugar	<p>Page 33, 2nd, 4th and 5th paragraphs: These paragraphs contain out-of-date or misleading information regarding Cantley Sugar Factory. In particular, the statement that “the unfortunate by-products of this are a strong acrid smell, noise, steam plumes and widespread light pollution” is overly negative, without recognition that British Sugar’s operations are strictly under the Environmental Permit regime and there are extensive measures in place to limit/reduce these impacts. As explained above, the factory no longer emits plumes. It is also considered unreasonable to describe light pollution as “widespread”. We therefore request that the following amendments are made:</p> <p>“Although much of the area is in use as grazing marshland the industrial land use of the Cantley Sugar Factory with its its associated buildings, plant, chimneys and lagoon facilities dominates are inherent to the area. The sheer scale of the industrial buildings, particularly the six vast silos, are larger in scale in comparison to the buildings dwarf domestic scale structures in Cantley village. The sense of remoteness and tranquillity of this area is as a consequence strongly influenced by the factory.</p> <p>The Cantley factory was built in 1912 as the first sugar beet factory in Britain. The site originally provided important winter employment for the local</p>	Partially agree. Amend text.	<p>Change text to say:</p> <p>Although much of the area is in use as grazing marshland the industrial land use of the Cantley Sugar Factory with its associated buildings, plant, chimneys and lagoon facilities are well-established in the area. The industrial buildings, particularly the six silos, are larger in scale than the buildings in Cantley village. The sense of remoteness and tranquillity of this area is as a consequence strongly influenced by the factory....</p> <p>...The Cantley factory was built in 1912 as the first sugar beet factory in Britain. The site originally provided important winter employment for the local agricultural workforce. Today it directly employs 90 people rising to 120 during the annual 150 day processing ‘campaign’ in addition to 80 off-site indirect jobs within the catchment area and 350 local farmers and several haulage companies. Until recent years a self-service ferry (consisting of several rowing boats) brought workers across from south of the river near the Round House on Langley Marshes.</p> <p>During the campaign period, the site operates round the clock accepting approximately 320 lorry loads of beet each day from local beet producers. As a result of the factory operating</p>

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		<p>agricultural workforce. Today it directly employs 90 110 people rising to 120155 during the annual 150140-day processing ‘campaign’ in addition to 80 off-site indirect jobs within the catchment area and 350 local farmers and several haulage companies. Until recent years a self-service ferry (consisting 3 of several rowing boats) brought workers across from south of the river near the Round House on Langley Marshes.</p> <p>During the campaign period, the site operates round the clock accepting approximately 320380 lorry loads of beet each day from local beet producers. As a result of the factory operating 24 hours a day during the Campaign, there is inevitable but established light pollution in the local area. There are also distinct odour and traffic noise during the campaign period. The unfortunate by-products of this are a strong acrid smell, noise, steam plumes and widespread light pollution.”</p>		<p>24 hours a day during the Campaign, there is light pollution in the local area. Measures could be taken to mitigate the impacts of the lighting required through rationalisation of the lighting and better lighting design. There is also distinct odour and traffic noise during the campaign period.</p>
27	British Sugar	<p>Page 34 – Landscape section: This section disregards that Cantley Sugar Factory has evolved and been an established feature in the landscape character of this area. The scale and industrial characteristics of the factory are well-established in the area and future development proposals should not be expected to address the perceived adverse landscape impacts of the existing factory. As explained above, the factory’s</p>	Partially agree. Amend text.	<p>Change to:</p> <p>The landscape and visual impacts of the Cantley factory are documented above.</p> <p>Technological and economic drivers dictating new plant and facilities will continue to be a force for change. There are also visual impacts from settlement built on high ground at Reedham, recent residential development at</p>

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		<p>operations no longer involve the emissions of “steam clouds”.</p> <p>“The landscape and visual impacts (adverse) of the Cantley factory are documented above. Technological and economic drivers dictating new plant and facilities will continue to be a force for change. There are also visual impacts from settlement built on high ground at Reedham, recent residential development at Cantley and a series of large agricultural buildings on the valley side at Limpenhoe.</p> <p>Impacts of new development proposals should be mitigated as far as possible in the context of the established landscape character of the area through the planning application process. Opportunities to mitigate existing and future impacts should be sought where necessary through the planning application process.</p> <p>It is important that changes to land use close to the settlements (settlement fringe) and farm buildings are appropriate and well designed to enhance the landscape character.</p> <p>The pollarded willows on the road to Reedham Ferry are now discontinuous and invaded by scrub; opportunities could be sought to reinforce this feature.</p>		<p>Cantley and a series of large agricultural buildings on the valley side at Limpenhoe.</p> <p>Impacts of new development proposals should be mitigated. Opportunities to mitigate existing and future impacts should be sought where possible, for example through changes to existing buildings, appropriate design of new buildings and landscape enhancements.</p> <p>It is important that changes to land use close to the settlements (settlement fringe) and farm buildings are appropriate and well designed to enhance the landscape character.</p> <p>The pollarded willows on the road to Reedham Ferry are now discontinuous and invaded by scrub; opportunities could be sought to reinforce this feature.</p> <p>Woodland located on the valley edge provides a valuable landscape (physical and visual) buffer between the Broads and the arable land beyond. The sense of remoteness and tranquillity is strongly influenced by the Cantley Sugar Beet Factory complex to the west of the area, visually, aurally and through traffic intrusion, and also seasonally during the ‘campaign’ when the sugar beet is processed. Light pollution is also a by-product of the factory’s 24-hour industrial operation.</p>

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		Woodland located on the valley edge provides a valuable landscape (physical and visual) buffer between the Broads and the arable land beyond. The sense of remoteness and tranquillity is strongly influenced by the Cantley Sugar Beet Factory complex to the west of the area, visually, aurally and through traffic intrusion, and also seasonally during the 'campaign' when the sugar beet is processed, with the resultant steam cloud visible for many miles. Light pollution is also a by-product of the factory's 24-hour industrial operation."		
28	British Sugar	Landscape Character Types – the area identified as "Upland" adjacent to Cantley Sugar Factory is part of the operational area of the factory, including the sugar beet intake road, and is also included in the Cantley Sugar Factory Policy Area in the adopted and emerging Local Plans. We therefore request that this area is included within the Industrial/post industrial character type.	Not agreed but slight amendment to be made.	We do not support the changing of the designation but will move the Upland marker on the aerial image to the northern part of the site, north of the access road (page 32).
29	British Sugar	Comments on the Images: Photographs on Page 34 – The photograph is from pre-2022 when the factory ceased the processing which emitted steams/water vapours and removed some of the chimneys. We request that the photograph is updated. A more recent photograph taken by British Sugar from a similar position to the photograph used in the	Agreed. Photo to be replaced.	Photo and caption to be amended. Suggested amendment to caption, "The huge size of the Cantley factory buildings dominate are clearly visible from the river Yare frontage in this area and it a distant or glimpse view of the factory can be seen from a distance miles around "

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		<p>current and draft SPDs is attached below [photo provided in letter].</p> <p>The caption for this photograph is not considered to be an accurate description of the factory. For example the factory cannot be seen from miles around. We suggest the following caption:</p> <p>“The huge size of the Cantley factory buildings dominate are clearly visible from the river Yare frontage and it a distant or glimpse view of the factory can be seen from distance miles around”</p>		
30	Suffolk County Council	<p>Section 1: Introduction How to use this SPD:</p> <p>A request is made in the last paragraph that the LCA SPD should be referred to in supporting information submitted with application. It may be prudent for Planning teams to point applicants in the direction of this document via the Application Validation check-list.</p>	Noted and agreed	The document will be added to validation checklist 2 on BA website – under Landscape and Landscaping. The LCA SPD should be referred to along with DM16.
31	Suffolk County Council	<p>SCC welcomes that the documents have been prepared very comprehensively. While the thoroughness of the information is welcome, it is noted that the length of the document may result in it being difficult to use and easily comprehend.</p>	Noted	Agreed that this is a long document. However, users should only need to refer to the sections relating to the particular area in which they have a site which should make it more user-friendly. This is an update of a previous document.

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32	Suffolk County Council	<p>2. Waveney - East of A143 Bungay/Ditchingham to Shipmeadow/Geldeston</p> <p>The heading 'Why is this area special?' is repeated. In keeping with the format of other chapters, it would have been expected for this to read 'Helping to keep it special'.</p> <p>It is suggested that the recommendations following the mislabelled 'Helping to keep it special' heading could more precise.</p> <p>It is suggested that adding a bullet point summary of pressures for change and how to respond to them would be helpful.</p>	Partially agree. Amend text and layout where necessary.	<p>Second heading 'Why is this area special?' should be changed to 'Helping to keep it special'.</p> <p>It is considered that the points below this heading do adequately reflect the pressures and how impacts can be mitigated but the layout could be improved to make clear that this is a list of points.</p>
33	Suffolk County Council	<p>References and bibliography:</p> <p>There could be reference to Alison Farmer's Valued Landscape Assessment, Waveney Valley, April 2024 which covers the Waveney Valley between its source at Lopham Fen in the west, to the boundary of the Broads National Park in the east.</p> <p>It is suggested that a reference to the Suffolk Landscape Character Assessment² should be included, especially referring to the southern areas of the Broad where it nears the boarder of or crosses into Suffolk. It would also be helpful to reference this map where relevant in 'Section 3: Landscape Character Areas - Waveney Valley'.</p>	Agreed. Text added.	<p>Reference to the Alison Farmer Associates landscape assessment will be added to references relating to LCA1. That study does not cover the BA area but adjoins LCA 1.</p> <p>Text will be added to the SPD intro to make clear that in the same way as neighbouring LPAs should refer to the BA LCA SPD, it may be necessary for those considering / proposing schemes near to other LPAs to refer to neighbouring districts' LCAs.</p>

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34	Suffolk County Council	<p>Typographical errors:</p> <p>The following correction is suggested for the contents list and the chapter title it's self in Section 2:</p> <p>"11. Settlement Fwringe Fringe"</p> <p>A typo in the first image description within the segment titled Chalk, Lime, Bricks and Cement in Section 1:</p> <p>"[...] which were abandoned abandoned chalk workings which became a tourist attraction."</p> <p>There is an unnecessary apostrophe in the third image description in the '1900 AD – 1950 AD: The tourism industry' segment of Section 1:</p> <p>"'Dancing Light' 1930'3 1930."</p>	Noted	Amendments to be made
35	Witton PC	The Parish Council has reviewed the document and welcomes the production of a comprehensive, well-written, and informative assessment of landscape character within the Broads Authority area.	Noted	None
36	Witton PC	The Council recognises the value of this SPD in informing planning decisions and protecting landscape character. We particularly support the recognition of the area's role as a transition and buffer between urban Norwich and the open countryside of the Broads and Broadland.	Noted	None

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37	Witton PC	<p>Section 11: Yare – Cary’s Meadow to Postwick Grove / Whitlingham Marsh (Landscape Character Area 11)</p> <ol style="list-style-type: none"> 1. We welcome the reference to this area as an important buffer zone between Norwich and the open countryside. 2. In terms of landscape detractors, in addition to the Postwick flyover, we suggest that the Postwick Park & Ride site, associated road infrastructure, and areas of hardstanding should also be acknowledged as having landscape and visual impact. 3. Postwick Grove represents a local landscape asset whose accessibility and community value could be improved. This presents an opportunity for landscape enhancement and greater public benefit. 	Partially agreed. Add some text.	Please see comments 4 and 5 above.
38	Witton PC	<p>Section 12: Yare Valley – Kirby/Postwick to Rockland/Strumpshaw (Landscape Character Area 12)</p> <ol style="list-style-type: none"> 1. Parts of Postwick parish encompass Upper River Valley Marshland, providing valued panoramic views of rural countryside descending towards the River Yare. 2. Many of these views are experienced from locations just outside the Broads Authority area (within Broadland District) but are integral to the setting of the Broads and should be safeguarded. 	Agreed. Add text.	Please see comment 6 above.

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		3. The SPD should emphasise the importance of considering impacts on these views when determining planning applications located just outside the Broads Authority boundary.		
39	Witton PC	Postwick with Witton has an adopted Neighbourhood Plan based on recent and extensive public consultation, which includes policies and evidence relating to landscape character and the parish's role as a gateway from urban Norwich to the rural Broads and Broadland. The SPD should make appropriate reference to relevant adopted neighbourhood plans, including ours, as part of the planning context.	No amendments needed.	Please see comment 7 above.
40	Witton PC	<p>Evidence and Mapping</p> <p>1. It may be helpful to include geological information within landscape character type mapping, where relevant, as geology often underpins landscape character.</p> <p>2. We request confirmation that all County Wildlife Sites in the area are fully referenced and mapped, with clear linkage to the Local Nature Recovery Strategy and identified nature recovery networks.</p>	No amendments needed.	Please see comments 8 and 11 above.

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41	Witton PC	<p>Development and Biodiversity</p> <ol style="list-style-type: none"> 1. When development is proposed, strong emphasis should be placed on avoiding and mitigating landscape and biodiversity harm. 2. There is scope to recognise areas within parishes such as Postwick as potential locations for biodiversity enhancement and habitat creation, including the possible provision of biodiversity credits. 	No amendments needed.	Please see comment 10 above
42	Witton PC	<p>Local Government Reorganisation and Boundaries</p> <ol style="list-style-type: none"> 1. The current SPD reflects existing district boundaries; however, Local Government Reorganisation is likely to alter administrative boundaries. 2. The SPD should acknowledge the likelihood of future boundary changes and emphasise the continuing importance of the Broads Authority area's distinctiveness, particularly in edge-of-Broads locations such as Postwick. 3. Semi-natural habitats in our parish function as important buffers between expanding urban areas and the Broads and should be recognised as such. 	No amendments needed.	Please see comment 9 above.

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43	Witton PC	<p>Access and Connectivity</p> <ol style="list-style-type: none"> 1. Improving access to the Broads for walking and cycling is a key local priority. The current pedestrian/cycle provision on the A47 bridge is sub-optimal and was not designed as a public route. 2. A safer and more suitable crossing would be highly desirable, although we recognise challenges including land ownership, the railway, and infrastructure constraints. 3. The Broads Authority could identify improved access in this area as a long-term aspiration and support partnership approaches with relevant authorities and landowners where possible. 4. We encourage continued dialogue regarding access opportunities at Postwick Grove where feasible. 	No amendments needed.	Although we acknowledge this as a reasonable aspiration it would not be appropriate to include this in the LCA SPD, as the document is an assessment of the existing landscape character.
44	Witton PC	<p>Wider Strategic Context</p> <ol style="list-style-type: none"> 1. The Broads Authority provides a valuable constant during local government change. As planning frameworks evolve towards a likely "Greater Norwich" context, retaining the rural character and gateway function of Postwick will be vital. 2. The SPD can reinforce the importance of this transitional landscape. 	Agreed but no amendments needed.	Please see comment 9 above.

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45	Keith Bacon	Generally supportive but concerned about the accuracy of maps. Examples provided (below).	Noted.	The areas described have been assessed and amendments made where necessary. However, it should be noted that due to the scale of the assessment, a relatively 'broad brush' approach has been taken and areas will inevitably experience a degree of incremental change over time. It should also be noted that although the LCA provides a benchmark, sites would always be assessed as part of consideration of any planning application.
46	Keith Bacon	Area 28. Ant Valley Snipe Marsh and carr woodland near Cromes Broad in Catfield; on the map between Sharp Street and How Hill. This is 'fen' and 'carr' but shown on the map as 'upland'. Great Fen east of Barton Broad, in Catfield. Eastern half of it is 'fen' not 'carr'; maintained by NWT.	Agreed and amendments made.	Area 28: Area near Cromes Broad - see ref no. 14. Great Fen area: Site visit undertaken and mapping has been amended to fen with a defined carr edge.
47	Keith Bacon	Area 30. Upper Thurne Valley Area south of Catfield Dyke on Catfield Common. The part marked as 'carr' is 'fen', maintained by Catfield United Charities. Another part is not coloured on the map but is 'upland'; (as is a part just north of it in Hickling). There are also two other pieces in Hickling	No amendments required to mapping. Amendment to be made to text to provide explanation.	Area 30: No changes required, mapping correctly confirmed following site visit. The areas that are not coloured are considered arable areas that relate more to the landscape character of the adjoining districts and their LCAs should be referred to. A note will be added to the introduction to

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		and one in Potter Heigham which are not coloured but are within the Executive boundary.		section 3 Landscape Character Areas to clarify this.
48	Keith Bacon	<p>Area 31. Thurne Valley</p> <p>Potter Heigham Bridge area is shown as 'estuarine marshland' when it should be 'settled' (like several parts in the Ant Valley).</p> <p>Area from Johnson Street to Coldharbour in Ludham. This is shown as 'settlement fringe' when it ought to be 'upland'. Only a few scattered houses and one former dairy unit are there. This is the only part of the northern Broads where the 'settlement fringe' colour is shown and I don't think this place deserves to be in the same category as the urban fringe of Yarmouth at Cobholm and Gapton!</p>	Noted and amendments made.	<p>Area 31: The wrong map had been used and Potter Heigham Bridge area is now shown as settled.</p> <p>Area 29: Area from Johnson Street to Coldharbour in Ludham: following a site visit it is agreed that the mapping in this area should be refined, to show settlement fringe to the east and west ends of the mapped settlement fringe. The area between these two areas will be shown as upland.</p>
49	Catfield PC	Some concerns were raised at the Catfield PC meeting about the accuracy of some of the maps. Examples at 28. Ant Valley and 30. Upper Thurne Valley (see 46 and 47 above).	Noted.	See comments for 46 and 47 above.
50	Environment Agency	Document reviewed and no comment.	Noted.	None

Appendix 2: Responses from second consultation 09.03.2026 – 07.04.2026

Ref. No.	Organisation	Comment	Action for final version of the document	Response
1	Lowestoft Town Council	Page 5, para 5 DM16 Development and Landscape policy: this policy should be reworded not to allow the economic benefits of development to outweigh the impacts on habitats.	None	This policy is already adopted in the Local Plan for the Broads and is mentioned for reference only in this document.
2	Lowestoft Town Council	Page 5, item j of DM 43 Design policy: this policy should be made stronger and instead state that development must protect biodiversity.	None	This policy is already adopted in the Local Plan for the Broads and is mentioned for reference only in this document.
3	Lowestoft Town Council	No comment in relation to the maps in Section 3 or the SEA Screening.	Noted	None
4	Natural England	In relation to the spatial data /mapping: it is noted there are some very small areas within the Broads LCA with no character assigned.	Noted. Explanatory note to be added to text. An update of the baseline mapping was not part of this exercise but a review of the LCA spatial data will be progressed.	These relate either to areas where there have been very minor changes to the Broads boundary or small generally arable areas adjacent to the boundary that are considered to share the landscape character of the adjoining districts and their LCAs should be referred to. A note will be added to the introduction to section 3 Landscape Character Areas to clarify this.
5	Natural England	Spatial data / mapping: There is a difference between the Broads LCA and the North Norfolk LCA in relation to Winterton Dunes. Information has been shared on this.	None. To be progressed as part of review of LCA mapping.	An update of the baseline mapping was not part of this exercise but a review of the LCA spatial data will be progressed.

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6	Natural England	We welcome the continued use as an SPD but suggest the document might benefit from some minor strengthening for development management purposes. Suggestions below.	Noted	See below.
7	Natural England	National context: Fuller reference to The Broads National Character Area 80 could reinforce alignment with the national evidence base. Reference to national policy initiatives such as the Environmental Improvement Plan / Protected Landscapes Targets and Outcomes Framework within the Forces for Change would also be appropriate.	Agreed that reference is required. Amend text.	Text added to Introduction with reference to the National Character Area 80. Text added to Section 1: Evolution and History - 1950 to the present day re: national policy and monitoring initiatives such as EIP and PLTOF.
8	Natural England	Regional context: A brief acknowledgement of how Broads LCTs relate to the East of England Regional Landscape Typology (Landscape East – part funded by Natural England) could support cross-boundary consistency.	Agreed that reference is required. Amend text.	Text added to Introduction with reference to the east of England Regional Landscape Typology.
9	Natural England	Climate and hydrology: Peat condition, potential saline intrusion, freshwater vulnerability (and potential engineered responses) could be more clearly threaded through “Forces for Change”.	Noted.	It is considered that these issues are raised at various points throughout the document. There are also other initiatives (referred to in the document, such as the BFI) which deal with these issues in more detail.

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10	Natural England	Experiential qualities: More consistent reference to tranquillity, wildness and big-sky views could help interpretation of the requirement to give “great weight” to landscape and scenic beauty.	Noted.	Reference to tranquillity, wildness and big-sky views is made in Section 2 Landscape Types and ‘Topography and skyline’ and ‘Enclosure, scale and pattern’ are assessed for each landscape character area in Section 3. It is not therefore considered necessary to reiterate this further although it is agreed that the big sky are a key part of the landscape character.
11	Natural England	SEA Screening: Where environmental limits and problems are uncertain and variable over time and spatially uneven, gentle acknowledgement of evidence gaps or this uncertainty may assist consideration of cumulative risk.	Noted	Minor amendment to add additional text to section 1 of SEA Screening in ‘Environmental problems relevant to the plan or programme’.
12	Natural England	Since the original consultation, attendance at the Broads Heritage Initiative has also highlighted strong concern, as you will be aware, about inappropriate development, interest in sustaining physical heritage and wetland skills, and the importance of clean, safe water to landscape experience. Checking there is a light reflection of these themes within the LCA may further strengthen the document.	Noted.	It is agreed that these are all key issues that affect the landscape of the Broads and where there is strong feeling. However it is considered that they are adequately addressed in the LCA SPD.