

# Important Local Views Assessment

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## Introduction

The Broadland Landscape Character Assessment identifies the area to fall within two-character areas – the settlement of Lingwood and South Burlingham falls within **Plateau Farmland (Freethorpe)**, whilst everything north of Lingwood is within the **Tributary Farmland (Blofield)** character area<sup>1</sup>.

The **Tributary Farmland (D4- Blofield Tributary Farmland)** area extends between the Yare and Bure River Valleys and is dominated by arable farmland with varying field sizes. There has been limited removal of hedgerows. Isolated churches, historic halls and farmsteads located along rural lanes, often amid woodland, are a distinct and repeated feature, especially around Burlingham. Church towers and woodland create memorable features in views. Most settlements have been engulfed by the rapid expansion in modern suburban housing. These developments have for the most part remained contained as individual linear or nucleated developments, such as Blofield. There is often an abrupt transition between the housing development and surrounding agricultural land. The A47 is a major transport route, which effectively sub-divides the area.

The **Plateau Farmland (C2- Freethorpe Plateau Farmland)** area is low lying, but surrounded by land that falls below sea level, it sits as an elevated plateau above the Broads. Massive intensification of farming in the area has changed the landscape dramatically. The hedgerow structure within the area has been fragmented substantially, leaving vast fields that sweep across the landscape. There are expansive views across the landscape and local churches form distinct features. Views of the Broads are obscured for the most part by woodland along the slopes. Other than Lingwood there are few settlements. Lingwood has evolved from several crossroads and the Norwich to Great Yarmouth railway.

The assessment gives planning advice to ensure any development must conserve the predominantly rural character, historic settlement, including historic churches, the sense of tranquillity and open views across the landscape.

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<sup>1</sup> <https://www.southnorfolkandbroadland.gov.uk/downloads/file/286/landscape-character-assessment-supplementary-planning-document-part-1->

As well as falling into a Local Character Area, the NPA falls into the **National Character Area 79- Northeast Norfolk and Flegg**<sup>2</sup>. The National Character Area Profiles are set out by Natural England and are guidance documents which can help communities to inform their decision making about places that they live and care for. They help support the planning of conservation initiatives at landscape scale and inform choices about how land is managed and can change. For Character Area 79- it is stated that *“Views inland are extensive across remote and open areas. Large churches are very prominent in the open landscape, with blocks of woodland and copses seen along the Broads margin.”* Statements of Environmental Opportunity are listed including:

- **SE03- Protect and manage the open, exposed character of the ridgetop plateaux and the associated rich cultural heritage. Plan for the restoration and extension of semi-natural habitats and promote and create opportunities to enhance public understanding and enjoyment.**

Within the SE03 opportunity examples are given including protecting the high scenic value of the NCA, the tranquillity and outstanding views by giving careful consideration to the scale and siting of new development and infrastructure.

It is proposed that these special views, 4 in total, are afforded protection within the Neighbourhood Plan. During 2022 the community via consultation engagement expressed things they loved about the community’s environment including the views of the church, the open countryside, and big skies. This document provides the evidence to support these views being included within the neighbourhood plan.

A set of criteria was used to identify such views:

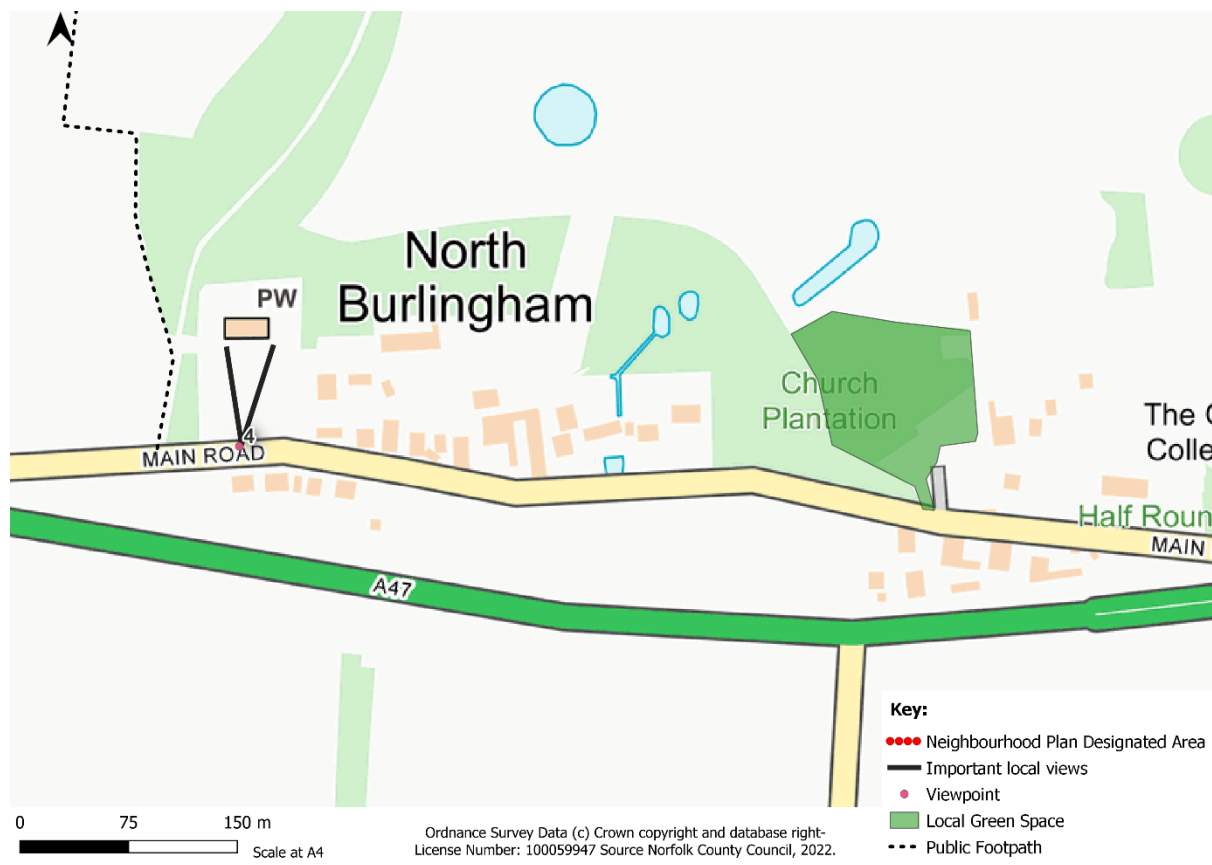
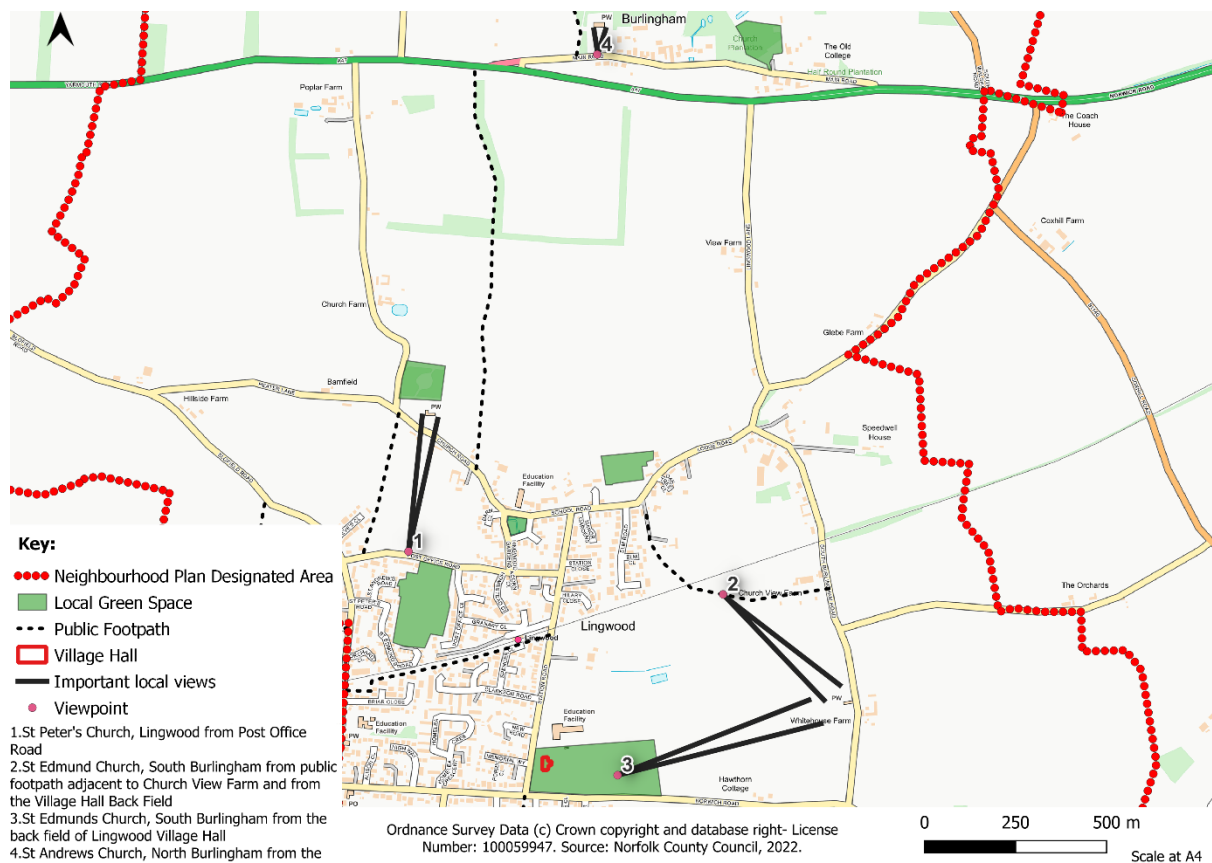
- a) Accessible from a public space;
- b) A good reason for its inclusion within the Neighbourhood Plan which may relate to its recreational value, conservation interest, scenic quality, rarity or planning history; and
- c) Have a specific reason for being important to the community.

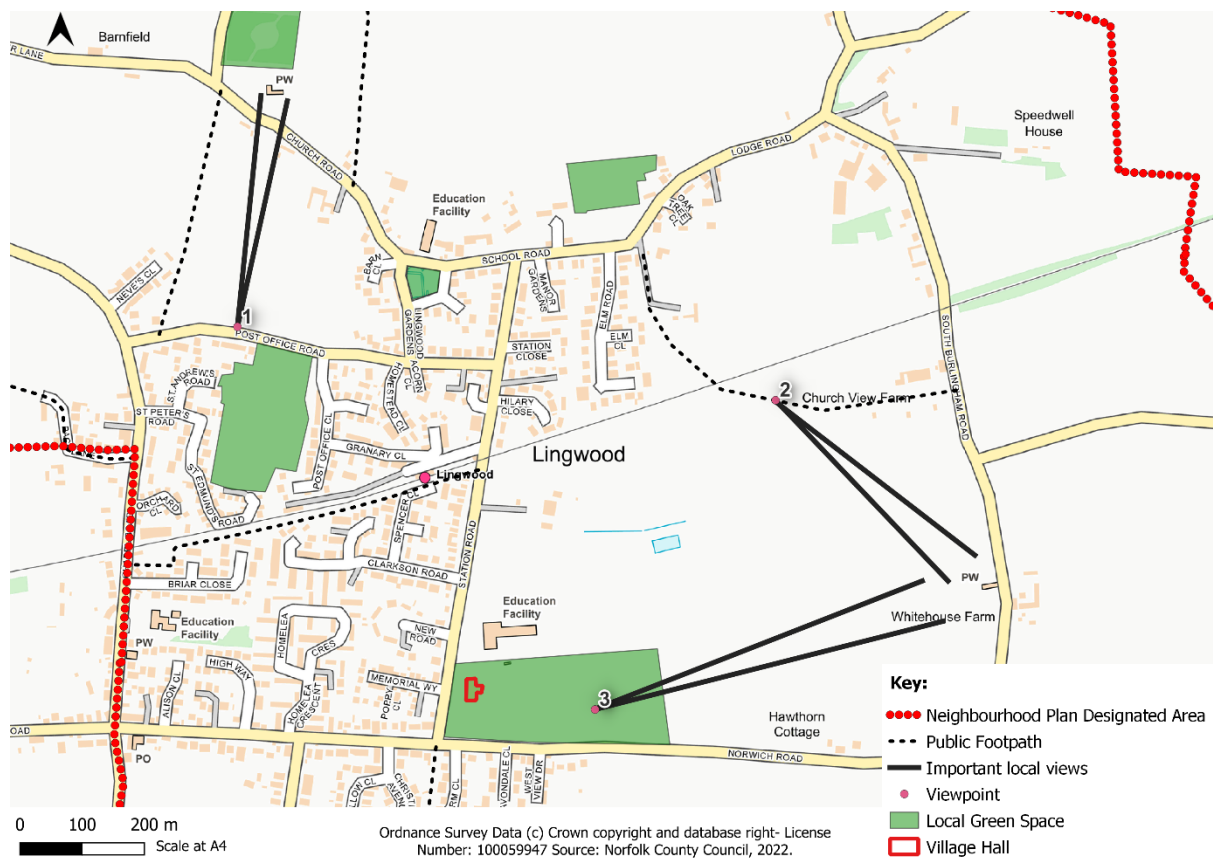
A map of the four views is below, followed by details in relation to each of them. The views have been separated into short and medium/long views for readers to understand the extent of the view. Whilst the arrows of the views should not be taken as an indicative length it gives the understanding that from each standpoint the view can be seen at a long or short distance.

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<sup>2</sup> [NCA Profile: 79 North East Norfolk and Flegg - NE:567 \(naturalengland.org.uk\)](https://naturalengland.org.uk/nca-profiles/79-northeast-norfolk-and-flegg)

**Figure 1: Maps of the important key views**



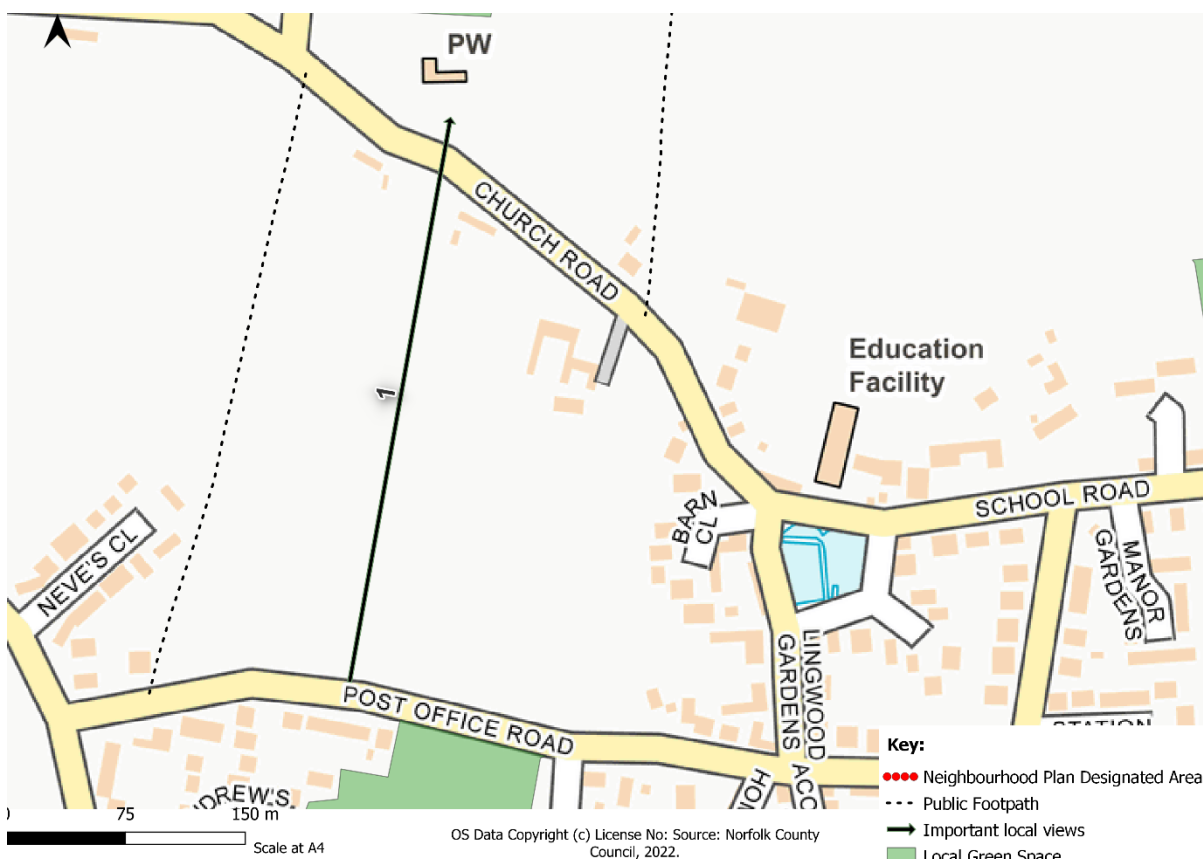


### View 1: St Peter's Church, Lingwood



<b>Name and location</b>	St Peter's Church, Lingwood
<b>Description and purpose</b>	View from Post Office Road across open farmland
<b>Direction of View</b>	North
<b>Is the view publicly accessible</b>	Yes
<b>Quality of the view - condition</b>	Very good. Unobstructed view across open field
<b>Planning history</b>	Land was once listed in the GNLP for development but has since been completely removed
<b>Scenic quality of the view</b>	Panoramic including view of neighbouring listed barns
<b>Does this view fall within any landscape designations e.g., AONB?</b>	No
<b>What national and local character area type does this view fall within?</b>	This view is very close to the Blofield Tributary Farmland Local Character Area. However, falls within the Freethorpe Plateau Farmland Local Character Area.

	The view falls within the Northeast Norfolk and Flegg National Character Area Profile 79.
<b>Conservation interest</b>	Grade I Listed
<b>Recreational value</b>	Public access to the Church and into the wider countryside from public footpaths.
<b>Rarity</b>	Mainly C14, tower possibly earlier. Flint with limestone dressings. Slate roof over nave, chancel, south porch. Wall painting depicting St. Christopher on north wall of nave.
<b>What is the view representative of?</b>	Historic and Rural Character of the fields and the Church
<b>Perception of the view?</b>	Well regarded and maintained. In the community consultations in 2022 people expressed support for protecting the churches as something they love about the parish and its contribution to the environment.
<b>Are there any associations with the view e.g. historic?</b>	
<b>Map reference point</b>	View 1 on Figure 1



## View 2: St Edmund's Church, South Burlingham



<b>Name and location</b>	St Edmund's Church, South Burlingham
<b>Description and purpose</b>	View from public footpath running adjacent to Church View Farm
<b>Direction of View</b>	Southeast
<b>Is the view publicly accessible</b>	Yes
<b>Quality of the view - condition</b>	Good. View is across open farmland
<b>Planning history</b>	None
<b>Scenic quality of the view</b>	Unobstructed view
<b>Does this view fall within any landscape designations e.g., AONB?</b>	No
<b>What national and local character area type does this view fall within?</b>	This view falls within the Freethorpe Plateau Farmland Local Character Area. The view falls within the Northeast Norfolk and Flegg National Character Area Profile 79.
<b>Conservation interest</b>	Grade I Listed
<b>Recreational value</b>	Public access to the Church and into the wider countryside from public footpaths

<b>Rarity</b>	Parish church. Some C12 work, but fabric mainly C14 and C15, restored in 1872. Flint with limestone dressings and brick gable to porch; thatched roof continuous over nave and chancel. Norman north and south doorways. On the north nave wall a faint C14 painting of St. Christopher. Good set of nave benches with poppyhead ends and carvings of animals and figures on arm rests. Most benches have pierced or traceried backs. Fresco on chancel south wall depicting the martyrdom of Becket. Choir stalls with head carvings on poppyhead ends.
<b>What is the view representative of?</b>	Historic and Rural Character of the fields and the Church
<b>Perception of the view?</b>	Well regarded and maintained. In the community consultations in 2022 people expressed support for protecting the churches as something they love about the parish and its contribution to the environment.
<b>Are there any associations with the view e.g. historic?</b>	
<b>Map reference point</b>	View 2 on Figure 1

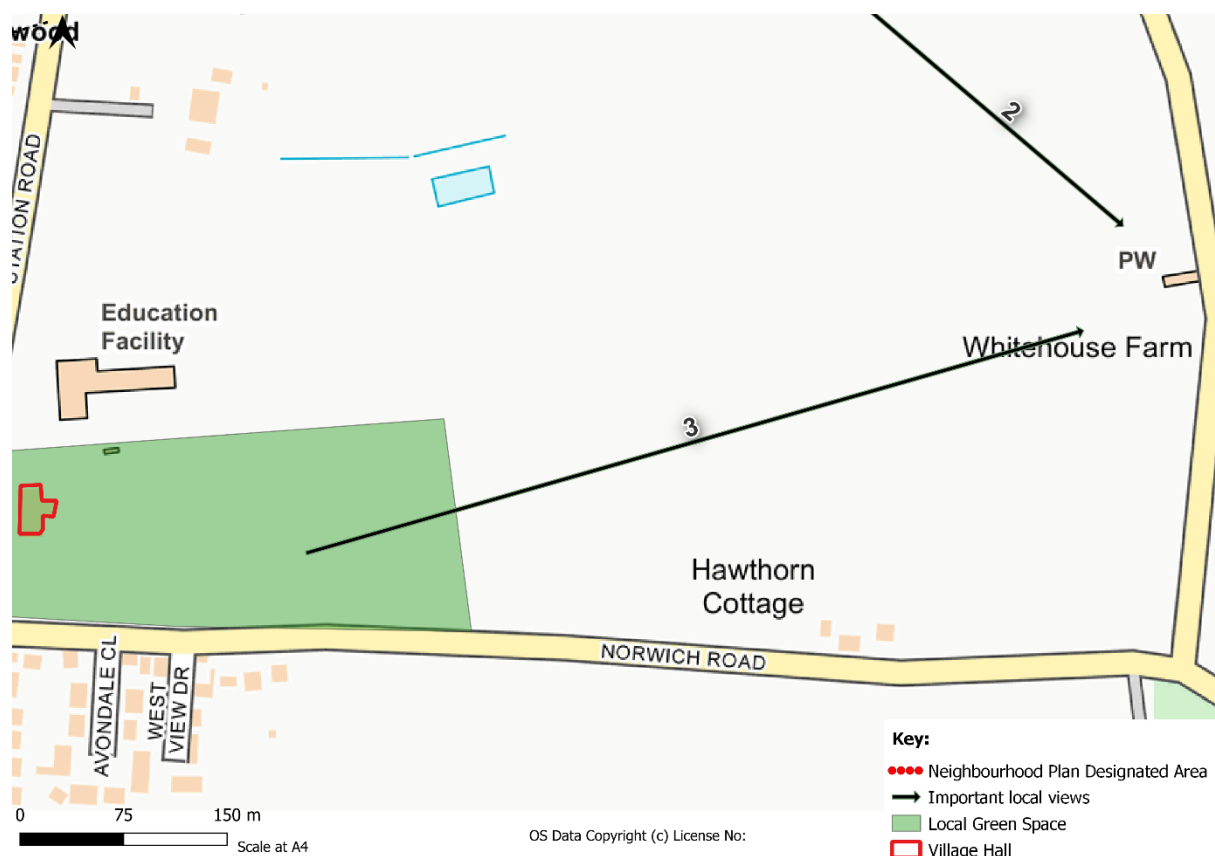


### View 3: St Edmund's Church, South Burlingham



<b>Name and location</b>	St Edmund's Church, South Burlingham
<b>Description and purpose</b>	View from bench located on Lingwood Village Hall back field
<b>Direction of View</b>	East
<b>Is the view publicly accessible</b>	Yes
<b>Quality of the view - condition</b>	Good. Open view across open farmland
<b>Planning history</b>	None
<b>Scenic quality of the view</b>	Unobstructed view
<b>Does this view fall within any landscape designations e.g., AONB?</b>	No
<b>What national and local character area type does this view fall within?</b>	This view falls within the Freethorpe Plateau Farmland Local Character Area. The view falls within the Northeast Norfolk and Flegg National Character Area Profile 79.
<b>Conservation interest</b>	Grade I Listed

<b>Recreational value</b>	Public access to the Church and into the wider countryside from public footpaths
<b>Rarity</b>	Parish church. Some C12 work, but fabric mainly C14 and C15, restored in 1872. Flint with limestone dressings and brick gable to porch; thatched roof continuous over nave and chancel. Norman north and south doorways. On the north nave wall a faint C14 painting of St. Christopher. Good set of nave benches with poppyhead ends and carvings of animals and figures on arm rests. Most benches have pierced or traceried backs. Fresco on chancel south wall depicting the martyrdom of Becket. Choir stalls with head carvings on poppyhead ends.
<b>What is the view representative of?</b>	Historic and Rural Character of the fields and the Church
<b>Perception of the view?</b>	Well regarded and maintained. In the community consultations in 2022 people expressed support for protecting the churches as something they love about the parish and its contribution to the environment.
<b>Are there any associations with the view e.g. historic?</b>	
<b>Map reference point</b>	View 3 on Figure 1



#### View 4: St Andrew's Church, North Burlingham



<b>Name and location</b>	St Andrew's Church, North Burlingham
<b>Description and purpose</b>	North
<b>Direction of View</b>	View from Main Road, North Burlingham
<b>Is the view publicly accessible</b>	Yes
<b>Quality of the view - condition</b>	Very Good. Clear unobstructed view from public Highway
<b>Planning history</b>	None
<b>Scenic quality of the view</b>	Very Good. Very open view
<b>Does this view fall within any landscape designations e.g., AONB?</b>	No
<b>What national and local character area type does this view fall within?</b>	This view falls within the Blofield Tributary Farmland Local Character Area. The view falls within the Northeast Norfolk and Flegg National Character Area Profile 79.
<b>Conservation interest</b>	Grade II Listed
<b>Recreational value</b>	Easy access via public highway and footpath

<b>Rarity</b>	Parish church. C14 and C15. Flint with limestone dressings. Slate roofs; lead roof over aisle. West tower, nave, chancel, south porch, north aisle. Good C15 nave roof with angels on hammer beams.
<b>What is the view representative of?</b>	Historic and Rural Character of the fields and the Church
<b>Perception of the view?</b>	Well regarded and maintained. In the community consultations in 2022 people expressed support for protecting the churches as something they love about the parish and its contribution to the environment.
<b>Are there any associations with the view e.g. historic?</b>	
<b>Map reference point</b>	View 4 on Figure 1

