



Neighbourhood Development Plan

Views Assessment Document 2022

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Introduction

The West Norfolk Landscape Character Assessment¹ identifies that the Neighbourhood Development Plan area falls within the 'Rolling Open Farmland' character area. The area is characterised by open rolling arable farmland that slopes gently down to the north. There are a few strips or areas of woodland to break up the long expansive views across the patchwork of irregular fields. Straight well-maintained hedgerows delineate the field boundaries. About Burnham Market it states:

The key area of settlement is around the small but neatly organised Burnham Market (which contains a variety of houses and shops). The settlement has spread along a valley, and also follows the course of the Goose Beck, a short tributary of the River Burn that rises just west of St. Mary's Church by a colourful mix of buildings.

- *Built character within the village comprises a dynamic mixture of colour-washed buildings, interspersed with bricks.*
- *Remaining settlement pattern is characterised by isolated dwellings and farmsteads scattered throughout the open arable farmland with a visible medium-scale field pattern.*
- *Straight ditches or hedgerows predominantly demarcate field boundaries.*
- *Deciduous and mixed woodland areas occasionally mark field boundaries forming blocks of trees that break up the openness of the landscape.*

The B1155 runs north-south through the middle of the area from Burnham Market to Stanhoe south of the area. In addition, 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.

Part of the Neighbourhood Development Plan area, including the main settlement, falls within the Norfolk Coast Area of Outstanding Natural Beauty (AONB), see **Figure 1**. The AONB was designated in 1968 and includes the greater part of the remaining unspoiled coastal areas between the Wash and Great Yarmouth. The Norfolk Coast landscape displays a striking diversity of scenery, embracing a rich mix of coastal features and contrasting inland agricultural landscapes, of which are influenced by the proximity of the sea.

Much of the character and quality of the AONB landscape can be attributed to the contrasts which arise from its diversity. The designation helps to protect the natural features, but also settlements and working environments that are distinctive characteristics of the countryside. The designation allows for sustainable development, in ways that further enhance the character of the area. The AONB Management Plan 2019-2024² set out some key objectives for new development which include objectives which respect locally important views:

¹ kLWN Landscape Character Assessment, Final Report March 2007, Chris Blandford Associates

² <http://www.norfolkcoastaonb.org.uk/mediaps/pdfuploads/pd005034.pdf>

- Ensure that changes to the built environment respect the landscape character and special qualities of the Area, and reinforce a sense of place and local distinctiveness
- Require a Landscape and Visual Impact Assessment that meets the latest standards of any development that may have negative impacts on the Area of its setting
- Encourage local communities to develop and adopt neighbourhood plans, which include consideration and protection of their local natural environment

Whilst this has been withdrawn and is being updated currently. The 2014-2019 management plan is in use which states objectives³:

- Landscape- OL1- *The integrity and diversity of the area’s landscapes and seascapes will have been maintained and preferably enhanced, assessed with reference to the Integrated Landscape Guidance for the AONB*

All views presented in this assessment and within the Neighbourhood Development Plan (2022-2036) are within the Norfolk Coast AONB designation.

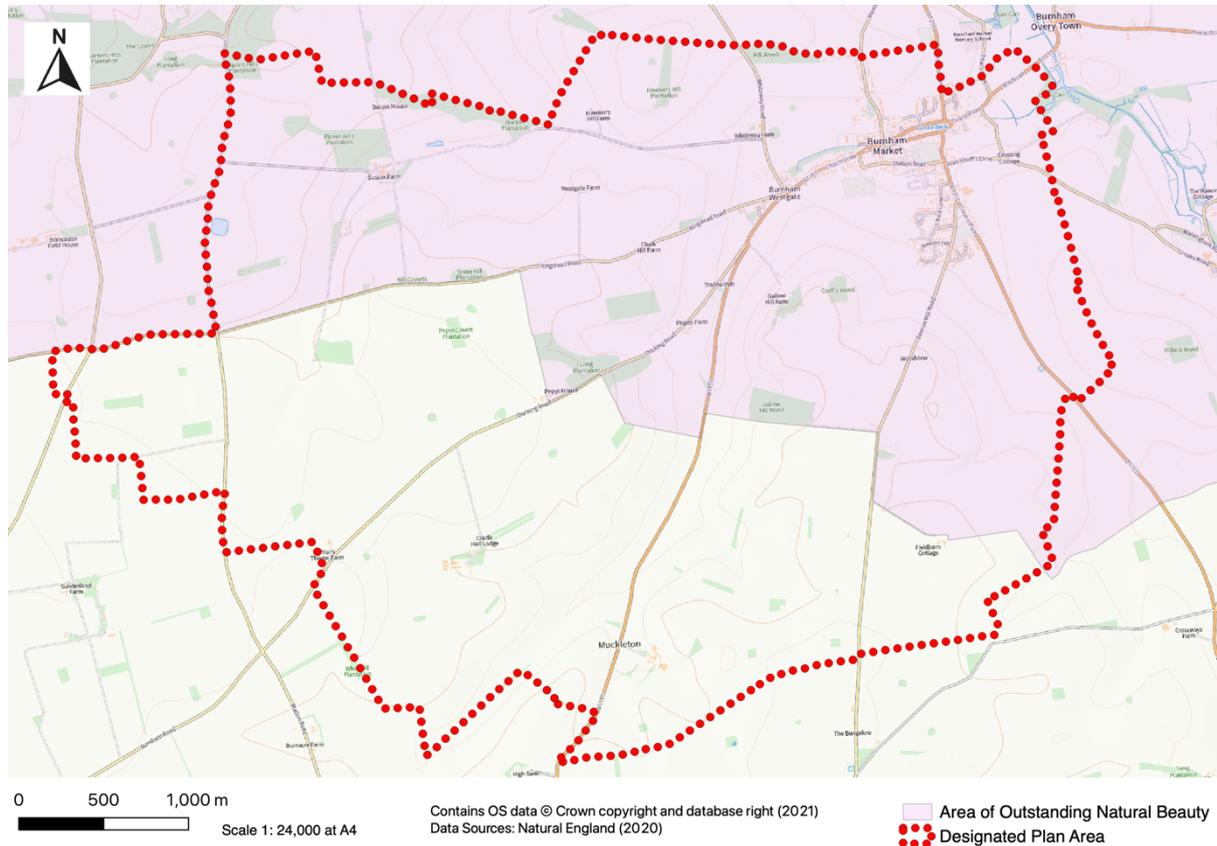


Figure 1: Norfolk Coast Area of Outstanding Natural Beauty

It is proposed that a number of these special views, 7 in total, are afforded protection within the Neighbourhood Development Plan. During 2021 the community identified the most important local views and the reasons why these are special. This document provides the

³ [What We Do - About The Partnership - Norfolk Coast Partnership \(norfolkcoastaonb.org.uk\)](https://www.norfolkcoastaonb.org.uk/what-we-do-about-the-partnership)

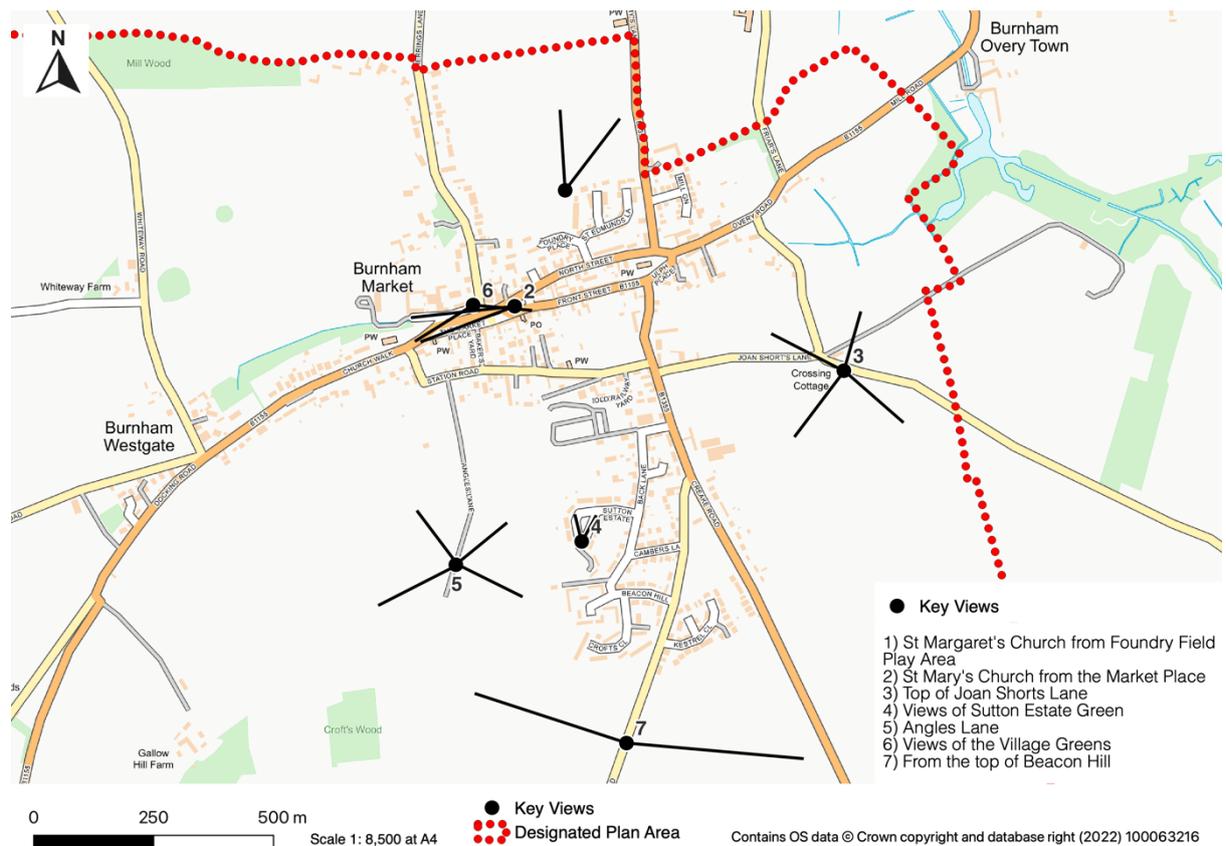
evidence to support these views being included within the Neighbourhood Development Plan.

Whilst we recognise that a number of views have not been included which the public and the steering group wished to include, these were because after assessment, some of the viewpoints fell outside of the Burnham Market parish boundary and designated area which the Neighbourhood Development Plan can have influence over. This included views of the Friary and from the edges of the parish boundary looking north toward Burnham Norton parish and Burnham Overy Staithe.

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 7 views is below, followed by details in relation to each of them.



View 1: St. Margaret's Church from Foundry Field Play Area



Photograph looking from Cross Lane (south of St Margaret’s Church looking back into the village).



Name & Location	St. Margaret's Church towards Burnham Norton – significant to village
Description & purpose	Gently rising elevation across open countryside
Is the view publicly accessible	Yes
Quality of the view	No development obstructs view as it is outside the village development boundary.
Planning History	None
Scenic quality of the view	Important for maintaining open rural aspect from Burnham Market towards Burnham Norton and St. Margaret's Church. Open farmed countryside with much wildlife in evidence, such as hares, nesting birds, grazing geese.
Conservation interest	View enjoyed by residents and all visitors to Burnham Market using the public car park and Foundry Field play area and maintains a feeling of rural tranquillity and open countryside. The views towards Burnham Norton falls within the Norfolk Coast Area of Outstanding Natural Beauty which conserves the protection of natural features and distinctive characteristics of the countryside ⁴ . As the NPPF (2021) Para 176 ⁵ confirms AONBS

⁴ [Planning and Development on the Norfolk Coast - Norfolk Coast Partnership \(norfolkcoastaonb.org.uk\)](https://www.norfolkcoastaonb.org.uk/)

⁵ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/90261/nppf-2021.pdf)

	have equal status to national parks in terms of their landscape quality so should be given great weight in conserving and enhancing the beauty of the views.
Recreational value	Part of the defining character of Burnham Market and contributes to the distinct character of the village and serves to preserve the feeling of green space separating the village from Burnham Norton. The Church is illuminated during Advent as part of the village Christmas celebration.
Rarity	Unique

View 2: St Mary's Church from Market Place



Name & Location	St Mary's Church from Market Place – significant to the Village
Description & purpose	Grade I Listed Church and has been a place of worship for many centuries. The tower was built c1310 with the Church being largely C14th although restored a number of times since then up to present day.
Is the view publicly accessible	Yes
Quality of the view	Excellent uninterrupted view incorporating trees in the church setting
Planning History	16/00670F + LB – Boundary Wall repairs – withdrawn 17/00234/TRECA
Scenic quality of the view	Defines the character of the village, historic and heritage assets
Conservation interest	The view falls within the heart of the conservation area for Burnham Market. It also falls within the Norfolk Coast Area of Outstanding Natural Beauty which conserves the protection of natural features and distinctive characteristics of the countryside ⁶ . As the NPPF (2021) Para 176 ⁷ confirms AONBS have equal status to national parks in terms of their landscape quality so should be given great weight in conserving and enhancing the beauty of the views.
Recreational value	The view is appreciated by the community for its recreational/social value it offers also. The link to our historical past and the current celebrations and events which take part within the view of the church & churchyard, which passers-by can watch from the marketplace green.
Rarity	Unique

⁶ [Planning and Development on the Norfolk Coast - Norfolk Coast Partnership \(norfolkcoastaonb.org.uk\)](https://www.norfolkcoastaonb.org.uk)

⁷ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk)

View 3: Top of Joan Shorts Lane

View looking from Top of Joan Shorts Lane looking east towards Burnham Thorpe



View looking from Top of Joan Shorts Lane looking south



View looking from Top of Joan Shorts Lane looking west/north towards Burnham Market



Name & Location	Top of Joan Short's Lane
Description & purpose	360 degrees view of countryside surrounding Burnham Market
Is the view publicly accessible	Yes
Quality of the view	Views of rooftops of the village houses and churches
Planning History	N.A
Scenic quality of the view	The scenic quality of the views allows the community and visitors to admire the rich countryside and views of the sea in this part of the Norfolk coast. The views show the expansive landscape of the agricultural land and woodland which encroaches in the distance.
Conservation interest	The views fall within the Norfolk Coast Area of Outstanding Natural Beauty which conserves the protection of natural features and distinctive characteristics of the countryside ⁸ . As the NPPF (2021) Para 176 ⁹ confirms AONBS have equal status to national parks in terms of their landscape quality so should be given great weight in conserving and enhancing the beauty of the views.

⁸ [Planning and Development on the Norfolk Coast - Norfolk Coast Partnership \(norfolkcoastaonb.org.uk\)](https://www.norfolkcoastaonb.org.uk/)

⁹ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/90121/nppf-2021.pdf)

Recreational value	The social value to the community and visitors of this view is being able to walk/cycle and explore the views from the roadside and admire the countryside and the sea in the distance for miles on end.
Rarity	N/A

View 4: Views of Sutton Estate green



Name & Location	Sutton Estate Green at the heart of Sutton Estate – significant to the village
Description & purpose	This view was specifically laid out when the affordable housing was built post-war to provide open views as well as amenity space for the residents.
Is the view publicly accessible	Yes
Quality of the view	Light, open, grassland.

Planning History	None
Scenic quality of the view	Breaks up what is essentially an urbanised space and gives an airy open view for residents
Conservation interest	Essentially a village green for that part of the village. The views fall within the Norfolk Coast Area of Outstanding Natural Beauty which conserves the protection of natural features ¹⁰ .
Recreational value	Essential for children and adults alike.
Rarity	N/A

¹⁰ [Planning and Development on the Norfolk Coast - Norfolk Coast Partnership \(norfolkcoastaonb.org.uk\)](http://norfolkcoastaonb.org.uk)

View 5: Angles Lane from top of footpath near Gallow Hill Farm

Looking from the top of the footpath from Angles Lane near Gallow Hill Farm back towards the village



Looking northeast of Angles Lane footpath



Looking west of Angles Lane footpath



Looking south of Angles Lane footpath



Name & Location	Angels Lane Public Footpath Angles Lane from top of footpath near Gallow Hill Farm
Description & purpose	This public footpath allows access to rolling countryside views in the direction to and from Gallow Hill Farm and outcrops of trees and foliage.
Is the view publicly accessible	Yes
Quality of the view	Expansive views across fields to the north, west and east of the village.
Planning History	None
Scenic quality of the view	Open, wide view of arable fields, meadow, and woodland.
Conservation interest	Wildlife habitat, trees, wildflowers. The views fall within the Norfolk Coast Area of Outstanding Natural Beauty which conserves the protection of natural features and distinctive characteristics of the countryside ¹¹ . As the NPPF (2021) Para 176 ¹² confirms AONBS have equal status to national parks in terms of their landscape quality so should be given great weight in conserving and enhancing the beauty of the views.
Recreational value	This view is enjoyed by many walkers who use this footpath for exercise, walking dogs and the enjoyment of the big, open skies of Norfolk.
Rarity	N/A

¹¹ [Planning and Development on the Norfolk Coast - Norfolk Coast Partnership \(norfolkcoastaonb.org.uk\)](https://www.norfolkcoastaonb.org.uk/)

¹² [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/)

View 6: Views of the Village Greens (Market Place)

Looking north from the Post Office Green



Looking northwest to Fairstead Green



Looking east from the Green and the War Memorial



Looking west from the Green towards St Mary's



Name & Location	Village Green, Market Place
Description & purpose	The Village Green sits at the heart of the community in Burnham Market. There are nine areas of green spaces within the place which are accessible and can be used by all.
Is the view publicly accessible	Yes
Quality of the view	The view admires a number of special features in the area including the Grade II listed War memorial and the impressive range of Georgian vernacular buildings making it one of the most attractive village centres in Norfolk (as quoted in the AECOM Design Codes Document, 2022).
Planning History	N/A
Scenic quality of the view	The Village green is a vital landscape feature within the village and adds visual interest to the surrounding built environment. There are numerous mature trees lining parts of the grassed areas as well as the Goose Beck which is a tributary of the River Burn (chalk fed river east of the parish) which the village has followed the course of this valley.
Conservation interest	The views fall within the heart of the Burnham Market conservation area and the Norfolk Coast Area of Outstanding Natural Beauty which conserves the protection of natural features ¹³ . As the NPPF (2021) Para 176 ¹⁴ confirms AONBS have equal status to national parks in terms of their landscape quality so should be given great weight in conserving and enhancing the beauty of the views.
Recreational value	Meeting place, seating areas, venue for Craft Fair, Auctions and Christmas Lights celebrations etc.
Rarity	N/A

¹³ [Planning and Development on the Norfolk Coast - Norfolk Coast Partnership \(norfolkcoastaonb.org.uk\)](https://norfolkcoastaonb.org.uk)

¹⁴ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://publishing.service.gov.uk)

View 7: Views from Top of Beacon Hill

Photo looking east at the top of Beacon Hill



Photo looking north at the top of Beacon Hill



Photo looking west at the top of Beacon Hill



Name & Location	Views from Beacon Hill
Description & purpose	High vantage point in the village
Is the view publicly accessible	Yes
Quality of the view	Iconic view across the whole village and beyond
Planning History	None
Scenic quality of the view	Breath-taking uninterrupted views across open countryside and out towards the sea in the north.
Conservation interest	The name suggests that as a prominent high point it was an integral part of the early defence and communication system used in Britain.
Recreational value	Used by local and visiting walkers and birdwatchers.
Rarity	Unique

Views not being designated

3 views were put forward by the community and the neighbourhood steering group to be considered, however for the reasons set out below, have been eliminated from the assessment.

Key View	Reason not designated
Burnham Overy Staithe windmill from the top of Herrings Lane – significant to the village	This view has to be eliminated at this stage as it extends beyond the designated area for the Burnham Market Neighbourhood Plan. For this reason, we will not be able to have influence over the view in this neighbourhood plan since it falls within the Burnham Norton and Burnham Overy parishes.
Friars Lane and views of the Friary and Burnham Overy Staithe Windmill – important to the village	The views on Friars Lane and of the Friary have to be eliminated at this stage as this is outside of the designated area for the Burnham Market Neighbourhood Plan. For this reason, we will not be able to have influence over the view in this neighbourhood plan since it falls within the parish of Burnham Norton.
Whiteway Road to Cross Lane	<p>As a whole this view falls directly on or just outside of the Burnham Market parish boundary if one was looking east from Whiteway Road towards Cross Lane. When looking at the maps of the Public Rights of Way (PROW) much of the route from Whiteway Road to Cross Lane is within the Burnham Norton parish. There is a small part of the route which falls inside of the Burnham Market boundary on Mill Wood Lane¹⁵.</p> <p>Since the photographs of the views were looking east and west from Whiteway Road it is considered it may be more suitable to protect this view, and where possible within the boundary, through the support of including this on a circular routes network in the neighbourhood plan. Since most reasons people will observe this view is when using it for walking/recreational purposes.</p>

¹⁵ [Rights of Way in Burnham Market Parish | UK PROW \(mathmos.net\)](https://mathmos.net)

Burnham Overy Staithe windmill from the top of Herrings Lane





The pictures were taken above the boundary line.

Friars Lane and views of the Friary, Burnham Overy Staithe Windmill and Burnham Overy Town Mill

Looking northeast from Friars Lane to Burnham Overy Staithe Windmill



Looking east from Friars Lane in the direction of Burnham Overy Town



Looking east from Friars Lane in the direction of Burnham Overy Town Mill



Looking south from Friars Lane through the Friary





The pictures were all taken above the boundary line.

Whiteway Road to Cross Lane

Photo of Cross Lane looking east from the top of Herrings Lane



Photo of Cross Lane looking west from Bellamys Lane



The route these pictures were taken on fall outside of the Burnham Market parish boundary occasionally.

