



Views Assessment
October 2019

FLEGGBURGH NEIGHBOURHOOD PLAN 2020-2030

PREPARED BY COLLECTIVE COMMUNITY PLANNING ON BEHALF
OF FLEGGBURGH PARISH COUNCIL

1. Introduction

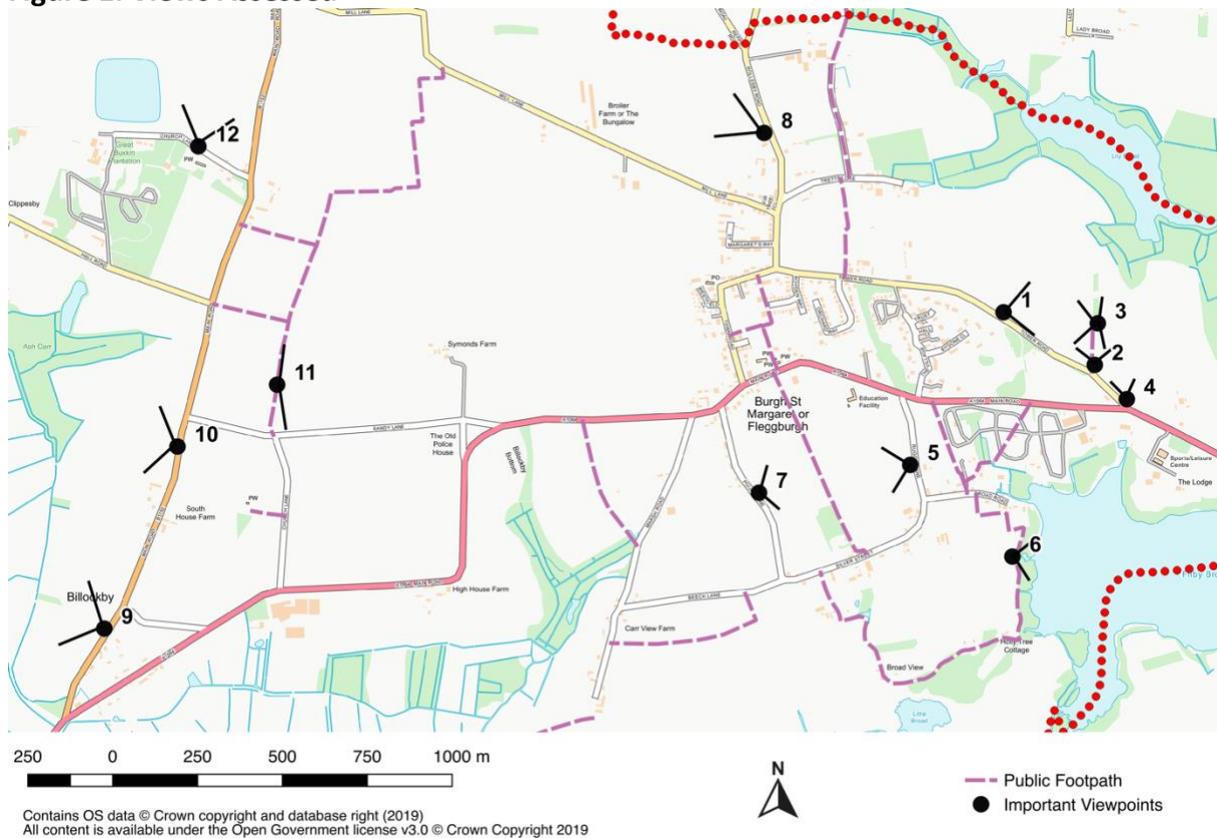
Fleggburgh sits within a remarkably beautiful landscape, surrounded by arable fields and the Broads National Park. Whilst the majority of the parish enjoys beautiful views over fields, including long views into surrounding countryside, it is proposed that a few of these special views are afforded protection within the Neighbourhood Plan. A number of views that are important to the community were identified during consultation with residents in September 2019. This report considers whether they are views that merit protecting in the Neighbourhood Plan.

A set of criteria was used to identify such views:

- a) Are those accessible from a public space;
- b) Have a specific reason for being important to the community; and
- c) A good reason for its inclusion within the Neighbourhood Plan, which may include risk the view will be blocked or reduced in the future.

Figure 1 considers the views assessed for inclusion in the Fleggburgh Neighbourhood Plan.

Figure 1: Views Assessed



2. Assessment of Views

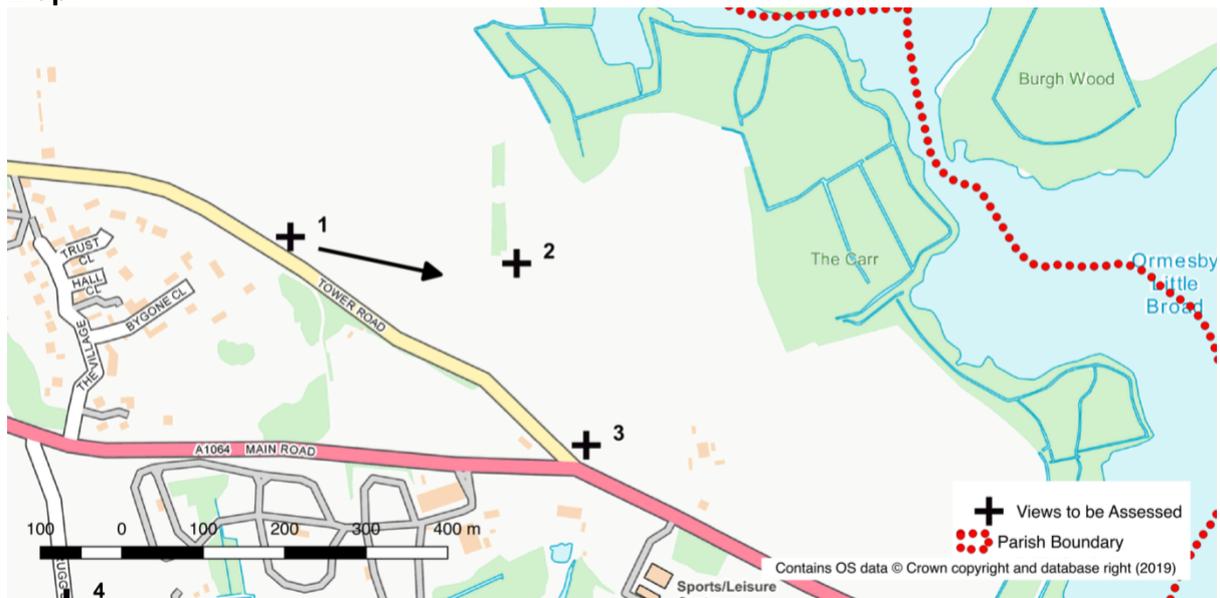
View 1: Broadland views across arable farmland, Tower Road, Fleggburgh

Description: View across arable fields towards Carr woodland and Filby Church in the distance.

Photo:



Map:



Assessment Criteria:

Accessible from a public space	Yes
Reason for being important	View across arable fields towards Carr woodland and Filby Church in the distance. A typical Broadland view.
Reason for inclusion in the Neighbourhood Plan	Important views of the Broadland landscape which the community wish to safeguard from future development.

Recommendation:

Include within a protective policy in the Neighbourhood Plan.

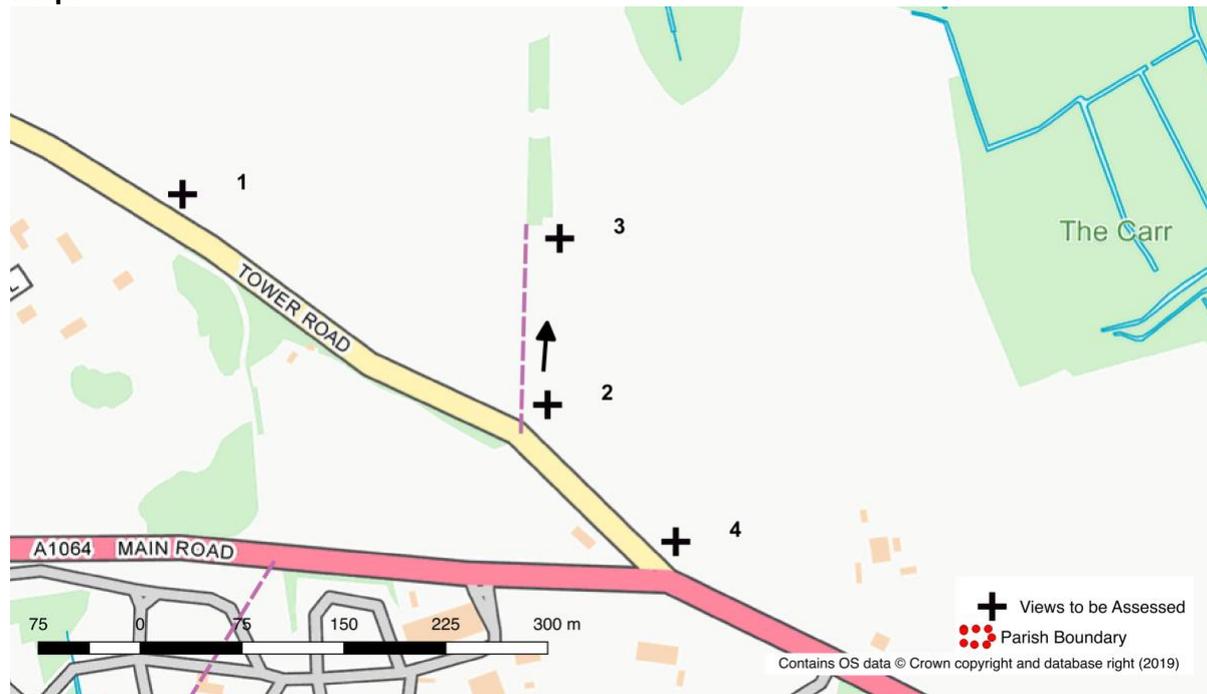
View 2: View of the ruins of St Mary’s Church, Tower Road, Fleggburgh

Description: A view of what is known locally as ‘the tower’ which is the ruins of St Mary’s Church. This was formerly the parish church of Burgh St Mary and survives in ruins. It has important heritage value to the community and is Grade II Listed. The round tower is still clearly visible set among the trees. There is a public footpath that runs across the field from Tower Road up to the ruins. The community has an interest in further preservation of these ruins and enhancing their setting.

Photo: View taken from the start of the public footpath.



Map:



Assessment Criteria:

Accessible from a public space	Yes
Reason for being important	View of the former church of Burgh St Marys, known locally as the tower. Likely what gave the road, Tower Road, its name. Now in ruins, the tower is an important heritage asset within Fleggburgh.
Reason for inclusion in the Neighbourhood Plan	To ensure this important heritage asset can continue to be viewed and valued.

Recommendation:

Include within a protective policy in the Neighbourhood Plan.

View 3: Views from the ruins of St Mary’s Church, Fleggburgh

Description: Views south, east and west across arable farmland towards Carr woodland and towards Tower Road from the ruins of St Mary’s Church. Runis of the church can be accessed via the public footpath which runs across the field.

Photos:

3a



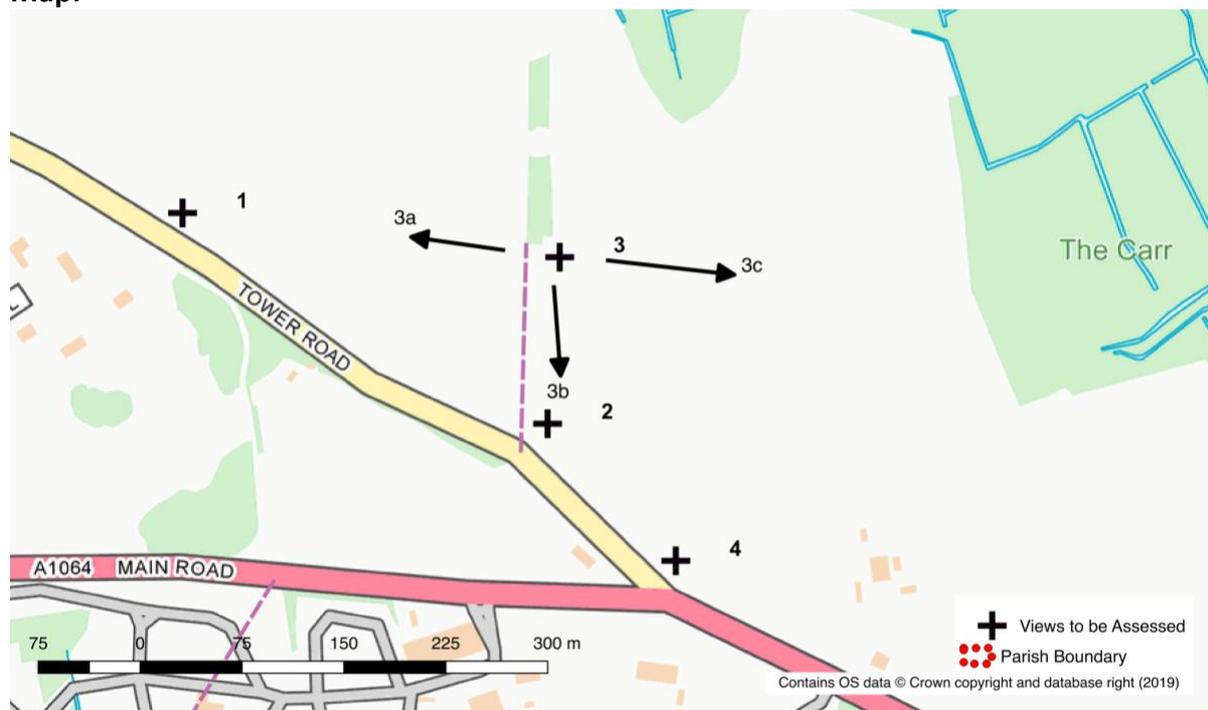
3b



3c



Map:



Assessment Criteria:

Accessible from a public space	Yes
Reason for being important	Views from the ruins of St Mary’s Church, known locally as the tower. Heritage value.
Reason for inclusion in the Neighbourhood Plan	To retain the setting for this important heritage asset within the community.

Recommendation:

Include within a protective policy in the Neighbourhood Plan.

View 4: View of the ruins of St Mary’s Church from the junction of Tower Road and Main Road, Fleggburgh

Description: A view of what is known locally as ‘the tower’ which is the ruins of St Mary’s Church. This was formerly the parish church of Burgh St Mary and survives in ruins. It has important heritage value to the community and consists of a round tower. There is a public footpath that runs across the field from Tower Road up to the ruins. The community has an interest in further preservation of these ruins and enhancing their setting.

Photo:



Map:



Assessment Criteria:

Accessible from a public space	Yes
Reason for being important	View of the former church of Burgh St Marys, known locally as the tower. Likely what gave the road, Tower Road, its name. Now in ruins, the tower is an important heritage asset within Fleggburgh.
Reason for inclusion in the Neighbourhood Plan	To ensure this important heritage asset can continue to be viewed and valued.

Recommendation:

Include within a protective policy in the Neighbourhood Plan.

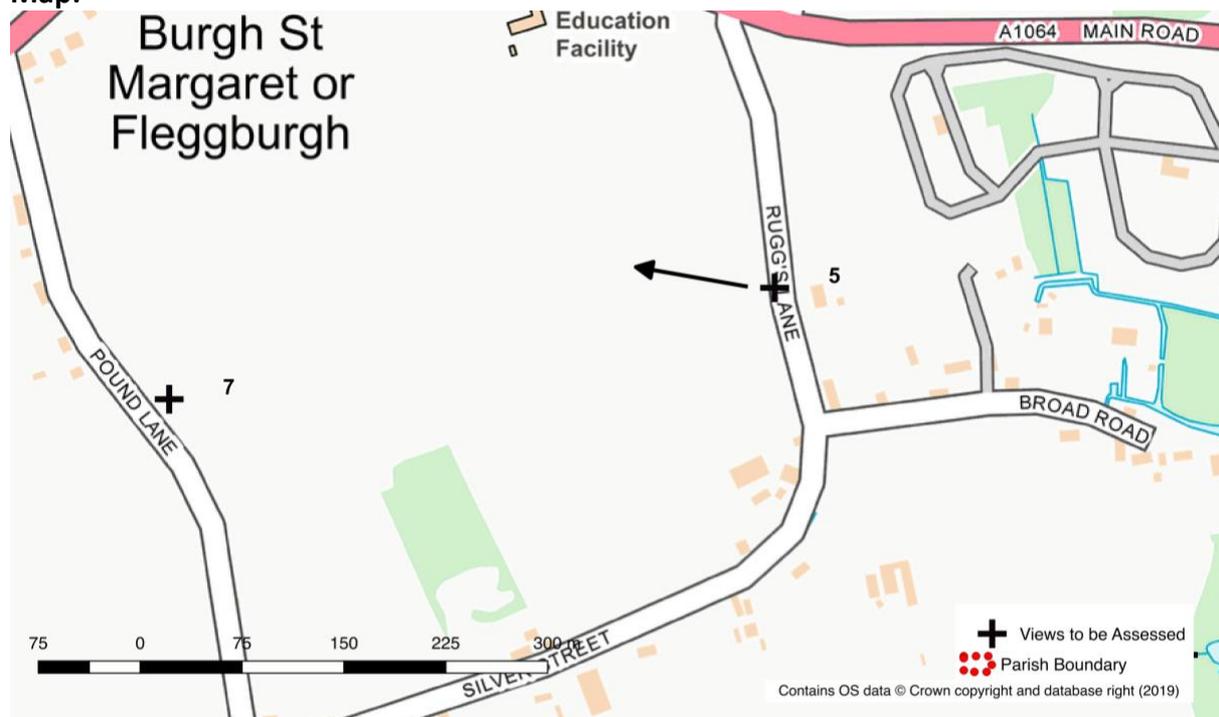
View 5: View across fields from Rugg Lane, Fleggburgh

Description: Views across arable fields which are lined with mature hedging. The view changes with the seasons depending on what is being grown in the fields.

Photo:



Map:



Assessment Criteria:

Accessible from a public space	Yes
Reason for being important	Views over arable fields which are typical of the rural character of Fleggburgh.
Reason for inclusion in the Neighbourhood Plan	To retain the rural character of Fleggburgh.

Recommendation:

Include within a protective policy in the Neighbourhood Plan.

View 6: Views from the public footpath which runs alongside Filby Broad, Fleggburgh

Description: View of Filby Broad and arable fields from the public footpath which runs from Broad Road. Filby Broad is part of the Trinity Broads SSSI and Special Area of Conservation. It has an abundance of wildlife including Swallowtail Butterflies, Heron and Great Crested Grebe. The location has open public access to views that are integral to the sense of place associated with Fleggburgh.

Photo:

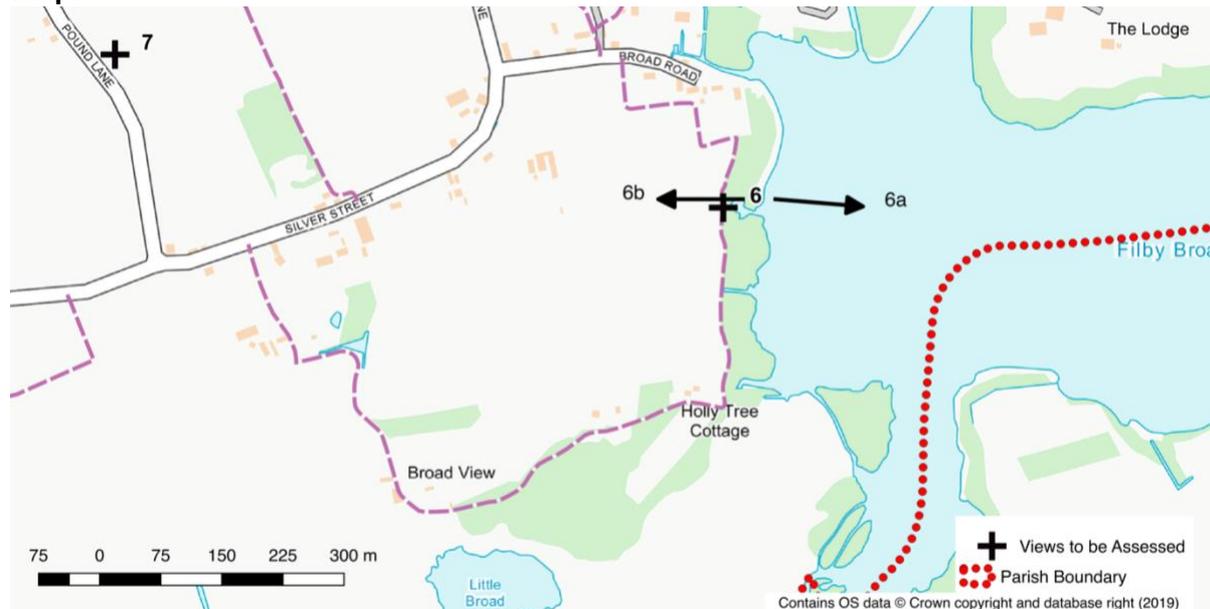
6a



6b



Map:



Assessment Criteria:

Accessible from a public space	Yes
Reason for being important	A particularly beautiful view and undisturbed glimpse of Filby Broad SAC & SSSI through the reeds. Accessed via the public footpath which runs along field boundaries, also giving way to views over arable fields to the west, an important setting for the Broads.
Reason for inclusion in the Neighbourhood Plan	To retain the tranquil setting of the Broads SAC.

Recommendation:

Include within a protective policy in the Neighbourhood Plan.

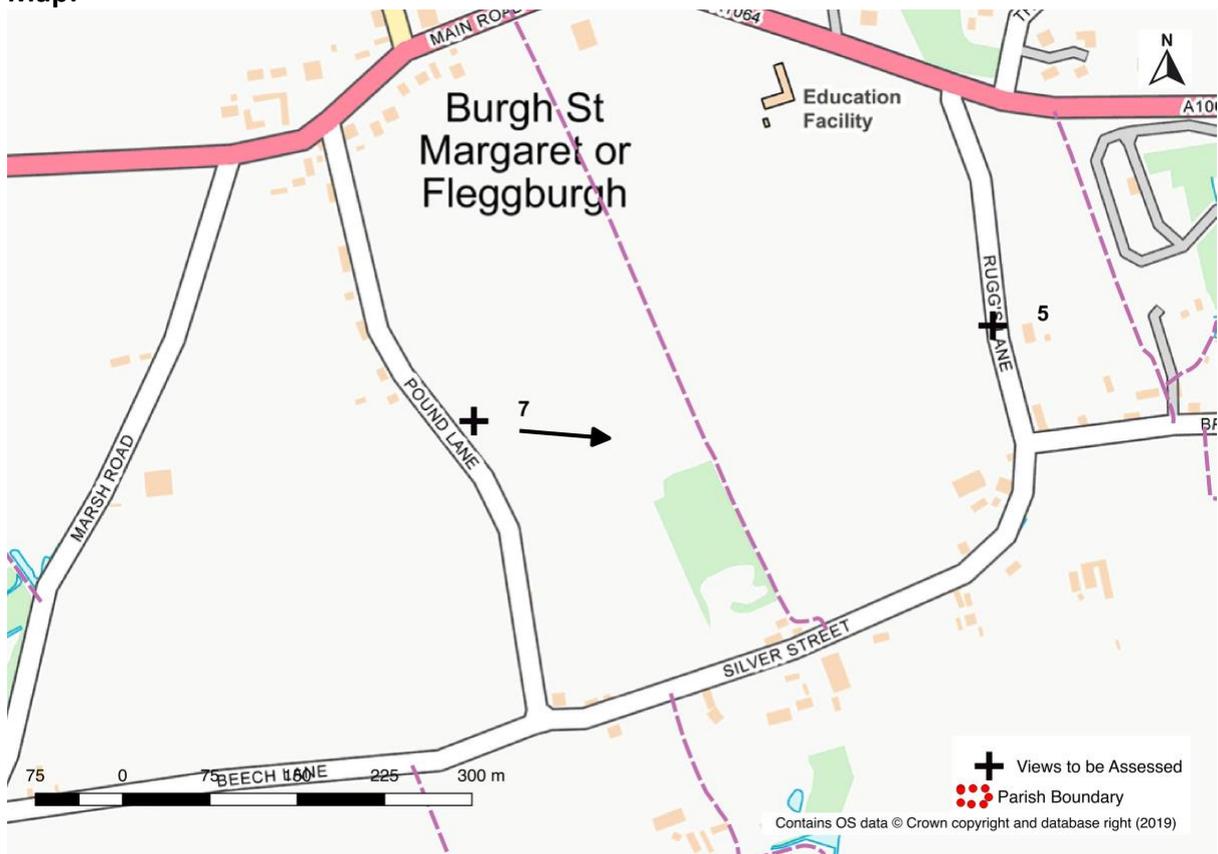
View 7: View across arable fields from Pound Lane, Fleggburgh

Description: Views across arable fields which are lined with mature hedging and the occasional mature tree. The view changes with the seasons depending on the crops in the fields.

Photo:



Map:



Assessment Criteria:

Accessible from a public space	Yes
Reason for being important	Views over arable fields which are typical of the rural character of Fleggburgh.
Reason for inclusion in the Neighbourhood Plan	To retain the rural character of Fleggburgh.

Recommendation:

Include within a protective policy in the Neighbourhood Plan.

View 8: Views up the rise from Rollesby Road, Fleggburgh

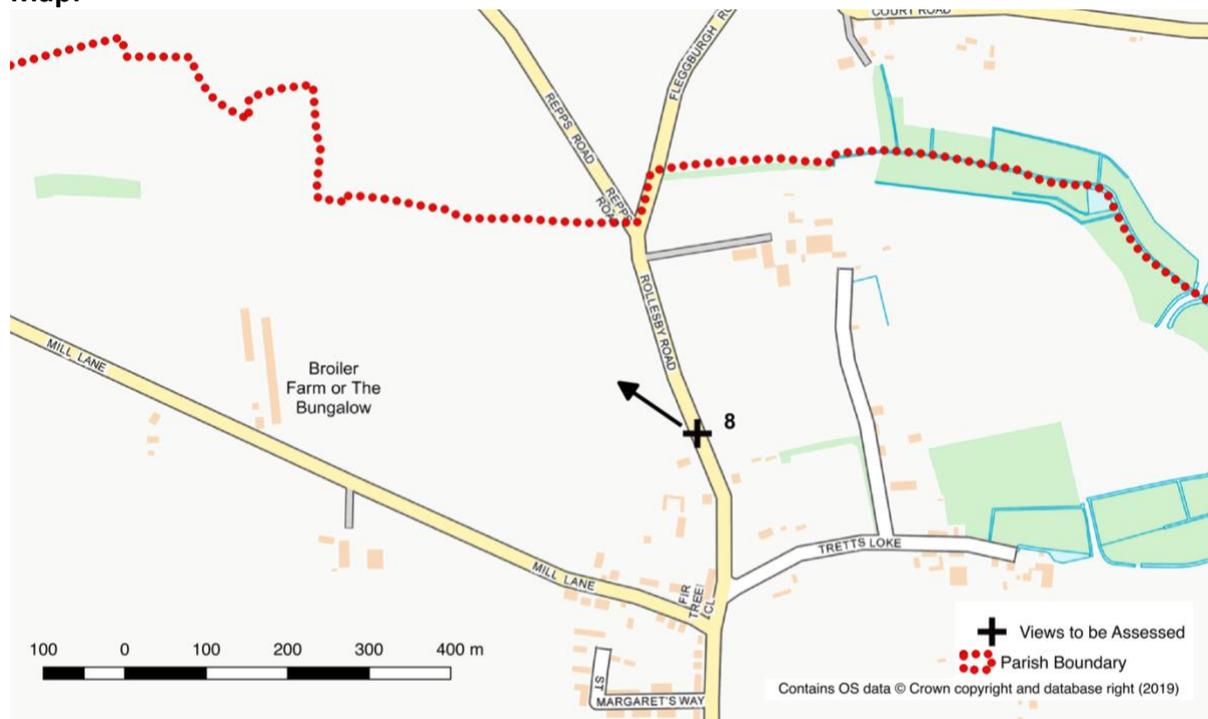
Description: Expansive views over arable fields up the rise on the way out of Fleggburgh, from Rollesby Road.

The view is accessible just as you are travelling out of the built-up area, just past a disused barn, probably for around 5m before a hedge obscures the view. The view can be seen again just as you reach the parish boundary.

Photo:



Map:



Assessment Criteria:

Accessible from a public space	Yes – yes although note that there is limited opportunity to see the view as it is obscured by a hedge which runs along the majority of Rollesby Road until you reach the parish boundary.
Reason for being important	Views over arable fields which are typical of the rural character of Fleggburgh.
Reason for inclusion in the Neighbourhood Plan	Retain the rural character of Fleggburgh. Some concern from residents during the consultation about future development on these fields and the views being lost. The view extend beyond the parish boundary into Rollesby.

Recommendation:

Include within a protective policy in the Neighbourhood Plan.

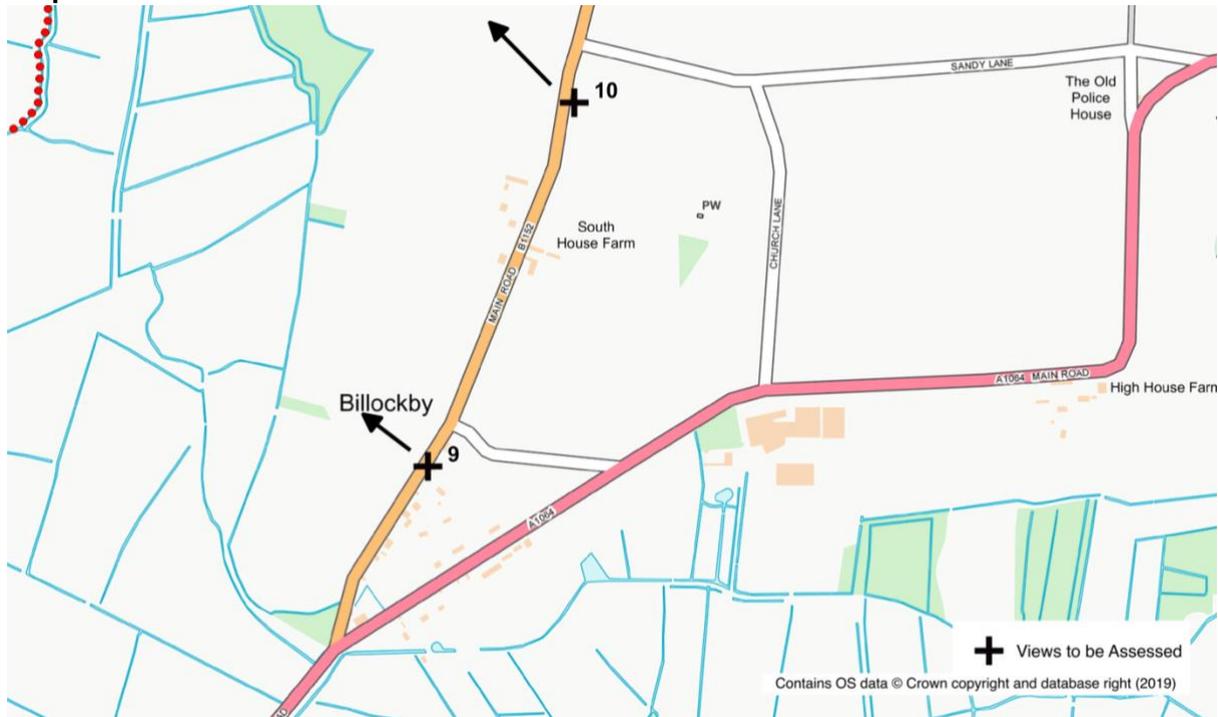
View 9: Views across the marshes of windmills and windpumps, Clippesby

Description: Expansive views out across the fields and marshes from the B1152 of historical windmills and windpumps on the horizon. Views mainly enjoyed by people in vehicles travelling along the road. Photo taken from parking place off the road.

Photo:



Map:



Assessment Criteria:

Accessible from a public space	Yes
Reason for being important	Expansive views that change by the season depending on crops being grown in the fields. Important views of historical windpumps on the horizon.
Reason for inclusion in the Neighbourhood Plan	Important for conserving the Broadland landscape character of Clippesby

Recommendation:

Include within a protective policy in the Neighbourhood Plan.

View 10: Views across fields/marshland towards woodland, Clippesby

Description: Expansive views out across the marshes/arable fields towards Ash Carr from the B1152. Enjoyed mainly through windscreens of vehicles travelling along the B1152, though there are opportunities to pull off the road and enjoy the view from the verge.

Photo:



Map:



Assessment Criteria:

Accessible from a public space	Yes
Reason for being important	Expansive views out across arable fields and over marshland towards Carr woodland. Typical of the landscape character of Clippesby.
Reason for inclusion in the Neighbourhood Plan	Important for conserving the Broadland landscape character of Clippesby.

Recommendation:

Include within a protective policy in the Neighbourhood Plan.

View 11: Views from the public footpath near the Church of All Saints, Billockby

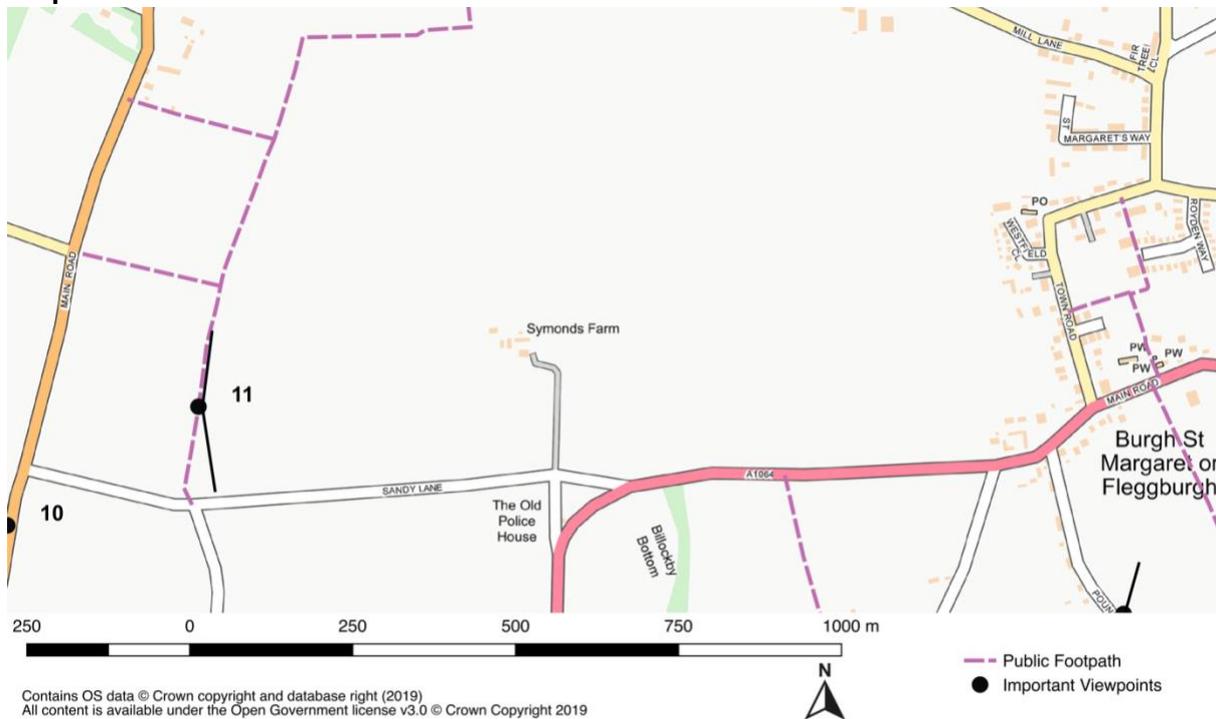
Description: Expansive views across open fields from the lane and public footpath just north of the Church of All Saints. Views towards the main village of Fleggburgh.

Photo: Taken in December 2019, shortly after sugar beet harvest





Map:



Assessment Criteria:

Accessible from a public space	Yes
Reason for being important	Expansive views that characterise this area of the parish. The scene and landscape change with the seasons depending on the farming calendar.
Reason for inclusion in the Neighbourhood Plan	Important for retaining the open character of the parish

Recommendation:

Include within a protective policy in the Neighbourhood Plan.

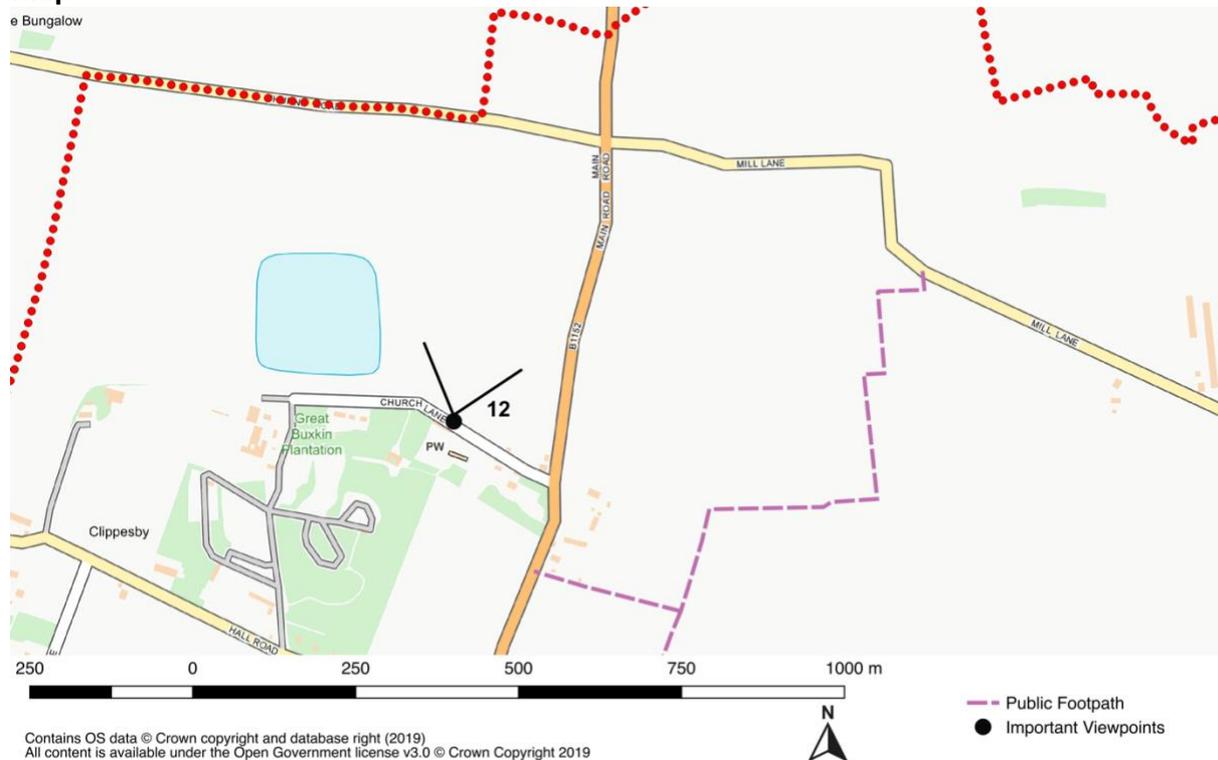
View 12: Views from St Peters Church, Clippesby

Description: Expansive views out across arable farmland from St Peter’s Church, part of its open setting to the north.

Photo:



Map



Assessment Criteria:

Accessible from a public space	Yes
Reason for being important	View from St Peter’s Church which is Grade II* Listed.
Reason for inclusion in the Neighbourhood Plan	Important for the character of the village and setting of the church.

Recommendation: Include within a protective policy in the Neighbourhood Plan.