



Necton

NEIGHBOURHOOD PLAN
2023 - 2036

**KEY VIEWS
ASSESSMENT
MARCH 2023**



Necton Parish Council

<https://nectonparishcouncil.norfolkparishes.gov.uk/>



Prepared for Necton Parish Council by
Places4People Planning Consultancy
March 2023

Maps in this document are reproduced from the Ordnance Survey Map.

© Contains Ordnance Survey Data. Crown Copyright and database right. 2022. All rights reserved (1000521129) 2023.

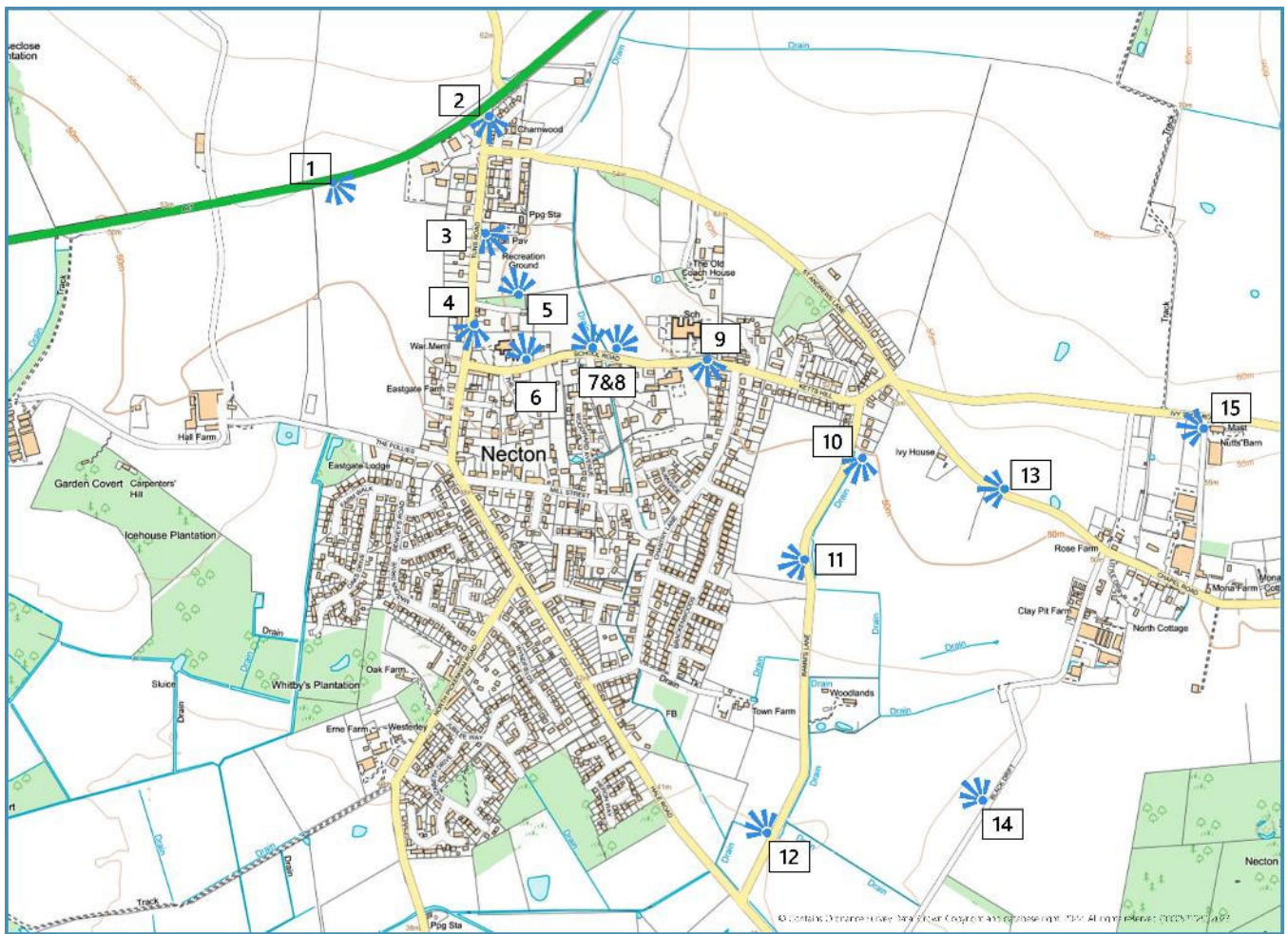
Introduction

As part of the preparation of the Neighbourhood Plan, an assessment of important views was undertaken. The findings of this assessment are contained in this report, which forms a supporting document for the Necton Neighbourhood Plan. Policy NTN 2 refers to the information contained in this document, which should be taken account of in considering development proposals.

Identifying Important Views

The assessment of important views has been guided by The Landscape Institute's Technical Guidance Note "Reviewing Landscape and Visual Impact Assessments (LVIAs) and Landscape and Visual Appraisals (LVAs)" January 2020

Important viewpoints from publicly accessible locations were identified and these are identified on the map below. An assessment of the potential impact of any development on these views has been made and is tabulated on the following pages.



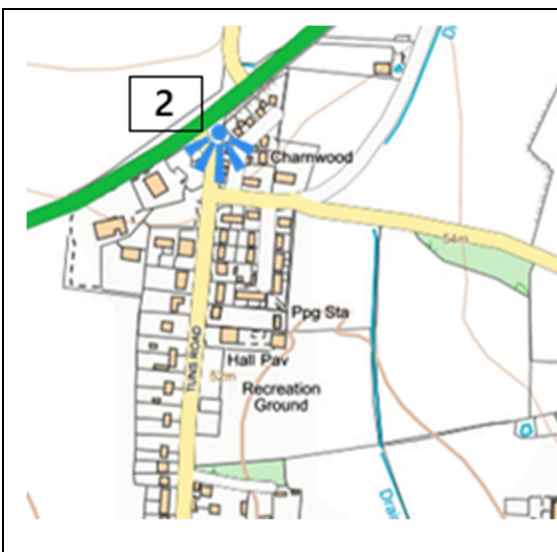
Map 1 – The identified Important Views



View 1

View south-east from A47 towards church.

The view demonstrates how the church is the focal point in the village and a key aspect within the flat landscape. Development in the foreground or which breaks the trees canopy could have a detrimental impact on the key aspects of this view.



View 2

View south along Tuns Road from A47 junction.

The view demonstrates the dominance of trees surrounding the church and which form an integral part of the conservation area. The loss of trees in this area could have a significant detrimental impact on the streetscape of Tuns Road.

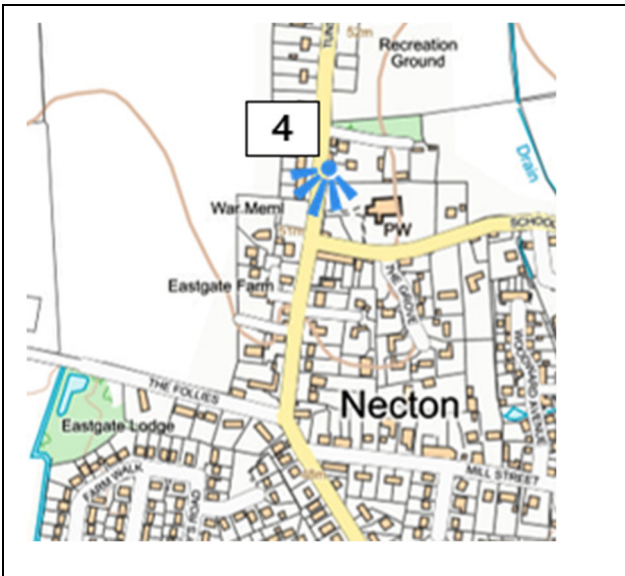




View 3

View south-east across Recreation Ground towards Primary School.

Despite being centrally located in the built-up area of the village, the view demonstrates how closely the landscape influences the setting of the built-up area. Development in this area could have a detrimental impact on this view.



View 4

View south along South View / Tuns Road through conservation area towards the Old Post Office.

The view demonstrates the prominence of the building at this key junction in the village. Unsympathetic development along Tuns Road could have a detrimental impact on the setting of the conservation area and the Old Post Office Local Heritage Asset.

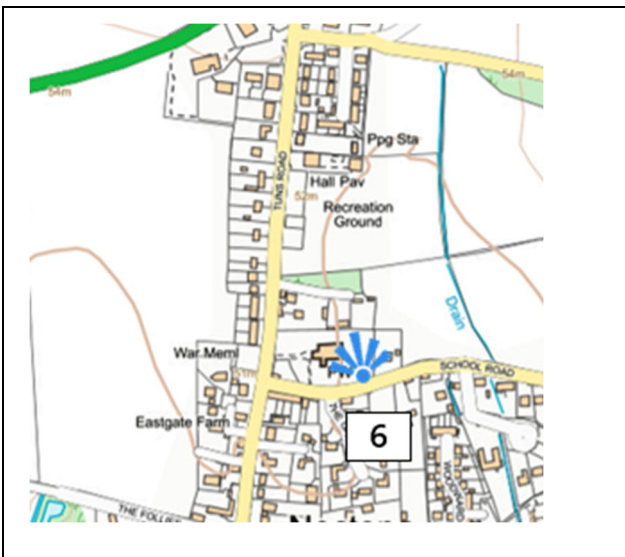




View 5

View north from play area adjacent to Tuns Road.

The view demonstrates the connectivity of the village with the open countryside to the north. Development beyond the Recreation Ground, including taller buildings in the existing built-up area could have a detrimental impact on the view.



View 6

View of the Church from School Road

The church is listed Grade I and there is unlikely to be any development within the view.

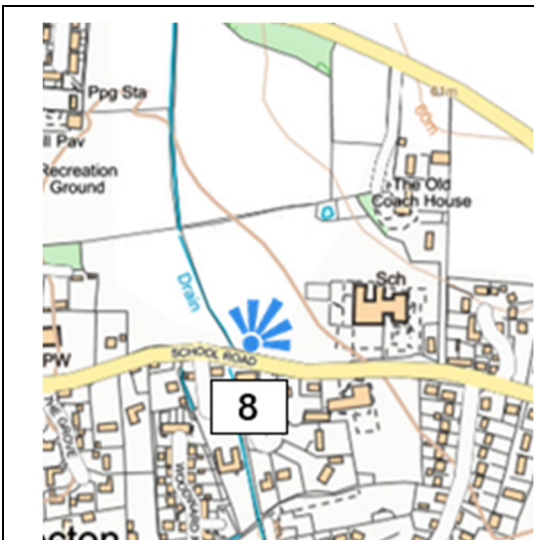




View 7

View north from School Road towards Recreation Ground.

The view illustrates the importance of this green lung in the village and the longer distance view towards Tuns Road. Development in the foreground would have a significant detrimental impact on the key features of the view.



View 8

View north from School Road across School Playing Field and towards The Old Rectory.

The view illustrates the importance of this green lung in the village and the longer distance view towards The Old Rectory and its grounds. Development in the foreground would have a significant detrimental impact on the key features of the view.

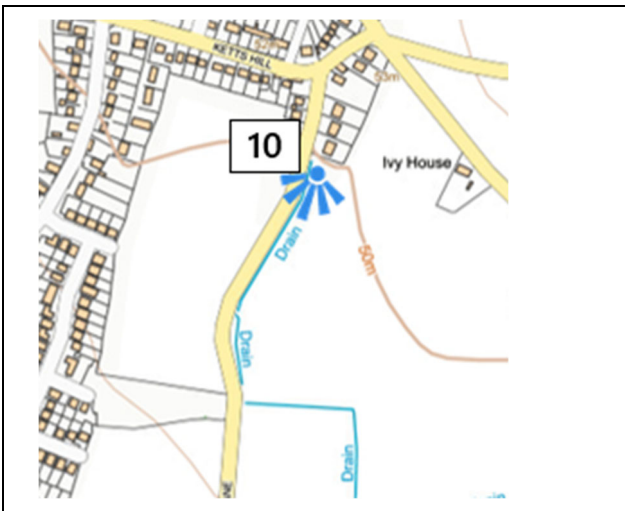




View 9

View south of School Road.

View to former Primary School

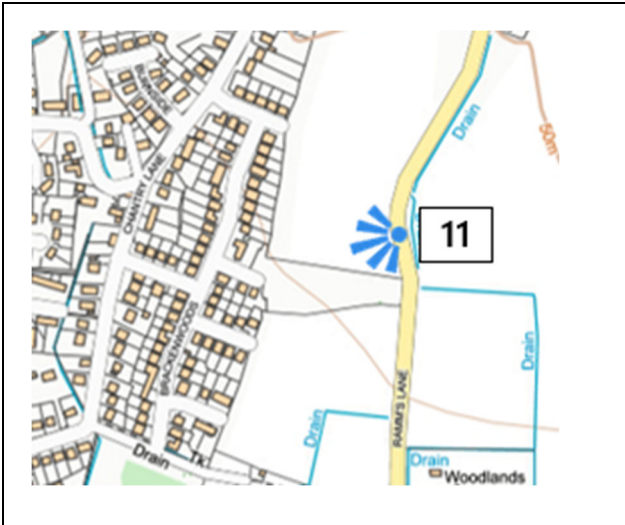


View 10

View south along Ramms Lane.

View to open countryside illustrates the two-storey dwellings on Brackenwoods in distance. Inconsiderate development could have a significant detrimental impact on this view.



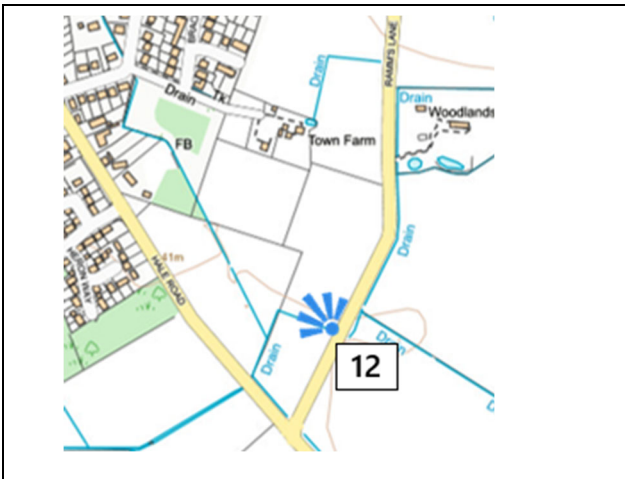


View 11

View west from Ramms Lane.

The view demonstrates the hard edge of the village in this location as well as the significant positive impacts that trees in the built up area of the village have on the wider landscape setting. The church tower is also visible.

Future development should have regard to the view to the church and also seek to soften the hard edge of the built-up area.



View 12

View west from Ramms Lane.

The view illustrates how the built-up area in this part of the village is softened by trees and hedgerows. The development of taller, two-storey, buildings in this area could have a significant detrimental impact on the key elements of this view.



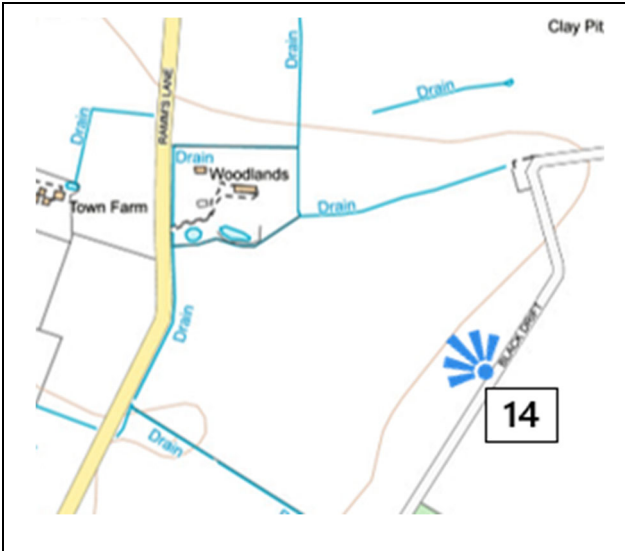


View 13

View west from Chapel Road

The view illustrates Ivy House in the foreground and the longer view towards the main built-up area of the village with the woodland setting further west.

Further unscreened development in the main built-up area could have a significant detrimental impact on the key features of this long-range view.



View 14

View west from Black Drift

The view illustrates the prominence of the church tower in long distance views towards the village centre. It also illustrates the hard edge to the settlement on its eastern side.

Further unscreened development in the main built-up area could have a significant detrimental impact on the key features of this long-range view.





View 15

View west along Ivy Todd towards church.

The view illustrates the prominence of the church tower in long distance views towards the village centre.

Further unscreened development in the main built-up area could have a significant detrimental impact on the key features of this long-range view.

