

# Syderstone Neighbourhood Plan



**Views Assessment 2024**

## Contents

Introduction .....	1
Background information .....	1
Syderstone Assessment .....	3
Views assessment .....	7
View 1: The view looking south over the field towards the Church, Old Rectory and Church Barn from the northern end of Creake Road .....	7
View 2: The view looking East along The Street .....	9
View 3: The view looking southwest from the footpath north of the church .....	11
View 4: The view looking northwest towards Womack Wood from the footpath north of the church .....	13
View 5: The view looking north towards Womack Wood from Docking Road .....	15
View 6: The view looking south along Burnham Road .....	17
View 7- The view looking west from the recreation field towards Syderstone Common .....	19
View 8: The view looking north towards Womack Woods from Broadlands (North of the Street).....	21

## Introduction

### Background information

1. The West Norfolk Landscape Character Assessment<sup>1</sup> identifies that the Neighbourhood Development Plan area falls within an intermediate, heath & moorland, dispersed unwooded national landscape character type. The natural typology of the settlement is made up of hard (palaeozoic) rocks, soft/sandy drift rock and deep soils. The cultural typology is considered to be nucleated, large farms and estate plantations. Whilst Syderstone has not been given a specific landscape character area it is adjacent to Bagthorpe parish which is identified as rolling open farmland (16) so it can be assumed Syderstone will be of a similar characteristic.
  
2. The rolling open farmland character area is characterised as having:
  - A medium to large scale landscape with an overriding sense of openness, wide open skies, medium to large field units, and the presence of large features such as linear Scots pine shelterbelts.
  - Shallow river valleys and dry tributary valleys cut through the Middle and Upper Chalk geology to give rise to a gently rolling landform.
  - Dominated by intensive arable crop production contained within a network of regular shaped fields that form a strong geometric landscape pattern.
  - Dramatic linear shelterbelts of Scots pine are visible from long range - looming over the horizontal plane and forming distinct focal points.
  - Hawthorn hedgerows demarcate field boundaries and align rural roads. These exaggerate the
  - strong landscape lines and provide focused channelled views. Hedgerow trees, predominantly oak and beech are often clothed in ivy.
  - Dispersed low-density settlement comprising isolated farmsteads, rural hamlets, and villages. The latter generally occur at road crossings and take a linear or bilinear form. They generally appear contained rather than sprawling due to their small size and scale. Churches are a key symbolic feature of settlements although sometimes detached from the main settlement hub.
  - A prominent skyline, often uninterrupted and smooth - the strong horizon line giving way to wide open skies. The skyline is also characterised in places by the silhouettes

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<sup>1</sup> KLWN Landscape Character Assessment, Final Report March 2007, Chris Blandford Associates

of Scots pine shelter-belts, hedgerow trees and the presence of pylons, posts and communication masts.

- Churches associated with settlements are often located on discrete knolls, their towers and spires acting as distinct focal points.
- Settlements are generally discrete.
- Although there is an overriding sense of openness, views into other landscape types are restricted due to the rolling land-form and the elevated plateaux, which often limit views.
- The network of rural roads and lanes is the most obvious source of movement (these are often very straight and flanked by wide grass verges) but overall movement is minimal and the landscape feels very still.
- Due to its largely unsettled character and extensive areas of undeveloped land, the landscape often feels remote and peaceful.
- Drove-wide road corridors.

### 3. Inherent landscape sensitivities are:

- Mature landscape structure including belts and copses, woodland, mature trees, and patches of intact hedgerow.
- Distinctive combinations of traditional building materials within small village settlements.
- Relatively strong sense of place.

### 4. The landscape planning guidelines for Bagthorpe (adjacent to Syderstone) which can be relevant to Syderstone include:

- Seek to conserve the generally undeveloped, rural character of the area and related strong sense of remoteness and tranquillity.
- Ensure that any new appropriate development responds to the historic settlement pattern and is well integrated into the surrounding landscape.
- Seek to ensure the sensitive location of development involving tall structures (such as
- telecommunications masts and wind turbines for example) in relation to prominent skyline
- locations both within the character area and within adjacent character areas.
- Seek to promote the use of local materials, including flint, chalk clunch, pebbles and pantiles.

## Syderstone Assessment

5. The Syderstone Neighbourhood Plan proposes to afford protection to 8 special views. During 2024 the community were asked in an initial survey which views they felt were particularly special within the parish. In this question, 51 people chose to answer. Many comments mentioned views which are already publicly accessible. Specific views mentioned were:
- Across the playing field towards the heath and Syderstone Common.
  - All of the marked walks around the village.
  - Church and graveyard.
  - East side of Creake road when entering the village.
  - Rudham Road (looking towards the village from the Common).
  - Jacks Lane looking towards the village.
  - Views from Ashside.
  - Views along the Street from 10 Cottages in the east to Carriage House in the west and views up The Street (looking east) from junction with Creake Road.
  - Views from the fields north of the Church looking back to the Church.
  - Views from the edge of Syderstone Common SSSI looking north and East to the village.
  - Views across the fields in the north of the Parish.
  - View from the top of mill lane looking out over the common.
  - Views from the church from the footpath which links the church to footpaths leading to Creake Road and Ashside
  - Views from and over the common
  - Views from both end of the street
  - View of the allotments
  - View from the pond up Burnham Green Lane (Sandy Lane)
  - View from the B1454 intersecting with Rudham Road looking towards Uphouse Farm and Twenty-acre plantation.
  - From Twenty-acre Plantation on boundary of parish towards Uphouse Farm and church
  - View from military gun emplacement (old common) towards the village
  - Views from the ancient burial ground

6. A number of views were considered by the steering group and explored. This document provides the evidence to support the 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.
  
7. In the next section is the views assessments and detail given for each of the 8 views identified on **Figure 1**. 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 from either a short or long distance.



Figure 1- Important Key Views in Syderstone



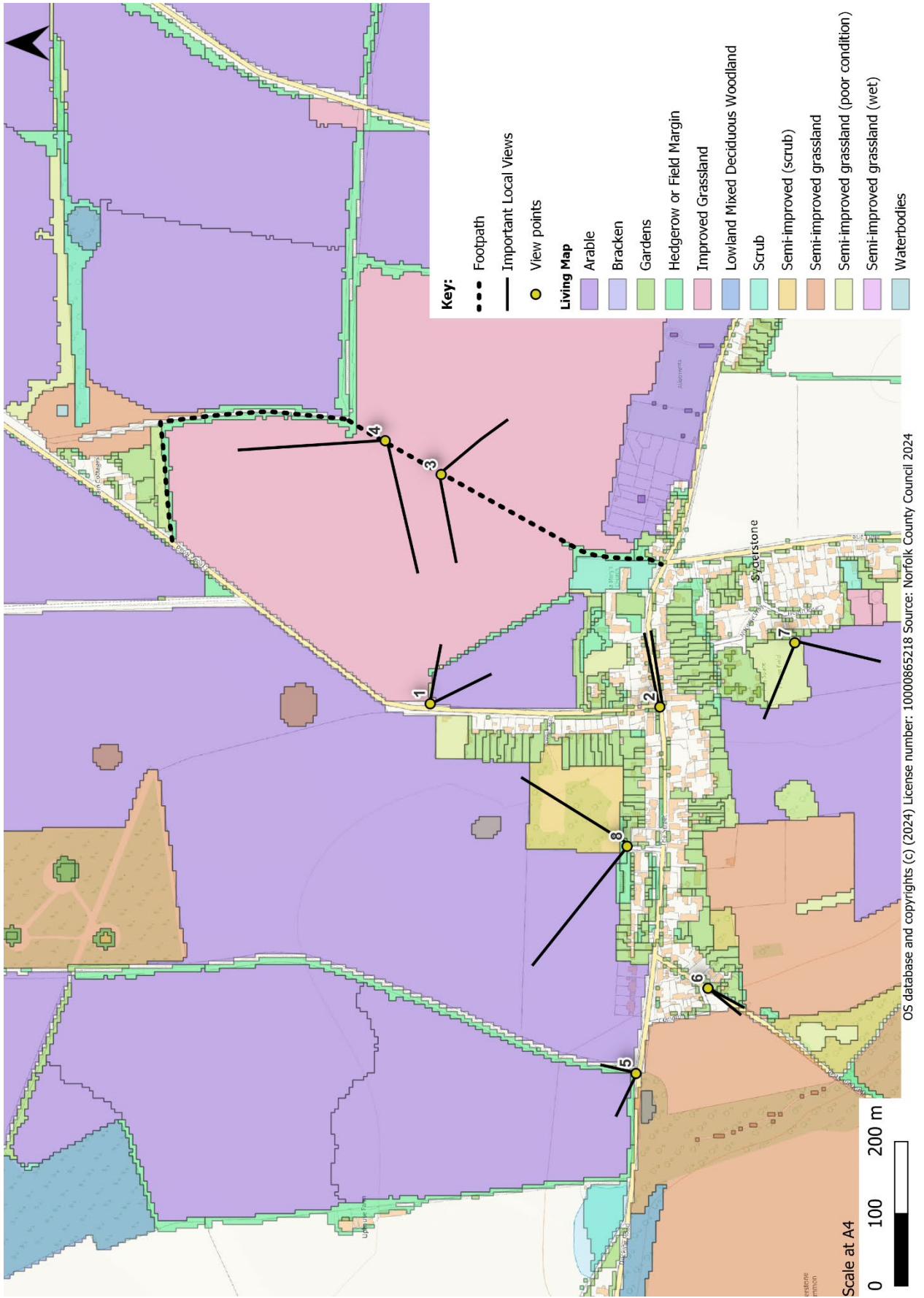
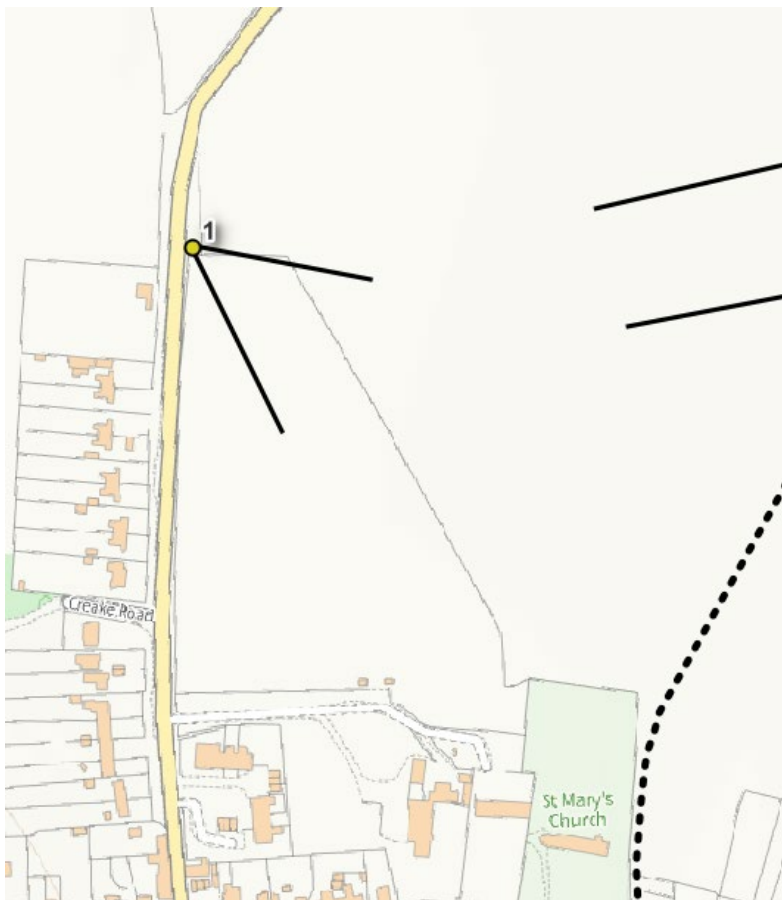


Figure 2- Living Map and Views



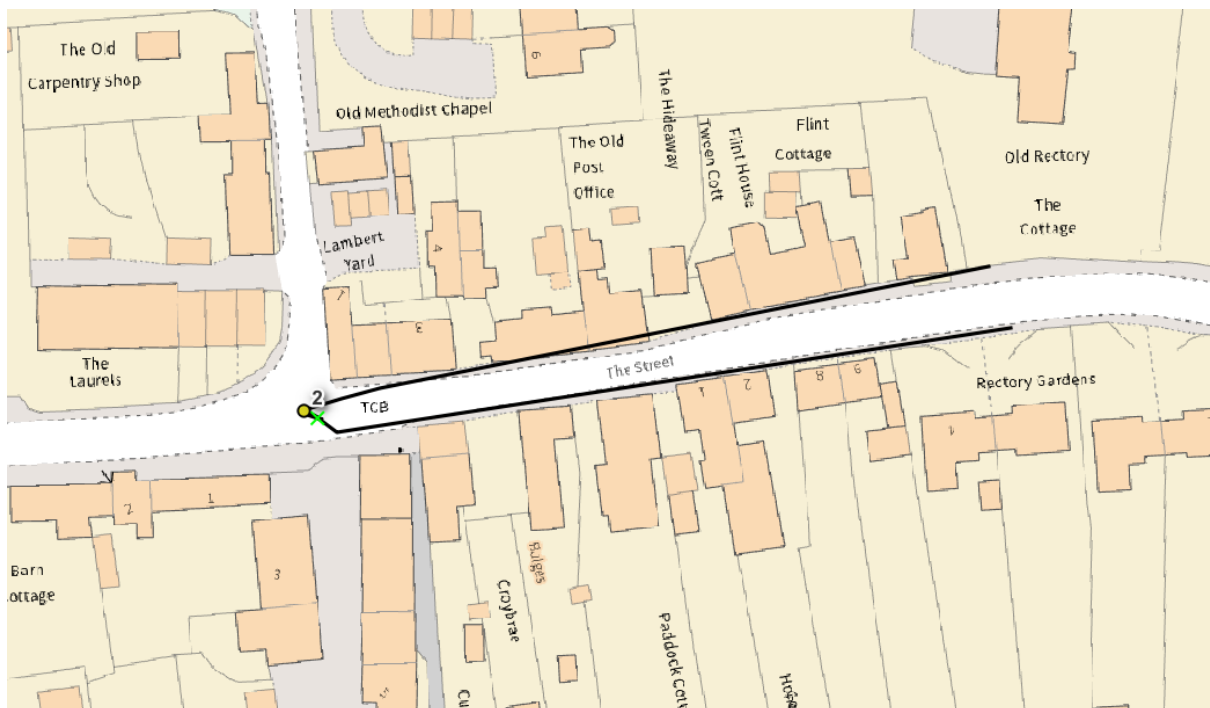
## Views assessment

View 1: The view looking south over the field towards the Church, Old Rectory and Church Barn from the northern end of Creake Road



<b>Specific location of the viewpoint</b>	<b>The view looking over the field to the Church, Old Rectory and Church Barn from the northern end of Creake Road</b>
<b>Description of the view</b>	The view is looking south over the field towards the church, Old Rectory and Church Barn from the northern end of Creake Road
<b>It the view publicly accessible?</b>	Yes, from Creake Road.
<b>Value of the view locally (scenic quality, recreational value, historic value, rarity, conservation interest)</b>	<p>This view was put forward to be protected in the neighbourhood plan within the initial community survey in April 2024. The view has been taken from the road in which the community walk along for recreational reasons.</p> <p>The perception of the view is of a rural and tranquil landscape and common for the local landscape character type. The view looks over arable land (According to the Norfolk Biodiversity Information Service Living Map) towards one listed buildings being the Church (Grade I). This view is unlikely to have changed in over four hundred years. It is an important historic view locally.</p>
<b>Relevant planning history</b>	No current permissions within the view. Checked the Borough Council of King's Lynn and West Norfolk website on 14/06/2024

## View 2: The view looking East along The Street



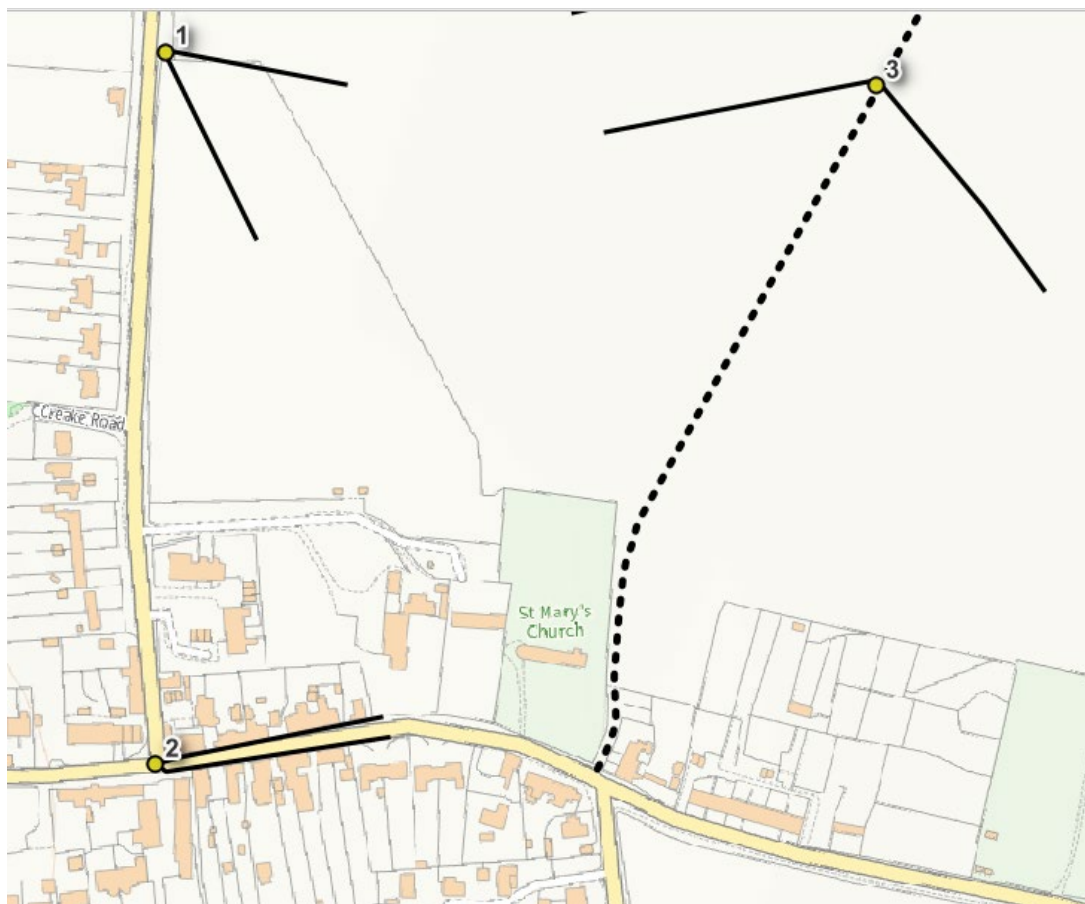
Specific location of the viewpoint

Specific location on What 3 Words (amid.postings.jee)

<b>Description of the view</b>	This a significant section of the historic core of the village demonstrating the local vernacular building style and materials.
<b>It the view publicly accessible?</b>	Yes, from a public footpath.
<b>Value of the view locally (scenic quality, recreational value, historic value, rarity, conservation interest)</b>	<p>This view was put forward to be protected in the neighbourhood plan within the initial community survey in April 2024. The view has been taken from a public footpath adjacent to residential dwellings along The Street.</p> <p>The perception of the view is of the built-up settlement within the rural village. This part of the village falls within the historic core character area set out in the AECOM Syderstone Design Guide and Codes Document (2024). This part of the village has some of the oldest properties present. There is one listed asset in this view being the Telephone Kiosk (Grade II).</p>
<b>Planning history</b>	No current permissions within the view. Checked the Borough Council of King's Lynn and West Norfolk website on 14/06/2024



View 3: The view looking southwest from the footpath north of the church



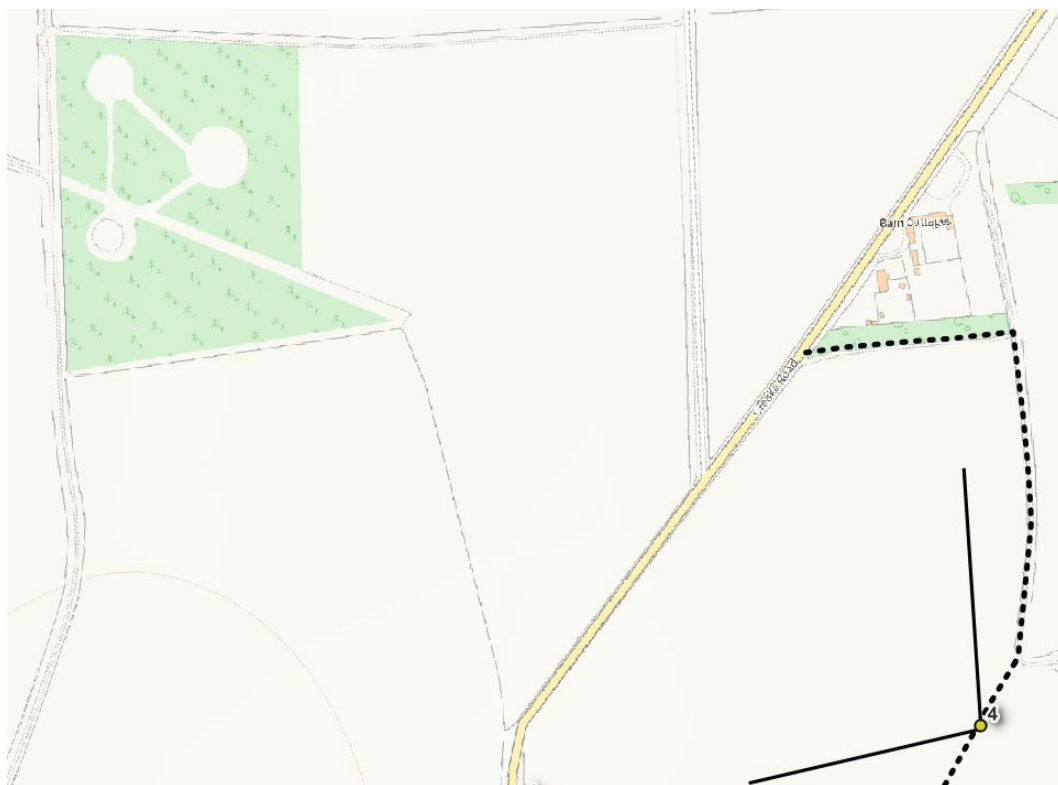
Different angle of the field which falls within view 3 (what 3 words-  
 ///spruced.craft.insurance)



<b>Specific location of the viewpoint</b>	Specific location on What 3 Words (insurers.rings.bombshell)
<b>Description of the view</b>	The view looking southwest from the footpath north of the church.
<b>It the view publicly accessible?</b>	Yes, from a public footpath.
<b>Value of the view locally (scenic quality, recreational value, historic value, rarity, conservation interest)</b>	<p>This view was put forward to be protected in the neighbourhood plan within the initial community survey in April 2024. The view has been taken from a public footpath which is used for recreational activity by residents and visitors. The area benefits from a number of wildflowers which will be a haven for different insects/species.</p> <p>The perception of the view is of a rural and tranquil landscape and common for the local landscape character type. The view looks over arable land towards one listed buildings being the Church (Grade I).</p>
<b>Planning history</b>	No current permissions within the view. Checked the Borough Council of King’s Lynn and West Norfolk website on 14/06/2024



View 4: The view looking northwest towards Womack Wood from the footpath north of the church



<b>Specific location of the viewpoint</b>	Specific location on What 3 Words (ascendant.stammer.trailer)
<b>Description of the view</b>	The view looking northwest towards Womack Woods from the public footpath north of the church within the fields.
<b>It the view publicly accessible?</b>	Yes, from a public footpath.
<b>Value of the view locally (scenic quality, recreational value, historic value, rarity, conservation interest)</b>	<p>This view was put forward to be protected in the neighbourhood plan within the initial community survey in April 2024. The view has been taken from a public footpath which is used for recreational activity by residents and visitors. The area benefits from a number of wildflowers which will be a haven for different insects/species.</p> <p>The perception of the view is of a rural and tranquil landscape and common for the local landscape character type. The view looks over improved grassland according to the Norfolk Biodiversity Information Service Living Map towards Womack Woods. However, locally this land is considered to be arable.</p> <p>Womack Woods and the adjacent arable land within the view west of Creake Road has a number of scheduled monuments situated within the landscape. These are a group of four bowl barrows which are funerary monuments and represents the historic occupation of communities from the Late Neolithic period to Late Bronze Age.</p>
<b>Planning history</b>	No current permissions within the view. Checked the Borough Council of King's Lynn and West Norfolk website on 14/06/2024

View 5: The view looking north towards Womack Wood from Docking Road



<b>Specific location of the viewpoint</b>	Specific location on What 3 Words (promising.miracle.nerves)
<b>Description of the view</b>	The view looking north towards Womack Wood from Docking Road.
<b>It the view publicly accessible?</b>	Yes, from Docking Roadside.
<b>Value of the view locally (scenic quality, recreational value, historic value, rarity, conservation interest)</b>	The view has been taken from the roadside along Docking Road. The perception of the view is of a rural and arable landscape and common for the local landscape character type. The view looks over arable land (According to the Norfolk Biodiversity Information Service Living Map) towards Womack Woods and the surrounding countryside.
<b>Planning history</b>	No current permissions within the view. Checked the Borough Council of King's Lynn and West Norfolk website on 14/06/2024



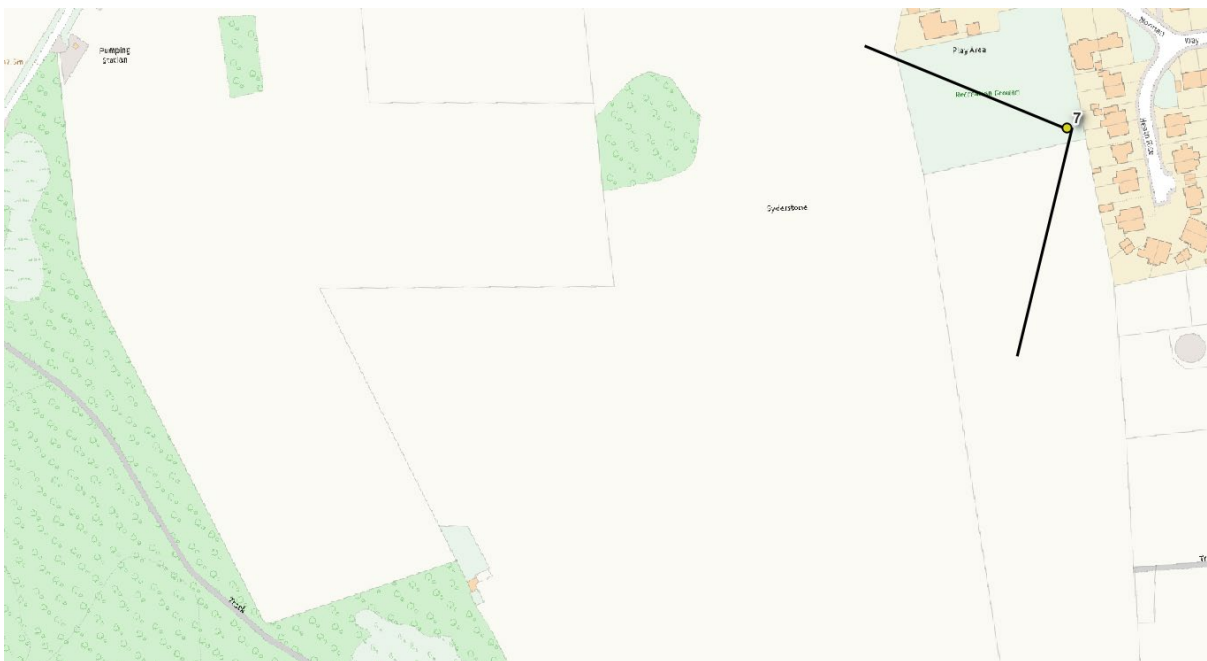
View 6: The view looking south along Rudham Road



<b>Specific location of the viewpoint</b>	Specific location on What 3 Words (voltage.types.sampling)
<b>Description of the view</b>	The view looking south along Rudham Road. This view looks beyond the residential dwellings towards the surrounding countryside and Syderstone Common.
<b>It the view publicly accessible?</b>	Yes, from a public footpath.
<b>Value of the view locally (scenic quality, recreational value, historic value, rarity, conservation interest)</b>	The view has been taken from a public footpath adjacent to residential dwellings along Rudham Road. The perception of the view is of the countryside and rural road which looks south from the village. This viewpoint falls within the historic core character area set out in the AECOM Syderstone Design Guide and Codes Document (2024) and looks beyond. The view looks towards part of Syderstone Common Reserve (SSSI) which is designated nationally for biological interest.
<b>Planning history</b>	No current permissions within the view. Checked the Borough Council of King's Lynn and West Norfolk website on 14/06/2024



**View 7- The view looking west from the recreation field towards Syderstone Common**



<p><b>Specific location of the viewpoint</b></p>	<p><b>Specific location on What 3 Words (indulgent.thrilled.smoothly)</b></p>
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<b>Description of the view</b>	The view looking west from the recreation field towards Syderstone Common.
<b>It the view publicly accessible?</b>	Yes, from the recreation field which is accessible and used by the community.
<b>Value of the view locally (scenic quality, recreational value, historic value, rarity, conservation interest)</b>	This view was put forward to be protected in the neighbourhood plan within the initial community survey in April 2024. The view looks towards part of Syderstone Common Reserve (SSSI) which is designated nationally for biological interest and is an important area for numerous wildlife species. The viewpoint is within the recreation field which is used by all ages of the community for recreational value. The view provides a rural and tranquil setting.
<b>Planning history</b>	No current permissions within the view. Checked the Borough Council of King's Lynn and West Norfolk website on 14/06/2024

**View 8: The view looking north towards Womack Woods from Broadlands (North of the Street)**



<b>Specific location of the viewpoint</b>	Specific location on What 3 Words (captions.posts.expect)
<b>Description of the view</b>	The view is looking north towards Womack Woods from Broadlands which is North of the Street.
<b>It the view publicly accessible?</b>	Yes
<b>Value of the view locally (scenic quality, recreational value, historic value, rarity, conservation interest)</b>	The view has been taken adjacent to Broadlands north of the Street. The perception of the view is of a rural and arable landscape and common for the local landscape character type. The view looks over arable land and a small area of semi-improved scrub (According to the Norfolk Biodiversity Information Service Living Map) towards Womack Woods and the surrounding countryside.
<b>Planning history</b>	No current permissions within the view. Checked the Borough Council of King's Lynn and West Norfolk website on 14/06/2024