



**Ringstead Neighbourhood Plan
Views Assessment
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 assessment describes the visual character of Ringstead:

"The northern half of the area is within Norfolk Coast AONB. There are few strips or areas of woodland to break up the long expansive views across the patchwork of irregular (predominantly arable) fields. Straight, well-maintained hedgerows delineate the field boundaries. Outside Ringstead scattered isolated dwellings and farmsteads dominate settlement character. These are accessed by the straight narrow country lanes that criss-cross the fields. A few footpaths and tracks including the Peddar's Way and Norfolk Coastal Path also dissect the fields in straight lines and often following field boundaries. There is a strong sense of isolation and tranquillity throughout the character area."

The assessment also states the inherent landscape sensitivities are:

- Landscape setting of Ringstead.
- Distinctive combinations of traditional building materials within small village settlements.
- Strong sense of tranquillity and isolation throughout the area.

The assessment gives planning advice to ensure any new appropriate development must respond to the historic settlement pattern and is well integrated into the surrounding landscape, sensitive to the prominent skyline within the character area and conserves the landscape quality of the existing landscape setting and its remoteness and tranquillity.

A large 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.

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

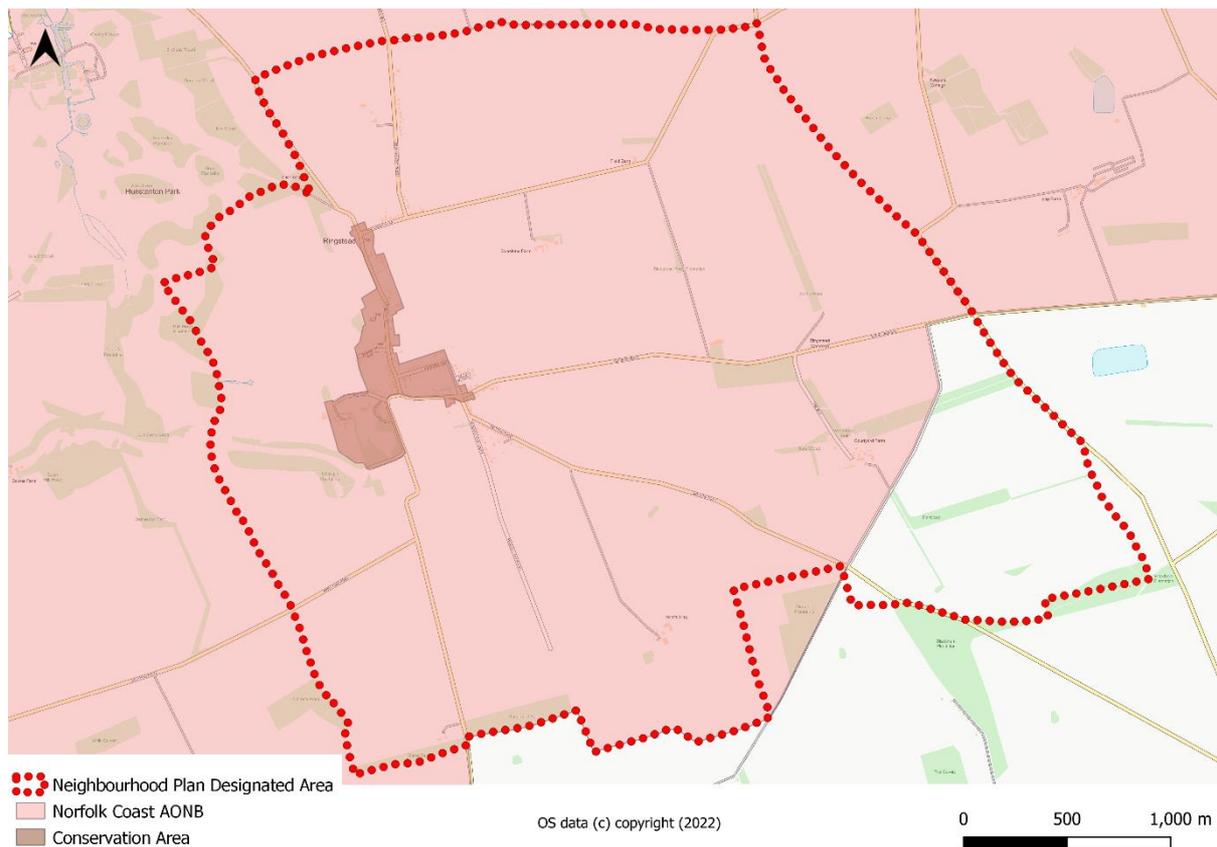


Figure 1- Norfolk Coast AONB Designation

As set out in the Norfolk Coast AONB Integrated Landscape Guidance- Rolling Open Farmland (2021)², Ringstead inherent landscape sensitivity is:

- Long views across open farmland – this is a relatively undeveloped rural landscape with little scope for mitigating impacts of built development or tall structures
- Views from the Norfolk Coast Path are particularly important
- The network of hedgerows which defines the structure of the landscape – demarcating field and road boundaries – is important both visually and as an ecological network
- Remnant areas of chalk grassland are of high ecological value

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 2019-2024³ set out some key objectives for new development which include objectives which respect locally important views:

- *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*

² [Integrated-landscape-character-Part-5-Rolling-Open-Farmland.pdf \(norfolkcoastaonb.org.uk\)](https://www.norfolkcoastaonb.org.uk/integrated-landscape-character-part-5-rolling-open-farmland.pdf)

³ <http://www.norfolkcoastaonb.org.uk/mediaps/pdfuploads/pd005034.pdf>

- *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 objectives⁴:

- *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 Plan (2022-2036) are within the Norfolk Coast AONB designation as shown in **Figure 2**.

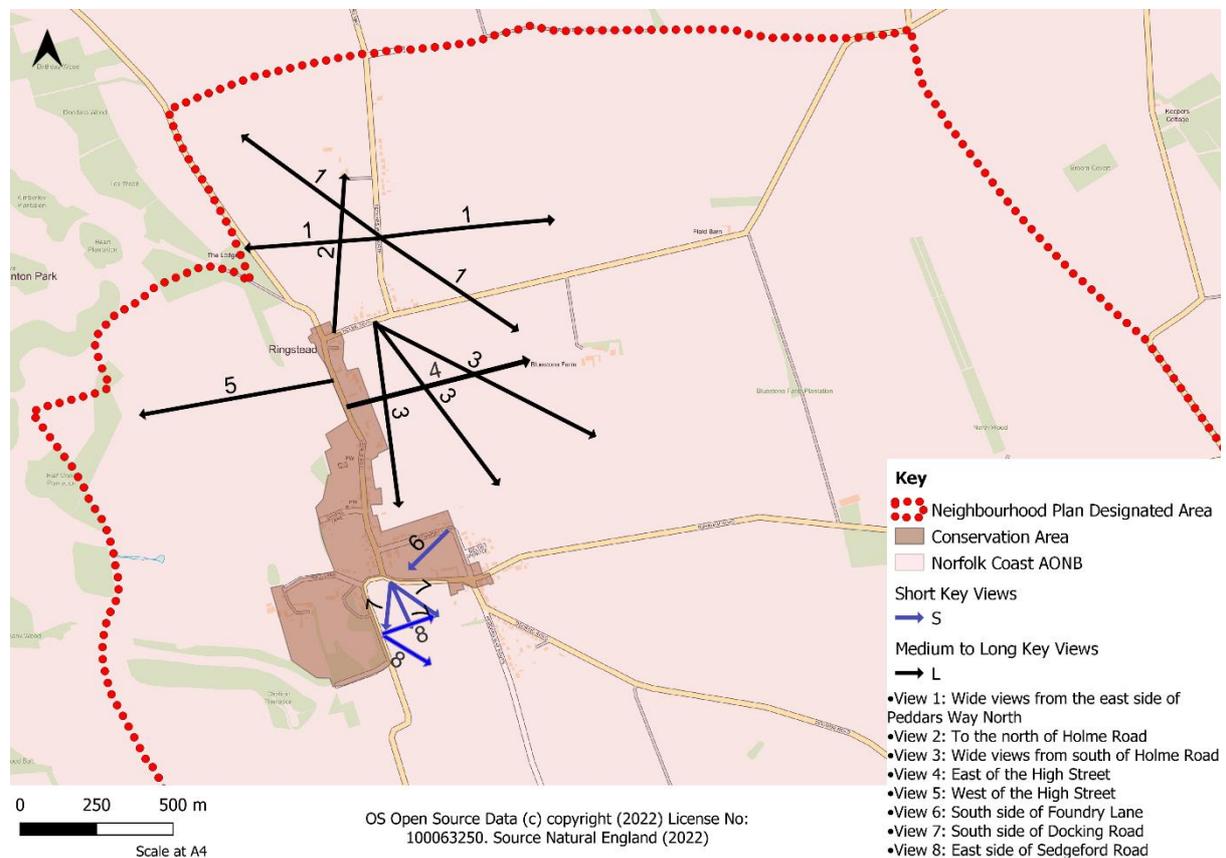


Figure 2- Norfolk Coast AONB Designation and Key Views in Ringstead

It is proposed that these special views, 8 in total, are afforded protection within the Neighbourhood Plan. During 2021 the community identified the most important local views and the reasons why these are special. This document provides the evidence to support these views being included within the neighbourhood plan.

⁴ [What We Do - About The Partnership - Norfolk Coast Partnership \(norfolkcoastaonb.org.uk\)](https://www.norfolkcoastaonb.org.uk)

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 eight 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 from either a short to long distance.

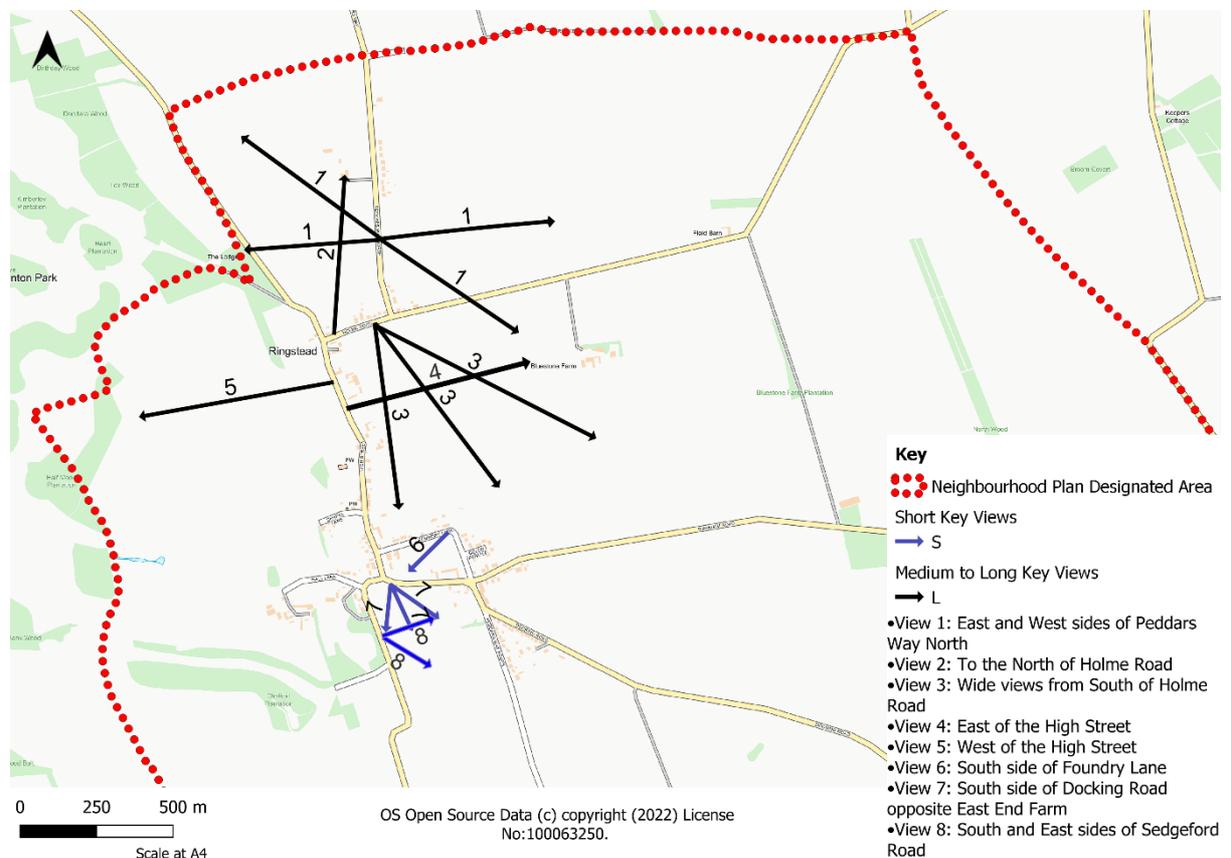


Figure 3- Important Key Views in Ringstead (Short to Medium/Long Views)

In the next section is the views assessments and detail given for each View identified on Figure 3.

Views assessment

View 1:-East and West sides of Peddars Way North



Specific location of the viewpoint	Wide views from the east side of Peddars Way North on the pavement looking in nearly a 360-degree angle.
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Description and purpose	The view to the west is across open arable land towards the densely wooded Hunstanton Park, to the east again is across open arable land looking into the AONB Rolling landscape. Looking Northwest from this location you can see the spectacular view of the sea in the distance.
Direction of the view	Nearly 360-degree angle- Looking Northwest, West and East
It the view publicly accessible?	Yes, from the footpath on the east side of the road.
Quality of the view – condition	View is looking over open arable land and in the distance the sea.
Planning history	None
Scenic quality of the view	The quality of the view is conserved under the Norfolk Coast AONB and is considered to be Rolling Open Farmland.
Does this view fall within any landscape designations e.g., AONB?	The view falls within the Norfolk Coast Area of Outstanding Natural Beauty which conserves the protection of natural features and distinctive characteristics of the countryside ⁵ . As the NPPF (2021) Para 176 ⁶ 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.
What national and local character area type does this view fall within?	This view falls within the National Character Area: 76 North West Norfolk which has a very open rolling topography. It is very important for agriculture with large scale arable and grassland landscape. This view falls within the local character area Rolling Open Farmland (ROF), where it is known for its long extensive views of predominantly undeveloped rural landscape of irregular fields.
Conservation interest	The view does not fall within any conservation area.
Recreational value	It can be viewed from the route following Peddars Way which is popular for residents and visitors who will be exploring on foot, by bike or by car passing by. This links up with the Norfolk Coastal Path.
Rarity	The view is not necessarily rare within the character area, but it is special for its contribution to the strong tranquillity and value of this undeveloped rolling landscape. It also is one of the only views from the village where you can see the sea in the distance.
What is the view representative of?	This view is a key example of the rolling open farmland character area designated to the village within the local character area and protected through the AONB designation. It illustrates that Ringstead is a series of settlements this being the most northerly. It also provides a good view of Ringstead

⁵ [Planning and Development on the Norfolk Coast - Norfolk Coast Partnership \(norfolkcoastaonb.org.uk\)](https://www.norfolkcoastaonb.org.uk/)

⁶ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/)

	Mill. A listed building dating from 1841, and unusually, formerly having six sails.
Perception of the view?	The perception of the view is it a rural and open arable land.
Are there any associations with the view e.g. historic?	Not known.
Map reference point	View 1 on Figure 3

View 2: To the north of Holme Road



Specific location of the viewpoint	Looking north of Holme Road from the edge of the arable land which is between both sides of the current residential development.
Description and purpose	The view to the north across open arable land to the coast between Top End Cottages at the junction with Hunstanton Road and High Street and the row of former council houses.

Direction of the view	North
It the view publicly accessible?	Yes
Quality of the view – condition	View is looking over open arable land towards the tower mill which is a listed building.
Planning history	None
Scenic quality of the view	It illustrates the fact that Ringstead is a series of settlements this being the most northerly. The quality of the view is conserved under the Norfolk Coast AONB and is considered to be Rolling Open Farmland.
Does this view fall within any landscape designations e.g., AONB?	The view falls within the Norfolk Coast Area of Outstanding Natural Beauty which conserves the protection of natural features and distinctive characteristics of the countryside ⁷ . As the NPPF (2021) Para 176 ⁸ 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.
What national and local character area type does this view fall within?	This view falls within the National Character Area: 76 North West Norfolk which has a very open rolling topography. It is very important for agriculture with large scale arable and grassland landscape. This view falls within the local character area Rolling Open Farmland (ROF), where it is known for its long extensive views of predominantly undeveloped rural landscape of irregular fields.
Conservation interest	The view does not fall within any conservation area. However, is looking towards the Tower Mill which is a Grade II listed building.
Recreational value	It can be viewed from the route following Peddars Way which is popular for residents and visitors who will be exploring on foot, by bike or by car passing by. This links up with the Norfolk Coastal Path.
Rarity	The view is not necessarily rare within the character area, but it is special for its contribution to the strong tranquillity and value of this undeveloped rolling landscape.
What is the view representative of?	This view is a key example of the rolling open farmland character area designated to the village within the local character area and protected through the AONB designation. I
Perception of the view?	The perception of the view is it a rural and open arable land.
Are there any associations with the view e.g. historic?	Not known.
Map reference point	View 2 on Figure 3

⁷ [Planning and Development on the Norfolk Coast - Norfolk Coast Partnership \(norfolkcoastaonb.org.uk\)](https://www.norfolkcoastaonb.org.uk)

⁸ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk)

View 3: Wide views from South of Holme Road





Specific location of the viewpoint	Widespread views from the South of Holme Road next to the bus shelter.
Description and purpose	The view shows the spectacular landscape and rolling hills for miles in the distance. It is made up of rough pasture and arable land and emphasizes the open aspect of the landscape.
Direction of the view	South
It the view publicly accessible?	Yes
Quality of the view – condition	View is looking over open arable land.
Planning history	None
Scenic quality of the view	It illustrates the fact that Ringstead is a series of settlements. The quality of the view is conserved under the Norfolk Coast AONB and is considered to be Rolling Open Farmland.
Does this view fall within any landscape designations e.g., AONB?	The view falls within the Norfolk Coast Area of Outstanding Natural Beauty which conserves the protection of natural features and distinctive characteristics of the countryside ⁹ . As the NPPF (2021) Para 176 ¹⁰ 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.

⁹ [Planning and Development on the Norfolk Coast - Norfolk Coast Partnership \(norfolkcoastaonb.org.uk\)](https://www.norfolkcoastaonb.org.uk)

¹⁰ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk)

What national and local character area type does this view fall within?	<p>This view falls within the National Character Area: 76 North West Norfolk which has a very open rolling topography. It is very important for agriculture with large scale arable and grassland landscape.</p> <p>This view falls within the local character area Rolling Open Farmland (ROF), where it is known for its long extensive views of predominantly undeveloped rural landscape of irregular fields.</p>
Conservation interest	The viewpoint falls partly within the Ringstead conservation area.
Recreational value	It can be viewed from the route following Peddars Way which is popular for residents and visitors who will be exploring on foot, by bike or by car passing by. This links up with the Norfolk Coastal Path.
Rarity	The view is not necessarily rare within the character area, but it is special for its contribution to the strong tranquillity and value of this undeveloped rolling landscape.
What is the view representative of?	This view is a key example of the rolling open farmland character area designated to the village within the local character area and protected through the AONB designation. I
Perception of the view?	The perception of the view is it a rural and open arable land.
Are there any associations with the view e.g. historic?	Not known.
Map reference point	View 3 on Figure 3

View 4: East of High Street



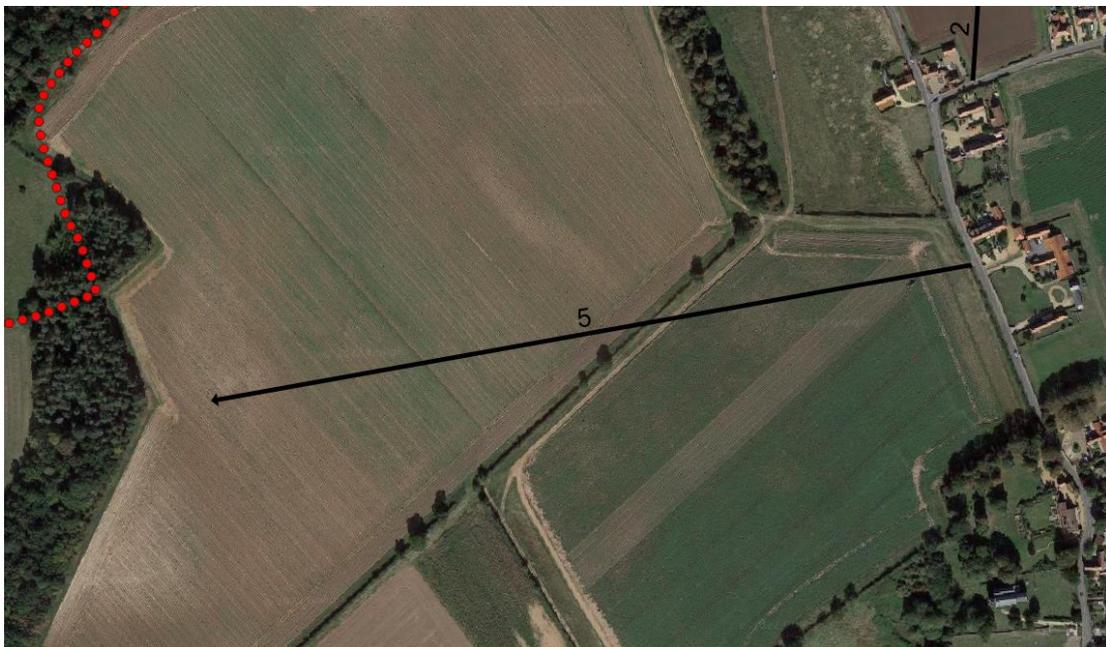
Specific location of the viewpoint	Views from the East of the High Street.
Description and purpose	The view shows the spectacular landscape in the distance. It is made up of rough pasture and arable land and emphasizes the open aspect of the landscape.
Direction of the view	East
It the view publicly accessible?	Yes
Quality of the view – condition	View is looking over open arable land. Also crossing into similar views from View 3.
Planning history	None
Scenic quality of the view	It illustrates the fact that Ringstead is a series of settlements. The quality of the view is conserved under the Norfolk Coast AONB and is considered to be Rolling Open Farmland.
Does this view fall within any landscape designations e.g., AONB?	The view falls 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.
What national and local character area type does this view fall within?	This view falls within the National Character Area: 76 North West Norfolk which has a very open rolling topography. It is very important for agriculture with large scale arable and grassland landscape. This view falls within the local character area Rolling Open Farmland (ROF), where it is known for its long extensive views of predominantly undeveloped rural landscape of irregular fields.
Conservation interest	The viewpoint falls partly within the Ringstead conservation area.
Recreational value	It can be viewed from the route following Peddars Way which is popular for residents and visitors who will be exploring on foot, by bike or by car passing by. This links up with the Norfolk Coastal Path.
Rarity	The view is not necessarily rare within the character area, but it is special for its contribution to the strong tranquillity and value of this undeveloped rolling landscape.
What is the view representative of?	This view is a key example of the rolling open farmland character area designated to the village within the local character area and protected through the AONB designation.
Perception of the view?	The perception of the view is it a rural and open arable land.

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/)

Are there any associations with the view e.g. historic?	Not known.
Map reference point	View 4 on Figure 3

View 5: West of the High Street



Specific location of the viewpoint	Looking west of the High Street through the open bit of arable land just south of the Great Ringstead Village sign.
Description and purpose	The view to the west across open arable land towards the dense woods of Hunstanton Park
Direction of the view	West

It the view publicly accessible?	Yes
Quality of the view – condition	View is looking over open arable land.
Planning history	None
Scenic quality of the view	It illustrates the fact that Ringstead is a series of settlements. The quality of the view is conserved under the Norfolk Coast AONB and is considered to be Rolling Open Farmland.
Does this view fall within any landscape designations e.g., AONB?	The view falls within the Norfolk Coast Area of Outstanding Natural Beauty which conserves the protection of natural features and distinctive characteristics of the countryside 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.
What national and local character area type does this view fall within?	This view falls within the National Character Area: 76 North West Norfolk which has a very open rolling topography. It is very important for agriculture with large scale arable and grassland landscape. This view falls within the local character area Rolling Open Farmland (ROF), where it is known for its long extensive views of predominantly undeveloped rural landscape of irregular fields.
Conservation interest	The viewpoint falls with the Ringstead conservation area and faces the direction of the Registered Parks and Gardens.
Recreational value	It can be viewed from the route following Peddars Way which is popular for residents and visitors who will be exploring on foot, by bike or by car passing by. This links up with the Norfolk Coastal Path.
Rarity	The view is not necessarily rare within the character area, but it is special for its contribution to the strong tranquillity and value of this undeveloped rolling landscape.
What is the view representative of?	This view is a key example of the rolling open farmland character area designated to the village within the local character area and protected through the AONB designation. I
Perception of the view?	The perception of the view is it a rural and open arable land.
Are there any associations with the view e.g. historic?	Not known.
Map reference point	View 5 on Figure 3

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

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

View 6: South side of Foundry Lane



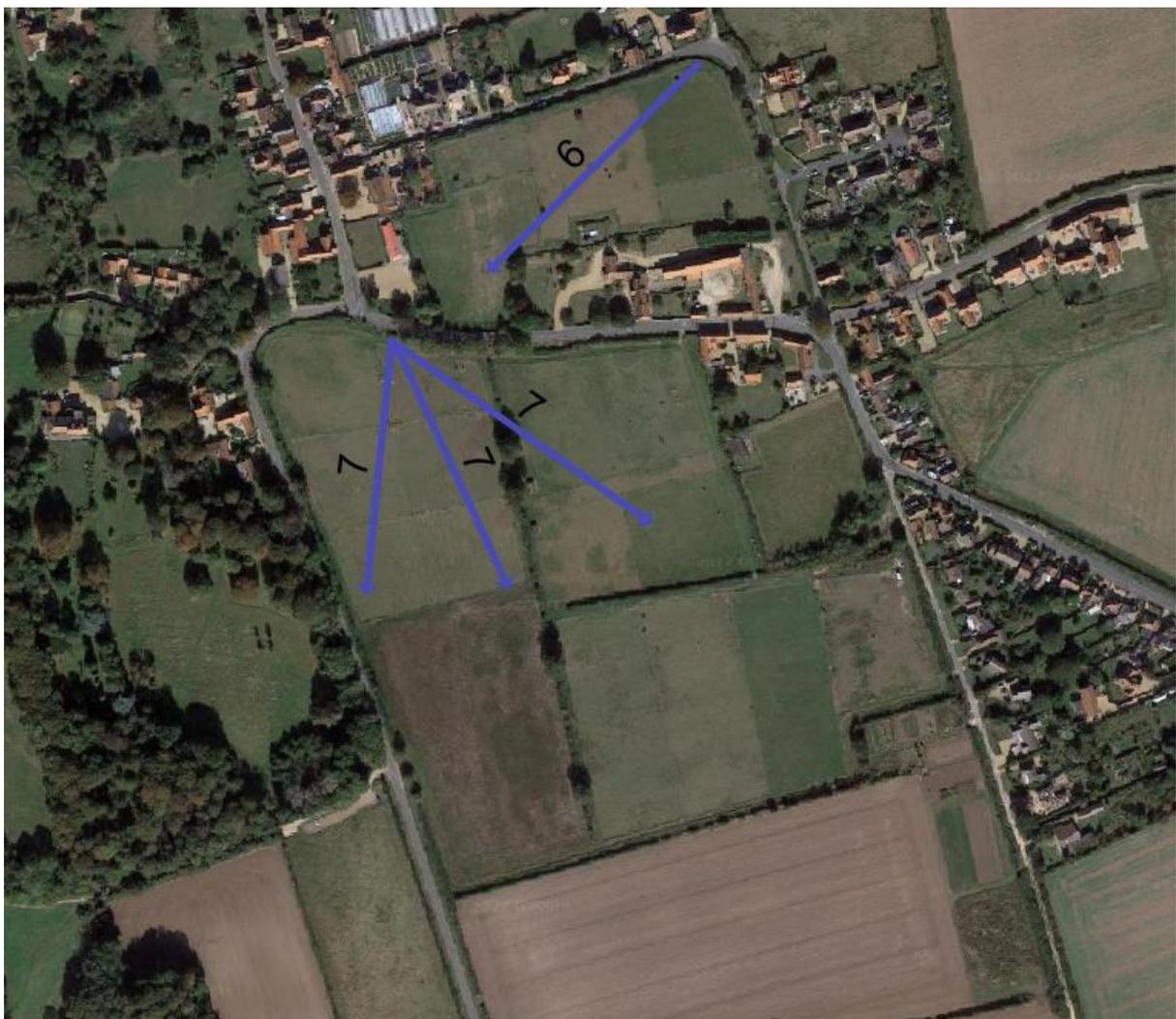
Specific location of the viewpoint	Foundry Lane
Description and purpose	This provides a view to the south across open pasture land and across the bottom of the valley towards the woods along the ridge dividing Ringstead from Sedgeford.
Direction of the view	Southwest

It the view publicly accessible?	Yes
Quality of the view – condition	View is looking over open arable land.
Planning history	None
Scenic quality of the view	The quality of the view is conserved under the Norfolk Coast AONB and is considered to be Rolling Open Farmland.
Does this view fall within any landscape designations e.g., AONB?	The view falls within the Norfolk Coast Area of Outstanding Natural Beauty which conserves the protection of natural features and distinctive characteristics of the countryside ¹⁵ . As the NPPF (2021) Para 176 ¹⁶ 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.
What national and local character area type does this view fall within?	This view falls within the National Character Area: 76 North West Norfolk which has a very open rolling topography. It is very important for agriculture with large scale arable and grassland landscape. This view falls within the local character area Rolling Open Farmland (ROF), where it is known for its long extensive views of predominantly undeveloped rural landscape of irregular fields.
Conservation interest	The view falls within Ringstead conservation area.
Recreational value	
Rarity	The view is not necessarily rare within the character area, but it is special for its contribution to the strong tranquillity and value of this undeveloped rolling landscape.
What is the view representative of?	This view is a key example of the rolling open farmland character area designated to the village within the local character area and protected through the AONB designation. I
Perception of the view?	The perception of the view is it a rural and open arable land.
Are there any associations with the view e.g. historic?	Not known.
Map reference point	View 6 on Figure 3

¹⁵ [Planning and Development on the Norfolk Coast - Norfolk Coast Partnership \(norfolkcoastaonb.org.uk\)](https://www.norfolkcoastaonb.org.uk/)

¹⁶ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/)

View 7: South side of Docking Road opposite East End Farm



Specific location of the viewpoint	To the south of Sedgeford Road just off the junction turning towards the High Street looking from the pavement through the gap of the widespread view.
Description and purpose	It provides a view across pastureland across the bottom of the valley towards the woods along the ridge dividing Ringstead from Sedgeford. It also looks over the widespread views of the AONB landscape.
Direction of the view	South, Southeast and Southwest
It the view publicly accessible?	Yes, you can see this view from standing on the grassy area just next to the pavement which follows the Peddars Way route. This is between the High Street junction and Docking Road.
Quality of the view – condition	View is looking over open arable land.
Planning history	None
Scenic quality of the view	It illustrates further that Ringstead is a series of settlements. This separates the High Street from the Lower End, a settlement around the junctions of Docking Road, Burnham Road, Foundry Lane and Peddars Way South being the most northerly. The quality of the view is conserved under the Norfolk Coast AONB and is considered to be Rolling Open Farmland.
Does this view fall within any landscape designations e.g., AONB?	The view falls within the Norfolk Coast Area of Outstanding Natural Beauty which conserves the protection of natural features and distinctive characteristics of the countryside ¹⁷ . As the NPPF (2021) Para 176 ¹⁸ 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.
What national and local character area type does this view fall within?	This view falls within the National Character Area: 76 North West Norfolk which has a very open rolling topography. It is very important for agriculture with large scale arable and grassland landscape. This view falls within the local character area Rolling Open Farmland (ROF), where it is known for its long extensive views of predominantly undeveloped rural landscape of irregular fields.
Conservation interest	The view does not fall within Ringstead conservation area.
Recreational value	None
Rarity	The view is not necessarily rare within the character area, but it is special for its contribution to the strong tranquillity and value of this undeveloped rolling landscape.
What is the view representative of?	This view is a key example of the rolling open farmland character area designated to the village within the local character area and protected through the AONB designation. I

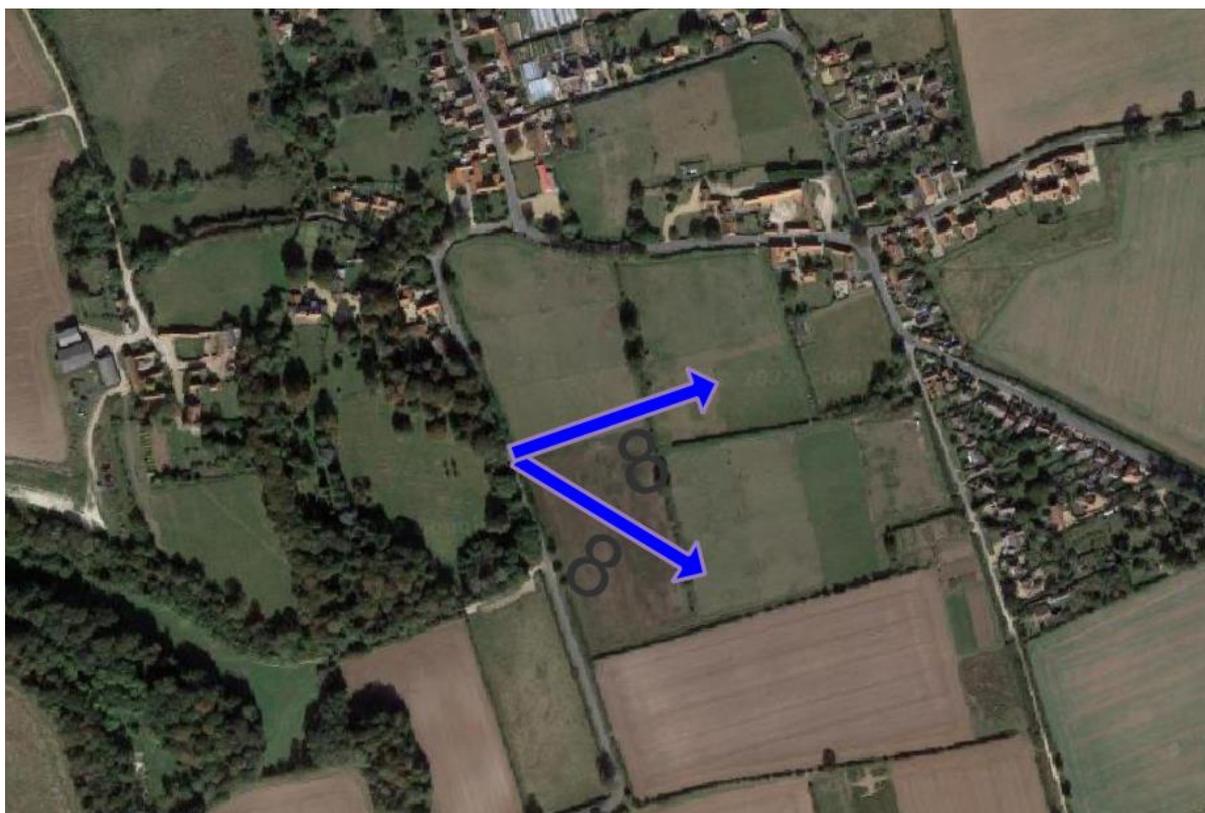
¹⁷ [Planning and Development on the Norfolk Coast - Norfolk Coast Partnership \(norfolkcoastaonb.org.uk\)](https://www.norfolkcoastaonb.org.uk/)

¹⁸ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/)

Perception of the view?	The perception of the view is it a rural and open arable land.
Are there any associations with the view e.g. historic?	Not known.
Map reference point	View 7 on Figure 3

View 8: South and East sides of Sedgeford Road





Specific location of the viewpoint	The east side of Sedgeford Road.
Description and purpose	This provides a view to the east of open pasture and arable land and a view of the village settlements and to the north of the church on the hill above the village.
Direction of the view	East and South
It the view publicly accessible?	Yes
Quality of the view – condition	View is looking over open arable land which has use of horses from different angles.
Planning history	None
Scenic quality of the view	These views given an impression of the linear development of the settlement. The quality of the view is conserved under the Norfolk Coast AONB and is considered to be Rolling Open Farmland.
Does this view fall within any landscape designations e.g., AONB?	The view falls within the Norfolk Coast Area of Outstanding Natural Beauty which conserves the protection of natural features and distinctive characteristics of the countryside ¹⁹ . As the NPPF (2021) Para 176 ²⁰ 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.

¹⁹ [Planning and Development on the Norfolk Coast - Norfolk Coast Partnership \(norfolkcoastaonb.org.uk\)](http://norfolkcoastaonb.org.uk)

²⁰ [National Planning Policy Framework \(publishing.service.gov.uk\)](http://publishing.service.gov.uk)

What national and local character area type does this view fall within?	This view falls within the National Character Area: 76 North West Norfolk which has a very open rolling topography. It is very important for agriculture with large scale arable and grassland landscape. This view falls within the local character area Rolling Open Farmland (ROF), where it is known for its long extensive views of predominantly undeveloped rural landscape of irregular fields.
Conservation interest	The view does not fall within Ringstead conservation area.
Recreational value	None
Rarity	The view is not necessarily rare within the character area, but it is special for its contribution to the strong tranquillity and value of this undeveloped rolling landscape.
What is the view representative of?	This view is a key example of the rolling open farmland character area designated to the village within the local character area and protected through the AONB designation. I
Perception of the view?	The perception of the view is it a rural and open arable land.
Are there any associations with the view e.g. historic?	Not known.
Map reference point	View 7 on Figure 3

Views not being designated

1 view put forward by the community and the neighbourhood steering group was considered, however, for the reasons set out below, have been eliminated from the assessment.

Key View	Reason not designated
East side of Docking Road beyond the junction with Peddars Way South	On the site visit, it did not seem apparent that there were any publicly accessible views from the described key view. There were overgrown hedges which blocked most of the views on the East side of Docking Road. For this reason, we feel it is best to eliminate the view at this stage.

Eliminated View: East side of Docking Road beyond the junction with Peddars Way South

Specific location of the viewpoint	Docking Road east side
Description and purpose	A view across open arable land to the east and north, and viewed from the south, approaching from Docking, showing the settlements comprising the southern end of the village rising up the hill to the church
Direction of the view	?
It the view publicly accessible?	Yes
Quality of the view – condition	View is looking over open arable land.
Planning history	None
Scenic quality of the view	The view illustrates the open nature of the landscape and the village as a series of settlements. The quality of the view is conserved under the Norfolk Coast AONB and is considered to be Rolling Open Farmland.
Does this view fall within any landscape designations e.g., AONB?	The view falls within the Norfolk Coast Area of Outstanding Natural Beauty which conserves the protection of natural features and distinctive characteristics of the countryside ²¹ . As the NPPF (2021) Para 176 ²² 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.
What national and local character area type does this view fall within?	This view falls within the National Character Area: 76 North West Norfolk which has a very open rolling topography. It is very important for agriculture with large scale arable and grassland landscape. This view falls within the local character area Rolling Open Farmland (ROF), where it is known for its long extensive views of predominantly undeveloped rural landscape of irregular fields.
Conservation interest	The view does not fall within Ringstead conservation area.
Recreational value	None
Rarity	The view is not necessarily rare within the character area, but it is special for its contribution to the strong tranquillity and value of this undeveloped rolling landscape.
What is the view representative of?	This view is a key example of the rolling open farmland character area designated to the village within the local character area and protected through the AONB designation. I
Perception of the view?	The perception of the view is it a rural and open arable land.

²¹ [Planning and Development on the Norfolk Coast - Norfolk Coast Partnership \(norfolkcoastaonb.org.uk\)](https://www.norfolkcoastaonb.org.uk/)

²² [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/461273/nppf-2021.pdf)

Are there any associations with the view e.g. historic?	Not known.
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