



# FILBY NEIGHBOURHOOD PLAN

September 2019

## VIEWS ASSESSMENT REPORT

An assessment of views for protection in  
the Filby Neighbourhood Plan

Prepared by Collective Community Planning on  
behalf of Filby Parish Council

# 1. Introduction

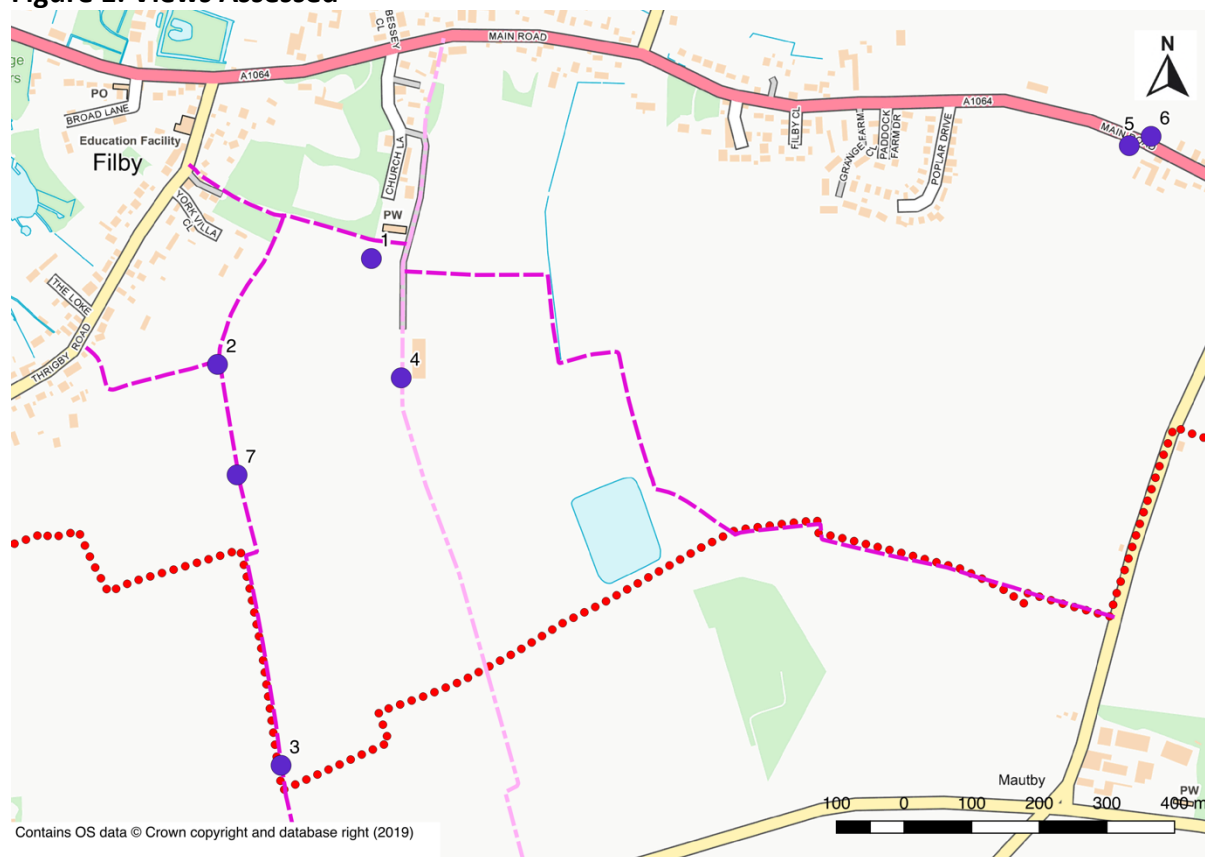
Filby sits within a remarkably beautiful landscape, surrounded by arable fields and the Broads National Park. Whilst the majority of the parish enjoys beautiful views over fields, including long views into surrounding countryside, it is proposed that a few of these special views are afforded protection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

**Figure 1: Views Assessed**



## 2. Assessment of Views

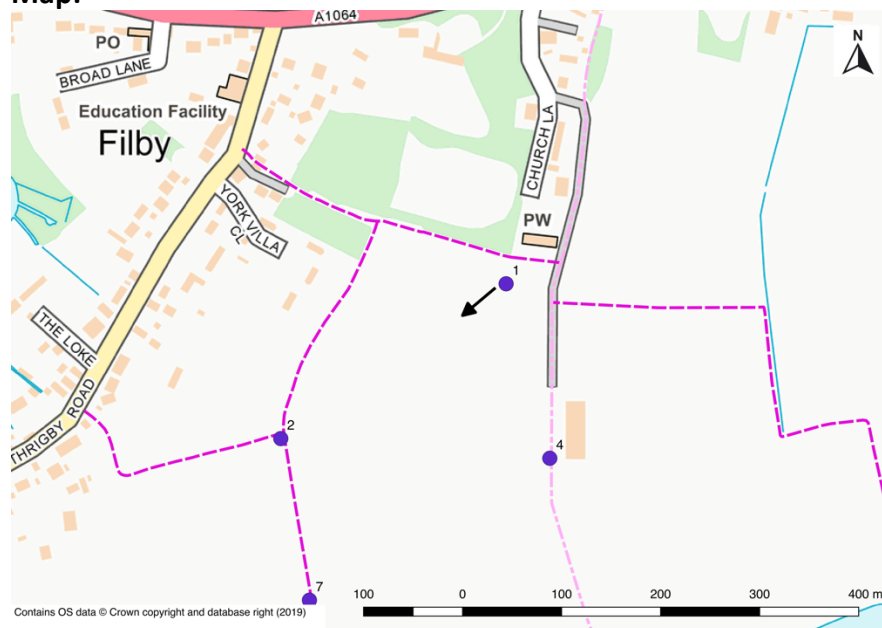
### View 1: Views over fields from behind the Church

**Description:** This significant view is from behind the Church of All Saints and overlooks arable fields. The landscape changes with the seasons depending on crops planted in the fields. It is viewed by many people who visit the Church and walkers along the public right of way.

**Photo:** taken from the Church carpark



### Map:





**Assessment Criteria:**

Accessible from a public space	Yes
Reason for being important	Important to the setting of the church, enjoyed by many who visit it
Reason for inclusion in the Neighbourhood Plan	Important for the character of the village and setting of the church, some concern by residents about the view being affected by recent development of the nearby chicken shed

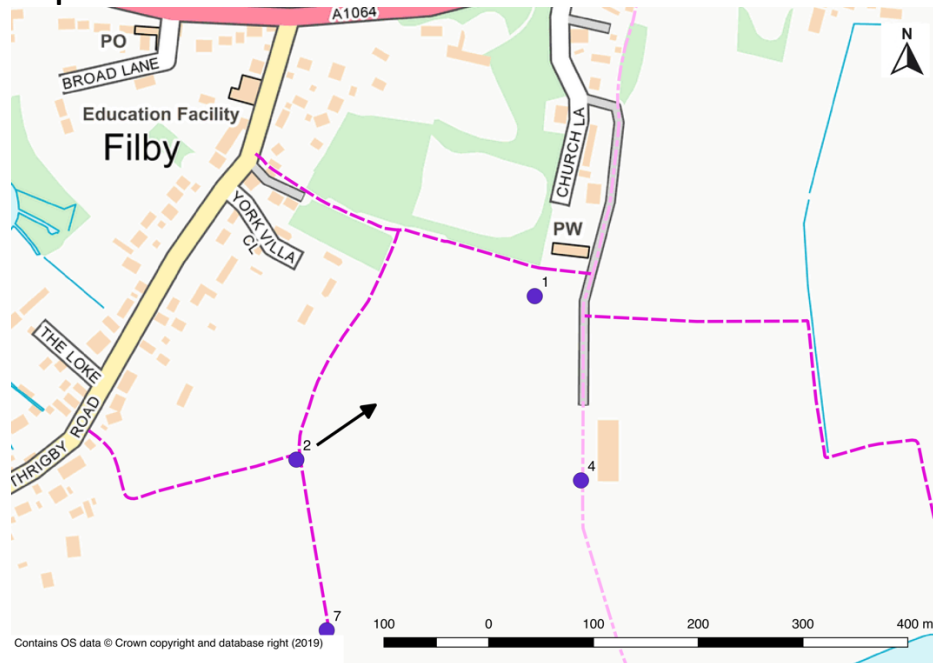
**View 2: View of the Church of All Saints from the Public Right of Way**

**Description:** This is an important view of the Church of All Saints, a Medieval Church building, from the Public Right of Way across the fields. The Church is known for its size and is also a designated heritage asset – a Grade II Listed Building.

**Photo:**



**Map:**



**Assessment Criteria:**

Accessible from a public space	Yes
Reason for being important	Important view of the Church of All Saints, enjoyed by many who walk along the PROW
Reason for inclusion in the Neighbourhood Plan	Important for the character of the village and setting of the church, some concern by residents about future development given recent permission for the nearby chicken shed

**View 3: View of Thrigby Mill**

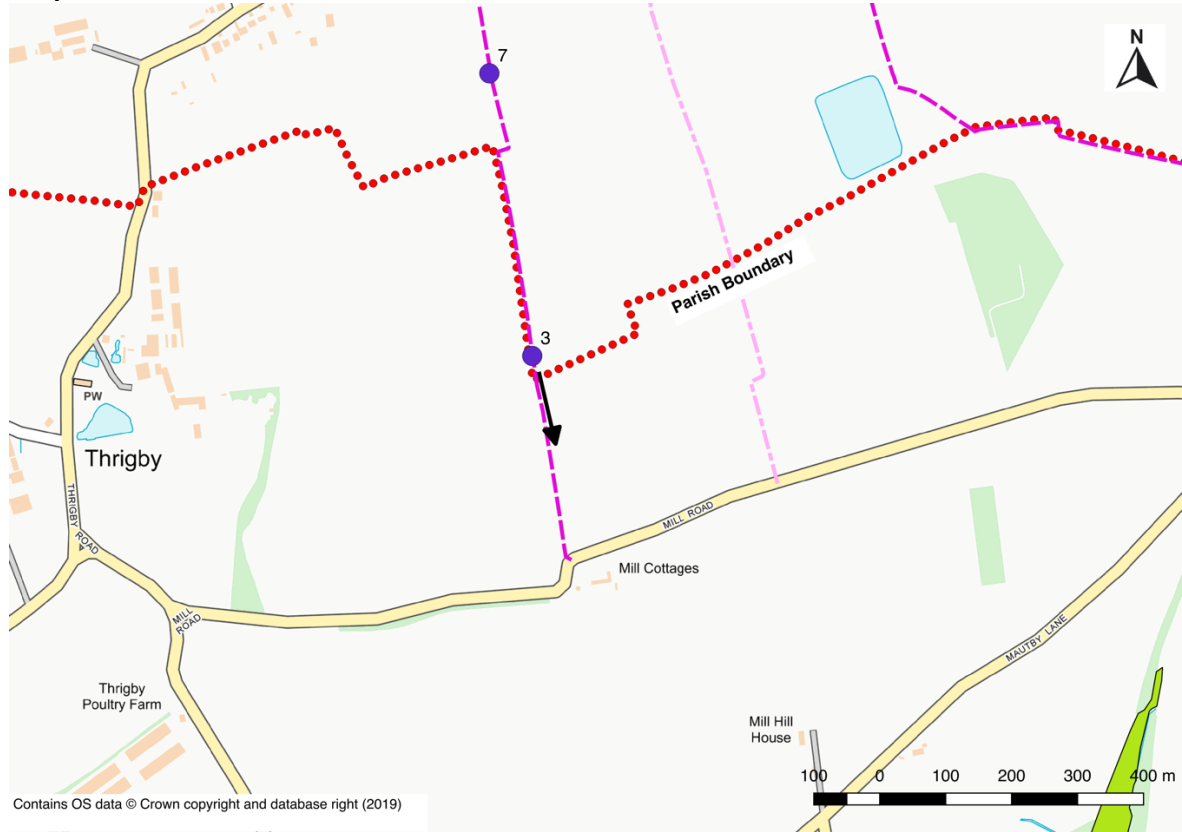
**Description:** This view takes in Thrigby Mill which was originally built for Robert Woolmer to grind wheat for his Thrigby Hall Estate in the 1790s. The Mill was re-built in the 1980s and remains one of only two postmills in the county. The Mill is on private land although can be enjoyed by many from the Public Right of Way. It should be noted that this view extends into the neighbouring parish of Mautby.

**Photo:** View of Thrigby Mill from the Public Right of Way in Filby





**Map:**



**Assessment Criteria**

Accessible from a public space	Yes
Reason for being important	View of a historic Mill, one of just 2 postmills still in existence in Norfolk.
Reason for inclusion in the Neighbourhood Plan	Whilst this is a lovely view, the majority of it falls outside of the Filby Parish boundary.

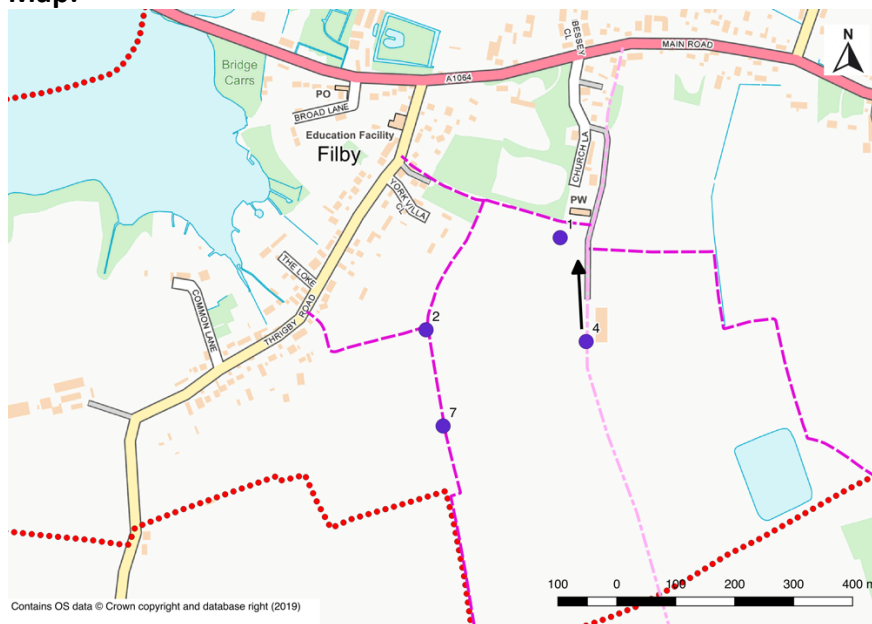
## View 4: View of the Church of All Saints from the Public Right of Way

**Description:** This is an important view of the Church of All Saints, a Medieval Church building, from the Public Right of Way leading from the back of the church alongside the chicken shed. The Church is known for its size and is also a designated heritage asset – a Grade II Listed Building.

### Photo:



### Map:





**Assessment Criteria:**

Accessible from a public space	Yes
Reason for being important	Important view of the Church of All Saints, enjoyed by many who walk along the PROW
Reason for inclusion in the Neighbourhood Plan	Important for the character of the village and setting of the church, some concern by residents about the view being affected by recent development of the nearby chicken shed

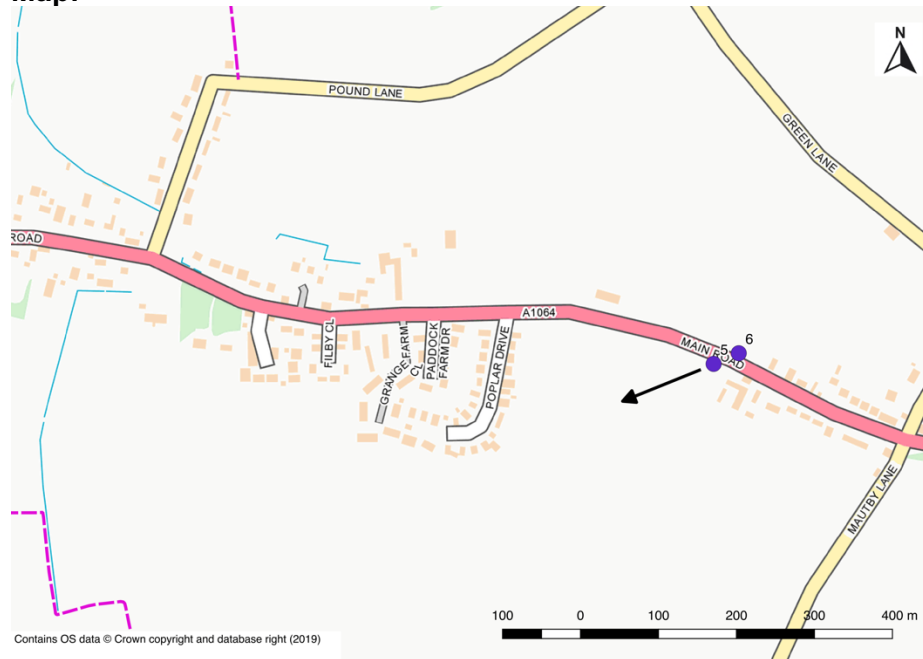
**View 5: Looking south-east on the gap between the main village and small cluster of dwellings around the junction of Main Road and Ormesby Lane**

**Description:** To the east of the village lies a smaller cluster of dwellings that are physically and visually distinct from the main village. This view looks across the fields towards the main village and is integral to maintaining the village’s current character. It can be viewed from the Main Road or footway that runs alongside the Main Road.

**Photo:** Taken from the footway that runs on the right-hand side of the main road at the edge of the cluster of dwellings



**Map:**



**Assessment Criteria:**

Accessible from a public space	Yes
Reason for being important	A lovely view across the fields, part of the character of the village that creates a distinct divide between two parts of Filby settlement.
Reason for inclusion in the Neighbourhood Plan	Concern by residents that the gap will be eroded through windfall development. There is recent history of applications being submitted and approved for additional dwellings, increasing the size of the small cluster.

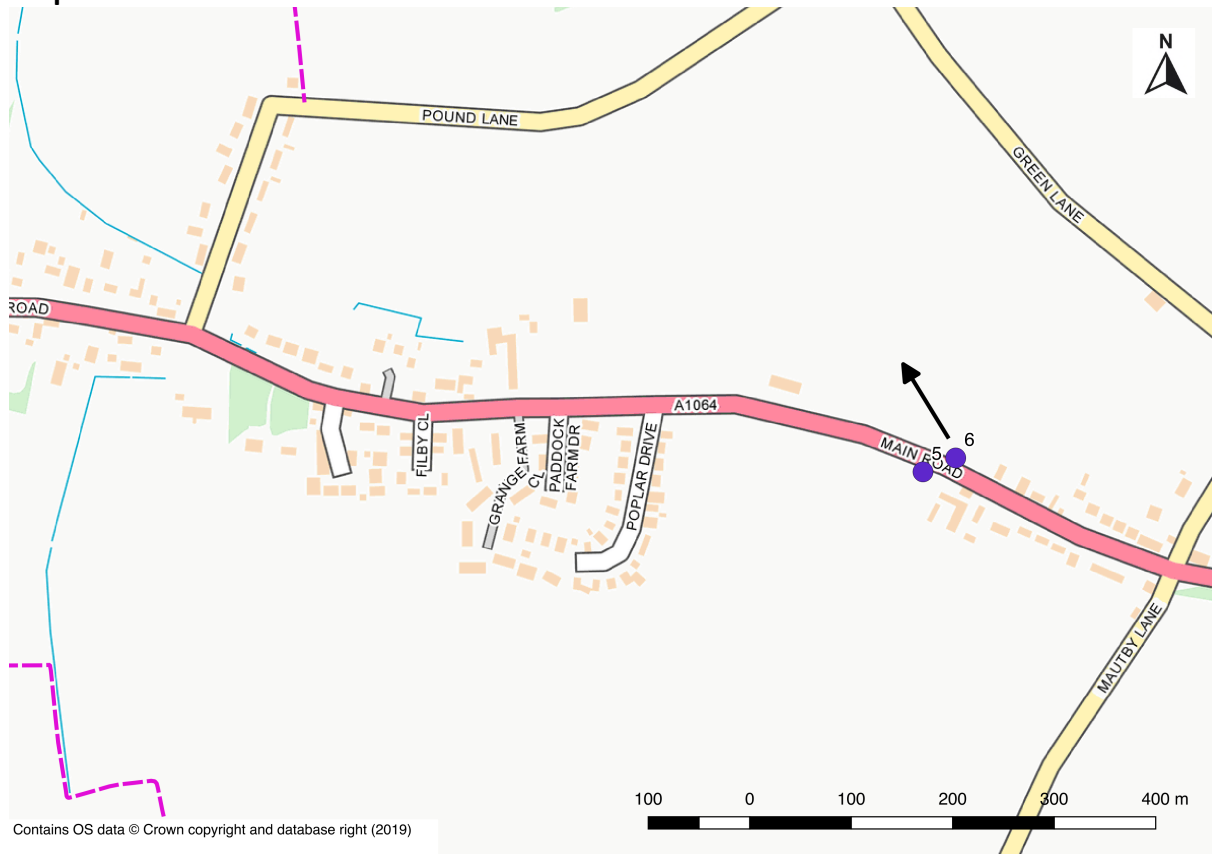
**View 6: Looking north-east on the gap between the main village and small cluster of dwellings around the junction of Main Road and Ormesby Lane**

**Description:** To the east of the village lies a smaller cluster of dwellings that are physically and visually distinct from the main village. This view looks across the fields towards the main village and is integral to maintaining the village’s current character. It can be viewed from the Main Road or footway that runs alongside the Main Road. This view takes in an expanse of farmland which extends to Ormesby. On a clear day it is possible to glimpse Ormesby Church and the wind turbines on the horizon.

**Photo:** This is taken from the footway at the edge of the cluster of dwellings



**Map:**





**Assessment Criteria:**

Accessible from a public space	Yes
Reason for being important	A lovely view across the fields towards Ormesby and a key part of the character of the village that creates a distinct divide between two parts of Filby settlement.
Reason for inclusion in the Neighbourhood Plan	Concern by residents that the gap will be eroded through windfall development. There is recent history of applications being submitted and approved for additional dwellings, increasing the size of the small cluster.

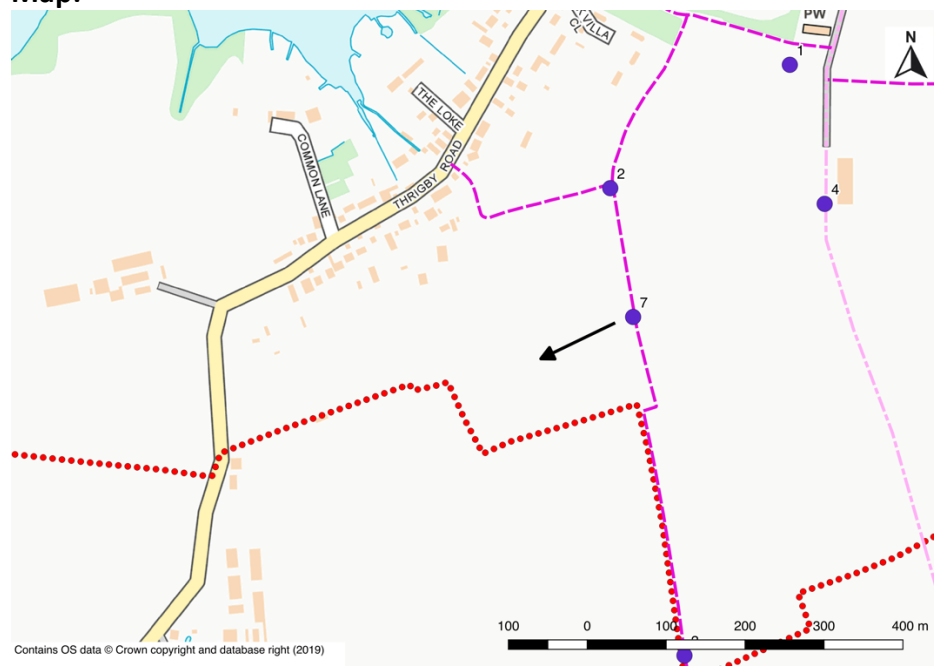
**View 7: View of Thrigby Hall**

**Description:** This view across the fields takes in the splendid Thrigby Hall which was built in 1736. The Hall and its expansive gardens opened to the public in 1979 as Thrigby Wildlife Gardens and is popular with visitors to Norfolk as well as residents of Filby. This view is enjoyed by many from the Public Right of Way.

**Photo:**



**Map:**



**Assessment Criteria**

Accessible from a public space	Yes
Reason for being important	View of a locally important building from across the fields.
Reason for inclusion in the Neighbourhood Plan	Part of the field land is leased to the Parish Council by Norfolk County Council and is used by residents as paddock plots. There is some concern locally that the Council are considering the planning potential of this land.

**3. Recommendations**

The table below summarises the assessment of each view considered in this document. It is recommended that views 1,2, 4, 5, 6 and 7 are included within a protective policy within the Neighbourhood Plan.

View	Accessible from public space	Reason for being important	Reason for inclusion in NP
1			
2			
3			
4			

<b>View</b>	<b>Accessible from public space</b>	<b>Reason for being important</b>	<b>Reason for inclusion in NP</b>
5			
6			
7			