



# **Key Viewpoints Assessment**

**September 2023**

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# 1 INTRODUCTION

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The Broads Authority area extends into the town centre, along the valley of the River Chet. The A146 bypass defines the extent of the settlement to the south and west, with the river valley that separates Low and High Bungay Road from the development off Beccles Road providing a noticeable green break. Both Loddon and Chedgrave have large areas of river meadows that reinforce the rural character.

The Broads Authority Landscape Character Assessment<sup>1</sup> identifies the area around the Broads to fall within the **Chet Valley Landscape Area (Appendix 1)**. The assessment notes that a large proportion of this character area has a remote, isolated feel, but towards Loddon and Chedgrave the river and the adjacent area becomes much busier. Businesses here catering for the leisure / recreation industry and boating have tended to expand out into the adjacent grazing marsh area. The Character Assessment identifies that care needs to be taken when landscape change occurs, to ensure that the positive characteristics that contribute to the area's unique sense of place are conserved and enhanced.

The South Norfolk Landscape Character Assessment identifies the remaining area to fall with the **Chet Tributary Farmland character area (Appendix 2)**<sup>2</sup>. This comprises land rising from the Broads and is cut through by the River Chet and its tributaries. It is a landform that slopes gradually upwards from the river and low-lying Broads, with tributary rivers having an obvious influence in the landscape, associated features including pockets of pasture, road bridges, village ponds and willow trees. It's predominantly arable farmland outside of the settlement areas, with woodland concentrated along the River Chet corridor. The Presence of the A146 dissects the area. The overall landscape strategy is to conserve the rural, peaceful quality of the area with its links to The Broads, strong farmland character, presence of watercourses, varied enclosure field pattern and diversity of ecological assemblages.

The assessment gives planning advice to ensure any new appropriate development must respond to:

- Protecting views to and setting of churches which form distinctive landmark features
- Conserving locally distinctive vegetation, such as willows
- Conserving the character of Loddon / Chedgrave with their compact form clustered around a historic form
- Seeking to avoid further linear development along roads and suburban development along edges which can create the perception of a much larger developed area
- Conserving visual links to The Broads
- Conserving local vernacular features
- Avoiding linear development associated with the A146 that would impinge on the rural setting.

National guidance documents on landscape character areas are also provided to help communities inform their decision making about places they live and care for. Natural England have created over

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<sup>1</sup> [https://www.broads-authority.gov.uk/\\_data/assets/pdf\\_file/0016/244402/LCA\\_Part-3\\_Areas-16-23.pdf](https://www.broads-authority.gov.uk/_data/assets/pdf_file/0016/244402/LCA_Part-3_Areas-16-23.pdf)

<sup>2</sup> <https://www.southnorfolkandbroadland.gov.uk/downloads/file/1327/land-use-consultants-2001-b5-chet-tributary>

159 National Character Areas (NCA) in England which share similar landscape characteristics and follow natural lines in the landscape rather than administrative boundaries. Each profile includes a description of the natural and cultural features that shape our landscapes, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics and ecosystem services<sup>3</sup>.

For Loddon and Chedgrave there are two NCAs which are relevant and where the locations are described in the NCA profiles:

- **NCA80: The Broads**<sup>4</sup>
- **NCA83: South Norfolk and High Suffolk Claylands**<sup>5</sup>

**NCA80- The Broads-** *The low-lying river valleys, broads and marshland that are predominantly below or at sea level define the character of the NCA. The landscape is principally defined by drainage, extending over the lower valleys of the rivers Yare, Bure and Waveney, together with their tributaries, the Thurne, Ant, Wensum and Chet, which drain almost two-thirds of Norfolk and much of north Suffolk. In the middle and upper valleys, slight changes in relief create a small-scale, diverse and patterned landscape character with enclosed views. In contrast, the level, open and remote valleys towards the coast offer expansive, open views over rivers and drained marshland, the greater part of which is known as the Halvergate Marshes.*

*Where drained, the river valley flood plain soils support high-quality, productive grassland and arable cultivation (mostly cereals), replacing much of the traditionally wet grassland that was once common. The drier valley sides and tops support modern fields dominated by cereal cultivation, although some pockets of 18th- and 19-century enclosure survive in the west. The drained marshland is divided into drainage levels, defined by a planned rectilinear framework of raised river flood embankments and ditches and dykes. Some earlier curvilinear enclosure of marshland survives along the middle Bure and Hundred Stream to the north and on the Chedgrave and Wickhampton Marshes in the middle Yare and upper Waveney. Marsh gates mark the crossing points between the individual marshes.*

In this profile with reference to views the Statement of Environmental Opportunity (SEO4) says "the need to improve opportunities to enhance peoples enjoyment of the area while protecting high levels of tranquility by conserving intimate Broadland valleys and extensive coast and marshland views".

The first Landscape opportunity also listed is to:

*Protect the open character of the marshland landscape with its long and expansive views and big skies as well as the character their more enclosed pastoral character.*

**NCA83- South Norfolk-** *The South Norfolk and High Suffolk Claylands National Character Area (NCA) shares a boundary with five other NCAs: the South Suffolk and North Essex Clayland, The Brecks, Mid Norfolk, The Broads and the Suffolk Coast and Heaths. They all share a relatively flat topography, incised by stream and river valley corridors, with underlying bedrock geology of Late Cretaceous Chalk, overlain by glacial tills as well as sand and gravel deposits from the ice age. The underlying chalk forms the principal aquifer which supplies East Anglia, functionally linking these areas. Those*

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<sup>3</sup> [Natural England Access to Evidence - National Character Areas](#)

<sup>4</sup> [NCA Profile: 80 The Broads - NE449 \(naturalengland.org.uk\)](#)

<sup>5</sup> [NCA Profile: 83 South Norfolk and High Suffolk Claylands - NE544 \(naturalengland.org.uk\)](#)

NCA's to the east also share underlying bedrock geology of Neogene/Quaternary shallow marine deposits locally known as Crag.

The NCA's main rivers begin on the plateau and flow out into the surrounding NCA's and so provide ecological and hydrological links. The ecological status of the river valley habitats and many of their ecosystem values are subsequently dependent on sustainable water management and land use practices within Description The British Sugar factory at Bury St Edmunds processes the sugar beet grown in the NCA and dominates views to the south-west. the South Norfolk and High Suffolk Claylands. The principal river, the Waveney, flows into the southern part of The Broads at Earsham on its route out to the North Sea. The River Chet, a tributary of the River Yare, also flows into The Broads NCA at Loddon. It is one of the focal points for boating tourism within the southern Broads, with many boatyards in the town providing hire boats and crews during the summer tourist season. Some 108 ha of the Broads National Park are included within the NCA.

In this profile under landscape attributes, Loddon has been referred to as one of the medieval villages/market towns with a rich variety of traditional architectural styles and bustling character. This area was justified for selection as well as others because:

- *The plateau supports a pattern of dispersed settlement, with villages with multiple nuclei. This strong characteristic of the plateau landscape helps to define the area.*
- *The landscape is scattered with isolated hamlets and farmsteads, many of which are moated and comprise distinctive components of the landscape.*
- *The market towns are quite small but contain a wealth of architectural styles from the 15th century to the 19th century. They are important centres, many still with thriving local markets.*
- *Outside the settlement clusters there is little sense of development except for the industrial buildings on the old airfield sites or those associated with intensive pig and poultry production. Suburbanisation has, to date, had limited impact across the NCA and it remains, a working, farmed, countryside.*

Overall the NCA profile has a variety of extensive large scale views across the plateau providing a sense of openness. Key characteristics are views being frequently open only sometimes confined by hedges and trees with an unsplit rural tranquility.

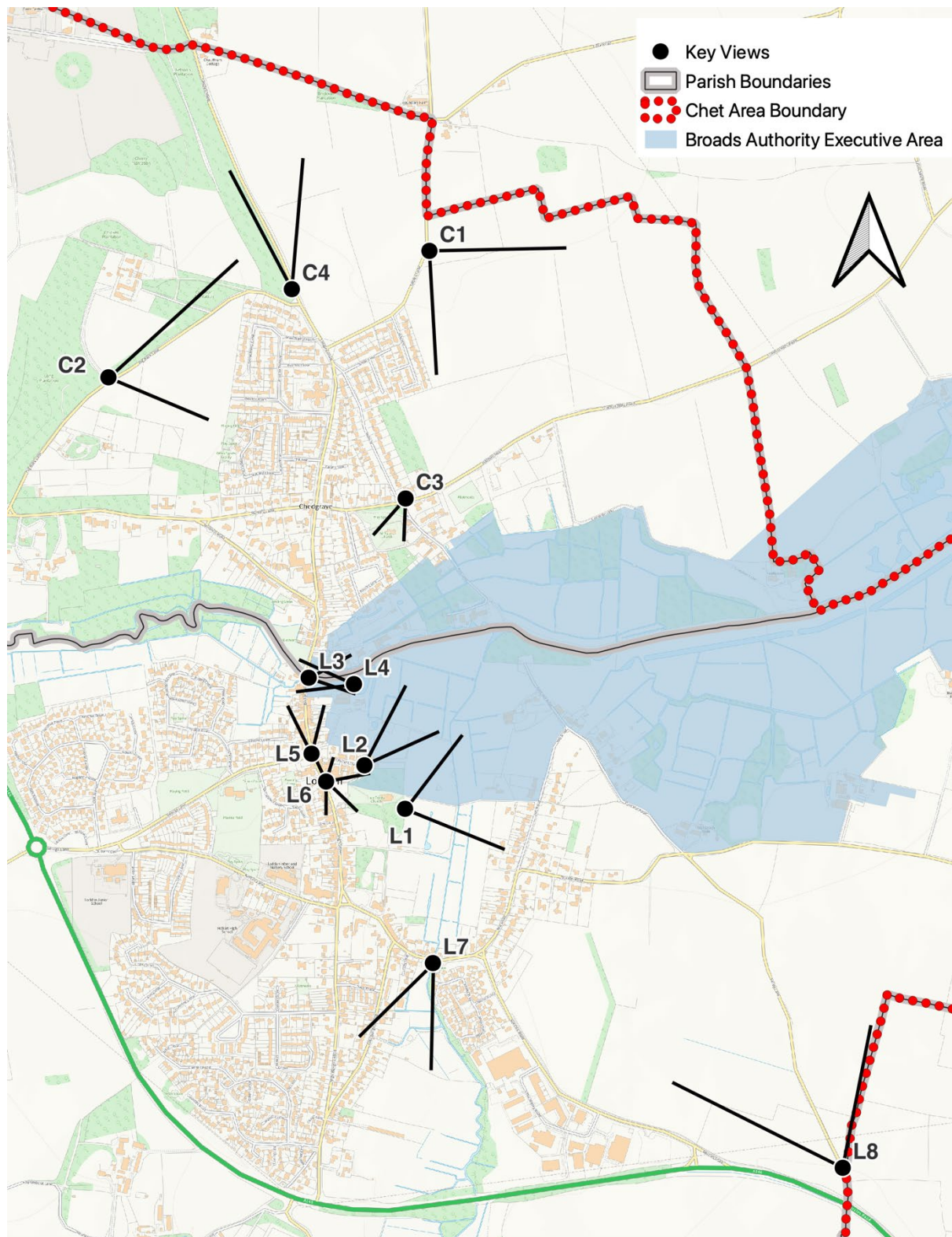
It is proposed that these special views, 12 in total, are afforded protection within the Neighbourhood Plan. During 2022 a consultation survey was conducted with a specific question asking "Q20- The neighbourhood plan will identify key views to be protected, what suggestions do you have?". This question aided the community to identify important key local views they think are worthwhile protecting. These ideas were considered and this document provides the evidence to support a number of views chosen to be 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.

A map of the twelve views is below, followed by details in relation to each of them. 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 in the set direction.

## 2 ASSESSMENT OF KEY VIEWPOINTS



0 250 500 m



Source 1:18,000 at A4

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## 2.1 VIEW L1: VIEWS ACROSS THE FIELDS FROM HOLY TRINITY CHURCH TOWARDS MILL ROAD AND ACROSS THE MARSHES TOWARDS PYES MILL



Criterion	Description
<b>Specific location of the viewpoint</b>	Views from anywhere along the eastern boundary of the churchyard of Holy Trinity Church, Loddon
<b>Description and purpose</b>	Panoramic views across open countryside dropping away from the relatively high ground of the centre of Loddon
<b>Direction of the view</b>	An arc from northeast to southeast
<b>It the view publicly accessible?</b>	Yes
<b>Quality of the view – condition</b>	One sector, towards the east and southeast shows pasture with areas of scrub and trees together with marshland. Looking towards the northeast, the view includes the River Chet in the region of Pyes Mill (which is owned by South Norfolk Council and maintained as a recreational site).
<b>Planning history</b>	N/A
<b>Scenic quality of the view</b>	Beautiful views that are loved by parishioners – they were the top choice for Loddon in our surveys of key views.



Criterion	Description
Does this view fall within any landscape designations e.g., AONB?	The view falls within the Broads Authority Executive Area.
What national and local character area type does this view fall within?	For Loddon and Chedgrave there are two NCAS which are relevant and where the locations are described in the NCA profiles: <ul style="list-style-type: none"> <li>- <b>NCA80: The Broads</b><sup>6</sup></li> <li>- <b>NCA83: South Norfolk and High Suffolk Claylands</b><sup>7</sup></li> </ul> The view falls within the Local Landscape Character Area- Chet Valley Landscape Area
Conservation interest	This area is rich in wildlife and includes part of the wildlife green corridor linking land extending from Hales Hall and Hales Green in the south to the River Chet (a blue corridor) in the north. That green corridor runs northwards along the course of Loddon Beck (also known as 'The Run'); it includes Warren Hills.
Recreational value	A much-used public footpath (metalled) runs from the churchyard in an easterly direction to Mill Road. There are several paths north of it running through the pasture and marshland to the north.
Rarity	The views are unique.
What is the view representative of?	The view is representative of the local unspoilt managed historical landscape.
Perception of the view?	It is a tranquil, rural landscape – countryside within the town – that is much appreciated, especially by walkers. I find it raises my spirits, especially on a sunny morning.
Are there any associations with the view e.g. historic?	The view covers land immediately to the east of the built centre of Loddon. It is likely to have been relatively little changed over decades, if not centuries. The main road from Loddon to Chedgrave once ran across a ford at Pyes Mill; that ford was important in the development of the two communities, presumably since pre-historic times.
Map reference point	OS TM 364 988

<sup>6</sup> [NCA Profile: 80 The Broads - NE449 \(naturalengland.org.uk\)](https://naturalengland.org.uk/nca-profiles/80-the-broads)

<sup>7</sup> [NCA Profile: 83 South Norfolk and High Suffolk Claylands - NE544 \(naturalengland.org.uk\)](https://naturalengland.org.uk/nca-profiles/83-south-norfolk-and-high-suffolk-claylands)

## 2.2 VIEW L2: VIEW FROM FOOTPATH BY THE VICARAGE GARDEN TOWARDS THE RIVER CHET



Criterion	Description
<b>Specific location of the viewpoint</b>	The view from the footpath running from Market Place, Loddon to the north of the vicarage garden was photographed from the far corner of the garden.
<b>Description and purpose</b>	A panoramic view across open countryside gently sloping from the relatively high ground of the centre of Loddon towards the River Chet, our important blue corridor.
<b>Direction of the view</b>	Northeast
<b>It the view publicly accessible?</b>	Yes
<b>Quality of the view – condition</b>	Pasture with areas of scrub and trees together with marshland
<b>Planning history</b>	N/A- Nothing outstanding
<b>Scenic quality of the view</b>	A beautiful view that is loved by parishioners – it was among the top choices in our surveys of key views in Loddon.

Criterion	Description
Does this view fall within any landscape designations e.g., AONB?	The view falls within the Broads Authority Executive Area.
What national and local character area type does this view fall within?	<p>For Loddon and Chedgrave there are two NCAS which are relevant and where the locations are described in the NCA profiles:</p> <ul style="list-style-type: none"> <li>- <b>NCA80: The Broads</b><sup>8</sup></li> <li>- <b>NCA83: South Norfolk and High Suffolk Claylands</b><sup>9</sup></li> </ul> <p>The view falls within the Local Landscape Character Area- Chet Valley Landscape Area</p>
Conservation interest	This area is rich in wildlife and is part of the wildlife green corridor linking land extending from the River Chet (a blue corridor) in the north to Hales Hall and Hales Green in the south. That green corridor runs along the course of Loddon Beck (also known as 'The Run') and includes Warren Hills.
Recreational value	There are several paths running through the pasture and marshland
Rarity	The views are unique.
What is the view representative of?	The view is representative of the local unspoilt managed historical landscape.
Perception of the view?	<p>It is a tranquil, rural landscape – countryside within the town – that is much appreciated, especially by walkers.</p> <p>The footpath extends to Pyes Mill at the river, which is owned by South Norfolk Council, and has a picnic area that is maintained by Loddon Parish Council. The sculpture ('MUM BAGS BROOK WHERE THE SHOPPIN' GO' - 2001) at Pyes Mill by Mark Goldsworthy was commissioned by South Norfolk Council as part of a Southern Cultural Initiative and has been supported by Arts Council England East – Regional Arts Lottery programme.</p>
Are there any associations with the view e.g. historic?	The view covers land immediately to the northeast of the built centre of Loddon. It is likely to have been relatively little changed over decades, if not centuries. The main road from Loddon to Chedgrave once ran across a ford at Pyes Mill; that ford was important in the development of the two communities, presumably since pre-historic times.
Map reference point	OS TM 364 989

<sup>8</sup> [NCA Profile: 80 The Broads - NE449 \(naturalengland.org.uk\)](https://naturalengland.org.uk/nca-profiles/80-the-broads)

<sup>9</sup> [NCA Profile: 83 South Norfolk and High Suffolk Claylands - NE544 \(naturalengland.org.uk\)](https://naturalengland.org.uk/nca-profiles/83-south-norfolk-and-high-suffolk-claylands)

## 2.3 VIEW L3: VIEW DOWN THE RIVER CHET FROM THE BRIDGE STREET



Criterion	Description
<b>Specific location of the viewpoint</b>	The view downstream from the bridge and from the adjacent part of Bridge Street, Loddon
<b>Description and purpose</b>	The River Chet and its immediate surroundings, including Loddon Staithe, as it emerges from Loddon Mill and continues its journey to join the River Yare near Nogdam End
<b>Direction of the view</b>	East
<b>It the view publicly accessible?</b>	Yes
<b>Quality of the view – condition</b>	Riverscape
<b>Planning history</b>	N/A
<b>Scenic quality of the view</b>	A beautiful river scene that is almost emblematic of Loddon and Chedgrave
<b>Does this view fall within any landscape designations e.g., AONB?</b>	The view falls within the Broads Authority Executive Area.

Criterion	Description
<b>What national and local character area type does this view fall within?</b>	<p>For Loddon and Chedgrave there are two NCAS which are relevant and where the locations are described in the NCA profiles:</p> <ul style="list-style-type: none"> <li>- <b>NCA80: The Broads</b><sup>10</sup></li> <li>- <b>NCA83: South Norfolk and High Suffolk Claylands</b><sup>11</sup></li> </ul> <p>The view falls within the Local Landscape Character Area- Chet Tributary Farmland Character Area.</p>
<b>Conservation interest</b>	<p>The area, our important blue corridor, is rich in wildlife, particularly that to do with watercourses. It is an especial pleasure to see swans and herons here, sometimes a kingfisher. The River Chet defines the backbone of the Chet Valley B-Line, which stretches from Poringland, where the Chet rises, to its confluence with the River Yare.</p>
<b>Recreational value</b>	<p>This public space – Loddon Staithe – is a natural meeting place, enhanced by the views down the Chet towards Pyes Mill and the moorings on both banks. It is a place to sit and relax, and is often used by fishermen. The public moorings bring many waterborne visitors, especially during the holiday season. Visitors may also arrive by car, parking on the South Norfolk Council carpark. There are adjacent toilets, showers and other facilities that are valued, especially by those in boats.</p>
<b>Rarity</b>	<p>It is unique.</p>
<b>What is the view representative of?</b>	<p>The view is representative of a medium-sized river flowing through a built up area (it defines the current boundary between Loddon and Chedgrave) with nearby countryside in the near distance.</p>
<b>Perception of the view?</b>	<p>The basic perception is tranquil, the quiet flow of time and events, but it can be busy, particularly when boats arrive and moor or depart after staying at the staithe. If the river is in spate or flooded, the power of nature and water in particular becomes very obvious.</p>
<b>Are there any associations with the view e.g. historic?</b>	<p>A century and more ago, this view was very different. The corn and seed merchants, Woods, Sadd, and Moore, bought the adjacent watermill and then developed the river bank. The River Chet was dug out to allow wherries to use it. It must have been a bustling place. The industrial landscape has now disappeared, but can be appreciated from the photographic record.</p>
<b>Map reference point</b>	<p>OS TM 991 362</p>

<sup>10</sup> [NCA Profile: 80 The Broads - NE449 \(naturalengland.org.uk\)](https://naturalengland.org.uk/nca-profiles/80-the-broads)

<sup>11</sup> [NCA Profile: 83 South Norfolk and High Suffolk Claylands - NE544 \(naturalengland.org.uk\)](https://naturalengland.org.uk/nca-profiles/83-south-norfolk-and-high-suffolk-claylands)

## 2.4 VIEW L4: VIEW OF LODDON STAITHE AND TOWARDS LODDON MILL



Criterion	Description
<b>Specific location of the viewpoint</b>	A view from the eastern boundary of Loddon Staithe looking towards properties on Bridge Street, including the 18 <sup>th</sup> century watermill (largely hidden in this shot behind a large willow tree to the right of centre)
<b>Description and purpose</b>	The River Chet and its immediate surroundings, including Loddon Staithe
<b>Direction of the view</b>	West
<b>It the view publicly accessible?</b>	Yes
<b>Quality of the view – condition</b>	Riverscape
<b>Planning history</b>	N/A
<b>Scenic quality of the view</b>	A beautiful river scene that, like the previous view (L4) is almost emblematic of Loddon and Chedgrave
<b>Does this view fall within any landscape designations e.g., AONB?</b>	The view falls within the Broads Authority Executive Area.

Criterion	Description
<b>What national and local character area type does this view fall within?</b>	<p>For Loddon and Chedgrave there are two NCAS which are relevant and where the locations are described in the NCA profiles:</p> <ul style="list-style-type: none"> <li>- <b>NCA80: The Broads</b><sup>12</sup></li> <li>- <b>NCA83: South Norfolk and High Suffolk Claylands</b><sup>13</sup></li> </ul> <p>The view falls partly within the Local Landscape Character Area- Chet Valley Landscap Area.</p>
<b>Conservation interest</b>	<p>The area (our important blue corridor) is rich in wildlife, particularly that to do with watercourses. It is an especial pleasure to see swans and herons here, sometimes a kingfisher. The River Chet defines the backbone of the Chet Valley B-Line, which stretches from Poringland, where the Chet rises, to its confluence with the River Yare.</p>
<b>Recreational value</b>	<p>This public space is a natural meeting place, enhanced by the views of Loddon Mill and, behind us, down the Chet towards Pyes Mill and the moorings on both banks. It is a place to sit and relax, and is often used by fishermen. The public moorings bring many waterborne visitors, especially during the holiday season. Visitors may also arrive by car, parking on the South Norfolk Council carpark. There are adjacent toilets, showers and other facilities that are valued, especially by those in boats.</p>
<b>Rarity</b>	<p>It is unique.</p>
<b>What is the view representative of?</b>	<p>The view is representative of a medium-sized river flowing through a built up area (it defines the current boundary between Loddon and Chedgrave) with nearby countryside in the near distance.</p>
<b>Perception of the view?</b>	<p>The basic perception is tranquil, the quiet flow of time and events, but it can be busy, particularly when boats arrive and moor or depart after staying at the staithe. If the river is in spate or flooded, the power of Nature and water in particular becomes very obvious.</p>
<b>Are there any associations with the view e.g. historic?</b>	<p>A century and more ago, this view was very different. The corn and seed merchants, Woods, Sadd, and Moore, bought Loddon Mill and then developed the downstream river bank. The River Chet was dug out to allow wherries to use it and turn. It must have been a bustling place. The industrial landscape has now disappeared, but can be appreciated from the photographic record.</p>
<b>Map reference point</b>	<p>OS TM 991 363</p>

<sup>12</sup> [NCA Profile: 80 The Broads - NE449 \(naturalengland.org.uk\)](https://naturalengland.org.uk/nca-profiles/80-the-broads)

<sup>13</sup> [NCA Profile: 83 South Norfolk and High Suffolk Claylands - NE544 \(naturalengland.org.uk\)](https://naturalengland.org.uk/nca-profiles/83-south-norfolk-and-high-suffolk-claylands)

## 2.5 VIEW L5: VIEW OF BRIDGE STREET



Criterion	Description
<b>Specific location of the viewpoint</b>	Bridge Street, Loddon
<b>Description and purpose</b>	A streetscape of mixed retail properties and houses, looking towards Loddon Mill
<b>Direction of the view</b>	North
<b>It the view publicly accessible?</b>	Yes
<b>Quality of the view – condition</b>	Street and old buildings
<b>Planning history</b>	N/A-- Nothing outstanding. One application for a new garden room building at 13 Bridge Street was rejected 8/06/2022.
<b>Scenic quality of the view</b>	An attractive mixture of old properties with irregular frontages and skylines, broken by occasional gaps providing access and glimpses to the rear.
<b>Does this view fall within any landscape designations e.g., AONB?</b>	N/A



Criterion	Description
<b>What national and local character area type does this view fall within?</b>	<p>For Loddon and Chedgrave there are two NCAS which are relevant and where the locations are described in the NCA profiles:</p> <ul style="list-style-type: none"> <li>- <b>NCA80: The Broads</b><sup>14</sup></li> <li>- <b>NCA83: South Norfolk and High Suffolk Claylands</b><sup>15</sup></li> </ul> <p>The view falls within the Local Landscape Character Area- Chet Tributary Farmland Character Area.</p>
<b>Conservation interest</b>	<p>There are few conservation interests in the view itself except in the distance where Loddon Mill spans the River Chet (our important blue corridor). That and the adjacent areas (e.g., Loddon Staithe and Loddon Allotments) are a nature-rich site of importance to conservation. The river is the local spine of the Chet Valley B-Line. The gardens of the properties shown will also have relevance to nature and conservation, particularly by allowing passage of plants and especially animals from the river area towards the town centre.</p>
<b>Recreational value</b>	<p>The street is important for pedestrians, walkers and cyclists. It is on a national cycle route (Sustrans 1)</p>
<b>Rarity</b>	<p>There are many attractive street views in Loddon and Chedgrave but only one has the characteristics of this part of Bridge Street, looking to Loddon Mill.</p>
<b>What is the view representative of?</b>	<p>Loddon's history and development over the last century or two, its growing prosperity in the past and its continuing importance for housing and business today.</p>
<b>Perception of the view?</b>	<p>The perceptions vary according to date and time. The street can be quiet and peaceful, but on other occasions is busy with traffic and pedestrians. It is an important both as a walking route between Loddon and Chedgrave and also for cycling.</p>
<b>Are there any associations with the view e.g. historic?</b>	<p>The attractive clapboard 18<sup>th</sup> century watermill is of historic importance and was a driver in the growth and prosperity of Loddon in the 19<sup>th</sup> and early 20<sup>th</sup> centuries.</p>
<b>Map reference point</b>	<p>OS TM 988 362</p>

<sup>14</sup> [NCA Profile: 80 The Broads - NE449 \(naturalengland.org.uk\)](https://naturalengland.org.uk/nca-profiles/80-the-broads)

<sup>15</sup> [NCA Profile: 83 South Norfolk and High Suffolk Claylands - NE544 \(naturalengland.org.uk\)](https://naturalengland.org.uk/nca-profiles/83-south-norfolk-and-high-suffolk-claylands)

## 2.6 VIEW L6: VIEWS FROM CHURCH PLAIN AND HOLY TRINITY CHURCH IN MANY DIRECTIONS



Criterion	Description
<b>Specific location of the viewpoint</b>	High Street, Loddon adjacent to the entrance to the Church Plain carpark
<b>Description and purpose</b>	Views in all directions from Church Plain show the centre of the town with a variety of buildings that vary in age, style and function. This illustration looks down the High Street towards the Loddon Swan, an 18 <sup>th</sup> century coaching inn, and the Co-op supermarket.
<b>Direction of the view</b>	North by west
<b>It the view publicly accessible?</b>	Yes
<b>Quality of the view – condition</b>	Mixed townscape. The picture shows a mixed shopping and residential street scene softened by trees on Church Plain. Other views from this area also show a carpark, the parish’s war memorial, and Holy Trinity Church set in its large, tree-rich churchyard.
<b>Planning history</b>	N/A- Nothing outstanding.
<b>Scenic quality of the view</b>	An attractive mixture of old, some important, properties with irregular frontages and skylines, broken by gaps providing access to the rear and longer views. This space is effectively enclosed by buildings on three

Criterion	Description
	sides and on the fourth, east side, by the semi-transparent screen of the churchyard railings. Beyond them is the huge space of Holy Trinity churchyard with access to the wider landscape to the east.
<b>Does this view fall within any landscape designations e.g., AONB?</b>	The view falls within the Broads Authority Executive Area.
<b>What national and local character area type does this view fall within?</b>	<p>For Loddon and Chedgrave there are two NCAS which are relevant and where the locations are described in the NCA profiles:</p> <ul style="list-style-type: none"> <li>- <b>NCA80: The Broads</b><sup>16</sup></li> <li>- <b>NCA83: South Norfolk and High Suffolk Claylands</b><sup>17</sup></li> </ul> <p>The view falls within the Local Landscape Character Area- Chet Tributary Farmland Character Area.</p>
<b>Conservation interest</b>	The area falls within the Loddon Conservation area and includes many listed historical buildings, both domestic and public. The churchyard to the east is an important site for nature conservation which links further east to the green corridor along land extending from Hales Hall and Hales Green in the south to the River Chet (the blue corridor) in the north (please see Views L1 and L2).
<b>Recreational value</b>	The area is busy with pedestrians and cyclists. The main direction of travel is north-south along the High Street, but Church Plain provides an entrée to several footpaths via the churchyard and nearby Market Place. There are also several nearby places for taking refreshment. Church Plain and the churchyard have benches for sitting and relaxing.
<b>Rarity</b>	This view – and others round the compass from this area – provide a rare experience for the observer. That person stands in a densely inhabited historic space, with generous views along the High Street and especially to the east out beyond its most important building, Holy Trinity Church. Recent local research has revealed the personal stories of many of the people memorialised on the gravestones in the churchyard. This is a unique circumstance and fills out the aesthetic importance of the place with personal and affective details.
<b>What is the view representative of?</b>	Mixed historical townscape with glimpses beyond it to the surrounding space
<b>Perception of the view?</b>	A historical and prosperous market town, active and busy but with time and space for quiet, rest and relaxation – a beautiful place in which to live, work, access services and undertake leisure activities.

<sup>16</sup> [NCA Profile: 80 The Broads - NE449 \(naturalengland.org.uk\)](https://naturalengland.org.uk/nca-profiles/80-the-broads)

<sup>17</sup> [NCA Profile: 83 South Norfolk and High Suffolk Claylands - NE544 \(naturalengland.org.uk\)](https://naturalengland.org.uk/nca-profiles/83-south-norfolk-and-high-suffolk-claylands)

Criterion	Description
<p><b>Are there any associations with the view e.g. historic?</b></p>	<p>There are many associations with these Church Plain views. Holy Trinity Church (Grade 1 listed) dates from the 15<sup>th</sup> century and is large and impressive; it is associated with the Hobart family. Other notable buildings in these views include the Old Town Hall, which used to house Petty Sessions, and flint-faced Gothic Revival mid-19<sup>th</sup> century school. Many of the older members of our communities attended the village school as young children; they have vivid memories of those days many decades ago.</p> <p>Church Plain (or Church Green as it was once known) is now a South Norfolk Council-owned car park, but it was once a privately owned open area, where markets and fairs were held on occasion and which children from the village school used as a playground.</p>
<p><b>Map reference point</b></p>	<p>OS TM 987 363</p>

## 2.7 VIEW L7: VIEW ALONG LODDON BECK AND ACROSS OPEN LAND FROM NAPP'S BRIDGE



Criterion	Description
<b>Specific location of the viewpoint</b>	The bridge (Napp's Bridge) over Loddon Beck, Beccles Road, Loddon
<b>Description and purpose</b>	A view of part of an important green corridor, linking Warren Hills, Hales Green and other open land to the south to the Chet Valley (a blue and green corridor) to the north
<b>Direction of the view</b>	South by west
<b>It the view publicly accessible?</b>	Yes
<b>Quality of the view – condition</b>	A deep-cut stream (at this point) with adjacent scrubby banks (one recently cleared by dredging) and adjacent fields
<b>Planning history</b>	N/A- Nothing outstanding.
<b>Scenic quality of the view</b>	Beautiful open countryside within Loddon, it provides a long view to the south with a mixture of open unspoilt land, running water, scrub, and trees. The footpath along Loddon Beck is a great pleasure, especially in the Spring, when there are many daffodils to enjoy. In the not-too-distant past, water voles could be seen in the water by the bridge, which was clear, and water weeds grew in abundance supporting a variety of insects, particularly dragonflies. Brambles were allowed to grow along the banks on either side.

Criterion	Description
Does this view fall within any landscape designations e.g., AONB?	N/A
What national and local character area type does this view fall within?	<p>For Loddon and Chedgrave there are two NCAS which are relevant and where the locations are described in the NCA profiles:</p> <ul style="list-style-type: none"> <li>- <b>NCA80: The Broads</b><sup>18</sup></li> <li>- <b>NCA83: South Norfolk and High Suffolk Claylands</b><sup>19</sup></li> </ul> <p>The view falls within the Local Landscape Character Area- Chet Tributary Farmland Character Area.</p>
Conservation interest	This area is an important component of one of our green corridors linking wildlife-rich areas to the north (the Chet Valley) and the south (Warren Hills and beyond).
Recreational value	The public footpath running beside the beck is important and much used. It provides access to Warren Hills, the other side of the Loddon Bypass (A146), and also to parts of the Little Money Road Industrial Estate and to the nearby Broadland Meadow housing estate.
Rarity	Yes. There is no other quite like it.
What is the view representative of?	It represents a relatively small strip of undeveloped natural space, a green corridor, within the built area of Loddon.
Perception of the view?	A tranquil, relatively unspoilt, landscape. The flowing stream is peaceful and invites quiet contemplation.
Are there any associations with the view e.g. historic?	There are no particularly significant historical associations with the view.
Map reference point	OS TM 984 365

<sup>18</sup> [NCA Profile: 80 The Broads - NE449 \(naturalengland.org.uk\)](https://naturalengland.org.uk/nca-profiles/80-the-broads)

<sup>19</sup> [NCA Profile: 83 South Norfolk and High Suffolk Claylands - NE544 \(naturalengland.org.uk\)](https://naturalengland.org.uk/nca-profiles/83-south-norfolk-and-high-suffolk-claylands)

## 2.8 VIEW L8: VIEWS TO THE NORTH OF SANDY LANE



Criterion	Description
<b>Specific location of the viewpoint</b>	The southern (A146) end of Sandy Lane, Loddon
<b>Description and purpose</b>	A charming country lane that joins the main A146 road to Norton Road east of the centre of Loddon. At this end, it is tree-lined, but as one proceeds to the north, the trees peter out and there are glorious panoramic views over a wide sweep of South Norfolk countryside. They are glimpsed in the photograph.
<b>Direction of the view</b>	North
<b>It the view publicly accessible?</b>	Yes
<b>Quality of the view – condition</b>	<p>A narrow country lane, beyond which are arable farmland with views towards Loddon, the Chet Valley, and in the distance the sugar beet factory at Cantley.</p> <p>The views to the north of Sandy Lane consist of open rural countryside with wooded skylines. There are a number of tall masts/overhead electricity cables and pylons punctuated the views in the distance but do not detract heavily from the rural character to the north of Loddon<sup>20</sup>.</p>

<sup>20</sup> Detailed shared by a landscape consultant via Scott Properties Ltd Regulation 14 representation

Criterion	Description
Planning history	N/A- Nothing outstanding
Scenic quality of the view	The views from this relatively high ground southeast of Loddon are wonderful. As well as the landscape, stretching miles into the distance, the skylines here can be superb.
Does this view fall within any landscape designations e.g., AONB?	N/A
What national and local character area type does this view fall within?	For Loddon and Chedgrave there are two NCAS which are relevant and where the locations are described in the NCA profiles: <ul style="list-style-type: none"> <li>- <b>NCA80: The Broads</b><sup>21</sup></li> <li>- <b>NCA83: South Norfolk and High Suffolk Claylands</b><sup>22</sup></li> </ul> The view falls within the Local Landscape Character Area- Chet Tributary Farmland Character Area.
Conservation interest	The verges, particularly at the southern end of the lane, the open arable countryside, and the trees dotted in it, all provide wildlife havens and green corridors.
Recreational value	The lane is an important recreational route for walkers (often accompanied by their dogs) and cyclists. It is relatively traffic-light, so safe, and provides one limb of several circular walks / bike rides. Additional walking is provided by a footpath along an adjacent field boundary; it extends from near this spot east by north to join Norton Road between its farms.
Rarity	Yes. No other spot near Loddon provides views quite like these.
What is the view representative of?	The view is representative of the open rolling arable landscape in South Norfolk and its wide skies.
Perception of the view?	The view is almost timeless, save evidence of modern human interventions, such as the factory in Cantley (and that has a strange beauty of its own). It is tranquil and rural with attractive variations in the contour of the land and textures provided by the Chet valley, hedgerows, trees and small woods.
Are there any associations with the view e.g. historic?	This is uncertain. Sandy Lane links to Reeds Cross Lane on the other side of the A146. It is possible that it provided one route from Hales Common, Hales Hall and Loddon Hall into Loddon in former times.
Map reference point	OS TM 979 375

<sup>21</sup> [NCA Profile: 80 The Broads - NE449 \(naturalengland.org.uk\)](https://naturalengland.org.uk/nca-profiles/80-the-broads)

<sup>22</sup> [NCA Profile: 83 South Norfolk and High Suffolk Claylands - NE544 \(naturalengland.org.uk\)](https://naturalengland.org.uk/nca-profiles/83-south-norfolk-and-high-suffolk-claylands)



## 2.9 VIEW C1: VIEWS FROM SNOWS LANE OVER OPEN LAND TOWARDS HALES



Criterion	Description
<b>Specific location of the viewpoint</b>	About halfway along Snows Lane on the way from Chedgrave to Boundary Farm
<b>Description and purpose</b>	Panoramic views across open countryside dropping away from the relatively high ground northeast of the centre of Chedgrave
<b>Direction of the view</b>	An arc from east to south
<b>It the view publicly accessible?</b>	Yes
<b>Quality of the view – condition</b>	Nearby arable fields with woods (including Chedgrave Hills Woods or The Plantation) just beyond the houses of Hillcrest in the near-distance. The view extends to Hales and beyond.
<b>Planning history</b>	None
<b>Scenic quality of the view</b>	A beautiful open view overlooking the valley of the River Chet and beyond. That river valley is historically significant in the establishment and development of the two parishes.
<b>Does this view fall within any landscape designations e.g., AONB?</b>	No

Criterion	Description
<b>What national and local character area type does this view fall within?</b>	For Loddon and Chedgrave there are two NCAS which are relevant and where the locations are described in the NCA profiles: <ul style="list-style-type: none"> <li>- <b>NCA80: The Broads</b><sup>23</sup></li> <li>- <b>NCA83: South Norfolk and High Suffolk Claylands</b><sup>24</sup></li> <li>- The view falls within the Local Landscape Character Area-</li> </ul>
<b>Conservation interest</b>	The nearby land is farmed, but is important for wildlife. It is a pleasure to see hares and birds of prey in this landscape. The area within in the view includes many important nature-rich sites, including Chedgrave Hills Woods (or The Plantation), Chedgrave Common and the adjacent Chedgrave Carr (all parts of green corridors), the river valley (a blue corridor), and Hardley Flood.
<b>Recreational value</b>	Snows Lane is a popular route for walkers and cyclists and can be included in several circular routes of different lengths. It is an important site of exercise for parishioners. As well as physical benefit, the route along Snows Lane and the views it affords are emotionally uplifting, contributing to mental wellbeing. The view was popular in our surveys.  The nearby farmland does not include public footpaths. However, they are present in the middle distance.
<b>Rarity</b>	Yes. There is nothing like it elsewhere in the parish.
<b>What is the view representative of?</b>	It exemplifies gently rolling South Norfolk countryside – fields, woods and settlements.
<b>Perception of the view?</b>	It a tranquil, rural landscape, partly agricultural and partly natural, with hints of human activity (e.g., the garage at Hales, which is included in the view)
<b>Are there any associations with the view e.g. historic?</b>	It overlooks the site of a possible Neolithic settlement and the valley of the River Chet, an important transport link. A Beaker Period pot (2300–1700 BC) was found in Chedgrave Hills Woods in 1960 (Ref: NHER 10525). The site of the original ford over the river (linking Loddon at Pyes Mill and Chedgrave at Pits Lane before the bridge was built) is included in the field of view.
<b>Map reference point</b>	OS TG 364 001

<sup>23</sup> [NCA Profile: 80 The Broads - NE449 \(naturalengland.org.uk\)](https://naturalengland.org.uk/nca-profiles/80-the-broads)

<sup>24</sup> [NCA Profile: 83 South Norfolk and High Suffolk Claylands - NE544 \(naturalengland.org.uk\)](https://naturalengland.org.uk/nca-profiles/83-south-norfolk-and-high-suffolk-claylands)

## 2.10 VIEW C2: VIEWS OF THE TREES ALONG BIG BACK LANE



Criterion	Description
<b>Specific location of the viewpoint</b>	About one-third of the way along Big Back Lane from the Norwich Road end after a bend to the right, where the countryside on the right opens out
<b>Description and purpose</b>	A typical South Norfolk lane bounded by large old trees, mainly oaks (and many of which are subject to Tree Preservation Orders)
<b>Direction of the view</b>	Northeast
<b>It the view publicly accessible?</b>	Yes
<b>Quality of the view – condition</b>	A lane bounded by verges with hedges and old trees with fields and woods beyond
<b>Planning history</b>	N/A
<b>Scenic quality of the view</b>	A quiet and attractive lane just beyond the built area of Chedgrave
<b>Does this view fall within any landscape designations e.g., AONB?</b>	N/A

Criterion	Description
<b>What national and local character area type does this view fall within?</b>	<p>For Loddon and Chedgrave there are two NCAS which are relevant and where the locations are described in the NCA profiles:</p> <ul style="list-style-type: none"> <li>- <b>NCA80: The Broads</b><sup>25</sup></li> <li>- <b>NCA83: South Norfolk and High Suffolk Claylands</b><sup>26</sup></li> </ul> <p>The view falls within the Local Landscape Character Area- Chet Tributary Farmland Character Area.</p>
<b>Conservation interest</b>	It is part of a green corridor and being rural, there is much local nature. Bluebells in privately owned woodland abutting the verge approaching the viewpoint are especially delightful in the spring and much admired by walkers.
<b>Recreational value</b>	The lane is a popular place for walkers and is also used by cyclists.
<b>Rarity</b>	While not rare in a general sense, there are few other such lanes within Loddon and Chedgrave.
<b>What is the view representative of?</b>	The view is representative of many similar lanes in South Norfolk.
<b>Perception of the view?</b>	Although centred on a lane, it tends to be a tranquil space with natural sounds and not a great deal of traffic.
<b>Are there any associations with the view e.g. historic?</b>	Rows of oak trees along lanes reminds us of Britain's naval history, the building of wooden warships before the Industrial Revolution.
<b>Map reference point</b>	OS TM 996 355

<sup>25</sup> [NCA Profile: 80 The Broads - NE449 \(naturalengland.org.uk\)](https://naturalengland.org.uk/nca-profiles/80-the-broads)

<sup>26</sup> [NCA Profile: 83 South Norfolk and High Suffolk Claylands - NE544 \(naturalengland.org.uk\)](https://naturalengland.org.uk/nca-profiles/83-south-norfolk-and-high-suffolk-claylands)

## 2.11 VIEW C3: VIEWS TOWARDS ALL SAINTS CHURCH FROM ALONG HARDLEY ROAD / PITS LANE



Criterion	Description
<b>Specific location of the viewpoint</b>	Region of the junction between Pits Lane and Hardley Road, Chedgrave
<b>Description and purpose</b>	A view across the eastern end of The Pits towards All Saints Church
<b>Direction of the view</b>	Southwest
<b>It the view publicly accessible?</b>	Yes
<b>Quality of the view – condition</b>	A recreational wild space with trees towards the ancient church with its surrounding churchyard
<b>Planning history</b>	N/A
<b>Scenic quality of the view</b>	A lovely view with glimpses of the north and east aspects of the church through the trees
<b>Does this view fall within any landscape designations e.g., AONB?</b>	N/A
<b>What national and local character area type does this view fall within?</b>	For Loddon and Chedgrave there are two NCAS which are relevant and where the locations are described in the NCA profiles:

Criterion	Description
	<ul style="list-style-type: none"> <li>- <b>NCA80: The Broads</b><sup>27</sup></li> <li>- <b>NCA83: South Norfolk and High Suffolk Claylands</b> <sup>28</sup></li> </ul> <p>The view falls within the Local Landscape Character Area- Chet Tributary Farmland Character Area.</p>
<b>Conservation interest</b>	The area is rich in nature and falls within a corridor (part of the Chet Valley B-Line) linking the centre of the village to Chedgrave Common. The churchyard is managed by the Parochial Church Council to be as nature-friendly as possible (bearing in mind the need for families to visit graves).
<b>Recreational value</b>	The Pits, owned by Chedgrave Parish Council, are an important recreational space and contain a lot of playground equipment for children to enjoy. Adults often sit at picnic tables and chat. On rare occasions, events (e.g., concerts, parties and openair church services) take place in The Pits.
<b>Rarity</b>	The view is unique.
<b>What is the view representative of?</b>	It represents an ancient parish church build on a knoll with an adjacent old (long since obsolete) sand and gravel pit.
<b>Perception of the view?</b>	The perception is of peace and tranquillity and reminds us of our long history and traditions. Some may think of their place – and importance – in Creation.
<b>Are there any associations with the view e.g. historic?</b>	All Saints Church (Grade 1 listed) is at least 11 <sup>th</sup> century; parts of the tower hint at a Saxon origin. It has several important architectural features and is at the centre of the Chedgrave Conservation Area.
<b>Map reference point</b>	OS TM 994 364

<sup>27</sup> [NCA Profile: 80 The Broads - NE449 \(naturalengland.org.uk\)](https://naturalengland.org.uk/nca-profile/80-the-broads-ne449)

<sup>28</sup> [NCA Profile: 83 South Norfolk and High Suffolk Claylands - NE544 \(naturalengland.org.uk\)](https://naturalengland.org.uk/nca-profile/83-south-norfolk-and-high-suffolk-claylands-ne544)

## 2.12 VIEW C4: VIEWS ALONG LANGLEY ROAD FROM BEYOND BIG BACK LANE - FOOTPATH AND BEECH TREES



Criterion	Description
<b>Specific location of the viewpoint</b>	A moving viewpoint that starts where Big Back Lane joins Langley Road and extends in the direction of Langley Forge
<b>Description and purpose</b>	A narrow strip of woodland on the left (west) side of the road and a broad verge, lined by beech trees on the right (east) side
<b>Direction of the view</b>	North-northwest
<b>It the view publicly accessible?</b>	Yes
<b>Quality of the view – condition</b>	Woodland, verges and commemorative trees flanking a road
<b>Planning history</b>	There is outline planning permission to build an estate of 76 dwellings, with all matters reserved except for access on the land east of Langley Road just beyond the row of beech trees (South Norfolk Council reference 2022/0276)
<b>Scenic quality of the view</b>	The view along the lane and from the footpath on the east side are much valued.

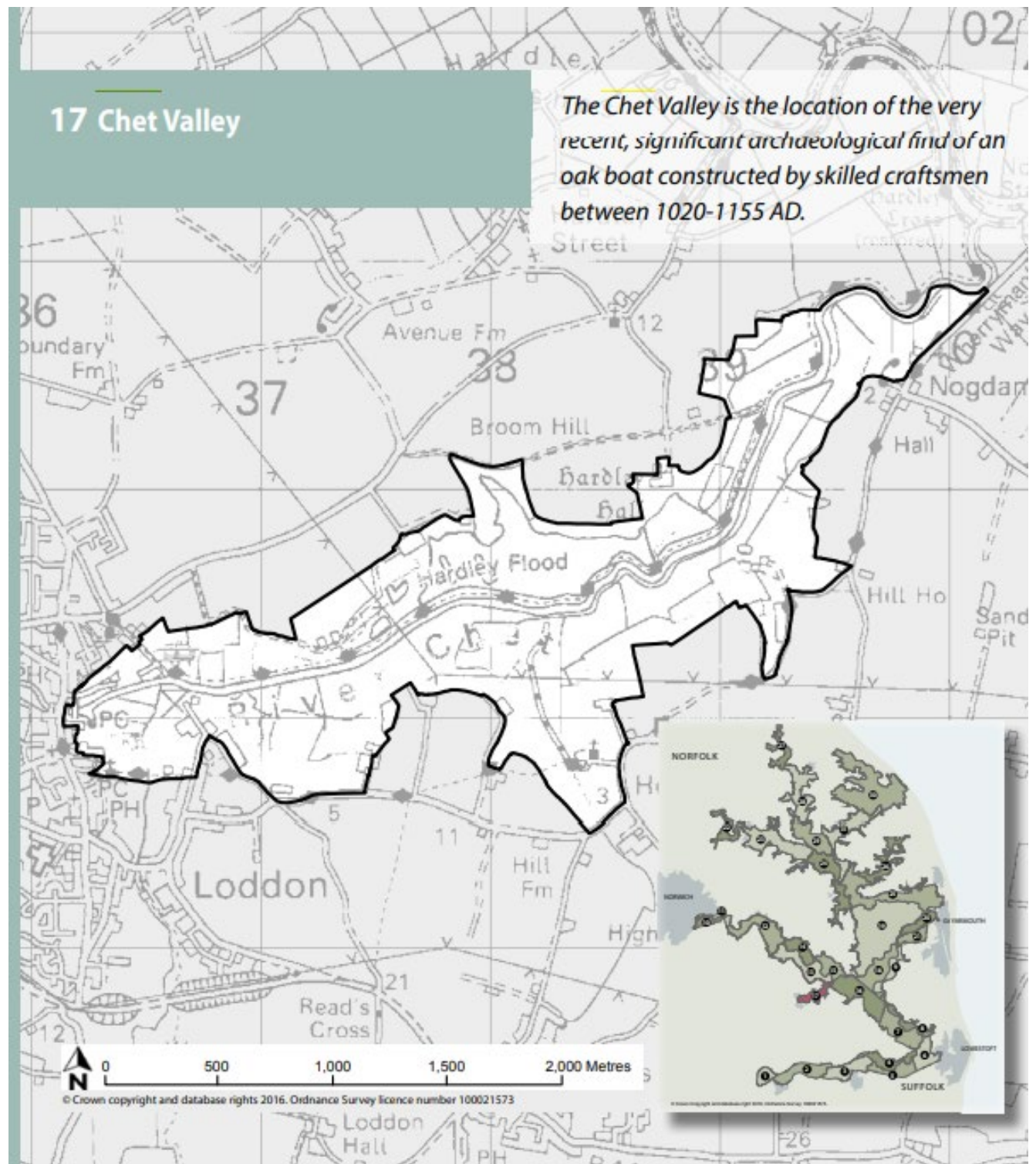
Criterion	Description
Does this view fall within any landscape designations e.g., AONB?	No
What national and local character area type does this view fall within?	<p>For Loddon and Chedgrave there are two NCAS which are relevant and where the locations are described in the NCA profiles:</p> <ul style="list-style-type: none"> <li>- <b>NCA80: The Broads</b><sup>29</sup></li> <li>- <b>NCA83: South Norfolk and High Suffolk Claylands</b><sup>30</sup></li> </ul> <p>The view falls within the Local Landscape Character Area- Chet Tributary Farmland Character Area.</p>
Conservation interest	<p>The strip of land either side of the road is nature-rich; it is part of a green corridor. In summer, both verges contain a luxuriant growth of herbaceous plants, which encourage insects, birds and other animals. To continue to do so, it is important that the verge is cut in the summer with a light touch – too wide an area cut or too frequent the cutting and this will be lost. The mature trees provide shade and natural habitats.</p>
Recreational value	<p>On the wide, eastern, verge is a footpath that leads to Langley Forge. It is much used by walkers, dog-walkers, joggers and members of Langley School. Langley Road itself is a popular and much used cycle route.</p>
Rarity	<p>It has its own special character, including the row of commemorative beech trees (both green and copper).</p>
What is the view representative of?	<p>It represents medium-sized country roads in South Norfolk.</p>
Perception of the view?	<p>The road is generally quiet, but can be busy (especially with traffic travelling to and from Langley School at the start and finish of the school day). The walk along the footpath is very attractive and much used and enjoyed.</p>
Are there any associations with the view e.g. historic?	<p>The larger beech trees on the eastern verge were planted as a memorial to those returning from the First World War. The smaller ones were planted in the early 1990's as replacements for those lost and to form a pleasant walk for all, which has now been achieved. These trees are historically and aesthetically important.</p>
Map reference point	OS TM 361 999 TO OS TG 357 006

<sup>29</sup> [NCA Profile: 80 The Broads - NE449 \(naturalengland.org.uk\)](https://naturalengland.org.uk/nca-profiles/80-the-broads)

<sup>30</sup> [NCA Profile: 83 South Norfolk and High Suffolk Claylands - NE544 \(naturalengland.org.uk\)](https://naturalengland.org.uk/nca-profiles/83-south-norfolk-and-high-suffolk-claylands)



## 2.13 APPENDIX 1- CHET VALLEY LANDSCAPE AREA<sup>31</sup>

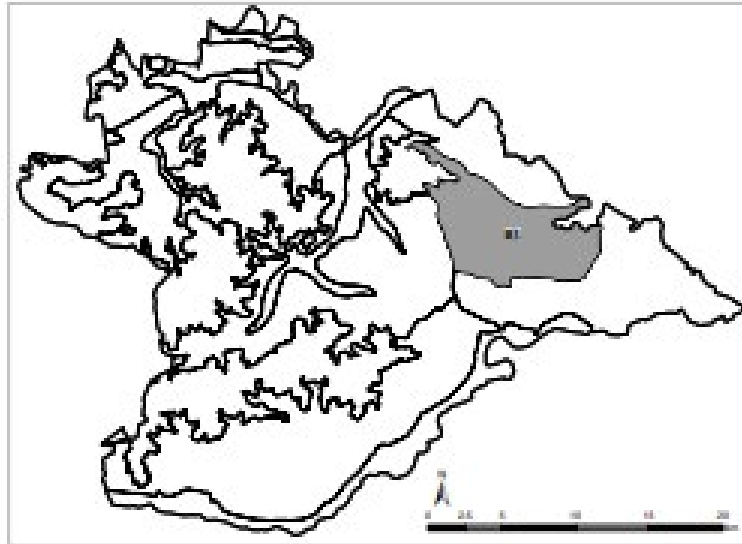


<sup>31</sup> [https://www.broads-authority.gov.uk/data/assets/pdf\\_file/0016/244402/LCA\\_Part-3\\_Areas-16-23.pdf](https://www.broads-authority.gov.uk/data/assets/pdf_file/0016/244402/LCA_Part-3_Areas-16-23.pdf)

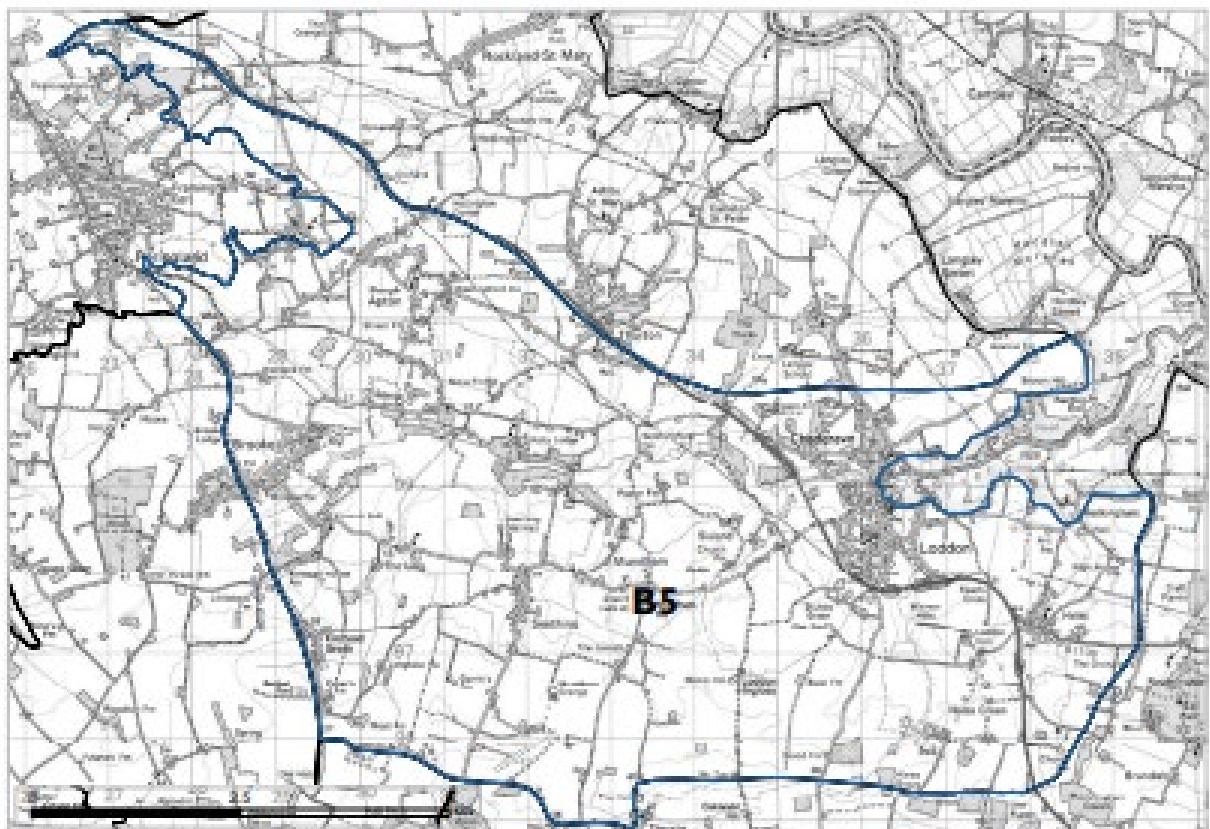
## 2.14 APPENDIX 2- CHET TRIBUTARY FARMLAND CHARACTER AREA<sup>32</sup>

Character Area: B5

### Chet Tributary Farmland



Location within South Norfolk District



Extent of the Chet Tributary Farmland Character Area

<sup>32</sup> <https://www.southnorfolkandbroadland.gov.uk/downloads/file/1327/land-use-consultants-2001-b5-chet-tributary>