EVIDENCE BASE

FOR THE SAHAM TONEY NEIGHBOURHOOD DEVELOPMENT PLAN 2018 - 2036

VOLUME 10

REASONED JUSTIFICATION FOR POLICY 7B: COMMUNAL VIEWS

REGULATION 14 PRE-SUBMISSION PUBLICATION

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1. BACKGROUND

1.1 Landscape makes an important contribution to the uniqueness of a place and comprises not only landform and flora but also aesthetic and perceptual qualities such as views and tranquillity. Tranquillity is addressed in Policy 3 and also by the designation of Local Green Spaces in Policy 7A. Policy 7B gives measures to safeguard the most important communal views in the Neighbourhood Area.

1.2 Landscape comprises the natural environment, the cultural environment and aesthetic qualities, including views and tranquillity. Saham Toney's landscape makes an important contribution to the character of the Neighbourhood Area. Perception of the most valued parts of that landscape is prompted by views of it. Views of the landscape are part of the community's visual amenity and contribute to the overall pleasantness of the area. Since landscape is experienced by the entire community and visitors to the Neighbourhood Area. It is one of the key dimensions of environmental interest because it contributes to a sense of place and quality of life. Therefore the best views of it should be protected.

1.3 Natural England's publication "Guidelines for Landscape Character Assessments", which is government sponsored, states " Peoples' social, economic and environmental needs are in part addressed by their relationship with the landscape around them, that contributes to their quality of life."

2. ASSESSMENT OF COMMUNAL VIEWS

2.1 Designation as a protected communal view is based on a review of the following criteria, which have been adapted from the Landscape Institute's "Guidelines for Landscape and Visual Impact Assessments":

Criteria	**Description**
Landscape quality	Landscape quality means the physical state of the landscape comprising the view. It includes the extent to which typical character is represented in individual areas, the intactness of the landscape from visual, functional and ecological perspectives and the condition of individual elements of the landscape.
Scenic quality	Scenic quality depends upon perception and reflects the particular combination and pattern of elements in the landscape, its aesthetic qualities, its more intangible sense of place or 'genius loci' and other more intangible qualities.
Rarity	Rarity means a view is valued because it is a rare type, or because it contains rare elements, features or attributes.
Representativeness	Representativeness means a view is valued because it is considered to be a particularly good example of its type either in terms of its overall character or because of the elements or features it contains.
Conservation interests	Conservation interests: The presence of features of wildlife, earth science or archaeological or historical and cultural interest in a landscape can add to the value of the view as well as having value in their own right.
Perceptual aspects	Perceptual aspects of a view of the landscape mean its perceptual qualities, notably wildness and/or tranquillity.
Consensus	There may be a consensus of opinion, expressed by the public, informed professionals, interest groups, and artists, writers and other media, on the importance of a view.
Cultural associations	Some landscape views contribute to perceptions of natural beauty of the area by their association with particular people, artists, writers or events in history.

2.2 Views satisfying at least 5 of the above criteria have been designated as protected Communal Views.

2.3 The assessment of communal views included in Policy 7B against the preceding criteria is tabulated below. View locations and viewpoints can be found on the policy maps that form part of Policy 7B.

VIEW CV1: From Pound Hill Towards Saham Mere

Landscape quality	Scenic quality	Rarity	Representat-iveness	Conservation interests	Perceptual aspects	Consensus	Cultural associations
✓	✓	×	✓	✓	×	✓	×

VIEW CV2: Broom Hall Estate From Richmond Road

Landscape quality	Scenic quality	Rarity	Representat-iveness	Conservation interests	Perceptual aspects	Consensus	Cultural associations
✓	✓	×	✓	×	✓	✓	×

VIEW CV3: Open Land South of the Cressingham Road Near Its Junction With Richmond Road

Landscape quality	Scenic quality	Rarity	Representat-iveness	Conservation interests	Perceptual aspects	Consensus	Cultural associations
✓	✓	×	✓	✓	✓	×	×

VIEW CV4: South-West From Ploughboy Land Across Open Land

Landscape quality	Scenic quality	Rarity	Representat-iveness	Conservation interests	Perceptual aspects	Consensus	Cultural associations
✓	✓	✗	✓	✓	✓	✗	✗

VIEW CV5: South-West From Higher Ground To Page's Place

Landscape quality	Scenic quality	Rarity	Representat-iveness	Conservation interests	Perceptual aspects	Consensus	Cultural associations
✓	✓	✗	✓	✓	✓	✓	✗

VIEW CV6a: Saham Wood From The North

Landscape quality	Scenic quality	Rarity	Representat-iveness	Conservation interests	Perceptual aspects	Consensus	Cultural associations
✓	✓	✓	×	✓	✓	✓	×

VIEW CV6b: Saham Wood From The West

Landscape quality	Scenic quality	Rarity	Representat-iveness	Conservation interests	Perceptual aspects	Consensus	Cultural associations
✓	✓	✓	×	✓	✓	✓	×

VIEW CV7: Saham Hall Estate From The East

Landscape quality	Scenic quality	Rarity	Representat-iveness	Conservation interests	Perceptual aspects	Consensus	Cultural associations
✓	✓	×	×	✓	✓	✓	×

VIEW CV8: From Cley Lane Looking North-West From Just North of The Parish Boundary							
Landscape quality	Scenic quality	Rarity	Representat-iveness	Conservation interests	Perceptual aspects	Consensus	Cultural associations
✓	✓	×	✓	✓	✓	✓	×

VIEW CV9: From Page's Lane Looking North-West Towards Ashill

Landscape quality	Scenic quality	Rarity	Representat-iveness	Conservation interests	Perceptual aspects	Consensus	Cultural associations
✓	✓	×	✓	×	✓	✓	×

VIEW CV10: Willow Bushes Plantation From The North

Landscape quality	Scenic quality	Rarity	Representat-iveness	Conservation interests	Perceptual aspects	Consensus	Cultural associations
✓	✓	✓	×	✓	✓	✓	×

3. EVIDENCE FROM THE EMERGING LOCAL PLAN AND ITS SUPPORTING DOCUMENTS & THE NATIONAL PLANNING POLICY FRAMEWORK

3.1 Breckland Council's document "Statement of Community Involvement" states: "A Neighbourhood Plan can decide where and what type of development can happen in the neighbourhood". It indisputably then follows that a Neighbourhood Plan may also decide where and what type of development cannot happen in the neighbourhood. Policy 7B follows this principle.

4. OTHER CONSIDERATIONS

4.1 A Neighbourhood Plan should strike a balance between the need for future development and the protection and enhancement of the natural environment, elements of which, once destroyed, cannot be regained. Other policies of this Plan address development need; Policy 7B strikes the balance by defining criteria relating to valued public views.

4.2 The Saham Toney Neighbourhood Plan recognises the need for new housing, economic development and infrastructure, but considers that the significant pressures that imposes on open spaces and green infrastructure, and public views of them, only strengthens the case for the protection of the most important aspects of those features while not restricting planned and sustainable levels of development.

5. COMMUNITY SUPPORT

5.1 Some parts of Saham Toney are notable for their communal views, which are ancient and historic and much valued by the community. 111 respondents to preliminary consultations asked to "keep Saham Toney as it is". Protection of such views is in accordance with NPPF guidelines. These are areas for which a Local Green Space designation is not appropriate by the criteria applied for such designation and therefore in which development meeting all other policy requirements of this Plan may be allowed, but on the proviso the communal view is maintained.

Saham Toney Parish Council 12 March 2018