

Gayton and Gayton Thorpe Neighbourhood Plan

Made November 2023

Appendix C



2019 to 2036

Gayton and Gayton Thorpe Neighbourhood Plan

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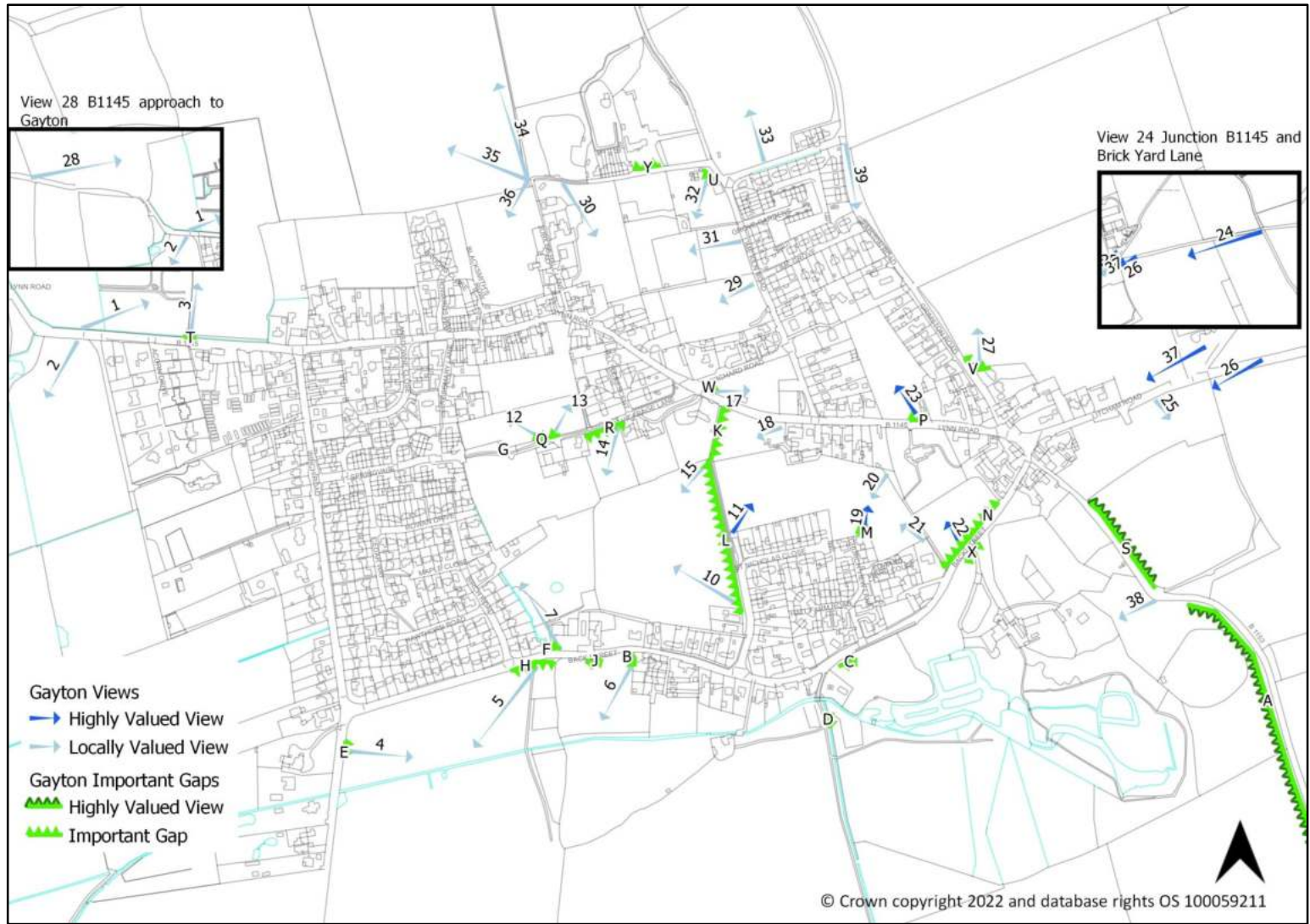
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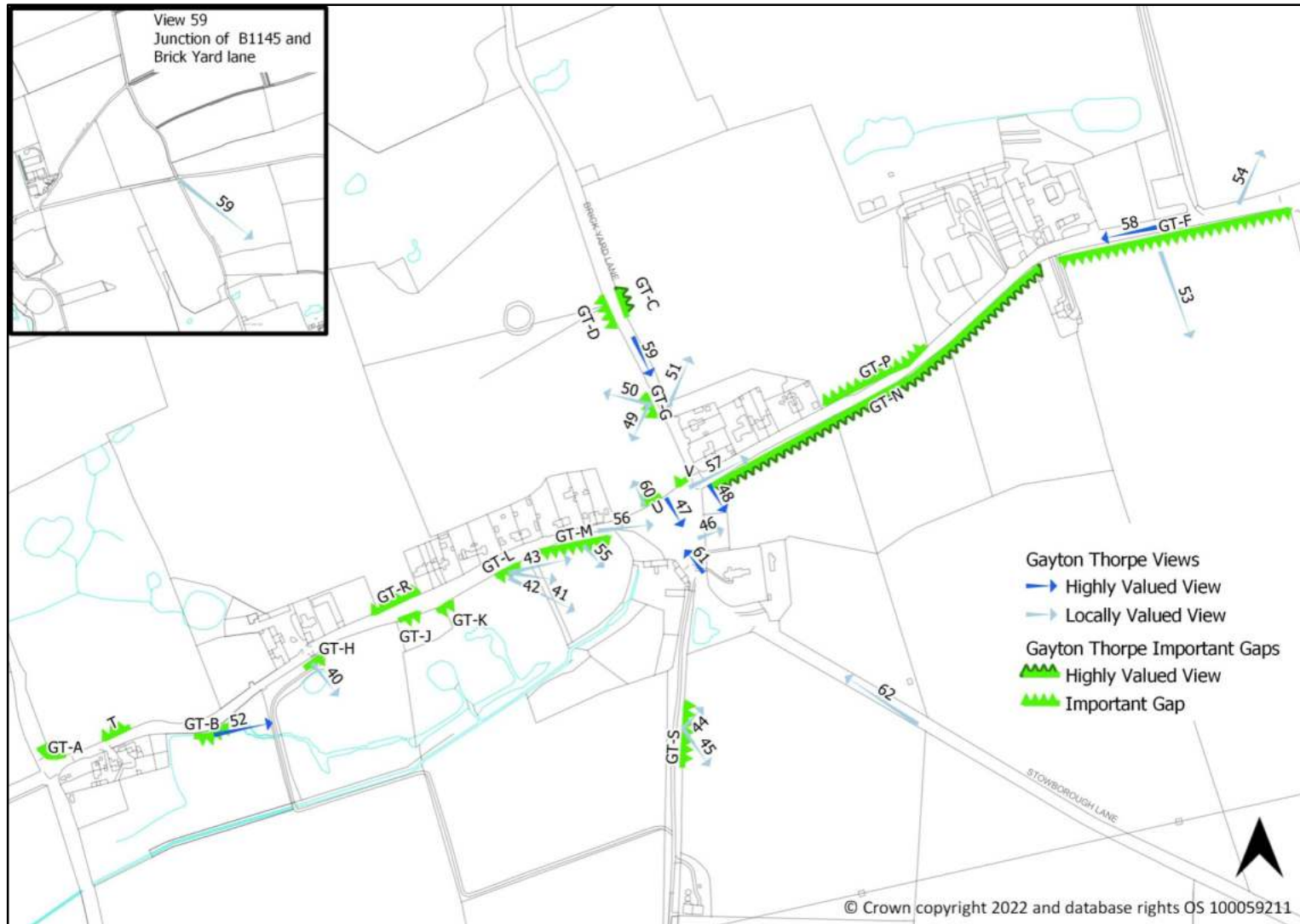
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Policy Map 6: Gayton Valued Views and Important Gaps

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Policy Map 7: Gayton Thorpe Valued Views and Important Gaps

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Appendix C Gayton and Gayton Thorpe Valued Views and Important Gaps

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C.1 Introduction

The attached maps and photographs, form the revised appendix to the Character Assessment (CA) document dated 2019. They provide a comprehensive catalogue of views and vistas, within and from Gayton and Gayton Thorpe and their surrounding areas. They supplement the written information and detailed photographs in the CA and illustrate those views readily seen by all within the villages.

These views and gaps represent a valuable visual amenity which serves to enhance the quality of life for the residents of Gayton and Gayton Thorpe. Future development should, where possible, seek to preserve these views. The Survey of residents and Drop in Forums provided evidence that the rural character of our villages and surrounding landscape is much valued by residents and visitors to our area.

For ease of interpretation, Character Areas were created for both Gayton and Gayton Thorpe. Boundary areas were established using the roads and each is defined by a number. For instance, the green centre of Gayton is in character area 6, whilst Lime Kiln is within area 10 and so on. By following this layout, the important gaps have been highlighted in green and labelled alphabetically, whilst the views are shown numerically, using a blue arrow.

The first four views from St Nicholas' Church Tower, Character Area 6, are included to give an overall picture of Gayton. It is appreciated that these views are not available to residents on a daily basis. All other viewpoints are publicly accessible.

C.2 Methodology

C.2.1 Important Views and gaps

Important views and gaps were identified as part of the Early Stage Consultation and the Local Green Space Assessment. Members of the NPSG walked the villages, photographing and mapping those views and gaps which satisfied one or more of the following criteria:

- 1) A landmark eg. Church
- 2) A view from a landmark which demonstrates the setting of the landmark
- 3) A view point, is it somewhere people will stop to take in the view
- 4) A view from the entrance to or exit from the village (village gateway)
- 5) To what extent does the view demonstrate distinctive characteristics (as described for this area in the King's Lynn and West Norfolk Borough Landscape Character Assessment 2007) and specifically:
 - a) Panoramic open views
 - b) Strong sense of tranquillity/remoteness
 - c) Open views across farmland

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C.2.2 Highly valued views

'Highly Valued Views' are views and gaps which meet at least two of the following criteria. Table 3 and Table 4 show the result grading of views for Gayton and Gayton Thorpe. Highly Valued Views are identified as such in the captions of the photographs.

Criteria:

1. Does the view face towards or away from a Heritage Asset or can the view be experienced from it. Is the view inclusive of a Heritage Asset? (This criterion includes historical designated and non-designated assets.)
2. Does the view over-look a Local Green Space (LGS)? (ie. Land which meets the criteria of a Local Green Space)
3. Is it a view from one of the village gateways? A village gateway is an entrance to or exit from the village.

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Figure 71: View looking north over Character Area 1



Figure 72: View looking east over Character Areas 6/9 and 10

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Figure 73: View looking south over Character Areas 6 and 3



Figure 74: View looking west over Character Area 6

C.3 Gayton Views and Important Gaps

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Highly valued views

The 'Highly Valued Views' meet at least two of the criteria described in C.2 above. Table 3 shows the resulting grading of views. Highly Valued Views are identified in the captions of the photographs.

Page	View ID	To/From Heritage Asset	LGS	Village Gateway
147	G-23	X from Church	X	
155	G-11	X Church	X	
159	G-19	X Church	X	
160	G-22	X to Church X from Gayton Hall	X	
164	G-A Gap	X Mill		X
166	G-S Gap (north)	X Mill		X
167	G-24	X Church X Mill		X
168	G-26	X Church X Mill		X
170	G-37	X Church x Mill		X

Table 3: Table Highly Valued Views in Gayton

C.3.1 Character Area 1



Figure 75: Highly Valued View G-P Gap and G-23 View

Location: Crown Paddock, B1145

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Description: View from B1145 looking towards Crown Paddock and beyond to the Lime Kilns. The gap in the built-up frontage along the B1145 provides a view of the paddock.

Key contributing features to sense of place and to be respected are:

- a) Rural character of the paddock in this central village location
- b) The aging chestnut tree avenue
- c) The gap itself, providing a rural setting to the village centre.

Additional notes on photograph: View photographed from southern side of B1145 looking towards Crown Paddock



Figure 76: G-33 View

Location: Chalk pits, Lime Kiln Road

Description: View from Lime Kiln Road facing north across chalk pits that were former Lime Kilns and now used for grazing sheep.

Key contributing features to sense of place and to be respected are:

- a) The former chalk pits which are of local historic importance (having been the source of local building material) and which give the land its distinct character.

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C.3.2 Character Area 2



Figure 77: G-W Gap and G-17 View

Location: Gayton village recreation green

Description: View from the south-western point of the playing fields in an easterly direction across the village green and children's play area.

Key contributing features to sense of place and to be respected are:

- a) Visual amenity provided by the soft landscaping of the village green
- b) The trees and hedgerows providing attractive landscaping
- c) View of Grade I listed St Nicholas' Church



Figure 78: G-29 View

Location: Football Field, Lime Kiln Road

Description: View from Lime Kiln Road in a westerly direction over football field looking towards natural boundary of trees and hedging.

Key contributing features to sense of place and to be respected are:

- a) Visual amenity provided by the soft landscaping of the football fields

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- b) Landscape features on the skyline (mature trees and hedgerows)
- c) Local cultural value provided by community amenity land



Figure 79: G-30 View

Location: Horse paddock, Lime Kiln Road

Description: View of Gayton and the Grade I listed St Nicholas' Church from the raised northern vantage point at the top of Lime Kiln Road, facing south east across the horse paddock and allotments

Key contributing features to sense of place and to be respected are:

- a) Grade I listed St Nicholas' Church shown in its setting in the village
- b) One of a limited set of opportunities for a view of the central part of Gayton Village
- c) Rural character of the horse paddock and enclosure provided by tall trees and hedgerows

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Figure 80: G-31 View

Location: Allotments, Lime Kiln Road looking west

Description: View over allotments from Lime Kiln Road, facing west

Key contributing features to sense of place and to be respected are:

- a) Local cultural value provided by community allotment land.
- b) Rural backdrop provided by the trees beyond the parish boundary towards Ashwicken which forms an attractive skyline



Figure 81: G-U Gap and G-32 View

Location: Allotments, Lime Kiln Road looking south

Description: View from top of Lime Kiln Road over looking village allotments. Grazing land to the right and distant countryside.

Key contributing features to sense of place and to be respected are:

- a) Local cultural value provided by community allotment land.
- b) Rural backdrop to allotments provided by the grazing land and tall trees.
- c) View of Grade I listed St Nicholas' Church south easterly
- d) Rural backdrop to village provided by tree lined skyline beyond the village

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C.3.3 Character Area 3



Figure 82: G-34 View

Location: Well Hall Footpath FP2 and FP4 looking north.

Description: Long view north over farmland, taken from intersection of public footpath Gayton FP2 with public footpath of Gayton FP4 (footpath FP2 leads north to Well Hall Lane)

Key contributing features to sense of place and to be respected are:

a) Open panoramic view across farmland north of Gayton village.

Additional notes on photograph: Photographed from same standing point as G-35 View



Figure 83: G-35 View

Location: Well Hall Footpath FP2 and FP4 looking west

Description: Long view, west over farmland, taken from intersection of public footpath Gayton FP2 with public footpath of Gayton FP4

Key contributing features to sense of place and to be respected are:

a) Open panoramic view across farmland north of Gayton village.

Additional notes on photograph: Photographed from same standing point as G34 View

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Figure 84: G-1 View

Location: B1145, western gateway into the village, facing east.

Description: View on entering the village from the north-western village gateway along the B1145.

Key contributing features to sense of place and to be respected are:

- a) Mature and very old trees forming boundaries alongside agricultural land
- b) The continuous hedgerow alongside the B1145
- c) Rural backdrop providing characterful setting to the village north-western gateway



Figure 85: G-2 View

Location: B1145, western village gateway, looking south and west.

Description: View in a south-westerly direction on entering the village from the north-western edge along the B1145.

Key contributing features to sense of place and to be respected are:

- a) Open and rural landscape providing far reaching panoramic views towards tree lined horizon.
- b) Mature and very old trees forming field boundaries within the landscape

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Figure 86: G-T Gap and G-3 View from the left side B1145

Location: B1145, north-western end after the village gateway.

Description: Long view north over undulating farmland framed by the gap in hedgerow. The land is often used to graze cattle.

Key contributing features to sense of place and to be respected are:

- a) Mature and very old trees and hedgerows forming boundaries alongside agricultural land
- b) Characterful farming landscape



Figure 87: G-10 View

Location: Public Footpath FP9, St Nicholas Close

Description: View from the western edge of the southern end of public footpath (FP9) into the central green open and agricultural area of Gayton.

Key contributing features to sense of place and to be respected are:

- a) Gayton's central green open area
- b) Large open sky
- c) Tree and vegetative skyline and landscaped field boundaries

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- d) Existing village built environment nestled comfortably amongst landscaping features.
- e) Farmed landscaped



Figure 88: Highly Valued View G-11 View

Location: Public Footpath FP9, looking towards St. Nicholas's Church

Description: View of Church Tower across the wide central green land within Gayton village.

Key contributing features to sense of place and to be respected are:

- a) View of Grade I listed St Nicholas' Church from the west and its rural setting
- b) View of the mature yew tree which has a cultural association with the church in the near setting of the Church and to the rear of Church Terrace Cottages
- c) Open land and landscaped field boundaries which contribute to the setting of the church.



Figure 89: G-G Gap

Location: Restricted By-Way (RB8) at Springvale entry to and from Vicarage Lane

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Description: Gap between two hedgerows at western end of Vicarage Lane (a former ancient bridleway linking one part of the village to the other).

Key contributing features to sense of place and to be respected are:

- a) Gap which provides glimpses of the horse paddock and verdant green field boundary, provides strong rural setting for the many walkers traversing east to west and vice versa
- b) The pedestrian can enjoy the presence of flora and fauna whilst passing through this tranquil part of the village



Figure 90: G-Q Gap, G-12 View and G-13 View

Location: Restricted By-Way (RB8), western end of Vicarage Lane

Description: Gap between hedgerows providing wide view facing the north west (G-12), from Vicarage Lane, across Jubilee Hall land to Norfolk County Council owned land at the western end of Vicarage Lane. G-13 facing the north east across Jubilee Hall land towards the village.

Key contributing features to sense of place and to be respected are:

- a) A wide pleasant open view
- b) Rural character provided by the paddock which is often let for grazing horses
- c) Trees and hedgerows along field boundary which provide important screening to and from the built environment



Figure 91: G-R Gap and G-14 View

Location: Restricted By-Way (RB8), Meadow along Vicarage Lane

Description: Gap between hedging and West Hall Farm cottage providing magnificent views in a southerly direction across the Vicarage Lane meadow and towards the central green

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space in Gayton Village (including Manor Farm South and North). The low-lying Manor Farm (located on the northern side of Back Street) can be glimpsed on the horizon in the middle of the photo.

Key contributing features to sense of place and to be respected are:

- a) Long distance views to the southern part of the village
- b) Openness of the central green area which epitomises a special characteristic of Gayton
- c) Trees and hedgerows along field boundaries which screen existing buildings from sight.



Figure 92: G-15 View

Location: Public Footpath (FP9) looking south west.

Description: Far reaching view from the public footpath which is located south of the B1145 and runs alongside Gayton Primary School leading to St. Nicholas Close.

Key contributing features to sense of place and to be respected are:

- a) Long distance views to the southern part of the village
- b) Openness of the central green area which epitomises a special characteristic of Gayton
- c) Trees and hedgerows along field boundaries which help the village buildings to sit comfortably in the landscape
- d) Tall trees behind buildings south of Back Street which provide a pleasant rural backdrop to the village

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Figure 93: G-K Gap

Location: Pedestrian entrance at St Nicholas' Path (public footpath FP9) to Gayton Primary School (Lynn Road)

Description: Gap in natural boundary of hedging and trees which separates the public footpath FP9 from the school grounds

Key contributing features to sense of place and to be respected are:

- a) Open green area in the school playing field provides pleasant context and setting to the public right of way
- b) Natural landscaping along the boundaries of the school playing field provides sense of enclosure and screening from surrounding land uses including the B1145 and the residential area beyond.



Figure 94: G-18 View

Location: B1145 adjacent to Gayton Primary School, Lynn Road

Description: View from B1145 looking south-west across the school playing fields towards St. Nicholas Path, (public footpath number FP9).

Key contributing features to sense of place and to be respected are:

- a) Delightful and open aspect from the single footpath of the B1145.
- b) Presence of tall trees, predominantly along the southern and western boundary which enclose the site.

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- c) Hedgerow along Lynn Road which serves to screen the open space from the noise and bustle of the B1145.



Figure 95: Highly Valued View G-M Gap and G-19 View

Location: Unmade road access off Hall Farm and Church View

Description: Gap between the gardens of recently built Church View development at Hall Farm Road providing a view towards the Grade I listed St Nicholas' Church.

Key contributing features to sense of place and to be respected are:

- a) View towards the tower of Grade I listed St Nicholas' Church
- b) Openness of the eastern edge of the central green area which epitomises a special characteristic of Gayton. As with G-11 and G-21, the space helps form the rural green centre and this particular location provides an important setting to St Nicholas' Church.



Figure 96: G-21 View

Location: Southern section of public footpath FP9 looking north-west across eastern part of the central green area.

Description: View across eastern part of the central green area in a north-west direction towards the group of tall trees clustered around the school grounds and Church Farm.

Key contributing features to sense of place and to be respected are:

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- a) Openness of the eastern edge of the central green area which epitomises a special characteristic of Gayton.
- b) Wooded tree line made up of the tall trees clustered around the grounds of Gayton Primary School (Lynn Road) and the former Vicarage, off Vicarage Lane, together with trees and hedgerows along public footpath FP9.



Figure 97: Highly Valued View G-N Gap and G-22 View

Location: Back Street, view towards Grade I listed St Nicholas' Church.

Description: Important and large gap in the built environment along Back Street providing historically significant view across grazing pasture towards St Nicholas' Church.

Key contributing features to sense of place and to be respected are:

- a) Distinctive view of the Grade I listed church in prominent location of the village.
- b) Locally typical and attractive pasture land providing important setting to the heritage asset
- c) The open space and view itself provides important setting to further heritage assets not seen in this photograph but adjacent to the site. This includes Grade II listed Gayton Hall, Grade II listed Hall Farmhouse and Grade II listed Church Farm cottages.

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Figure 98: G-X Gap

Location: Entrance to Gayton Hall, Back Street

Description: Gap in otherwise landscaped boundary along this section of Back Street. The walled entrance provides sight to Gayton Hall grounds.

Key contributing features to sense of place and to be respected are:

- a) Characterful entrance into attractive grounds
- b) Cultivated gardens including tall and established trees provides an attractive gap in this part of Back Street



Figure 99: G-D Gap

Location: Public footpath FP10 south of Back Street

Description: Gap in hedgerows and trees on either side of the footpath and track providing open and far-reaching views towards a tree lined horizon and Common Lane.

Key contributing features to sense of place and to be respected are:

- a) Open panoramic view across farmland south of Gayton village

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Figure 100: G-E Gap and G-4 View

Location: Right-hand view on entering the village from the southern gateway, Winch Road

Description: Small gap provided by a low-lying hedge along an otherwise tree and hedgerow-lined road. This gap provides a glimpse into the open farmland south of the village.

Key contributing features to sense of place and to be respected are:

- a) Open farming landscape at southern village gateway, providing far reaching and panoramic views which is typical of Gayton



Figure 101: G-H Gap and G-5 View

Location: Back Street, View towards Winch Road

Description: Gap in hedgerow along Back Street providing the entrance to permissive path and open panoramic views across farmland

Key contributing features to sense of place and to be respected are:

- a) Open panoramic view across farmland south of Gayton village enjoyed from Back Street as well as from the permissive path.

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Figure 102: G-J Gap

Location: Back Street, looking south east, opposite Manor Farm.

Description: Gap in the hedgerow providing pleasant view across a pasture land towards residential buildings south of Back Street

Key contributing features to sense of place and to be respected are:

- a) This gap provides visual amenity to all villagers, as they travel along Back Street, of open landscape across traditional pasture land.
- b) Glimpse of the rear of some of the oldest cottages in Gayton.
- c) The gap reinforces the village's close relationship with the surrounding rural farmland.



Figure 103: G-B Gap and G-6 View

Location: Back Street, looking southwest, opposite Manor Farm

Description: Gap in the hedgerow affording wide ranging view across land used as sheep pasture, toward farmland running alongside Winch Road

Key contributing features to sense of place and to be respected are:

- a) This gap provides visual amenity to all villagers as they travel along Back Street, of open landscape across traditional pasture land.
- b) The gap reinforces the village's close relationship with the surrounding rural farmland.

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Figure 104: Highly Valued View G-A Gap

Location: Approaching the south eastern gateway to Gayton village on the B1153 East Walton Road, forming boundary with Gayton Estate.

Description: Gap in the hedgerow affording wide ranging view across land belonging to Gayton Estate, Gayton Hall, Grade II listed and its woodland. Pasture used for grazing sheep. Gayton Mill seen on the right is Grade II listed and a significant historical landmark.

Key contributing features to sense of place and to be respected are:

- a) This gap provides visual amenity to all travellers, as they travel north along the B1153, of open landscape across traditional grazing land.
- b) The gap reinforces the village's close relationship with the surrounding rural farmland and historical association with Gayton Mill where, until 1937, flour was ground and the bakery ovens occupied for local use. Reference norfolkmill.co.uk
- c) The Grade II listed Gayton Mill



Figure 105: G-38 View

Location: B1153 East Walton Road facing west on boundary of Gayton Estate.

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Description: A small gap in the hedgerow affords wide view across Gayton Estate land, Grade II listed Gayton Hall and its mixed woodland, providing a beautiful, verdant approach to the village of Gayton. Pasture used for grazing sheep.

Key contributing features to sense of place and to be respected are:

- a) This gap provides visual amenity to all travellers as they head north along the B1153, of open landscape across traditional grazing land bordered by woodland.
- b) The gap reinforces the village's close relationship with the surrounding rural farmland and historical association with Gayton Estate.
- c) Glimpses of the Grade II listed Gayton Hall

Additional notes on photograph: To the far right of this view is the former village cricket pitch, which is now used for grazing.



Figure 106: G-C Gap

Location: Back Street, facing south, opposite Hall Farm Road

Description: Gap in the hedgerow across pasture land, flanked by trees, hedging and fencing leading to sheep grazing field and towards tree lined skyline of Gayton Estate. This exemplifies the special nature of Back Street and its rural environs

Key contributing features to sense of place and to be respected are:

- a) This gap provides visual amenity to all villagers, as they travel along Back Street, of traditional pasture land.
- b) The gap reinforces the village's close relationship with the surrounding rural farmland.

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C.3.4 Character Area 9



Figure 107: G-S Gap photograph 1 facing south east



Figure 108: Highly Valued View G-S Gap photograph 2 facing north

Location: B1153 East Walton Road at the southern village gateway.

Description: South east: Extensive, open field boundary with fencing providing pleasant view across farmland. North: View of Grade II listed Gayton Mill on entry to Gayton.

Key contributing features to sense of place and to be respected are:

- a) Open and rural landscape to the south east providing far reaching panoramic views towards tree lined horizon.
- b) Some mature and very old trees forming field boundaries within the landscape
- c) View of landmark Grade II listed Gayton Mill

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Additional notes on photograph 1: Photographed from the left side of the B1153 going toward East Walton. This long gap is seen after the exit from Gayton.



Figure 109: Highly Valued View G-24 View

Location: B1145, Lynn Road at junction with Brick Yard Lane, which leads to Gayton Thorpe, looking west.

Description: Pleasant westerly view across open farmland looking towards Gayton eastern village gateway and Grade II listed Gayton Mill which defines the historical attributes of the approach to this entrance to Gayton.

Key contributing features to sense of place and to be respected are:

- a) Open and rural landscape providing far reaching panoramic views towards tree lined horizon.
- b) View of landmark and Grade II listed Gayton Mill, which once provided the bread ovens and bakery for the use of the villagers, can be seen in distance
- c) Mature and some very old trees forming field boundaries within the landscape

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Figure 110: Highly Valued View G-26 View

Location: B1145, Lynn Road from side of road before the eastern gateway into Gayton, just outside the 30mph zone looking west.

Description: Evolution of view G-24 on advancing towards the eastern gateway to Gayton with Grade II listed Gayton Mill and Grade I listed St Nicholas' Church (in winter) which defines the historical attributes of this village entrance.

Key contributing features to sense of place and to be respected are:

- a) View of landmark Grade II listed Gayton Mill, which once provided the bread ovens and bakery for the use of the villagers
- b) View of landmark Grade I listed St Nicholas' Church in winter



Figure 111: G-25 View

Location: Lynn Road, B1145 exiting Gayton village, facing southeast

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Description: An uninterrupted countryside view facing south east from the B1145

Key contributing features to sense of place and to be respected are:

- a) Large open sky
- b) Tree lined and verdant skyline. Landscaped field boundaries
- c) A change in landscape character compared to surrounding areas. Character Area 10



Figure 112: G-V Gap and G-27 View

Location: View facing north east from the eastern side of Grimston Road, just north of the Vicarage

Description: The gap in the natural boundary allows for far reaching north-easterly views at the northern village gateway, facing out of the village across undulating farmland. To the north and east of Gayton the 20 miles wide chalk belt becomes noticeable as the land rises.

Key contributing features to sense of place and to be respected are:

- a) Open and rural landscape providing far reaching panoramic views.
- b) Large open sky
- c) Landscaped field boundaries

Additional notes on photograph: The chalk belt stretches continuously as far as Salisbury Plain, with spurs leading across the South Downs to Dover Cliff.

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Figure 113: G-28 View and inset closeup of Gayton Clump

Location: View facing east taken from western edge of Parish, on the B1145 and before the chicane leading into the 30mph speed limit in Gayton.

Description: View across rising open farm land and chalk-belt beyond the eastern side of Gayton where a copse of Scots Firs, known locally as Gayton Clump can be seen. Historically, the Gayton Clump has been used to set a beacon to celebrate jubilees.

Key contributing features to sense of place and to be respected are:

- a) Open and rural landscape providing for far reaching panoramic views over village to Gayton Clump
- b) Abundance of green landscaping including ancient woodland, valuable habitats and very old and mature trees forming field boundaries within the landscape.



Figure 114: Highly Valued View G-37 View

Location: Wells Wondy Lane off the B1145 and looking south west to Gayton

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Description: Important view of significant historical landmarks, Grade II listed Gayton Mill and Grade I listed St Nicholas' Church in and surrounded by their rural setting. This view is available to motorists and to walkers in the Wells Wondy Lane area.

Key contributing features to sense of place and to be respected are:

- a) Open and rural landscape providing far reaching panoramic views towards village
- b) View of landmark, Grade II listed Gayton Mill, which once provided the bread ovens and bakery for the use of the villagers.
- c) View of landmark Grade I listed St Nicholas' Church
- d) Mature and some very old trees forming field boundaries within the landscape



Figure 115: G-39 View

Location: Junction of Grimston Rd and Lime Kiln Road

Description: View from the northern village gateway facing south towards Grade I listed St Nicholas' Church

Key contributing features to sense of place and to be respected are:

- a) View of landmark Grade I listed St Nicholas' Church
- b) Rural landscape and mature hedges providing long view towards village
- c) Tree lined skyline forming backdrop to village

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C.4 Gayton Thorpe Views and Important Gaps

C.4.1 Highly valued views

The 'Highly Valued Views' meet at least two of the criteria described in C.2 above. Table 4 shows the resulting grading of views. Highly Valued Views are identified as such in the captions of the photographs.

Page	View id	To/from Heritage Asset	LGS	Gateway
174	GT-52	X Church		X
180	GT-47	X Church X Gate House Farm barn	X Village Green X Playground	
181	GT-61	X Church	X Village Green	
185	GT-48	X Church	X Playground	
186	GT-N	X Church		X
192	GT-C	X Great Barn		X
192	GT-59	X Church	X Playground	X
193	GT-58	X Great Barn		X

Table 4: Table of Gayton Thorpe Highly Valued Views

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C.4.2 Character Area 11-A



Figure 116: GT-A Gap looking northeast within area 11-A

Location: Junction of B1153 (Gayton to East Walton) and Common Lane which forms the main lane of Gayton Thorpe.

Description: Common Lane provides motorist and pedestrian access to the hamlet from the B1153. The photograph is taken at the junction of the bend facing north east and shows the gap at the entrance to the village, giving a view over grazing land.

Key contributing features to sense of place and to be respected are:

- a) The gap provides a rural setting approaching the western gateway to the hamlet
- b) Rural character of the surrounding land to the hamlet



Figure 117: GT-T Gap on Common Lane northern side within area 11-A

Location: Common Lane north-side, with open view across grazing land

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Description: One of a series of gaps giving views of grazing land to the north of Common Lane.

Key contributing features to sense of place and to be respected are:

- a) Rural character of the surrounding land to the hamlet



Figure 118: Highly Valued View GT-52 within Area 11-A. View from Common Lane south east facing

Location: Common Lane southern side, with open view facing east across grazing land

Description: Western gateway to hamlet and first significant view of Grade I listed St Mary's Church with its elliptical tower. It is at this point that one first sees St Mary's Church, rising from the open landscape.

Key contributing features to sense of place and to be respected are:

- a) Important establishing view of Grade I listed St Mary's Church in its landscape setting
- a) Significant view facing east at western gateway to hamlet
- b) Rural character of the surrounding land to the hamlet

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Figure 119: GT-B Gap and View off Common Lane, looking south over fields and watercourse within Area 11-A

Location: Common Lane southern side, view facing south.

Description: One of a series of gaps giving views of wet grazing land to the south of Common Lane.

Key contributing features to sense of place and to be respected are:

- a) Characterful views of wet grazing habitat in winter
- b) Rural character of the surrounding land to the hamlet

Additional notes on photograph: During the dry seasons this watercourse is not apparent.



Figure 120: GT-H Gap and GT-40 View within Area 11-A, directly off Common Lane

Location: Common Lane southern side, view facing south.

Description: One of a series of gaps giving views of wet grazing land to the south of Common Lane. This is a view of the far-reaching rural landscape used for grazing and a natural watercourse running east to west during the winter.

Key contributing features to sense of place and to be respected are:

- a) Characterful views of wet grazing habitat in winter
- b) Rural character of the surrounding land to the hamlet

Additional notes on photograph: During the dry seasons this watercourse is not apparent.

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Figure 121: GT-R Gap within Area 11-A and directly off Common Lane

Location: Common Lane north-side, view facing north.

Description: One of a series of gaps giving views of agricultural land to the north of Common Lane. This is a natural break between buildings which shows the rise of the agricultural land to the north.

Key contributing features to sense of place and to be respected are:

- a) Rural character of the surrounding land to the hamlet



Figure 122: GT-J Gap within Area 11-A

Location: Common Lane southern side, view facing south.

Description: The southern boundary of hedges, trees and bushes forms part of a series of gaps giving glimpses of wet grazing land to the south of Common Lane.

Key contributing features to sense of place and to be respected are:

- a) Rural character of the surrounding land to the hamlet

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C.4.3 Character Area 11-B



Figure 123: GT-L Gap and Views GT-41, GT-42 and GT-43, all within Area 11-B

Location: Common Lane southern side, with three particular open views facing east and south east across grazing land.

Description: View from a continuing series of gaps along the southern side of Common Lane. South and east facing open views of grazing fields with St Mary's Church to the eastern edge of the pastures, raised high upon the land.

Key contributing features to sense of place and to be respected are:

- a) Important second establishing view of the church emerging on higher ground across grazing land.
- b) Significant view on approach to the village green and church from the western village gateway.
- c) Rural character of the surrounding land to the hamlet



Figure 124: GT-M Gap and GT-55 View, within Area 11-B

Location: Common Lane southern side, with open view facing south east across grazing land

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Description: View from an important large gap amongst hedging along the southern side of Common Lane providing access to the far-reaching view across grazing land and the rear of Gate House Farm.

Key contributing features to sense of place and to be respected are:

- a) Valued gap providing a rural setting to the centre of the hamlet
- b) Rural character of the surrounding land to the hamlet



Figure 125: GT-56 View of village green within Area 11-B

Location: Western corner of village green facing east.

Description: View of seasonal flood pond and village green, with playground in the distance on the eastern edge of the village green.

Key contributing features to sense of place and to be respected are:

- a) View of village green and seasonal pond on approaching the centre of the hamlet
- b) Important rural backdrop to the village green

Additional notes on photograph: This pond and watercourse is not apparent in the summer.

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C.4.4 Character Area 11-C



Figure 126: GT-U Gap and GT-60 View

Location: Common Lane northern side, facing north.

Description: From northern side of Common Lane and opposite the seasonal pond are a series of gaps in the hedging. They allow views across fields, and the far tree line.

Key contributing features to sense of place and to be respected are:

a) Rural character of the surrounding land rising to the north of the hamlet

Additional notes on photo: Area includes a culvert allowing water to pass under road into seasonal flood pond.



Figure 127: GT-V Gap within Area 11-B

Location: Common Lane northern side, facing north.

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Description: From northern side of Common Lane and opposite the seasonal pond are a series of gaps in the hedging which allow views across fields towards the tumulus and far tree line.

Key contributing features to sense of place and to be respected are:

- a) Rural character of the surrounding land rising to the north of the hamlet



Figure 128: Highly Valued View GT-47 within Area 11C

Location: Eastern corner of village green, facing south.

Description: Idyllic view across seasonal pond, village sign, Grade I listed St Mary's Church and Grade II listed barn at Gate House Farm in the background to the right of the photograph.

Key contributing features to sense of place and to be respected are:

- a) Iconic view of Gayton Thorpe village green
- b) Setting of Grade I listed St Mary's Church
- c) Setting of Grade II listed barn and Heritage Asset Gate House Farm
- d) Important view of Grade I listed St Mary's Church and the village green when approaching the junction of Brick Yard Lane from the north.

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Figure 129: Highly Valued View GT-61 within Area 11-C through series of significant gaps (GT-U and GT-V) on northern side of Common Lane

Location: View from Grade I listed St Mary's Church entranceway, facing northwest.

Description: View from the raised ground of St Mary's Church entranceway across the seasonal pond, toward the tree line at the rear of the undulating land to the north of Common Lane.

Key contributing features to sense of place and to be respected are:

- a) Long rural view from Grade I listed St Mary's Church to the land rising to the north of the hamlet
- b) Important rural backdrop to the village green
- c) Important gap in the rows of houses on the northern side of Common Lane



Figure 130: GT-46 View of village playing field within Area 11-C

Location: Southern corner of village green, facing east.

Description: View of the playground from the eastern edge of the village green, with open fields beyond.

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Key contributing features to sense of place and to be respected are:

- a) Rural character of the setting of the Grade I listed St Mary's Church
- b) Important rural backdrop to the village green and playground
- c) Visual amenity provided by the soft landscaping of the playground
- d) Local cultural value provided by community amenity land



Figure 131: GT-57 View along Old Norwich Road within Area 11-C

Location: Junction of Brick Yard Lane, Old Norwich Road, Common Lane and the path leading to the Grade I listed St Mary's Church, facing east.

Description: This important view shows the only junction affording north, east, south and western access. Facing east, the road sign reads 'Old Norwich Road'. The village sign and the village green are just to the right of the photograph. This was the main thoroughfare through which the pilgrims would walk to reach Norwich.

Key contributing features to sense of place and to be respected are:

- a) The central point of the village with the houses on the northern side and open countryside on the southern side
- b) Setting off point for the two rights of way leading south, past the church

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Figure 132: GT-S Gap south of Area 11-C

Location: Track and right of way leading south alongside Gate House Farm.

Description: Standing on eastern edge of the track, this natural break in hedging provides access to farming land and the wide-open views of G-44 and G-45.

Key contributing features to sense of place and to be respected are:

- a) Rural character of the surrounding land rising to the south of the hamlet



Figure 133: G-44 View south of Area 11-C.

Location: Track and right of way leading south to East Walton, eastern side facing north east.

Description: Gap-S, provides wide open views across mixed use farming land to the south east of the hamlet. Grade I listed St Mary's Church is to the left of this view.

Key contributing features to sense of place and to be respected are:

- a) Glimpse from the track of Grade I listed St Mary's Church in its rural setting
- b) Rural character of the surrounding land rising to the south of the hamlet

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Figure 134: GT-45 View south of Area 11-C

Location: Track leading south to East Walton, eastern side, facing south east.

Description: Standing in Gap-S, provides wide open views across mixed use farming land, similar to GT-44 but to the south east of the hamlet over gently rising land.

Key contributing features to sense of place and to be respected are:

- a) Rural character of the surrounding land rising to the south of the hamlet



Figure 135: GT-62 view towards Area 11-C

Location: View from the public footpath alongside of and south of Grade I listed St Mary's Church, facing north west.

Description: It is along this path and approaching Gayton Thorpe, from the south that the Grade I listed St Mary's Church can be glimpsed though the fertile hedgerow, which forms an enclosure to church land and horse paddocks.

Key contributing features to sense of place and to be respected are:

- a) Glimpse of Grade I listed St Mary's Church on entry to the hamlet from the right of way from the south.

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- b) Rural character of the setting of Grade I listed St Mary's Church
- c) Visual amenity provided by the soft landscaping of the hedgerow-lined right of way.



Figure 136: Highly Valued View GT-48 of church on approaching the village green. East of Area 11-C

Location: View just east from the junction of Common Lane and the north east corner of the green, facing south

Description: An important establishing view when approaching the village green from the east, of Grade I listed St Mary's Church elliptical tower and the elevated land on which it sits. This view is available through the long gap GT-N.

Key contributing features to sense of place and to be respected are:

- a) Important view of Grade I listed St Mary's Church on approaching the hamlet along Old Norwich Road from the eastern gateway to the hamlet
- b) Rural character of the setting of Grade I listed St Mary's Church
- c) Rural character of the surrounding land rising to the south of the hamlet

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C.4.5 Character Area 11-D



Figure 137: Highly Valued View GT-N Gap runs parallel to and south of the Old Norwich Road, Area 11-D

Location: Gap along southern side of Old Norwich Road.

Description: This gap is an extensive low-lying hedge, affording various wide gaps revealing panoramic views over farmland. It provides a sustained view of Grade I listed St Mary's Church elliptical tower, when approaching the eastern gateway to the hamlet from the east.

Key contributing features to sense of place and to be respected are:

- Long gap provides important establishing view of Grade I listed St Mary's Church on approaching the hamlet along Old Norwich Road from the eastern gateway to the hamlet
- Rural character of the setting of Grade I listed St Mary's Church
- Rural character of the surrounding land rising to the south of the hamlet



Figure 138: GT-P Gap within Area 11-D running parallel to GT-N Gap but faces north easterly direction

Location: Gap along northern side of Old Norwich Road

Description: This flow hedging affords running gaps over the landscape which rises to the chalk belt, seen in the distance.

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Key contributing features to sense of place and to be respected are:

- a) Rural character of the surrounding land rising to the north when approaching along Old Norwich Road from the eastern gateway to the hamlet

C.4.6 Character Area 11-E



Figure 139: GT-F Gap south of Area 11-E

Location: Gap along southern side of Old Norwich Road opposite Great Barn Farm.

Description: This gap is a pre-cursor to gap GT-N when approaching the village from the eastern gateway along Old Norwich Road. This important repetitive gapping of the boundary allows views to countryside and the belt of land rising in the distance.

Key contributing features to sense of place and to be respected are:

- a) Rural character of the surrounding farmland rising to the south of the hamlet when approaching from the eastern gateway.



Figure 140: GT-53 view south of Area 11-E

Location: Southern side of Old Norwich Road opposite Great Barn Farm.

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Description: View from road-side showing views over rolling farmland toward woodland in the far south.

Key contributing features to sense of place and to be respected are:

- a) Rural character of the surrounding farmland rising to the south of the hamlet when viewed from the eastern gateway.



Figure 141: GT-54 view east of Area 11-E

Location: Old Norwich Road on outskirts of hamlet, facing north east.

Description: This is the view when leaving the hamlet at the eastern gateway. It shows the rise in the land which forms a chalk belt surrounding the Parish and runs as far south as Salisbury Plain.

Key contributing features to sense of place and to be respected are:

- a) Rural character of the surrounding farmland rising to the south east when leaving the hamlet via the eastern gateway.

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Additional notes on photograph: The Old Norwich Road joins the B1145 further east with access to Gayton Village to the west or towards Great Massingham to the east.

C.4.7 Character Area 11-B (Brick Yard Lane) and 11-D (Brick Yard Lane)



Figure 142: GT-G Gap within Area 11-B (Brick Yard Lane)

Location: Brick Yard Lane western side.

Description: Gap framing the rural views of the rising land behind the row of houses on the northern side of Common Lane at the northern gateway to the hamlet and provides access to views GT-49 and GT-50.

Key contributing features to sense of place and to be respected are:

- a) Rural character of the surrounding land at the northern gateway to the hamlet. This land gently rises to the north.



Figure 143: GT-49 View of rear of the main row of houses in the village within Area 11-B

Location: Brick Yard Lane western side facing south west, taken from gap GT-G.

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Description: View across undulating land at the northern gateway to the hamlet. Small area set aside for a community orchard with the row of houses on the north side of Common Lane nestling at the bottom of the hill in the distance.

Key contributing features to sense of place and to be respected are:

- a) Community Orchard
- b) Rural setting of the main row of houses in Gayton Thorpe
- c) Rural character of the surrounding land at the northern gateway to the hamlet. This land gently rises to the north.



Figure 144: GT-50 View

Location: Brick Yard Lane western side direction north west, taken from gap GT-G.

Description: View leads towards woodland at the top of the incline of the land

Key contributing features to sense of place and to be respected are:

- a) Rural character of the surrounding land at the northern gateway to the hamlet. This land gently rises to the north.

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Figure 145: GT-D Gap approaching northern village gateway.

Location: Brick Yard Lane western side, approaching northern gateway to the hamlet.

Description: This gate leads to the tumulus found near to the top of the rising land.

Key contributing features to sense of place and to be respected are:

- a) Rural character of the surrounding land rising to the north of the hamlet
- b) Rural setting of the scheduled monument near the top of the hill



Figure 146: GT-51 View leaving northern village gateway

Location: Brick Yard Lane eastern side, facing north east.

Description: View off Brick Yard Lane facing northeast on leaving the hamlet by the northern gateway, overlooking the rise of land and chalk-belt in the distance.

Key contributing features to sense of place and to be respected are:

- a) Rural character of the surrounding land at the northern gateway to the hamlet. This land gently rises to the north.

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Figure 147: Highly Valued View GT-C Gap approaching northern village gateway glimpsing the Great Barn.

Location: Brick Yard Lane eastern side, opposite gap GT-D.

Description: Gap on east facing side, mid-way up Brick Yard Lane supporting the far-reaching sightline approaching the northern gateway and facing east over the rural countryside. View of the roof of the Grade II listed barn at Great Barn Farm.

Key contributing features to sense of place and to be respected are:

- a) Open view of the surrounding farmland rising to the north east of the hamlet
- b) View of the roof of the Grade II listed barn at Great Barn Farm



Figure 148: Highly Valued View GT-59 View of church and playground from northern village gateway.

Location: Brick Yard Lane facing south

Description: View of playground and glimpse of the Grade I listed St Mary's Church approaching northern gateway to the hamlet from the north.

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Key contributing features to sense of place and to be respected are:

- a) Tree lined boundaries at the entrance of Brick Yard Lane
- b) Glimpse of the Grade I listed St Mary's Church



Figure 149: GT-59 View.

Location: Junction of B1145 and Brick Yard Lane, facing south west.

Description: This farming landscape, with far reaching view to woodland on a distant rise of land, cuts over and across the hamlet which is hidden in the dell. Only the telegraph pole and red tile roof of Great Barn Farm indicates village life.

Key contributing features to sense of place and to be respected are:

- a) Panoramic rural character of the setting of Gayton Thorpe when accessing the hamlet from the north.



Figure 150: Highly Valued View GT-58 from eastern village gateway.

Location: Old Norwich Road, facing west

Gayton and Gayton Thorpe Neighbourhood Plan

Description: View from eastern gateway facing west towards the hamlet of Gayton Thorpe showing the entrance to Great Barn Farm.

Key contributing features to sense of place and to be respected are:

- a) Rural character of the setting of Gayton Thorpe when accessing the hamlet from the east.
- b) Close proximity of the Grade II listed Great Barn heritage asset with its distinctive red pantile roof, noticeable at the eastern gateway

Additional notes on photograph: The Great Barn is hidden behind the tree (right foreground) on this photograph but its unique setting and immense proportion is established once past the tree.