

Docking Views Assessment 2024



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Introduction

1.1 BACKGROUND INFORMATION

The King's Lynn and West Norfolk Landscape Character Assessment (2007)¹ identifies that the parish falls within the Plateau Farmland landscape character type. Key characteristics of plateau farmland include landscape predominantly defined by extensive geometric fields under arable crop production. The landscape is characterised by flat terrain and geometric fields are typically bound by straight drainage ditches, short, flailed hedges, and shelterbelts. Docking is also one of the highest villages in Norfolk and the Church tower is the highest point in the County.

The summary of visual character in Docking states the village of Docking centres on the church with a landmark tower and village pond, Docking Hall, and its associated mature parkland landscape. Typical of the area are a series of roads (some of them fairly busy e.g. the B1454) radiating out from the village. Farmland comprises generally large, regular shaped fields (separated by low to medium mature hedgerows), which are interspersed by small patches of woodland, plantations, and tree belts, which punctuate the skyline. The patches of woodland provide some localised sense of enclosure. Few tracks and footpaths cross the area. A strong sense of tranquillity, isolation and exposure is apparent throughout the open sparsely populated area. Long distance, panoramic and open views across farmland are characteristic of the area, contributing to the generally large-scale nature of this landscape character area.

Inherent landscape sensitivities which need to be considered for Docking:

- Intact mature landscape structure including belts and copses of (plantation) woodland, mature (parkland) trees and patches of intact hedgerow network.
- Landscape setting of Docking.
- Coherent and recognisable small-scale settlement density and pattern.
- Relatively strong sense of tranquillity throughout the area.

The landscape planning guidelines for Docking include:

- Seek to conserve and enhance the existing belts and copses of (plantation woodland), other tall vegetation and parkland within the area.
- Seek to conserve the scarce settlement pattern characteristic of the area.
- Seek to conserve the largely undisturbed and tranquil nature of the area.
- Seek to conserve the landscape setting of Docking.
- Seek to conserve the panoramic views across the area and adjacent areas.
- Seek to ensure that potential small-scale or incremental development within Docking, is in keeping with existing landscape and settlement character.
- Where appropriate, consider sensitive farm diversification, in keeping with local settlement pattern and character.

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

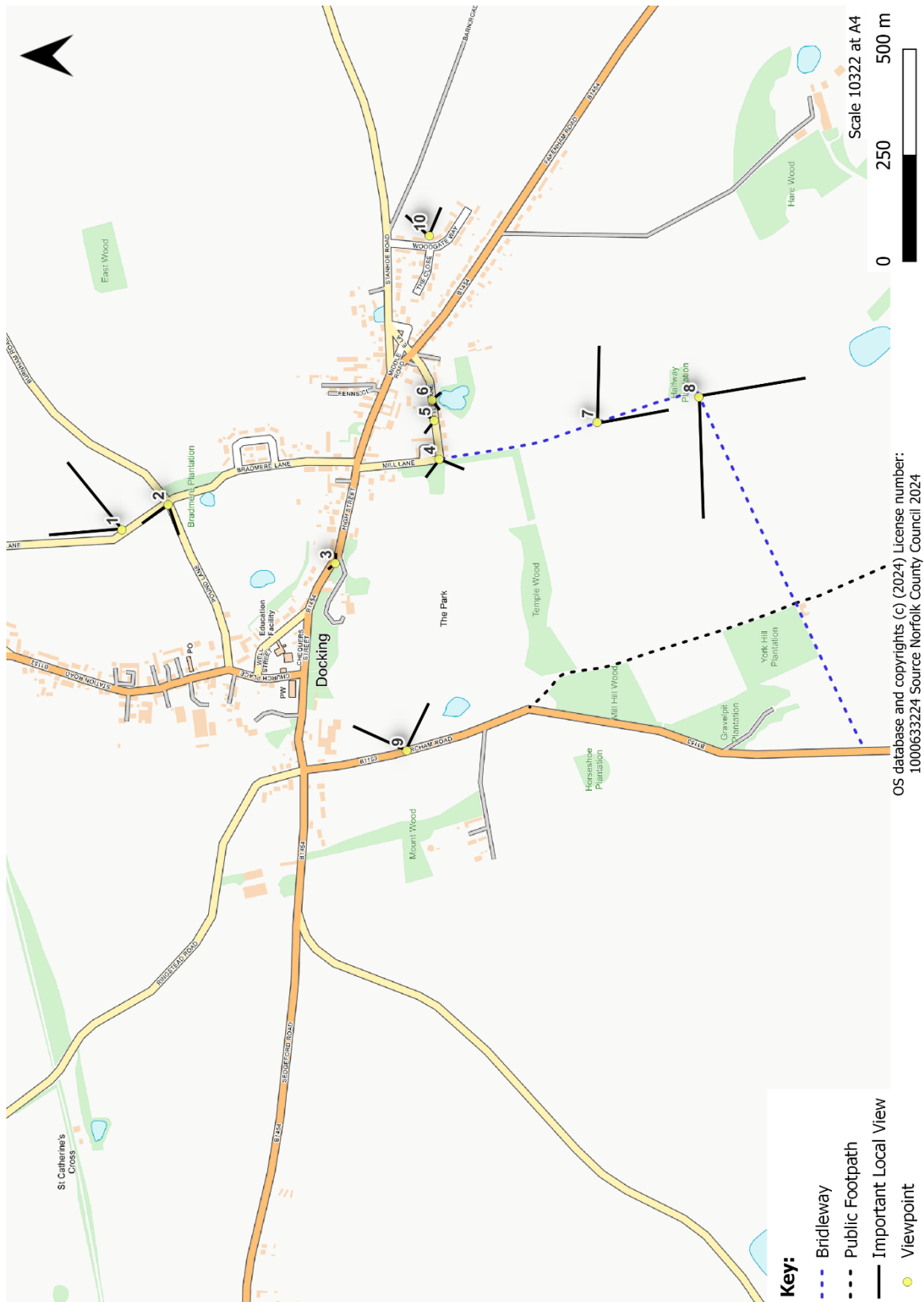
1.2 DOCKING ASSESSMENT

The Docking Neighbourhood Plan proposes to afford protection to 10 special views. During 2024 the community were asked in an initial survey which views they felt were particularly special within the parish. In this question, 109 people chose to answer.

Many comments mentioned the views towards Honey Hill, towards the coast and from public paths looking out of the village. Specific views mentioned were:

- All surrounding fields
- Bell pond on Station Road
- Burnstalks
- The Church from all angles
- Docking Hall and parkland
- Docking RAF memorial on the Brancaster Road.
- High Street including Pond
- Honey Hill
- Summerfield and Lugden Hill
- The fields on Fakenham Road as you leave Docking.
- The fields west of Station Road between The Sandringham Estate and Mill Yard.
- The lane up to the Peddars Way, the pond by the Forge.
- The playing field including views from Bircham Road
- The pound garden.
- The view across the fields at the top of the footpath on mill lane.
- The views from the allotments down to the coast
- The views from Burnham Road.
- The views from Ringstead Road (Sections without hedges)
- The view from the top of the bridle path looking back towards Little Lane
- The view from the Four Mile development to the sea.
- The views along the Brancaster road looking North and Sandy Lane to the sea.
- The views over the old recreation ground.
- The village and across Honey Hills towards Bircham.
- The view over Grove Field from Mill Lane & Little Lane & adjacent bridleway.
- The view over Docking Hall Park.
- The views from Sandy Lane to East and West.
- Partial sea views along Pound Lane and end of Station road
- Village Green Sign
- Village Hall
- Views from the water tower.
- None more than others.

5. A number of views were considered by the steering group and explored. This document provides the evidence to support the views being 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.
6. In the next section is the views assessments and detail given for each of the 10 views identified on **Figure 1**. Whilst the arrows of the views should not be taken as an indicative length it gives the understanding that from each standpoint the view can be seen from either a short or long distance.



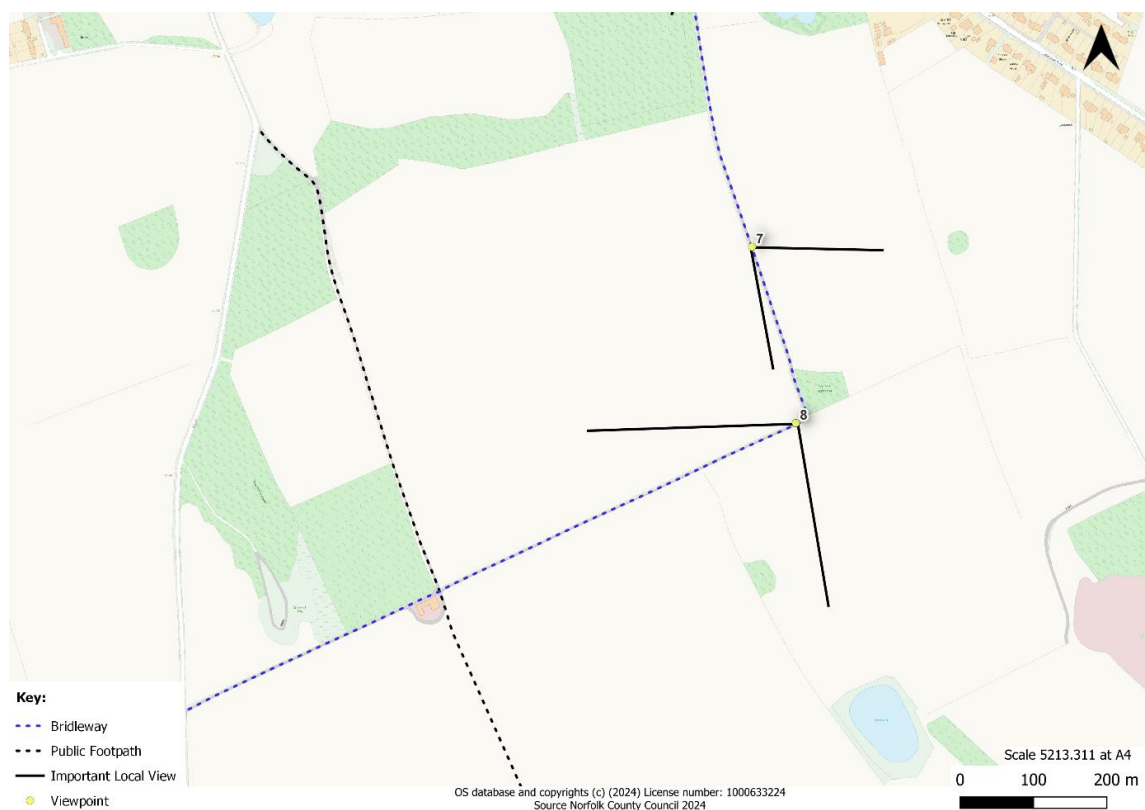
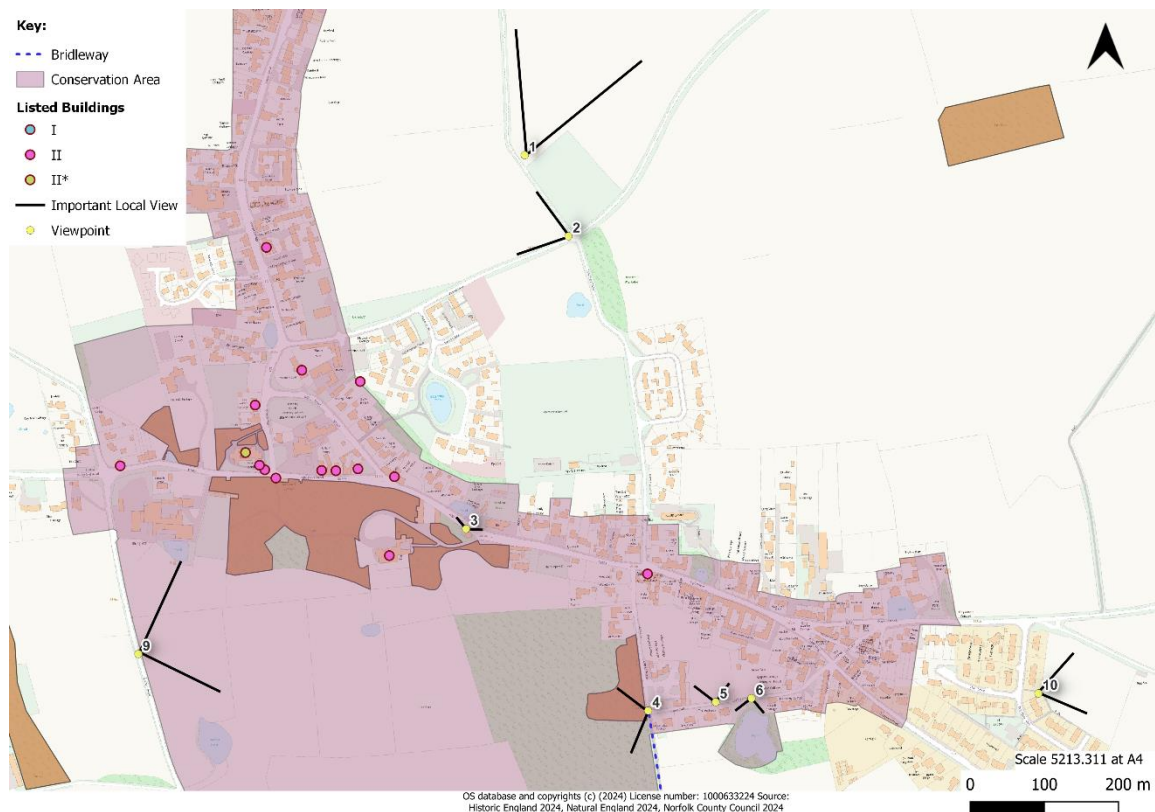


Figure 1- Important Key Views in Docking

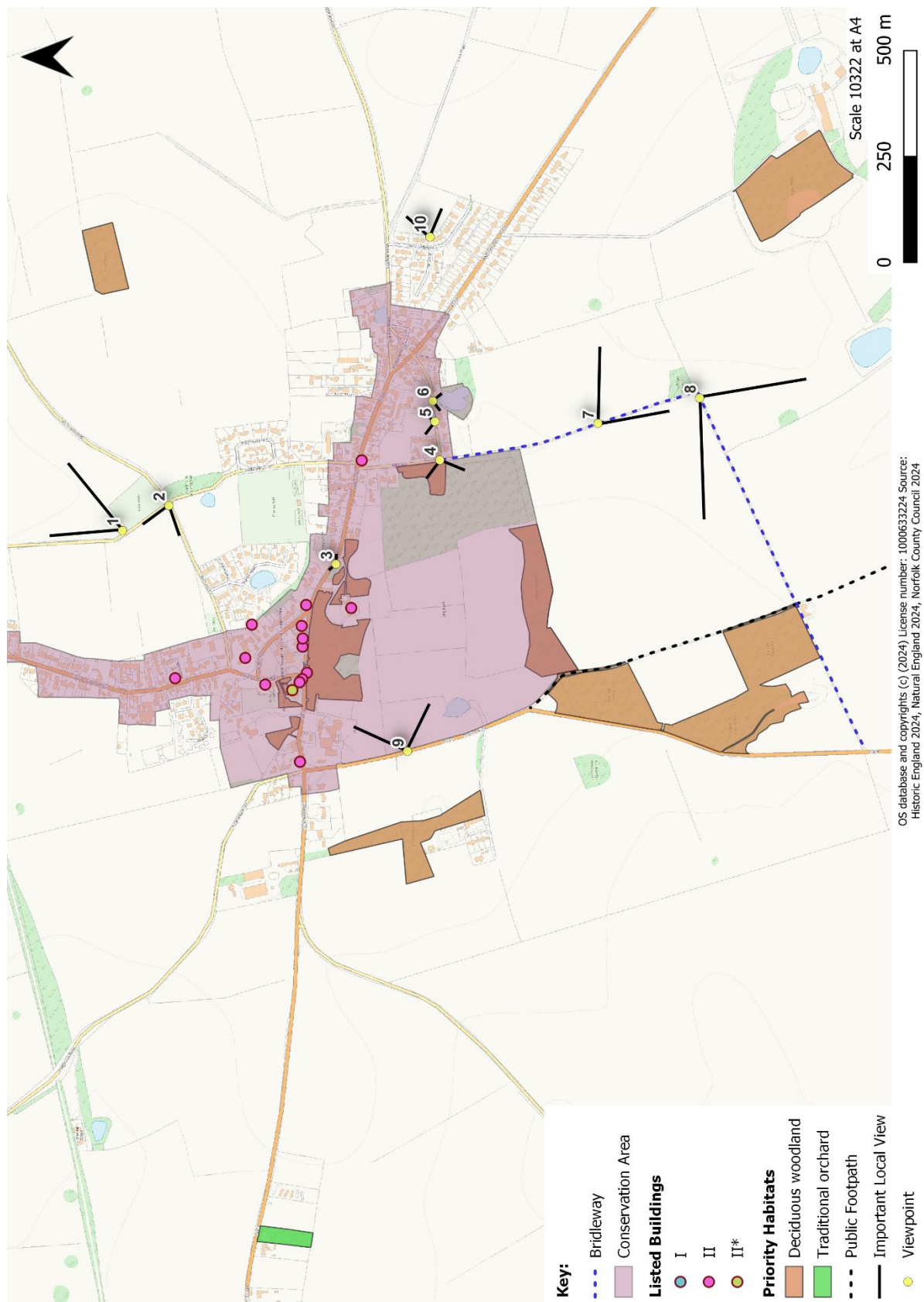
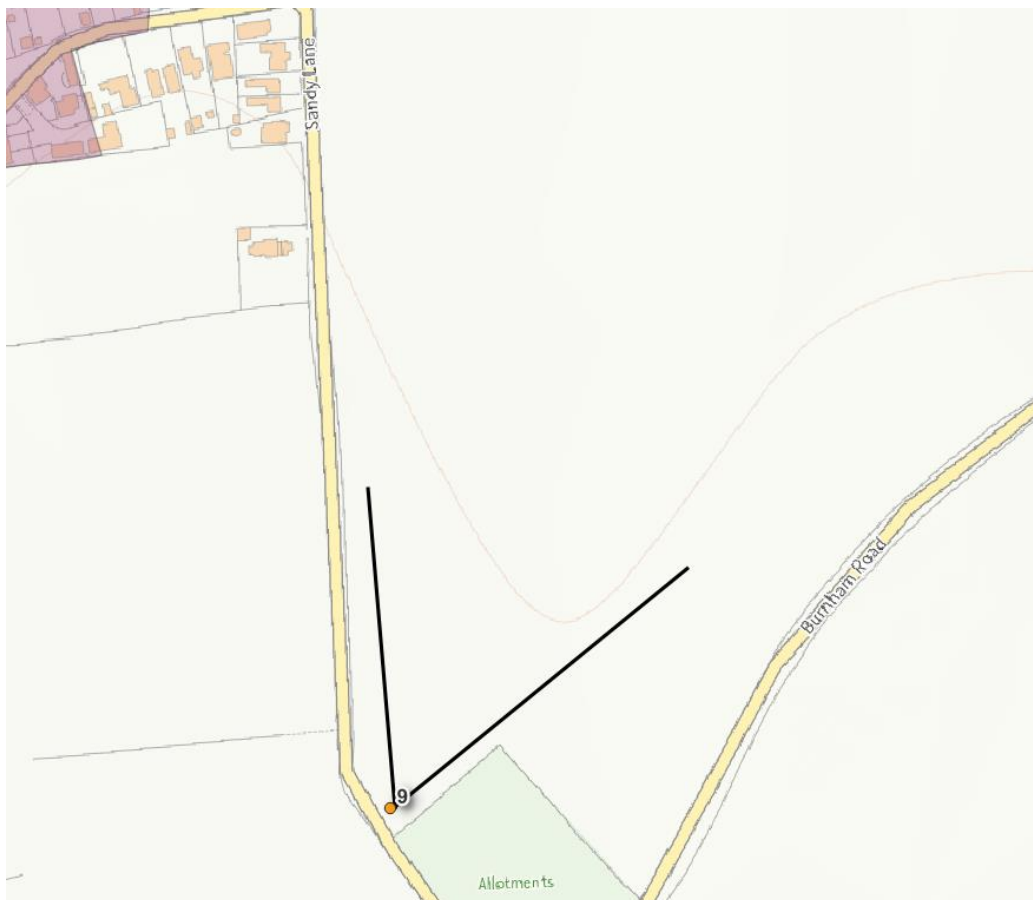


Figure 2- Conservation Area, Priority Habitat and the Views

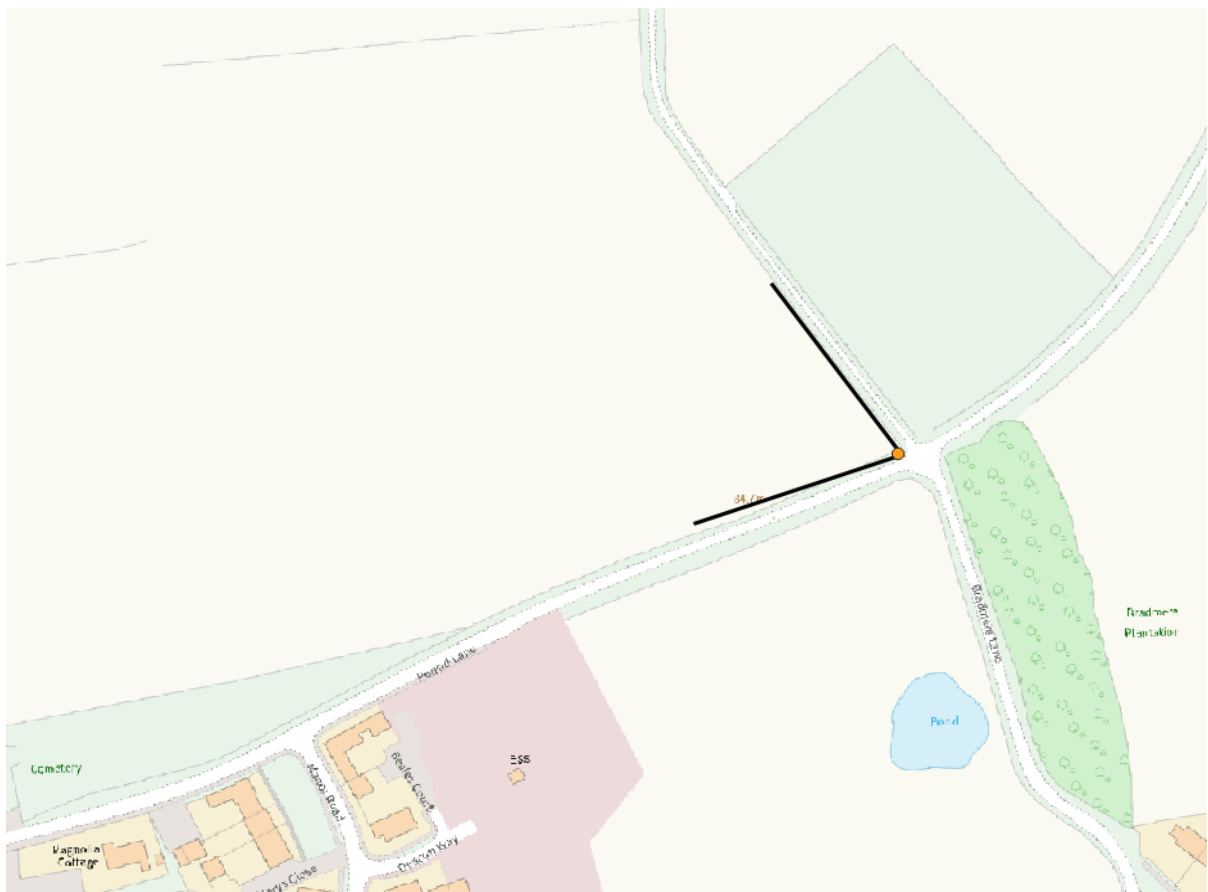
2 VIEWS ASSESSMENT

2.1.1 View 1: View from looking north from Sandy Lane towards the sea



Criteria	Description
Specific location of the viewpoint	View from looking north from Sandy Lane towards the sea
Description of the view	This view is looking north over open countryside towards the sea and coastline from Sandy Lane adjacent to the allotments.
Is the view publicly accessible?	Yes, the public can access this view via the road along Sandy Lane. This is one of the walks people enjoy in the village for recreational purposes.
Value of the view locally (scenic quality, recreational value, historic value, rarity, conservation interest)	<p>This view was put forward to be protected in the neighbourhood plan within the initial community survey in April- May 2024. The view has been taken from the roadside which is used for recreational activity by residents and visitors.</p> <p>The perception of the view is of a rural/coastal and tranquil landscape and common for the local landscape character type. It provides panoramic and wide-open views of the surrounding countryside north towards the sea and North Norfolk coastline which in the distance will fall within the North Norfolk Coast National Landscape designation.</p>
Relevant planning history	No current permissions within the view. Checked the Borough Council of King's Lynn and West Norfolk website on 20/06/2024

2.1.2 View 2: Views looking north from Pound Lane



Criteria	Description
Specific location of the viewpoint	Views looking north from Pound Lane junction with Sandy Lane.
Description of the view	The view looks over arable land in this part of the rural countryside.
Is the view publicly accessible?	Yes, this view is publicly accessible from the road which is close by to the allotments, cemetery and recreation fields.
Value of the view locally (scenic quality, recreational value, historic value, rarity, conservation interest)	This view was put forward to be protected in the neighbourhood plan within the initial community survey in April-May 2024. The perception of the view is of a rural and arable landscape and common for the local landscape character type.
Relevant planning history	No current permissions within the view. Checked the Borough Council of King's Lynn and West Norfolk website on 20/06/2024.

2.1.3 View 3: View looking north along the High Street





Criteria	Description
Specific location of the viewpoint	View looking north along the High Street from Lodge Gate and Docking Hall. The view includes the pond, telephone exchange and bowls club.
Description of the view	The view falls within the built-up settlement of Docking in the Conservation Area. It includes one of the ponds in the village.
Is the view publicly accessible?	Yes, the public can access this view. It was taken from the roadside.
Value of the view locally (scenic quality, recreational value, historic value, rarity, conservation interest)	This view was put forward to be protected in the neighbourhood plan within the initial community survey in April-May 2024. The perception of the view is of some of the current green and blue spaces within our historic rural village . The view falls within Docking Conservation Area.
Relevant planning history	No current permissions within the view. Checked the Borough Council of King's Lynn and West Norfolk website on 20/06/2024.

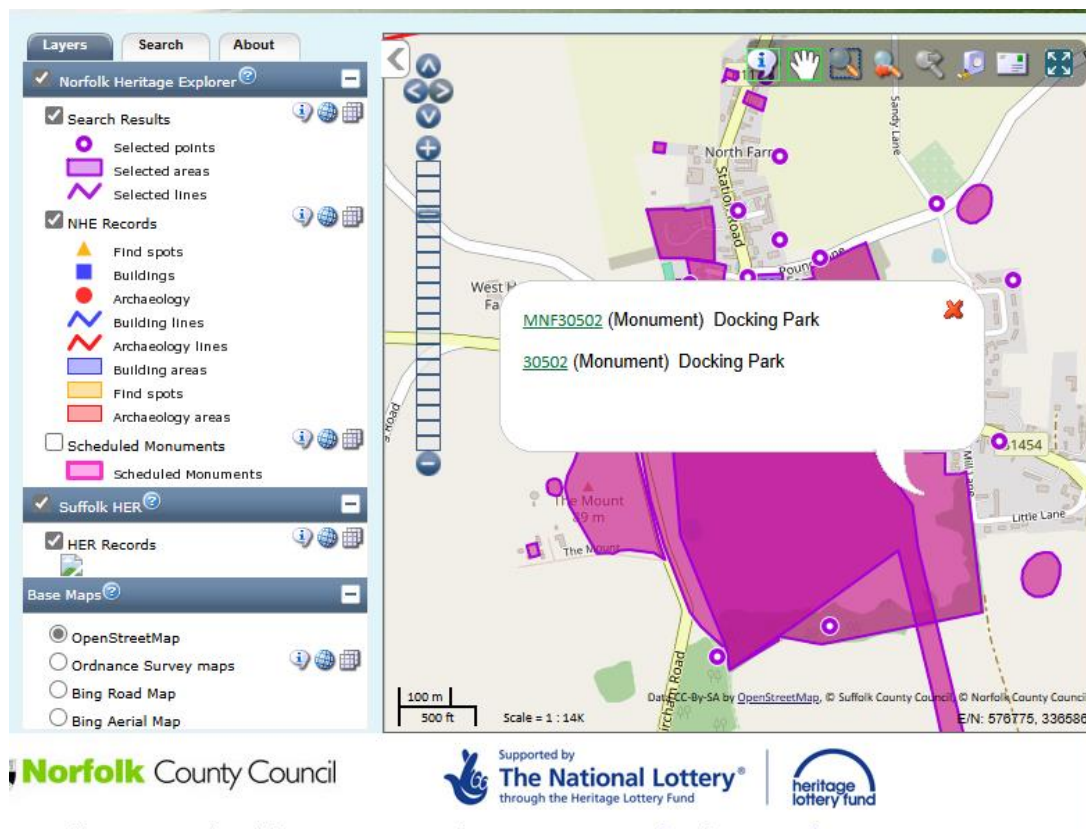
2.1.4 View 4: View of The Park looking west at the rear of Docking Hall along Mill Lane



Criteria	Description
Specific location of the viewpoint	View of The Park looking west at the rear of Docking Hall along Mill Lane
Description of the view	The view is of Docking Hall surrounding parkland which is full of grassland, large trees and shrubs. It is a scenic and open view.
Is the view publicly accessible?	Yes, the public can see this view from the outskirts of the Park close to a public rights of way and other residential dwellings.
Value of the view locally (scenic quality, recreational value, historic value, rarity, conservation interest)	<p>This view was put forward to be protected in the neighbourhood plan within the initial community survey in April-May 2024. The view has been taken from a public road along Mill Lane. The perception of the view is of The Park surrounding Docking Hall within our historic rural village. Docking Hall itself is a Grade II listed building. The view falls within Docking Conservation Area. It is an important open pastureland with mature oak trees and a pond rear of Docking Hall with the historic tall brick & flint wall screened from the High Street, however, it can be viewed from Mill Lane and from Bircham Road when entering the Village.</p> <p>This view has a historical association with Docking Park. According to Norfolk Heritage Explorer² Docking Park is an 18th century landscape park dating back to 1612 which included an avenue, focused on a temple, NHER 15013, and an ornamental viewing mound, NHER 1643, as well as terraced formal gardens and a kitchen garden. <u>Medieval</u> and <u>post medieval</u> tofts and enclosures are visible as <u>earthworks</u> within the park, as well as a number of <u>medieval</u> and <u>post medieval</u> roads, NHER 15003, which were closed in the 19th century. Fragments of pottery dating from the <u>Roman</u>, <u>Saxon</u>, <u>medieval</u> and <u>post medieval</u> periods have been found in the park.</p>
Relevant planning history	No current residential or commercial permissions within the view. Only a tree application 23/00186/TREECA. Checked the Borough Council of King's Lynn and West Norfolk website on 20/06/2024.

² [MNF30502 - Norfolk Heritage Explorer](#)

Source: Norfolk Heritage Explorer, 2024



2.1.5 View 5: View of Grove Field looking north along Little Lane



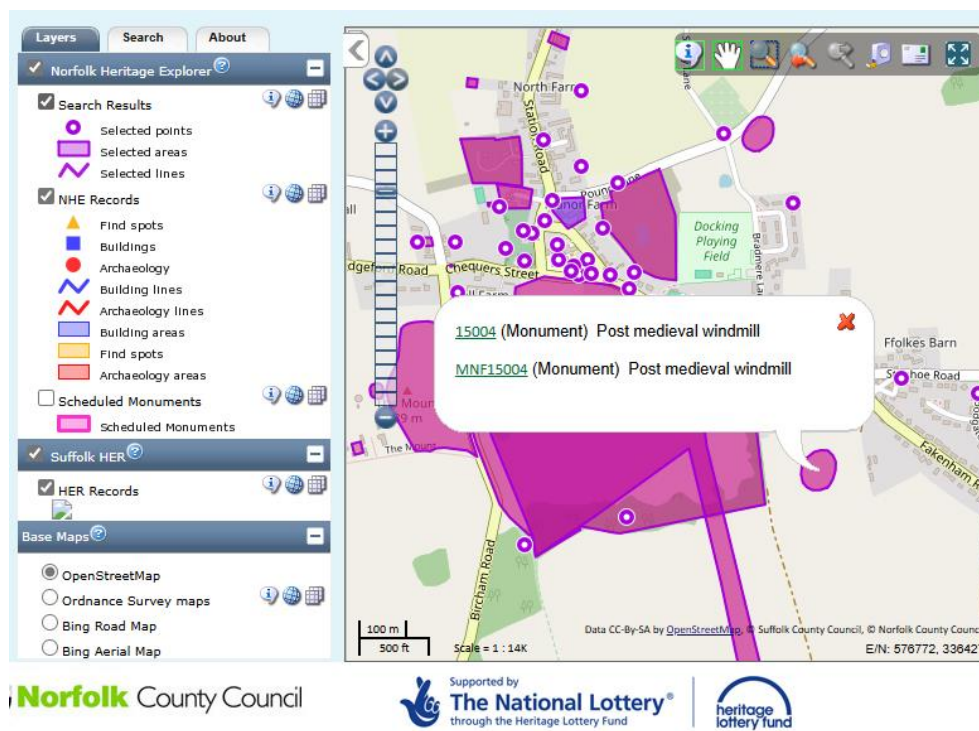
Criteria	Description
Specific location of the viewpoint	View of Grove Field looking north along Little Lane
Description of the view	The land is grassland currently used for grazing sheep.
Is the view publicly accessible?	Yes, this view is publicly accessible close to residential dwellings and Docking Fishing Lake.
Value of the view locally (scenic quality, recreational value, historic value, rarity, conservation interest)	This view was put forward to be protected in the neighbourhood plan within the initial community survey in April-May 2024. The view has been taken from a public road along Little Lane. The area is open grassland amongst residential dwellings. The view falls within Docking Conservation Area.
Relevant planning history	No current permissions within the view. Checked the Borough Council of King's Lynn and West Norfolk website on 20/06/2024.

2.1.6 View 6: View looking south from Little Lane towards Docking Fishing Lake



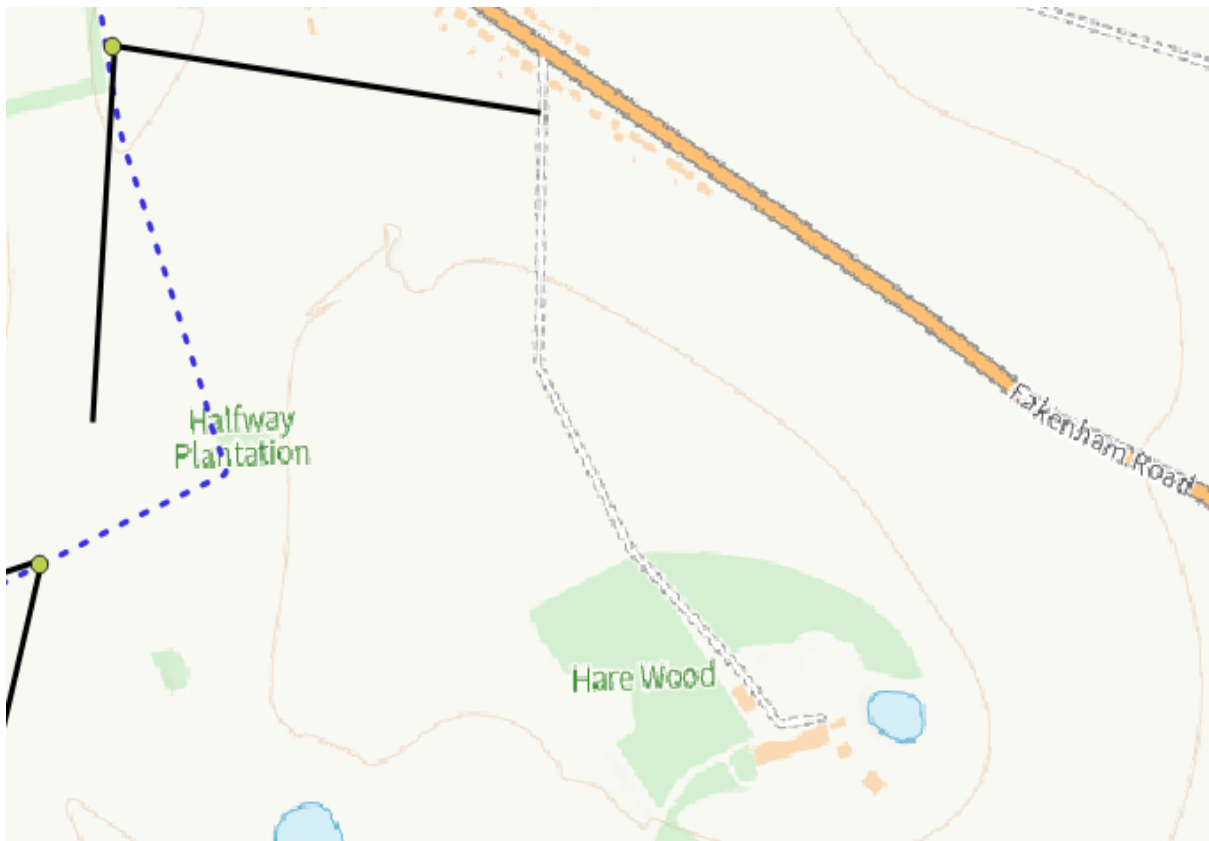
Criteria	Description
Specific location of the viewpoint	View looking south from Little Lane towards Docking Fishing Lake.
Description of the view	The view is of one of the blue spaces within the village. It is a fishing lake/pond surrounding by trees, shrubs and grassland.
It the view publicly accessible?	This view is taken from the roadside which has public access. The fishing lake itself is for private use only.
Value of the view locally (scenic quality, recreational value, historic value, rarity, conservation interest)	This view is of one of Dockings ponds which is used as a fishing lake. It falls within Docking Conservation Area. This view has a historical association with the post medieval time period. According to Norfolk Heritage Explorer the pond used to be home to a post medieval windmill (MNF15004 ³). The windmill site is shown on Faden's map of 1797, and the mill was converted to steam in the 1880s.
Relevant planning history	No current residential or commercial permissions within the view. Only a tree application 24/00127/TREECA. Checked the Borough Council of King's Lynn and West Norfolk website on 20/06/2024

Source: Norfolk Heritage Explorer, 2024



³ [MNF15004 - Norfolk Heritage Explorer](#)

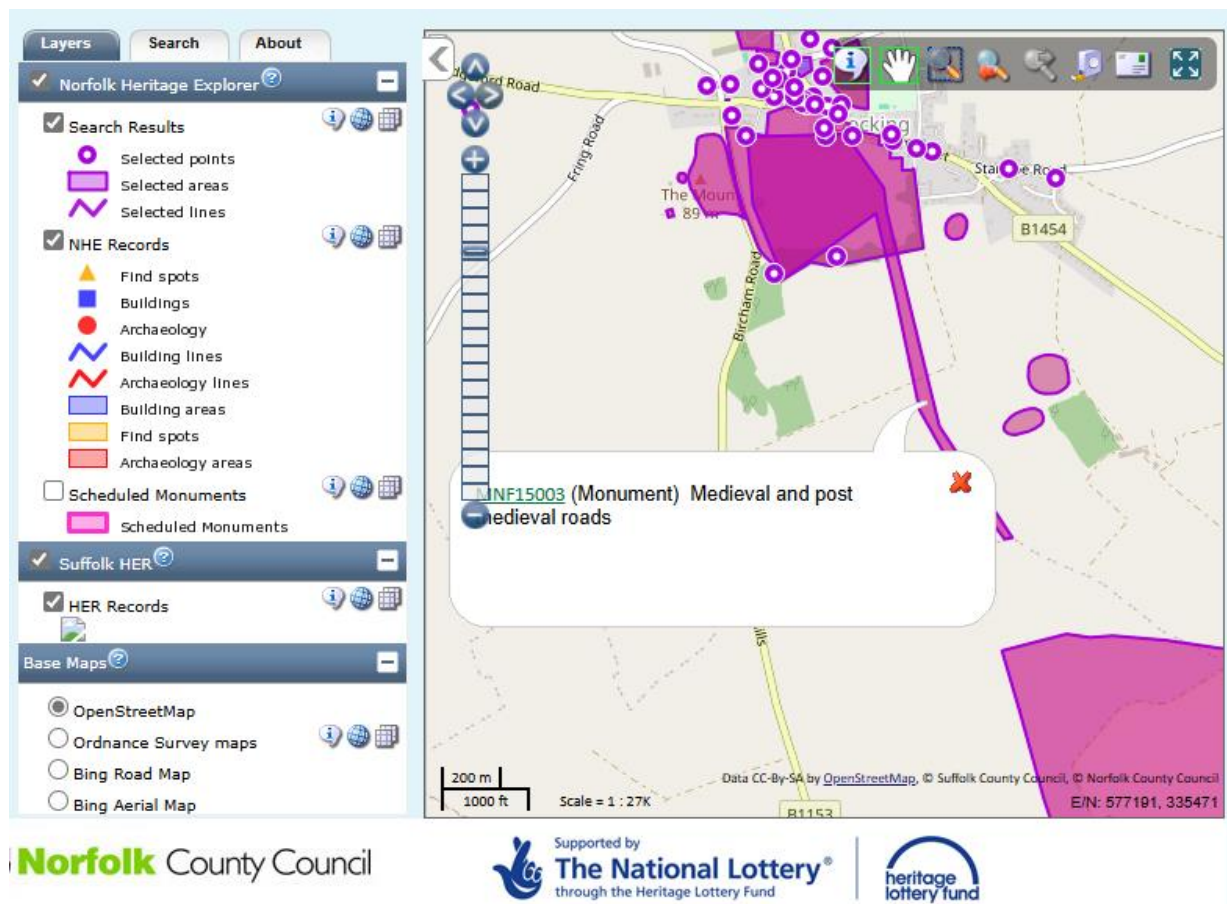
2.1.7 View 7: View looking south from Mill Lane Bridleway towards Halfway Plantation and Hare Wood



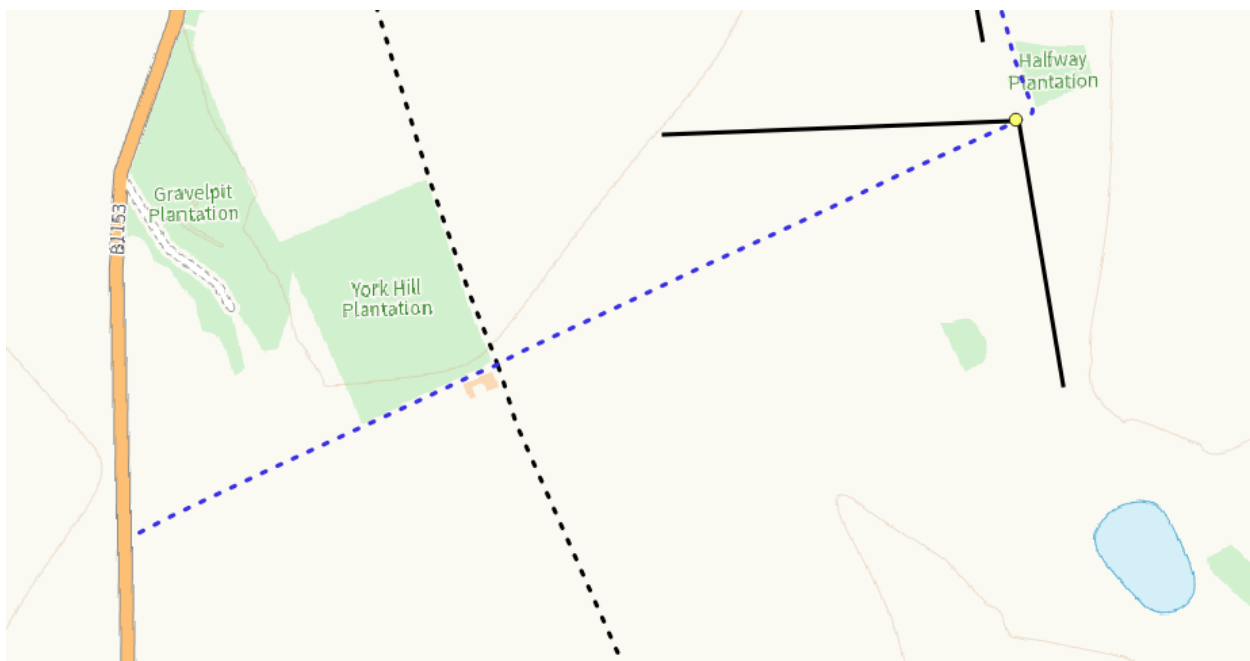
Criteria	Description
Specific location of the viewpoint	View looking south from Mill Lane Bridleway towards Halfway Plantation, Hare Wood and Docking Lodge Farm.
Description of the view	This view is taken from the public bridleway towards the Hare Wood woodland, Docking Lodge Farm and surrounding arable land.
Is the view publicly accessible?	Yes, the public can access this view via a bridleway from Mill Lane or Bircham Road. This is one of the walks people enjoy in the village for recreational purposes.
Value of the view locally (scenic quality, recreational value, historic value, rarity, conservation interest)	<p>This view was put forward to be protected in the neighbourhood plan within the initial community survey in April- May 2024. The view has been taken from a public bridleway footpath which is used for recreational activity by residents and visitors. The perception of the view is of a rural and tranquil landscape and common for the local landscape character type with arable land, woodland and hedgerows present.</p> <p>This view has a historical association with the medieval/post medieval time period. According to Norfolk Heritage Explorer part of this bridleway and view falls into a monument (MNF15003⁴) which was once a medieval and post medieval road. It is considered that the courses of several <u>medieval</u> and <u>post medieval</u> roads are visible as <u>earthworks</u> within <u>Docking Park</u>, NHER 20502, and are also visible on aerial photographs. Some of the roads are shown on 18th century estate maps, and they were closed to the public in the 19th century.</p> <p>According to the data provided by Norfolk Biodiversity Information Service (NBIS) there were plants recorded in 2007 including the Russian Comfrey.</p>
Relevant planning history	No current permissions within the view. Checked the Borough Council of King's Lynn and West Norfolk website on 20/06/2024

⁴ [MNF15003 - Norfolk Heritage Explorer](#)

Source: Norfolk Heritage Explorer, 2024



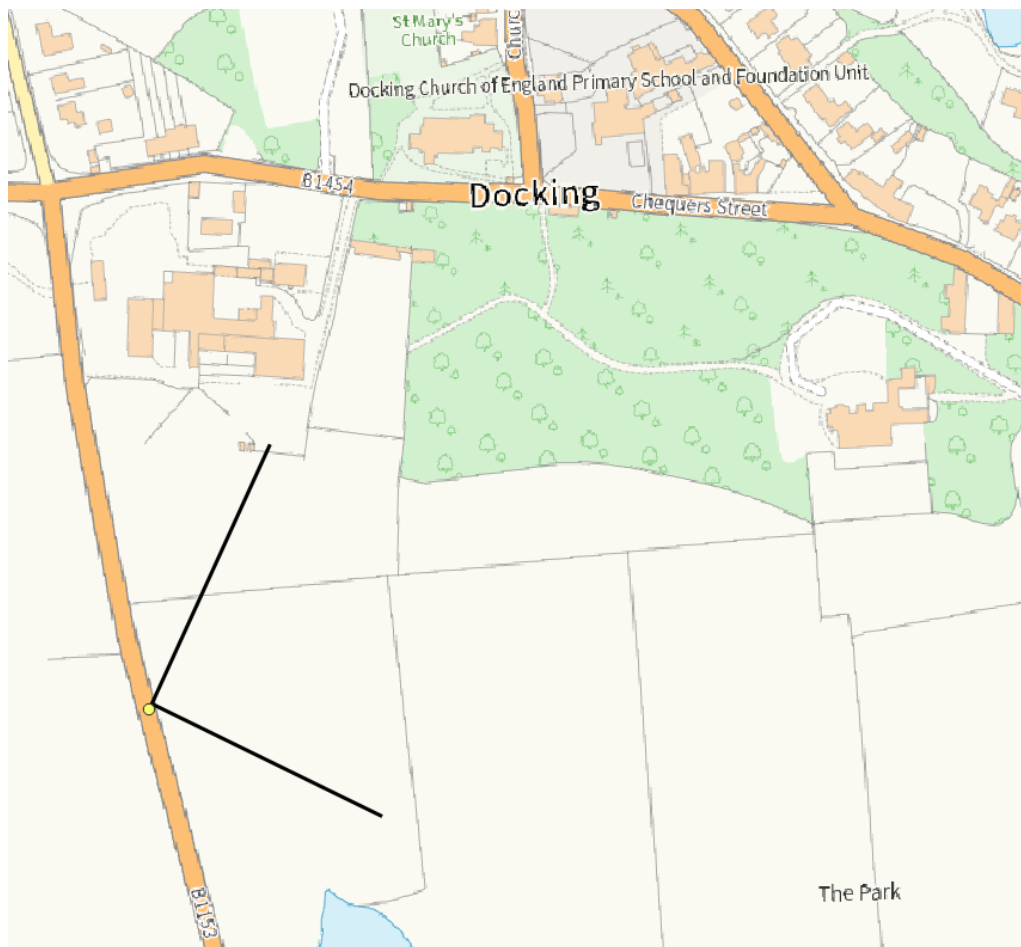
2.1.8 View 8: View looking west along the Bridleway towards Honey Hills Road



Criteria	Description
Specific location of the viewpoint	View looking west along Mill Lane Bridleway towards Honey Hills Road in the Bircham/Fring Direction.

Criteria	Description
Description of the view	This view is looking over the public bridleway towards the York Hill Plantation woodland and arable land with Honey Hills Road being in the distance.
It the view publicly accessible?	Yes, the public can access this view via a bridleway from Mill Lane or Bircham Road. This is one of the walks people enjoy in the village for recreational purposes.
Value of the view locally (scenic quality, recreational value, historic value, rarity, conservation interest)	This view was put forward to be protected in the neighbourhood plan within the initial community survey in April- May 2024. The view has been taken from a public bridleway footpath which is used for recreational activity by residents and visitors. The perception of the view is of a rural and tranquil landscape and common for the local landscape character type with arable land, woodland and hedgerows present.
Relevant planning history	New country house & access currently under construction planning ref 14/01369/FM part of Docking Lodge Farm overlooking Honey Hills .No other applications- checked the Borough Council of King's Lynn and West Norfolk website on 20/06/2024.

2.1.9 View 9: View looking east from Bircham Road towards Docking Hall and St Mary's Church



Criteria	Description
Specific location of the viewpoint	View looking east from Bircham Road towards Docking Hall and St Mary's Church
Description of the view	This is a view one can see from Bircham Road when walking/driving north towards Chequers Street. The view looks over Docking Park full of grassland and trees and towards Docking Hall a Grade II Listed Building. Within this view you can also see the top of St Mary's Church a Grade II* Listed Building within the village and a prominent landmark.
Is the view publicly accessible?	Yes, the public can access this view and see this over low fencing from the roadside.
Value of the view locally (scenic quality, recreational value, historic value, rarity, conservation interest)	Views of Docking Hall and St Marys Church were put forward to be protected in the neighbourhood plan within the initial community survey in April- May 2024. The perception of the view has historical value since you can see two prominent listed buildings and Docking Parkland all falls within Docking Conservation Area.
Relevant planning history	No current applications checked the Borough Council of King's Lynn and West Norfolk website on 26/07/2024.

2.1.10 View 10: View looking east from Woodgate Way towards Stanhoe



Criteria	Description
Specific location of the viewpoint	View looking east from Woodgate Way towards Stanhoe.
Description of the view	This is the view from one of the Woodgate Way green spaces. It looks towards Stanhoe village.
Is the view publicly accessible?	Yes, the public can access this view on one of the green spaces within Woodgate Way which is a residential cul de sac.
Value of the view locally (scenic quality, recreational value, historic value, rarity, conservation interest)	Fields that fall within this view were put forward to be protected in the neighbourhood plan within the initial community survey in April- May 2024. The view has been taken from a public green space. The perception of the view is of a rural and tranquil landscape and common for the local landscape character type with arable land and hedgerows present. From this site you can often see raptors and rare birds such as Yellowhammers.
Relevant planning history	No current applications checked the Borough Council of King's Lynn and West Norfolk website on 22/07/2024. The field in the forefront has previously been identified as a site in the local plan but has since been dropped. The field beyond the hedge to the right, which adjoins Fakenham Road has recently been identified as a possible exception site for affordable housing by a local Housing Association Provider.