



North Runcton & West Winch **Neighbourhood Plan**

Plan Period 2016–2026

Supporting Document:
Sites of Special Local Value



NORTH RUNCTON AND WEST WINCH NEIGHBOURHOOD PLAN

SUPPORTING DOCUMENT

SITES OF SPECIAL LOCAL VALUE

A. Sites of open space value including views

- A1 Gas pipeline corridor West Winch including land bordering Long Lane. Part of a farmland buffer providing a break in settlement and adding to the rural character of the village.



View from Long Lane / A10 looking towards William Burt Centre, West Winch.



View from William Burt Centre Playing field towards West Winch Common.

- A2 Land south of Mill Lane, West Winch. Another gas pipeline corridor which provides a break in the linear development along the A10 and rural character.



View looking north towards Mill Lane from A10.

- A3 Land either side of the A10, north of Ivy Farmhouse, West Winch. This gap in existing settlement features mature trees and paddocks and is an important natural drainage corridor. It is considered essential that east-west drainage corridors are retained within future development.



Looking north-east from A10. This green corridor continues on the west side of the A10 to connect to West Winch common.

A4 Mature trees and hedging along the A47.



View west near 'Sheeps Course Wood'. Veteran oak trees are irreplaceable.



Many trees on the south side of the A47 are likely to be lost to proposed road widening and compensation planting will be required.

A5 Open farmland between New Road, the A47 and Illington Lane, North Runcton.



View looking north-west towards A47 and 'Sheeps Course Wood' from New Road.

A6 Open farmland south of the village of North Runcton including paddocks and woodland. This setting provides a rural backdrop to the village and is part of the much wider Nar Valley landscape to the south.



View looking north-east towards All Saints Church and 'Runcton Hall Stables' from public access track NR RB6.



View looking north-west towards 'Manor Farm Cottages' from public access track NR RB6.

A7 Paddocks and farmland between Rectory Lane and Chequers Lane, North Runcton with mature hedges and veteran trees.



Looking east from bridleway NR BR4. Paddocks and mature trees around edge of settlement.



Looking west from bridleway NR BR4. Future development must be planned to minimise loss of veteran trees which presently contribute greatly to landscape character.

A8 'Rural' character and features along local lanes – including verges, hedges and mature trees.



View looking south on 'Twisty Twiney', North Runcton



Chequers Lane, North Runcton. Road widening and tree or hedge loss would 'urbanise' country lanes.



Rectory Lane, North Runcton. Road widening would result in hedge loss.



Watering Lane, West Winch – its strong rural character should be retained.

- A9 Village Sign grassed area running alongside the eastern side of A10 south of Chequers Lane – provides relief from the A10 for properties adjacent to the road and has the West Winch village sign on the grassed area.



View from A10 onto the Village Sign grassed area in West Winch

- A10 South-west of Gravelhill Lane and South of Elmtree Drive. This area has been allocated for development despite the existing rural outlook being highly valued by local residents. It will be essential to develop a site plan that retains or provides strong rural character and a successful transition from settlement to countryside.



Paddocks south-west of Gravelhill - 2016

- A11 The open landscape of the Nar Valley, west of Setch bridge and east towards Blackborough End.



View east from A10. The Nar valley long distance footpath and SSSI passes through an open 'fen' landscape that would be degraded by insensitive development.

A12 Cholmondeley / Blick Close grassed area.



Blick Close amenity space.

B. Sites of sports, recreation and amenity value

- B1 William Burt Centre Playing Field - Valued as a space where residents can come together and where community and sporting events are held. This is part of a vista affording long views to the Common and across towards the A10 and Church (part of area A1).



West Winch Playing field looking towards Back Lane and the Common.



West Winch Playing field looking towards the Church and A10.

- B2 Leete Way Play Area – This is a small equipped play area enveloped by a fence and used regularly by local children.



Leete Way Play Area, West Winch

B3 Row Hill Play Area – This is a small grassed area in the centre of a large estate providing green space for local residents



Row Hill Open Play Area, West Winch

B4 Public footpath (NR RB 3) from Rectory Lane, to Sheep's Course Wood, on the A47, North Runcton.



View of RB3 looking north at Illington Lane.

B5 North Runcton Cricket Field, New Road, including aspects of the setting including views to the church tower and parkland to the north.



Cricket field in North Runcton with All Saints church in background.

B6 Footpaths across West Winch and Hardwick Narrows Common, including access points and linking routes.



Access to Hardwick Common from Beveridge Way.



Pathway over Hardwick Common

B7 Old railway track and bridge under A47 at Hardwick.



A 'ready made' cycle/pedestrian route for safe access under the A47 and to the north and a protected railway trackbed that extends to Bawsey.

C. Sites of nature conservation value

C1 The Meadow, north of Coronation Avenue, West Winch – Wildlife meadow with some land set aside for horse grazing. Residents value the wildlife that frequents this site.



The Meadow from Coronation Avenue – southern point of site.



The Meadow – wooded area to north of the site.

- C2 West Winch Grazing Common to the western side of the village running to the Puny Drain. Grazing rights restrict access – but the commons are important to the character and setting of both villages.



West Winch Common



North Runcton Common

- C3 Sheep's Course Wood, North Runcton.



Sheep's Course Wood is the only substantial public access woodland within the neighbourhood plan area and is likely to have increased visitor pressure from proposed development.

- C4 Fringes of Hopkins Proposed Development Site



Banks along the southern boundary have a varied botany including orchids and could be retained with a suitable management plan.



The southern boundary also includes veteran trees.



An existing pond could be enhanced with rubbish removed and an appropriate management plan.



Developing oak woodland along the east edge of the site creates an extension of Sheep's Course wood and potential buffer to new development.

D. Sites with local conservation interest

- D1 Manor Farm Moat and Land, south of West Winch Church on the eastern side of the A10 – set in grounds of almost 3 acres, with Medieval moat. The moated island was dug between the 11th and 13th Century and a medieval residence was built on the island, looking from the island over the bridge which originally would have been a draw bridge. There is a direct line access to the Church door.



Moat at Manor Farm, West Winch. The moat is apparently well stocked with fish.

- D2 The Pound, Watering Lane, West Winch is owned the West Winch Commoners and was once used to impound stray animals.



The Pound, Watering Lane, West Winch. The walls have been damaged since these photographs were taken and need appropriate repair and renovation.

D3 Former walls to North Runcton Hall, New Road. Some of the last evidence of the large country house built by the Gurney family in the 1800s.



Walls adjacent former entrance to North Runcton Hall. There are also walls to the former kitchen garden to the east of this position – which form boundaries to existing dwellings.

D4 Former Primary School, North Runcton (19th C). Now the Village Meeting Place. An important heritage building at the heart of the village, the character of which should be preserved.



North Runcton Village Meeting Place, School Lane.

D5 The 'Church Rooms', adjacent the church, West Winch. Former School (19th C).



The Church Rooms have been damaged from traffic vibration on the A10.



1837 National School – Plaque.

- D6 'Church Green', North Runcton, including a section of School Lane (unadopted road). Common Land, owned by the Parish Council. Church Green is important as the setting for the Grade I listed All Saints church.



The 'informal' nature of the space should be protected from 'urbanisation' such as kerbs and road widening.

- D7 The Lodge, Rectory Lane, North Runcton



The Grade II listed Lodge is probably the oldest dwelling in the neighbourhood plan area and has historic and cultural importance. It also has large grounds and mature trees that enhance the character of the wider village environment. The importance of the setting of the house must be recognised, protected and enhanced in any future development.



Prepared by North Runcton and West Winch Neighbourhood Plan Steering Group – November 2016

For further information please contact the West Winch or North Runcton Parish council clerks via the Parish Council websites:

North Runcton

<http://northrunctonpc.norfolkparishes.gov.uk>

West Winch

<http://westwinchparishcouncil.norfolkparishes.gov.uk>