Hoveton Neighbourhood Plan

Hoveton's Key Views

A Community-Driven Approach to Scenic and Heritage Perspectives

Regulation 15 Version
September 2026

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Purpose of the Key Views Document

The Steering Group's Key Views document is an important part of Hoveton's Neighbourhood Plan. It sets out to list and protect the views that matter most to the local community, specifically those that help to define the parish's rural charm, heritage, and natural beauty. The views included are all within the Hoveton parish boundary, which is the designated area for the Neighbourhood Plan.

From sweeping views across the Broads National Park to glimpses of historic buildings through trees, each view adds to what makes Hoveton unique. The listing of 'Key Views' helps guide future development so that it respects the special character of our village.

Why Views Matter in Hoveton

Hoveton's views help tell the story of its landscape and heritage. They connect people to local landmarks like churches, rivers, farmlands, woodlands, and parkland, creating a strong sense of identity and place. These views aren't just nice to look at—they're part of the village's history, ecology, and way of life.

The Neighbourhood Plan recognises how important it is to protect these views, especially where they frame or include heritage buildings like Grade II listed churches, traditional farmhouses, or the well-known Hoveton Hall estate. Some views are long-distance, others more intimate, but all are valued by the community.

Protecting locally important views also supports national planning policy. The National Planning Policy Framework (NPPF) seeks to conserve and enhance landscape character and the natural environment, while requiring development to respond positively to the character and features of its site and setting.

These views also serve a bigger purpose: they help protect habitats, reflect historic land use, and provide space for recreation and wellbeing. Preserving them helps make sure Hoveton stays a special place for current and future generations.

Community Consultation

Local people played the leading role in shaping this document. In November 2024, every household in Hoveton received a survey asking them to share what matters most about their village. The household survey was also available online to make it easy for more people to take part.

In Question 22, residents were asked to suggest important views that show what makes Hoveton special and should be protected. There were 122 responses to this question, and the answers showed a clear love for the village's scenery, nature, and history, and a strong desire to protect it from insensitive development.

"Q22: The Neighbourhood Plan could identify and protect key views within the parish that show the area's special qualities. These could be of the local landscape or iconic views of the village. The plan will seek to protect or enhance these views for future enjoyment. Please describe any views that you think are particularly important within the parish. And let us know whether these are publicly accessible or not."

Views Identified by the Community

The results of the household survey were analysed by Hoveton Community Council's consultants ''Collective Community Planning" (CCP). From this, a list of the most valued local views was created based on what residents told us. These nominations form the heart of this Key Views document.

Refining the Survey Results for 'Key Views'

Some of the suggestions received through the household survey fell outside Hoveton's parish boundaries, while others, such as views of the moon or general wildlife, though appreciated, are considered universal aspects of the natural world and fall beyond the remit of a Neighbourhood Plan.

Table 1 below sets out all of the views nominated by the community through the household survey. These have been carefully refined to create a clearer and more coherent list for inclusion in the Plan to ensure what matters matters most to the community is considered and protected. Where suggested views have been discounted, the rationale for this decision is clearly set out. The final list of views reflects local priorities and ensures that what matters most to the community is considered and protected through the Plan.

Appendix 1 sets out the final selection of Key Views and their respective descriptions which the Hoveton Neighbourhood Plan seeks to protect. This document focuses on protecting views that are locally significant and within the designated plan area and serves as an evidence base document for the policies created in Hoveton's Neighbourhood Plan.

Table 1: Nominated Views Extracted from Household Survey

Description of View Proposed in the Household Survey	View Selected and Corresponding Number	Rationale for Setting Aside a Proposed View
St Peter's Church	YES: 1	

Table 1: Nominated Views Extracted from Household Survey		
Hoveton St John Church	YES: 7	
The Riverside	YES: 2,3	
Views from/of Wroxham Bridge	NO	Hoveton riverside views are captured in Views 2 and 3, with Wroxham Bridge forming part of View 3
Bure Valley railway footpath	YES: 4,5	
Granary Staithe	YES: 3	
Riverside Park	YES: 2	
Pocket Park	YES: 2	
Mature hedges	NO	General aspect seen throughout the parish.
Open countryside around the village. Especially to the north, near Hoveton Hall, and to the south and the Broads	YES: 1,4,6	
The fields	NO	General aspect seen throughout the parish.
The Broads	YES: 2,3,6	
View across the fields between Stalham Road and Tunstead Road adjacent to Hoveton Hall. Not accessible to public but frequented by dog walkers and would make a great location for a new Local Green Space	NO	
Walks down Long Lane	YES: 1	
All public footpaths	NO	A views document is intended to highlight specific visual compositions. Public footpaths offer a series of views which are difficult to define as a single 'key view'.
The train station	NO	Key views are usually selected for their beauty, character, or contribution to the setting of heritage or landscape features. Hoveton railway station is visually ordinary and surrounded by built infrastructure (telephone masts) that does not enhance the setting, and it is hard to qualify the stations as a view to protect.
Green playing fields	NO	General aspect found in several parts of the parish and not identified as a distinct key view.
The open farmland surrounding Brook Park development	NO	

Table 1: Nominated Views Extracted from Household Survey		
Across farmland toward Bure Valley Railway route	YES: 4,5	
The Hoveton section of the Bure footpath	YES: 4,5	
The pedestrian bridge	NO	The pedestrian bridge at the railways station serves as a practical crossing point without offering a notable or valued perspective of the landscape, it may not qualify as a key view under the aims of the Neighbourhood Plan.
The full moon rising over a field	NO	Universal aspect of the natural world. Out with the scope of the Neighbourhood Plan.
Wildlife in the natural environment	NO	Universal aspect of the natural world. Out with the scope of the Neighbourhood Plan.
View from the Village Hall – in particular the open tree lined lay by opposite	NO	This view is a highway splay. Views from or across highway splays are generally not included in a Neighbourhood Plan's Key Views document as they are primarily functional and engineered spaces. These areas are often subject to road improvements, signage changes, or vegetation management, making any "view" from a highway splay less stable or protectable over the long term.
Boating views	YES: 2,3	
All views of agricultural land	1, 4, 6	
The River frontages	YES: 2, 3, 5	
Tree belt behind Waveney Drive	PARTIALLY: 6	
Caen Meadow	NO	Location in Wroxham. The view does not fall within the designated area of Hoveton's Neighbourhood Plan.
The mature tree lined and hawthorn hedge sections of Tunstead Road	NO	
The tree and green curtilage of Station Road as viewed from the village centre	NO	
Views from Littlewood Lane	YES: 6	
Hoveton Hall Estate	NO	

APPENDIX 1- HOVETON'S KEY VIEWS

View 1- St Peter's Church & Beyond within the setting of Hoveton Hall's Estate



Location of Photographer	What3Words
The Church of St Peter and graveyard	'drove.vintages.spicy'

Description
Tucked away into a pocket of trees beside the grounds of Hoveton Hall, is the pretty thatched church of St Peter. The church rises gently above the surrounding tree line and low-lying buildings, framed by natural elements such as hedgerows and open pasture, maintaining its historic visual dominance within the rural setting. St Peter's is one of the oldest surviving buildings in the parish; views to the church evoke the village's ecclesiastical heritage, reinforcing the continuity of Hoveton's historic identity. As a prominent historic landmark within Hoveton, with its thatched construction clearly visible from key public viewpoints, including Tunstead Road, the Brook Park estate, and routes approaching the village centre.

Description
The views to St Peter's contribute strongly to the traditional Norfolk village landscape, where churches are focal points within gently rolling countryside. Any intrusion into this visual corridor would diminish the rural and heritage character of the setting. For many local residents and visitors, the sight of St Peter's Church is both familiar and reassuring. It is an iconic feature of the landscape that strengthens place-making and community cohesion. Protecting views which contribute to the significance and setting of designated heritage assets such as St Peter's is consistent with national planning policy. The NPPF requires substantial weight to be given to the conservation of designated heritage assets and requires any harm to, or loss of, their significance, including through development within their setting, to have clear and convincing justification. It also recognises positive effects where development enhances or better reveals the significance of a heritage asset. Views between the church, Hoveton Hall, and the open landscape in which they sit, are part of their shared historic setting and should be preserved and where possible enhanced to better reflect their historic relationship. Together, the church and the hall estate form a coherent historic ensemble in the parish of Hoveton[1]

[1] https://historicengland.org.uk/listing/the-list/list-entry/1171821?section=official-list-entry

View 2- Hoveton Riverside and Pocket Parks



Location of Photographer	What3Words
Hoveton Riverside and Pocket Parks taken from the waterside path just after passing The King's Head pub beer garden	'Flying.scrapping.voltages'

Description
The view of the free BA moorings looking towards Riverside and Pocket Parks looking towards the railway viaduct forms a key visual and environmental asset within the village. It offers uninterrupted sightlines across the parks and the adjacent watercourse, the River Bure. The view plays a vital role in shaping local character and contributes to a strong sense of place, connecting residents and visitors with the natural landscape. The view also provides seasonal interest, supports wellbeing through visual access to green and blue space, and frames key walking and cycling routes along the river. A key feature of this area is the accessible pathway that links the village to the railway station via a duct, creating a vital and inclusive thoroughfare through both the Riverside and Pocket Parks. This route enhances connectivity, encourages sustainable travel, and integrates the parks into daily life. The NPPF supports the protection and enhancement of green infrastructure and ecological networks, recognising the multiple environmental, recreational and climate resilience benefits they can provide. The view to Riverside Park forms part of a strategic green

Description
corridor, providing flood mitigation, air quality benefits and biodiversity value, in addition to its scenic and cultural significance. Protecting this view ensures the continued enjoyment of the area's heritage, biodiversity, and public realm for future generations.

View 3- Granary Staithe to the River Bure



Location of Photographer	What3Words
Granary Staithe	'patching.bubbles.notched'

Description
The view from Granary Staithe to the river is a key part of the area's historic character and cultural identity. Historically, the staithe served as a working riverside access point, facilitating trade, transport, and fishing, forging a strong relationship between the village and the river. This connection has shaped the social and economic fabric of the community over centuries. Today, the Staithe is a major public open space and a popular destination for tourists visiting the Norfolk Broads. It provides uninterrupted views of the River Bure, offering a scenic and tranquil experience that remains deeply rooted in the village's heritage. Its proximity to Wroxham Bridge, a Scheduled Monument of national importance, further enhances its cultural significance.

Description
The bridge itself is one of the oldest structures spanning the Broads and stands as a physical testament to the area's long-standing relationship with the river. The view from the staithe not only frames the river but also includes key heritage assets such as the bridge, linking the natural landscape with the built historic environment. This composition plays an important role in maintaining the area's sense of place, character, and visual coherence. In addition to its aesthetic and historical value, the staithe is separated from Riverside Park and Pocket Park by Wroxham Bridge and forms part of a well-used and accessible network of public spaces along Hoveton's Riverside. The NPPF recognises positive effects on heritage assets where their significance is enhanced or better revealed, and supports development proposals which have a positive effect on designated heritage assets. In this riverside context this is relevant to the experience of nearby historic buildings, Wroxham Bridge and traditional boating infrastructure. Maintaining visual access to these elements is essential to understanding and appreciating the area's heritage.

View 4- Bure Valley Railway Cycle Path (looking towards the station)



Location of Photographer	What3Words
Bure Valley Railway Cycle Path (approx. 300m from the station entrance) looking back towards Hoveton	'mincing.loom.earplugs'

Description
The views within our parish, along all sections of the Bure Valley Railway cycle path, are an essential part of our local identity and heritage. These views not only contribute to the natural beauty of the area but also support a strong sense of place, community, and connection to the historical development of our region. The current NPPF supports development which responds positively to local character and context, conserves and enhances landscape character and natural features, and conserves heritage assets in a manner appropriate to their significance. Protecting the locally distinctive landscape qualities experienced from the Bure Valley Railway cycle path is consistent with these principles. We recognise that the view towards Coltishall from the Bure Valley Railway

Description
cycle path, with its blend of rural landscapes, historic railway, and open vistas, is a valuable asset that contributes significantly to the distinctive character of our neighbourhood. The cycle path forms part of a broader network of natural corridors, enhancing biodiversity, supporting wildlife habitats, and providing opportunities for local residents and visitors to engage with nature. Protecting this view aligns with the NPPF's objective of providing high-quality open spaces that contribute to the health and well-being of local communities. The Bure Valley Railway, a key feature of the local heritage landscape and a major tourist attraction, is a direct example of how development can respect and enhance the area's historic fabric. The narrow-gauge railway offers both a heritage experience and an opportunity for sustainable tourism, highlighting the need to protect views that connect people with the past and contribute to economic vitality. Hoveton's Neighbourhood Plan seeks to ensure that future developments are sensitive to the setting of these significant views, incorporating policies that align with the NPPF's emphasis on design excellence, historic environment conservation, and environmental sustainability. We aim to create a balance between the protection of the natural and historic environment and the sustainable growth of the community.

View 5- Hoveton Railway Station Path to Riverside Path



Location of Photographer	What3Words
Footpath leading from the railway station to Riverside Park	'relegate.actual.suspend'

Description
The view of the footpath leading from Hoveton & Wroxham Railway Station towards Riverside Park captures a vital section of Hoveton's green infrastructure network. This visual connection reveals more than scenic value; it represents a functional biodiversity corridor that links the station environment, urban greenspace, and the adjacent riverine ecosystems. This corridor provides ecological connectivity between habitats along the railway line, the tree-lined open spaces of the Riverside & Pocket Parks, and the riparian margins of the river. Such connections are essential for the movement of wildlife, supporting birds, pollinators, and small mammals that rely on continuous habitat networks for foraging, nesting, and migration. The green corridor also contributes to urban cooling, air quality improvement, and stormwater attenuation, strengthening climate resilience.

Description
The railway station marks a key entry point for both residents and visitors, and the uninterrupted green view leading to Riverside Park enhances the sense of arrival into a landscape where built form and nature are integrated. The expansive stretch of long grass at the base of Roys Long Stay Coach Park, running parallel to the footpath, forms a striking natural feature that enriches the character of the route. Protecting this view is therefore important not only for visual amenity but for maintaining habitat continuity, encouraging biodiversity net gain, and upholding the principles set out in the National Planning Policy Framework (NPPF) and local green infrastructure strategies. The visual and ecological link between the station and riverside green space should be retained and enhanced.

View 6- Littlewood Lane to the rear of the Waveney Drive Estate and Benthic Solutions



Location of Photographer	What3Words
Close to the junction of Littlewood Lane and Horning Road	'duke.growl.design'

Description
The view near the junction of Littlewood Lane and Horning Road offers a distinctive combination of heritage, ecological, and recreational value. This location features a recently established wildlife habitat by Norfolk and Suffolk councils, set along a historic track that

Description
reflects the area's rural past. Expansive agricultural views on either side reinforce the sense of openness and continuity with the traditional landscape. The route is well used by walkers, providing both visual enjoyment and access to nature. The wildlife habitat enhances biodiversity and strengthens the ecological network, creating a natural buffer between the historic track and surrounding farmland. Preserving these views is essential to maintaining the character of the area and supporting its role as a green corridor. This setting exemplifies the balance between heritage, ecology and public amenity. Protecting its visual and functional qualities is consistent with the NPPF's emphasis on development responding positively to its context and the conservation and enhancement of landscape character and valued natural features.

View 7- Hoveton St John Church towards the Primary School and Village Sign



Location of Photographer	What3Words
Horning Road looking towards St John Church, the primary school and the village sign (at the end of the road)	'scanning.crumples.funky'

Description
This important corridor view encompasses three key elements of Hoveton's historic and cultural identity: the Grade II listed Church of St John, Hoveton St John Primary School, and the visual connection to the village centre. Together, these features form a cohesive historic landscape, representing both the religious and educational heritage of the parish, as well as its continuing social and community function. Hoveton St John's Church, with its distinctive architecture and elevated position, remains a landmark structure in the local skyline and a visual anchor for the surrounding village. The adjacent primary school, a long-established place of education, reflects the evolution of the village as a settled and self-sustaining rural community. The view towards the village centre connects these heritage assets with the broader civic and commercial heart of Hoveton, illustrating the layered development of the settlement over time. The NPPF requires substantial weight to be given to the conservation of designated heritage assets, with greater weight given to more important assets. It also requires any

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harm to, or loss of, the significance of a designated heritage asset, including through development within its setting, to have clear and convincing justification. The uninterrupted nature of this view plays a vital role in the public's understanding and experience of Hoveton's heritage assets within their historical and visual context. It should be preserved to ensure that future development does not erode or obscure these important cultural relationships.

Figure 1- Important Local Views Map

