

Aylsham Road, Buxton, Norfolk

**Landscape and Visual Impact Assessment**

Baseline appraisal

On behalf of

Executors of JM Crane Will Trust and  
Trustees of the JM Crane Children's 2001 Settlement

Planning | 22<sup>nd</sup> March 2021

Appendix 02: Figures and Photographs



**Key**

 Site boundary

E21817 Aylsham Road, Buxton

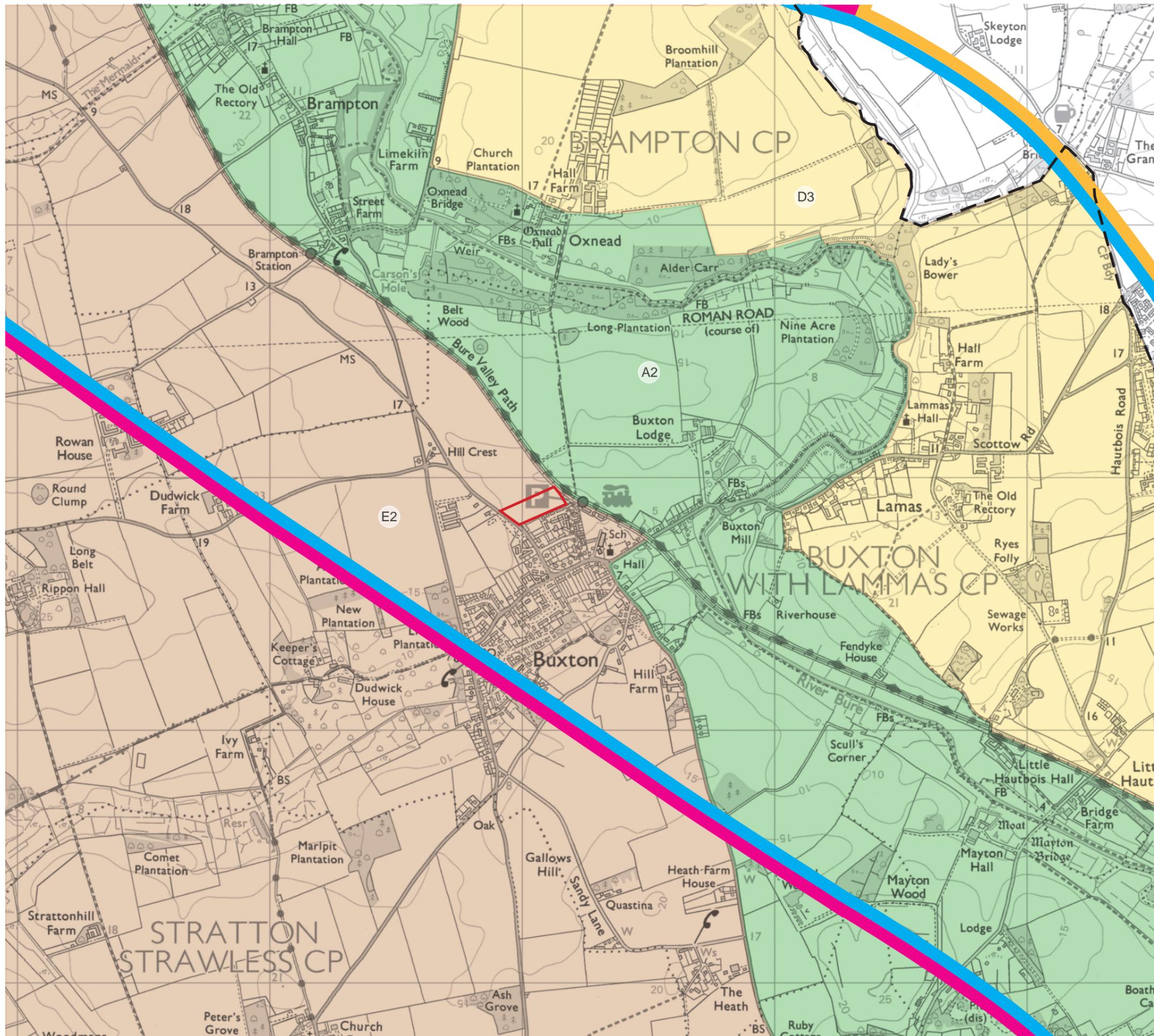
**Site Location**

**Figure 01**

Scale: 1:15,000 @ A3

March 2021





**Key**

-  Site boundary
-  District Boundary

**National Character Areas (NCAs)**

-  NCA 78: Central North Norfolk
-  NCA 79: North East Norfolk and Flegg
-  NCA 80: The Broads

**Broadland Landscape Character Assessment**

-  A2: Bure River Valley
-  D3: Coltishall Tributary Farmland
-  E2: Marsham and Hainford Wooded Estatelands

E21817 Aylsham Road, Buxton

**Landscape Character**

**Figure 02**

Scale: 1:15,000 @ A3

March 2021





**Key**

-  Site boundary
-  Views

E21817 Aylsham Road, Buxton

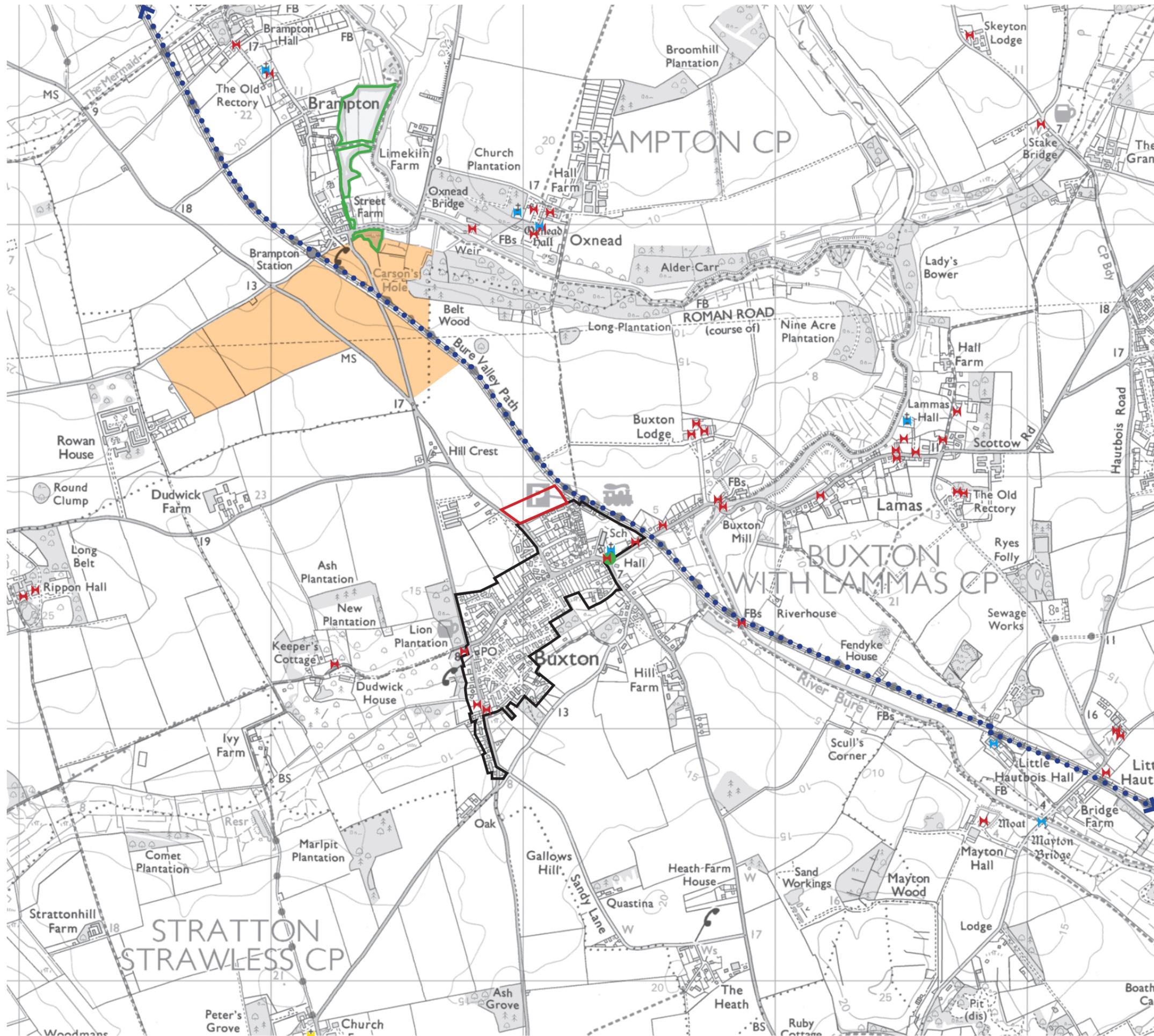
**Views**

**Figure 03**

Scale: 1:10,000 @ A3

March 2021





**Key**

- Site boundary
- Settlement Boundary
- Scheduled Monument
- Listed Buildings
- ✦ Grade I Listed Building
- ✦ Grade II\* Listed Building
- ✦ Grade II Listed Building
- ⬄⬆⬅⬄ Promoted Routes
- Registered Common Land
- Town or Village Greens

E21817 Aylsham Road, Buxton  
**Landscape-related Designations**

**Figure 04**

Scale: 1:15,000 @ A3

March 2021



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Oxnead Lane

Housing on Stracey Road

Aylsham Road

Lion Road



Site location



View A – View from Oxnead Lane

- Key for approximate extent of site
- Proposed development fully visible or partially filtered by vegetation
  - Proposed development visibility heavily filtered by vegetation
  - Proposed development not visible

E21817 Aylsham Road, Buxton

View A

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Bure Valley Path

Bure Valley Railway

Rooflines of housing on Stracey Road



Site location  
 Lower portion of development would be obscured by embankment



View B - View from Bure Valley Path

Key for approximate extent of site

- Proposed development fully visible or partially filtered by vegetation
- Proposed development visibility heavily filtered by vegetation
- Proposed development not visible

E21817 Aylsham Road, Buxton

View B

March 2021



Bure Valley Path

Bure Valley Railway

Housing on Stracey Road

Aylsham Road



Site location



View C – View from Bure Valley Path

- Key for approximate extent of site
- Proposed development fully visible or partially filtered by vegetation ————
  - Proposed development visibility heavily filtered by vegetation - - - - -
  - Proposed development not visible ······

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View C

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Public footpath Buxton with Lamas FP5

Housing on Stracey Road

Bure Valley Path, Bure Valley Railway

Aylsham Road



Site location



View D - View from public footpath Buxton with Lammas FP5

- Key for approximate extent of site
- Proposed development fully visible or partially filtered by vegetation
  - Proposed development visibility heavily filtered by vegetation
  - Proposed development not visible

E21817 Aylsham Road, Buxton

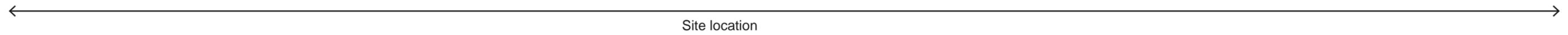
**View D**

March 2021



Aylsham Road

Bure Valley Railway, Bure Valley Path



Site location



View E – View from properties to the south

- Key for approximate extent of site
- Proposed development fully visible or partially filtered by vegetation
  - Proposed development visibility heavily filtered by vegetation
  - Proposed development not visible

E21817 Aylsham Road, Buxton

**View E**

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Aylsham Road

Bure Valley Railway, Bure Valley Path



Site location



View F - View from Aylsham Road

- Key for approximate extent of site
- Proposed development fully visible or partially filtered by vegetation ————
  - Proposed development visibility heavily filtered by vegetation - - - - -
  - Proposed development not visible ······

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View F

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Bure Valley Railway, Bure Valley Path

Housing on Stracey Road

Aylsham Road Cawston Road



Site location



View G – view from Aylsham Road

- Key for approximate extent of site
- Proposed development fully visible or partially filtered by vegetation ————
  - Proposed development visibility heavily filtered by vegetation - - - - -
  - Proposed development not visible ······

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View G

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Rooflines of housing on Aylsham Road



Site location



View H - View from Lion Road

Key for approximate extent of site

- Proposed development fully visible or partially filtered by vegetation
- Proposed development visibility heavily filtered by vegetation
- Proposed development not visible

E21817 Aylsham Road, Buxton

View H

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Cawston Road

Lion Road



Site location



View I – View from Cawston Road

- Key for approximate extent of site
- Proposed development fully visible or partially filtered by vegetation
  - Proposed development visibility heavily filtered by vegetation
  - Proposed development not visible

E21817 Aylsham Road, Buxton

View I

March 2021

