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# **GREAT BARTON NEIGHBOURHOOD PLAN 2019 - 2041**

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**APPRAISAL OF  
IMPORTANT VIEWS**

**JANUARY 2020**



## Introduction

As part of the preparation of the Neighbourhood Plan, an assessment of important views was undertaken. The findings of this assessment are contained in this report, which forms a supporting document for the Great Barton Neighbourhood Plan. Policy GB 12 of the Neighbourhood Plan refers to the information contained in this document, which should be taken account of in considering development proposals.

## Context

Given the location of Great Barton on a relatively high plateau, views into and out of the village are of high importance to its character and sense of rurality. The Neighbourhood Plan Area is identified in the Suffolk Landscape Character Appraisal as part of a wider classification of "Plateau Estate Farmlands". The stated typical characteristics of these gently rolling heavy clay plateaux with ancient woodlands are:

- Flat landscape of light loams and sandy soils
- Large scale rectilinear field pattern
- Network of tree belts and coverts
- Large areas of enclosed former heathland
- 18th- 19th & 20th century landscape parks
- Clustered villages with a scattering of farmsteads around them
- Former airfields
- Vernacular architecture is often 19th century estate type of brick and tile

Development that does not have regard to its potential impact on the landscape and the views within them could have a significant detrimental impact on the setting of the village.

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**View 1**

Long range view north-east along Green Lane towards church.

Unsympathetic development in the vicinity of the church could have a moderate adverse detrimental impact on this landscape.



**View 2**

View from East Barton Road west towards Church.

Any development, including farm buildings between this point and the Church could have a moderate adverse detrimental impact on this landscape.



**View 3**

View from Green Lane north towards village centre including Cox Lane.

Unscreened development on the village edge or the loss of existing trees could have a significant adverse detrimental impact on this landscape.





### View 4

View from Green Lane south towards Thurston with Rougham Park woodland in the background.

Some existing buildings in Thurston are partially visible but any further loss of hedgerows in the middle distance or the construction buildings that break the tree line could have a moderate detrimental impact on the open landscape and diminish the important settlement gap.



### View 5

View west from Thurston Road towards East Barton.

The Severals Strategic Site is located on the horizon and proposals will need to give careful consideration to the potential to impact on the long-distance views from Thurston Road.



### View 6

View west from Brand Road towards Conyer's Green.

The belt of Poplar trees screens the village centre from this view and the importance of the woodland in the village centre and around Conyer's Green is evident. The loss of trees and development that breaks the tree canopy could have a significant detrimental impact.





### View 7

View south-west from Brand Road.

Extensive view from the highest point in the parish. The existing built-up area of the village is largely screened by trees and hedgerows but development that includes taller buildings could have a moderate detrimental impact.



### View 8

View south from Livermere Road over village and beyond.

Extensive panoramic view over the village centre and beyond. Farm buildings and houses at Green Farm are visible in the middle distance but the built-up area of the village is screened by existing trees. Development in the village centre that includes taller buildings could have a moderate detrimental impact.





### View 9

View south-east from Mill Road towards village centre.

Existing homes are screened by woodland and hedgerows. Development to the west of the village centre could have a significant detrimental impact on the landscape setting.



### View 10

View North-West from Livermere Road / Fornham Road junction.

The outward view from the village centre illustrates the importance of woodland in the relatively flat landscape as well as the soft urban edge along Livermere Road. Development in this area would have a significant detrimental impact on the landscape setting of the village given the size of fields and lack of enclosure.







### View 11

View North-East from Fornham Road towards Livermere Road.

The inward view to the village centre illustrates the importance of woodland screening the built-up area of the village from the open landscape to the west. Development in this area would have a significant detrimental impact on the landscape setting of the village given the size of fields and lack of enclosure. Tall buildings within the built-up area could also have a detrimental impact on the landscape setting of the village.



### View 12

View North-East along The Avenue.

The avenue of trees and hedgerows will form an important link between the village centre and Severals Strategic Site to the south. West Lodge forms an important focal point at the end of the road. The loss of the trees/hedgerows could have a significant detrimental impact on the character of this route.





### View 13

View North-East from the A143 towards the Church.

The area is designated as a “buffer” between the North-East Bury St Edmunds Strategic Site (The Severals) and the village centre. Development in this area would have a significant detrimental impact on the important gap that separates the village centre from the development site as well as the setting of the Church.



### View 14

View West from Church Road.

A glimpse view between the existing hedgerow towards the A143 and Hall Park. The existing single storey properties are set within a background of woodland in The Park and Hall Park. Further development, especially two-storey or more, would have a significant impact on the landscape character of this area.





### View 15

View East from School Road.

The site in the foreground (The Triangle) is allocated in the adopted Local Plan for development. There is the opportunity to design the development in order to protect the long-distance glimpse view towards the plateau landscape to the north-east of the village.



### View 16

View North-East from Mill Road.

An extensive view across typical Plateau Estate Farmland towards Brand Road. It emphasises the importance of the gap between the village centre and Barton Mere. Encroachment by development into this area could have a significant detrimental impact on the landscape.



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### View 17

South along Livermere Road

This "internal" view demonstrates the importance of woodland and hedgerows in screening development and providing a rural feeling. The loss of trees, verges and hedgerows in Livermere Road would have a significant detrimental impact on the character of this area.



### View 18

West from Thurston Road

This view demonstrates the importance of the open landscapes between Great Barton and Thurston and the need to limit development that would erode this important gap.







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