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# BARTON MILLS

## NEIGHBOURHOOD PLAN

### Appraisal of Important Views



BARTON MILLS PARISH COUNCIL  
AUGUST 2025



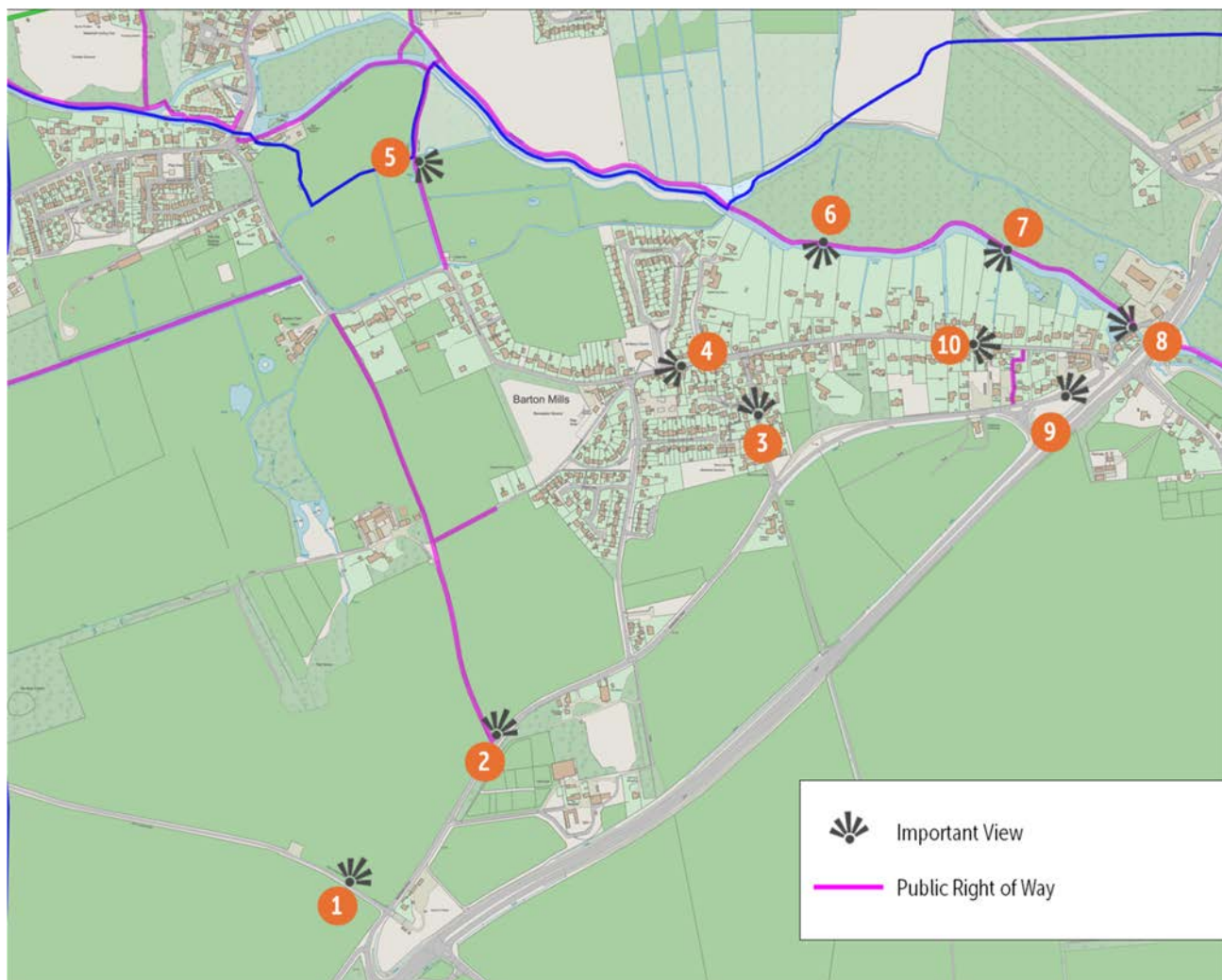
## Introduction

As part of the preparation of the Barton Mills 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 Neighbourhood Plan. The Neighbourhood Plan refers to the information contained in this document, which should be taken account of in considering development proposals.

## Identifying Important Views

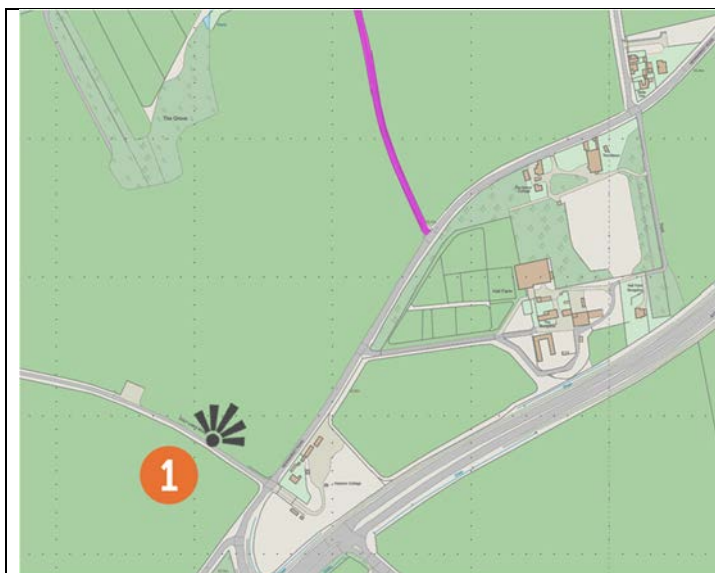
The assessment of important views has been guided by The Landscape Institute's Technical Guidance Note "Reviewing Landscape and Visual Impact Assessments (LVIAs) and Landscape and Visual Appraisals (LVAs)" January 2020

Important viewpoints from publicly accessible locations were identified and these are identified on the map below. An assessment of the potential impact of any development on these views has been made and is tabulated on the following pages.



Map 1 – The identified Important Views



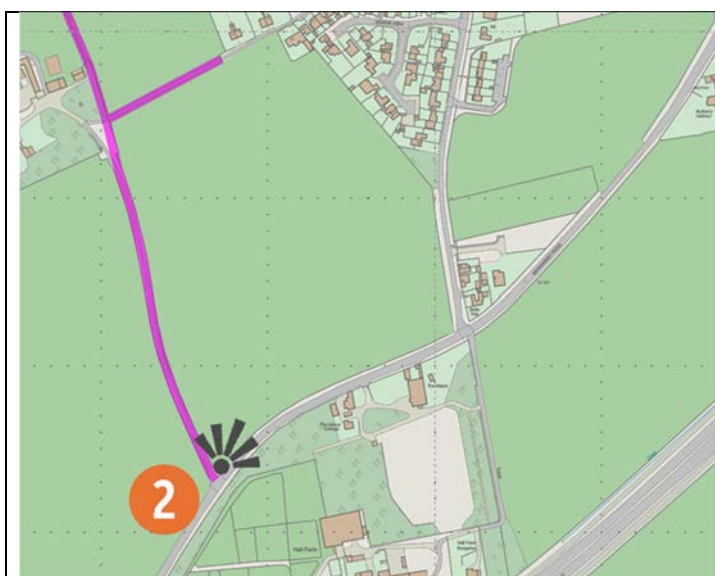


### View 1

View north-east towards parish church.

The view demonstrates the importance of the parish church as a focal point in the landscape. It is also clear how important the tree canopy is in minimising the impact of the built form on the surrounding landscape.

Development in the foreground, in particular, should ensure that this long distance view to the church is maintained and that there is no erosion in the tree canopy



### View 2

View north-east from Newmarket Road

The view demonstrates the importance of the parish church as a focal point in the landscape. It is also clear how important the tree canopy is in minimising the impact of the built form on the surrounding landscape, although some housing does not have screening and presents a hard edge in places.

Any further development in the foreground, in particular, should ensure that this long distance view to the church is maintained and opportunities to carry out additional screen planting, while protecting the church view, would be welcomed.







### View 3

View north along Bell Lane

An urban view punctuated by the façade of No 17 The Street which is in the Conservation Area.

Development should not detract from the view of this focal point.



### View 4

View west along The Street past the church to Lamb Cottage and village sign.

All of the view is within the Conservation Area and the Conservation Area Appraisal identifies that then visible buildings are of "Local Importance".

Development in this area should have regard to and minimise impact on the heritage assets.







### View 5

View from public footpath east over Norah Hanbury-Kelk Meadows County Wildlife Site towards village centre

The view demonstrates the importance of tree canopy in minimising the impact of the built form on the surrounding landscape and Wildlife Site.

Any further development maintain and, where possible, enhance the trees and hedgerows and should not result in a significant detrimental impact on the view.



### View 6

View from River Lark to wards The Street.

A view across the river demonstrating the long gardens present in this part of the village. Any future development on the northern side of The Street should assess the potential impact on any views from the public footpath alongside the River Lark.







### View 7

View from River Lark to wards The Street

A view across the river demonstrating the long gardens present in this part of the village. Any future development on the northern side of The Street should assess the potential impact on any views from the public footpath alongside the River Lark.



### View 8

View west along River Lark

A tranquil view that is unlikely to be developed.





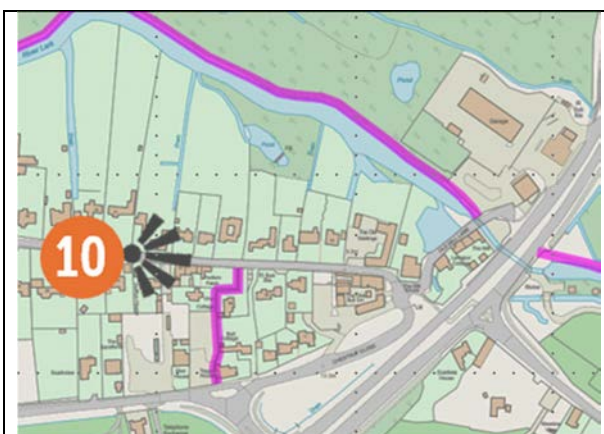


### View 9

View north-east towards The Bull and Mill House

View along former A11 towards The Bull and Mill House, which are screened in summer by trees.

Proposals that would result in the loss of trees should be resisted.



### View 10

View east along The Street towards Mil House as identified in the Conservation Area Appraisal.

The importance of vegetation and boundary walls is demonstrated in the view and proposals should not have a significant detrimental impact on these features.

