



Beyton Neighbourhood Plan 2018-2037

Assessment of Important Views

January 2023
Beyton Parish Council



Prepared for Beyton Parish Council by
Places4People Planning Consultancy
January 2023

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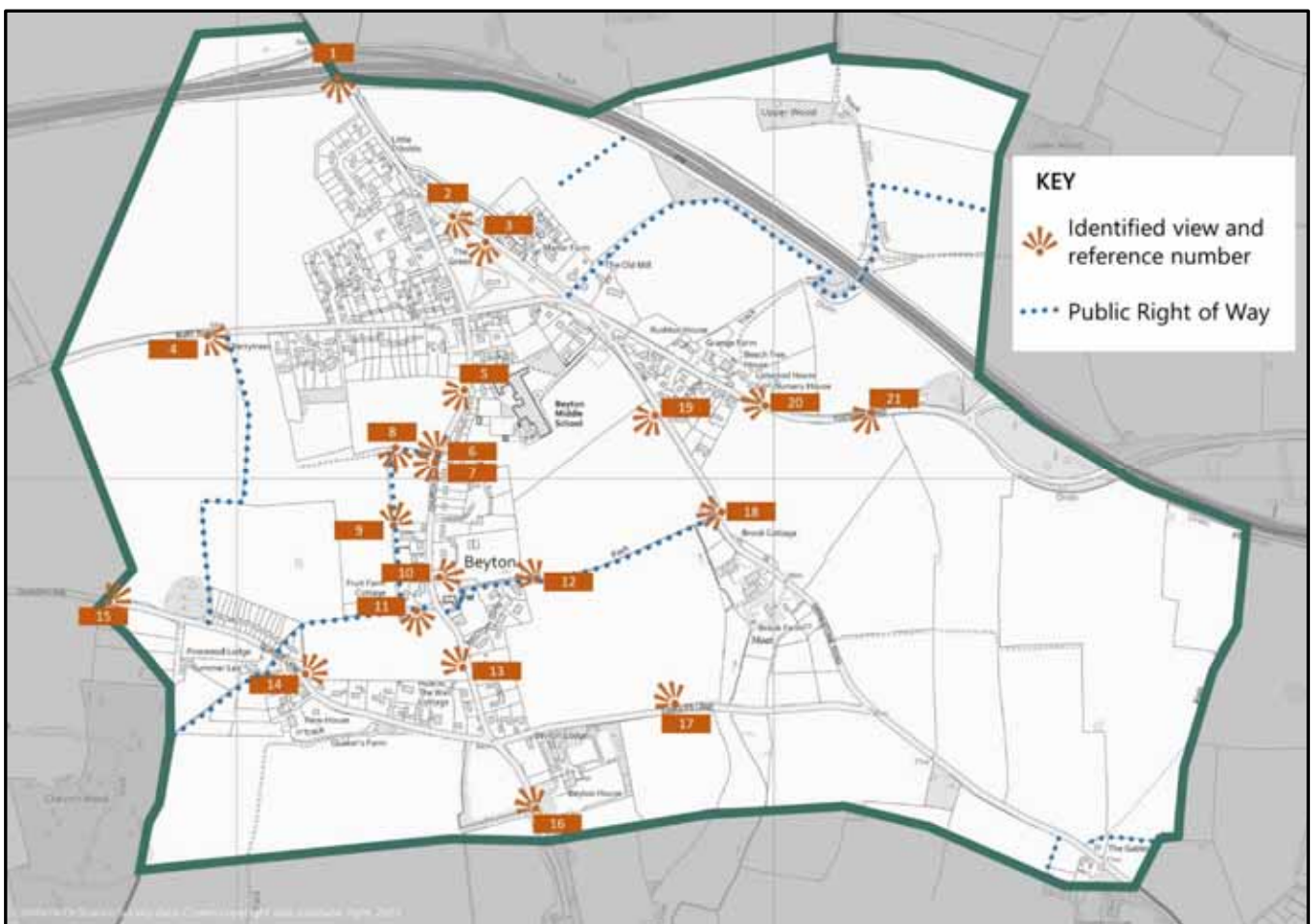
Introduction

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 Beyton Neighbourhood Plan. Policy BTN 10 of the Submission Neighbourhood Plan refers to the information contained in this document, which should be taken account of in considering development proposals.

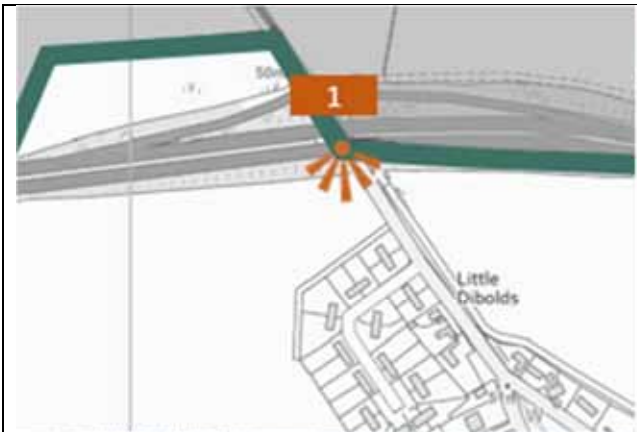
Identifying Important Views

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. The outcomes of this assessment are tabulated on the following pages.



Map 1 – The identified Important Views



View 1

South along Thurston Road.

The key features of this view are the relatively soft urban edge to the village when approached from the north. Additional development that breaks the tree canopy would have a significant detrimental impact on the setting of the village.



View 2

South-east across The Green.

The key features of this view are the open Green with the glimpses to the listed buildings along its southern edge. Any loss of trees in the foreground or inconsiderate development would have a significant detrimental impact on The Green, which is at the centre of a Conservation Area.





View 3

View south-across The Green to the White Horse PH and adjoining listed properties.

The key features of this view are the open Green across. Any loss of trees in the foreground or inconsiderate development would have a significant detrimental impact on The Green, which is at the centre of a Conservation Area.



View 4

View east along Bury Road from entrance to the village.

The importance of the hedgerows and trees are apparent at this gateway to the village and development should look to maintain and replace such screening.





View 5

View south-west from Church Road over Kings Field (formerly The White Horse Meadow).

The view reinforces the importance of the gap between the settlements of Beyton and provides an important link to the countryside setting of the village. Development in the foreground would have a significant detrimental impact of the setting of this part of the village within the rural landscape.



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View 6

View north-west from Church Road over Kings Field (formerly The White Horse Meadow).

The view reinforces the importance of the gap between the settlements of Beyton and provides an important link to the countryside setting of the village. Development in the foreground would have a significant detrimental impact of the setting of this part of the village within the rural landscape.

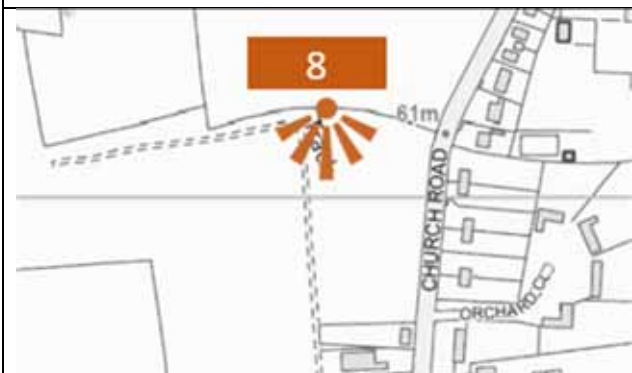




View 7

View south-west over set-aside land east of Church Road.

Existing properties are generally well screened but any loss of screening or development that is higher than the tree canopy could have a significant detrimental impact on the view.



View 8

View south across set-aside land west of Church Road from public right of way.

The view illustrates the soft landscaped edge of the conservation area and the importance of mature trees in screening development. The loss of vegetation in this area could have a significant detrimental impact on the countryside setting of the village.

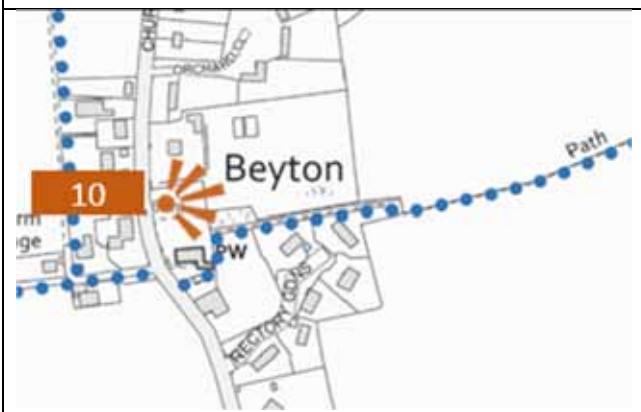




View 9

View from public right of way north through set-aside with glimpses of the rear of properties on Bury Road.

The loss of trees and/or tall development on Bury Road that is higher than the tree canopy would have a significant detrimental impact on this view.



View 10

View through churchyard east over agricultural land towards Drinkstone Road and higher ground beyond.

Development in the foreground could have a significant adverse impact on this view and the setting of heritage assets.

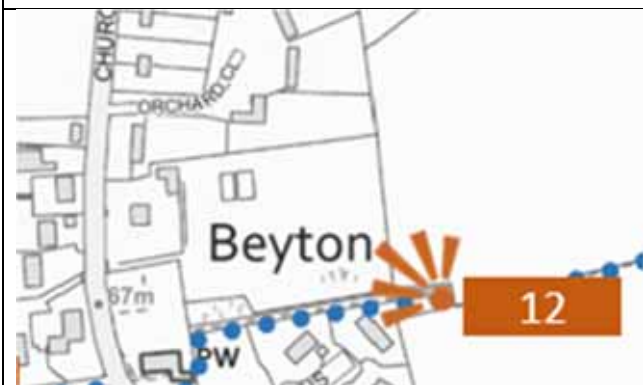




View 11

View south from gateway into set-aside from public right of way towards Church Road.

The view is wholly within the conservation area and illustrates the importance of trees in the area. Any loss of trees and hedgerows or proposals for buildings above the tree canopy would have a significant detrimental impact on this view.

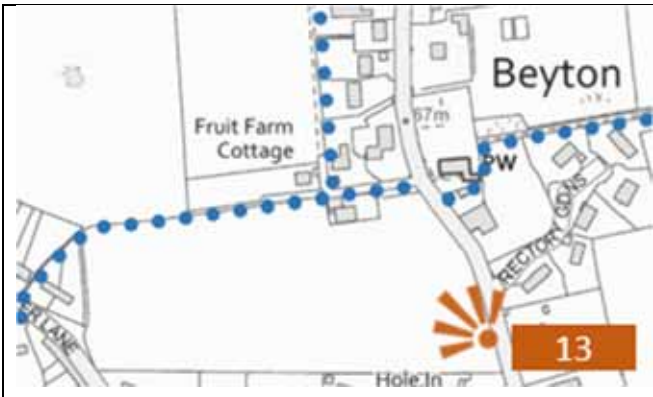


View 12

View from public right of way east of church looking north-east.

The view illustrates the soft edge of the village in the vicinity of the church and conservation area. It is generally unspoilt but further urbanisation would potentially have a significant detrimental impact on the setting of the village in a countryside setting.



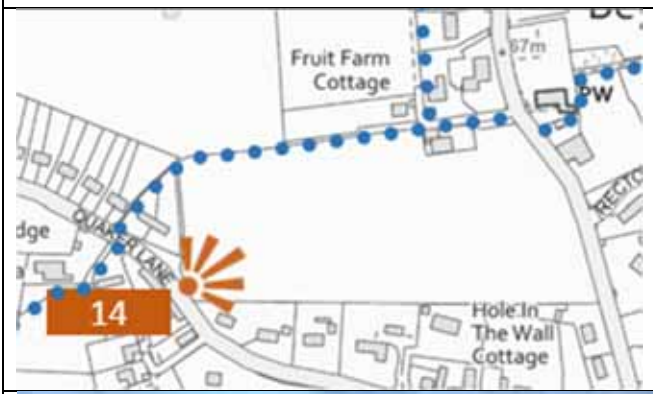


View 13

View north-east from Church Road over the set-aside land.

Much of this view is within the conservation area, as is the viewpoint.

The vegetation in the distance screens the Beyton Garage building and other dwellings. Any loss of vegetation could have a significant detrimental impact on the view and the setting of the conservation area.

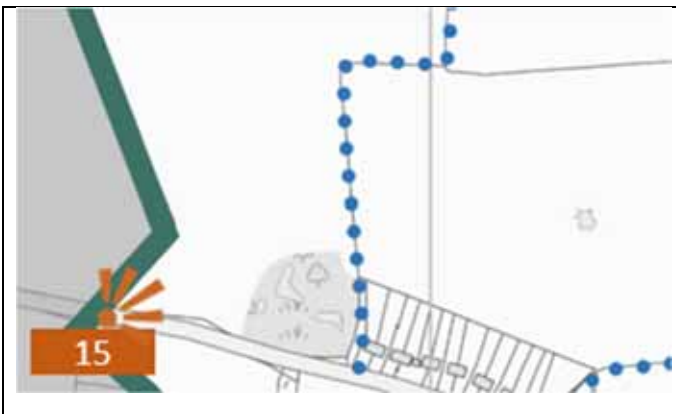


View 14

View north-east from Quaker Lane across set-aside land towards church.

The view towards the church has been disrupted by the recent construction of a commercial building but the significant trees and remaining hedgerows help soften the impact of development on the landscape. Further development in this area should seek to improve screen planting.

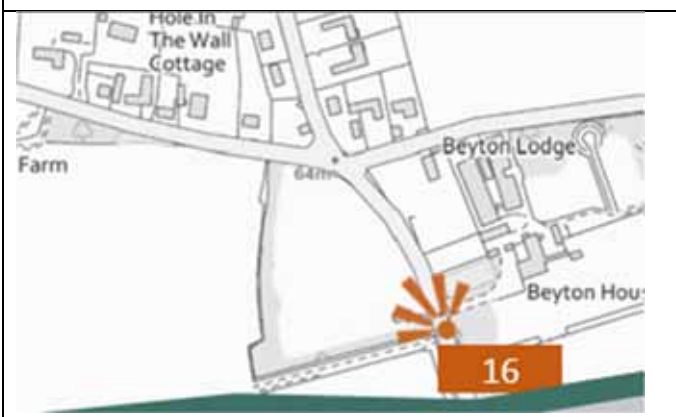




View 15

View north-east from Quaker Lane towards northern end of the village.

The view is dominated by the tree cover in the conservation area with a view of the church tower extending above Beyton Garage. Additional development in the foreground or tall buildings extending above the tree canopy would have a significant detrimental impact on the view.

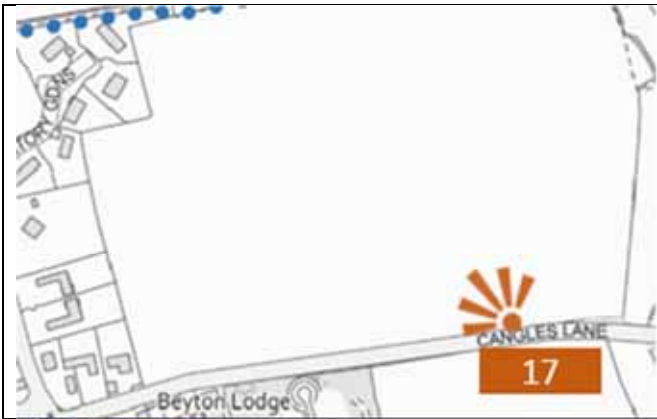


View 16

View north from Hessett Road towards Church Road and Quaker Lane.

A view into the conservation area illustrating the predominance of trees in this part of the village and how dwellings sit within this landscape. Any loss of trees or additional unscreened development could have a significance detrimental impact on the setting of the conservation area.





View 17

View north from Cangles Lane

Open panoramic view with only limited intrusion from the built form. Any further development in Church Road should seek to provide additional screening to limit such intrusion and development at the Sixth Form Campus must be minded to protect and potentially make provision for future replacement of Poplar belt.



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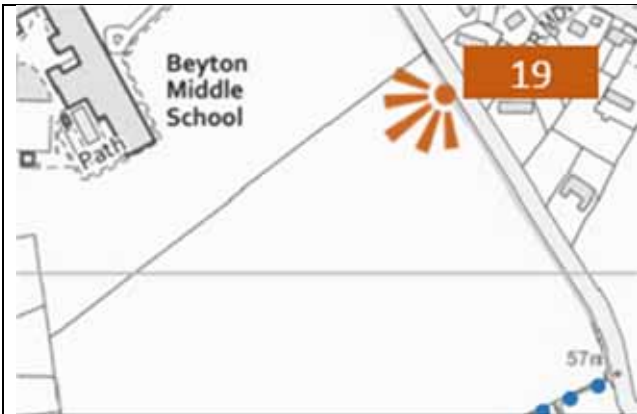
View 18

From west from Drinkstone Road towards Church Road.

The view demonstrates how the housing along Church assimilates into its rural setting. Any loss of trees and hedgerows, or development that does not take account of this view could have a significant detrimental impact of the setting of this part of the village on the rural landscape.



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View 19

View from Drinkstone Road towards Church Road.

The importance of the existing trees in screening development at the Sixth Form Campus and Church Road is apparent. Any loss of trees or development above the tree canopy could have a significant detrimental impact on the view.



View 20

View north-west along Tostock Road towards The Green.

The key feature of this view is the soft landscaping of the property boundaries on either side of Tostock Road combined with the distant view towards The Green. Loss of vegetation would have a significant detrimental impact on this entrance to the village.





View 21

View south-west from Tostock Road towards Drinkstone Road.

The long-distance view is towards Brook Farm and the southern end of the village. The extent of trees in this view and that fact that the Brook Farm buildings sit within a gentle valley help shield their potential impact on this view. Inconsiderate development that would break the ridge line or tree canopy, or was sited in front of the existing trees, would have a significant detrimental impact on the rural setting of the village.

