



THORNDON NEIGHBOURHOOD PLAN

2018 - 2036

Appraisal of Views

January 2020

Thorndon Parish Council

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 Thorndon Neighbourhood Plan. Policy THN 18 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. Much of the Neighbourhood Plan Area is identified in the Suffolk Landscape Character Appraisal as part of a wider classification of "Plateau Farmlands". The stated typical characteristics of these gently rolling heavy clay plateaux with ancient woodlands are:

- Plateaux of heavy clay soil very gently undulating or flat dissected by small streams
- Ancient organic pattern of fields, some co-axial in the north-east
- Substantial hedges of hawthorn blackthorn and elm with oak and ash predominant hedgerow trees
- Extensive areas of hedgerow loss creating "arable prairies"
- Dispersed settlement, villages with multiple nuclei, landscape scattered with farmsteads and hamlets
- Large greens – many now enclosed but with 'ghost' outlines – on the flatter parts; houses around their margins, but medieval churches are only very rarely present
- Rich stock of medieval and later vernacular buildings, but generally less glamorous than those in south Suffolk
- Large modern agricultural buildings a recurrent feature
- Redundant WWII airfields
- Almost no woodland
- Small copses in villages and around farmsteads
- A working landscape on which suburbanisation is only beginning to make an impact compared with other parts of the county

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

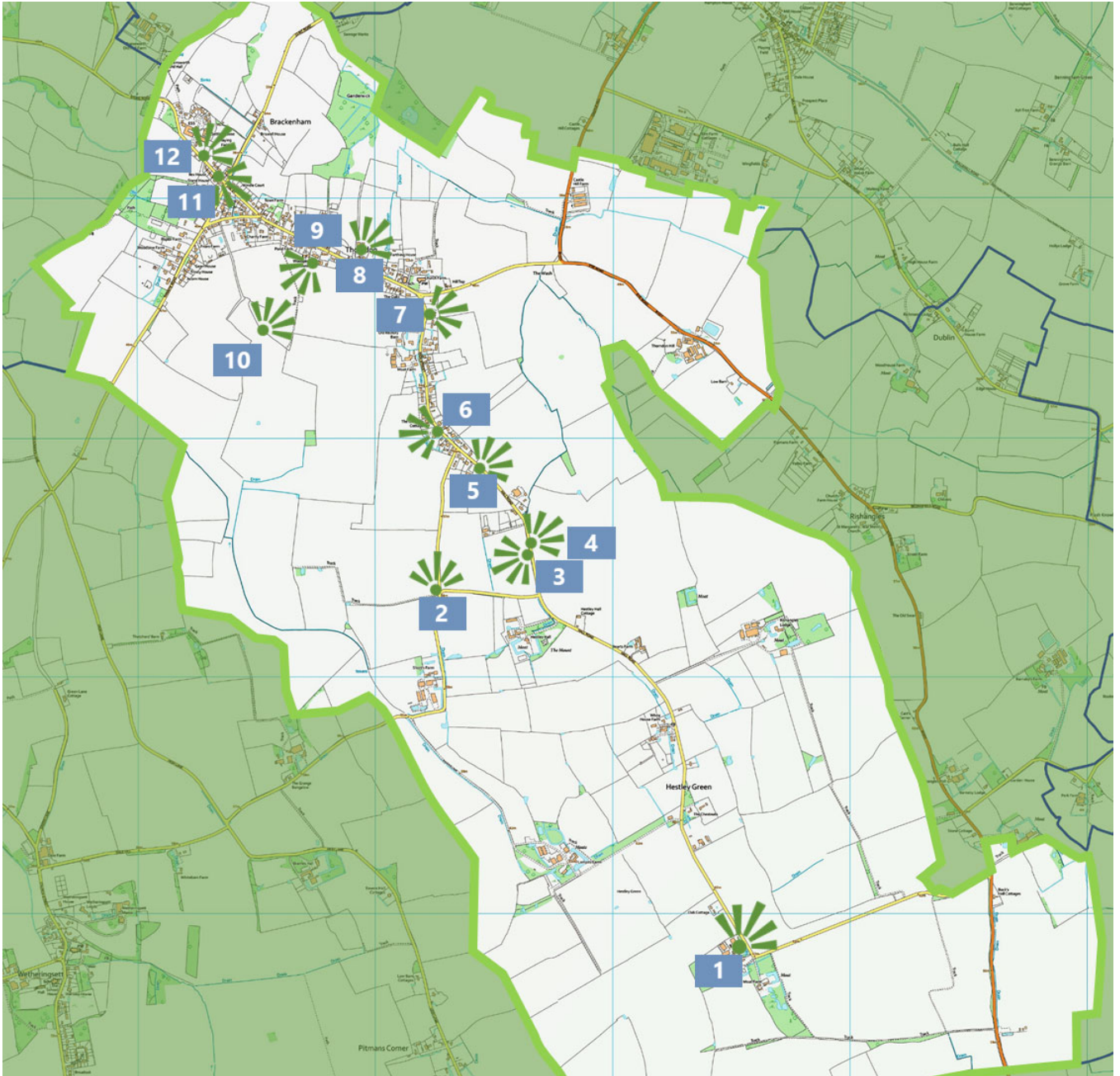
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Identifying Important Views

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.



Within the built-up area of the village, the importance of views has been considered having regard to the natural and built features.



View 1

Long north-east from Green Farm towards Rishangles. The construction of tall buildings above the tree and hedgerow height would have a moderate detrimental impact on the landscape.



View 2

View along Wetheringsett Road towards village and Church.

Development on the southern edge of the village is largely screened by trees. Tall buildings or further wind turbines at Eye Airfield could have a moderate detrimental impact on the landscape setting of the village.



View 3

View west from Hall Road near Rose Cottage towards Thwaite Road.

Development on this plateau area could have a significant detrimental impact on the landscape

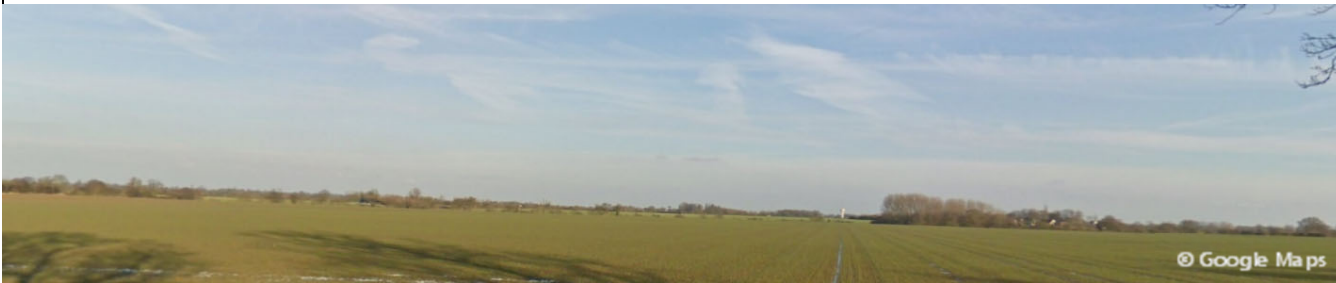




View 4

View east from Hall Road towards Rishangles.

Development on this plateau area could have a significant detrimental impact on the landscape



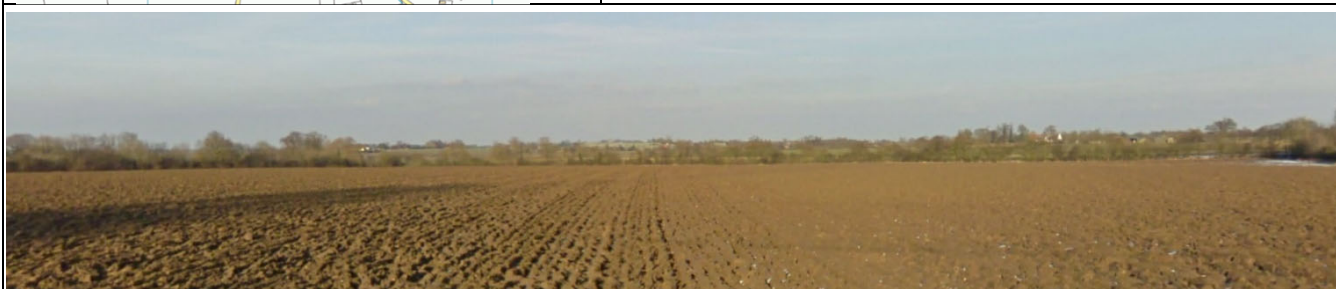
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View 5

View east from Hall Road near Rose Cottage towards Rishangles.

Development on this plateau area could have a significant detrimental impact on the landscape

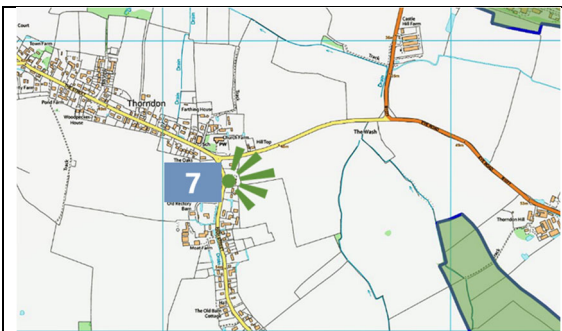


View 6

View west from Village Hall towards Thwaite Road.

Development on this plateau area could have a significant detrimental impact on the landscape setting of the built-up area of the village.

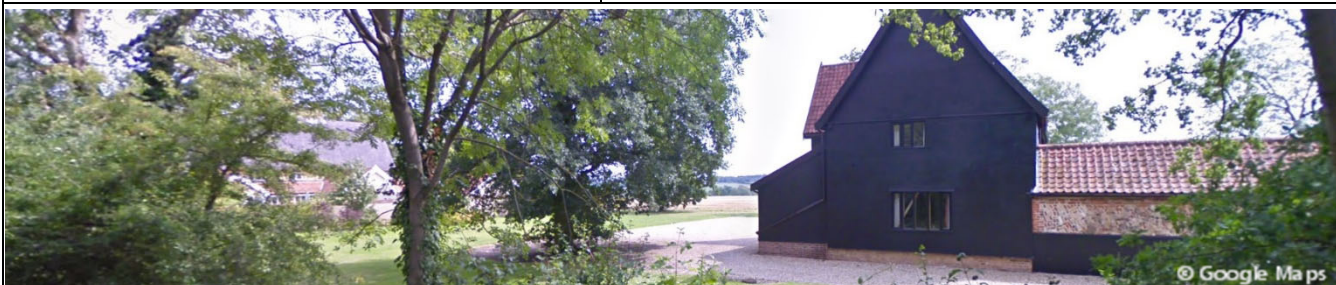




View 7

View east from High Street at Manor Farm.

An important glimpse view through the grounds of Manor Farm Barn east over the valley towards Occold. Unsympathetic development in the longer distance could have a detrimental impact on the setting of Manor Farm Barn, a listed building.



View 8

View north from The Street towards The Fen.

An important glimpse view through along Mill Lane north towards The Fen which could be lost without careful consideration of the potential impact of any foreground development proposals.



View 9

View south-west from public footpath rear of The Black Horse PH.

A long-range view demonstrates how new development on Thwaite Road without adequate rear screening could have a detrimental impact on the landscape features in this area.





View 10

View north-east from public footpath rear of The Black Horse PH.

A significant view demonstrating the mix of development and important trees and hedgerows providing a harmonious edge to the built environment. Further unsympathetic development along this edge could have a significant detrimental impact on the rural setting of the village.



View 11

View east along Stoke Road and The Street.

The internal view along The Street demonstrates the importance of greenery in the village and how development is generally integrated within the landscape.



View 12

Glimpse view north from Stoke Road.

Inconsiderate development in the distance could have a significant detrimental impact on this view that connects the village with its countryside setting.



