



WEST ROW

NEIGHBOURHOOD PLAN

2025-2041



Appraisal of Views

March 2025

West Row Parish Council



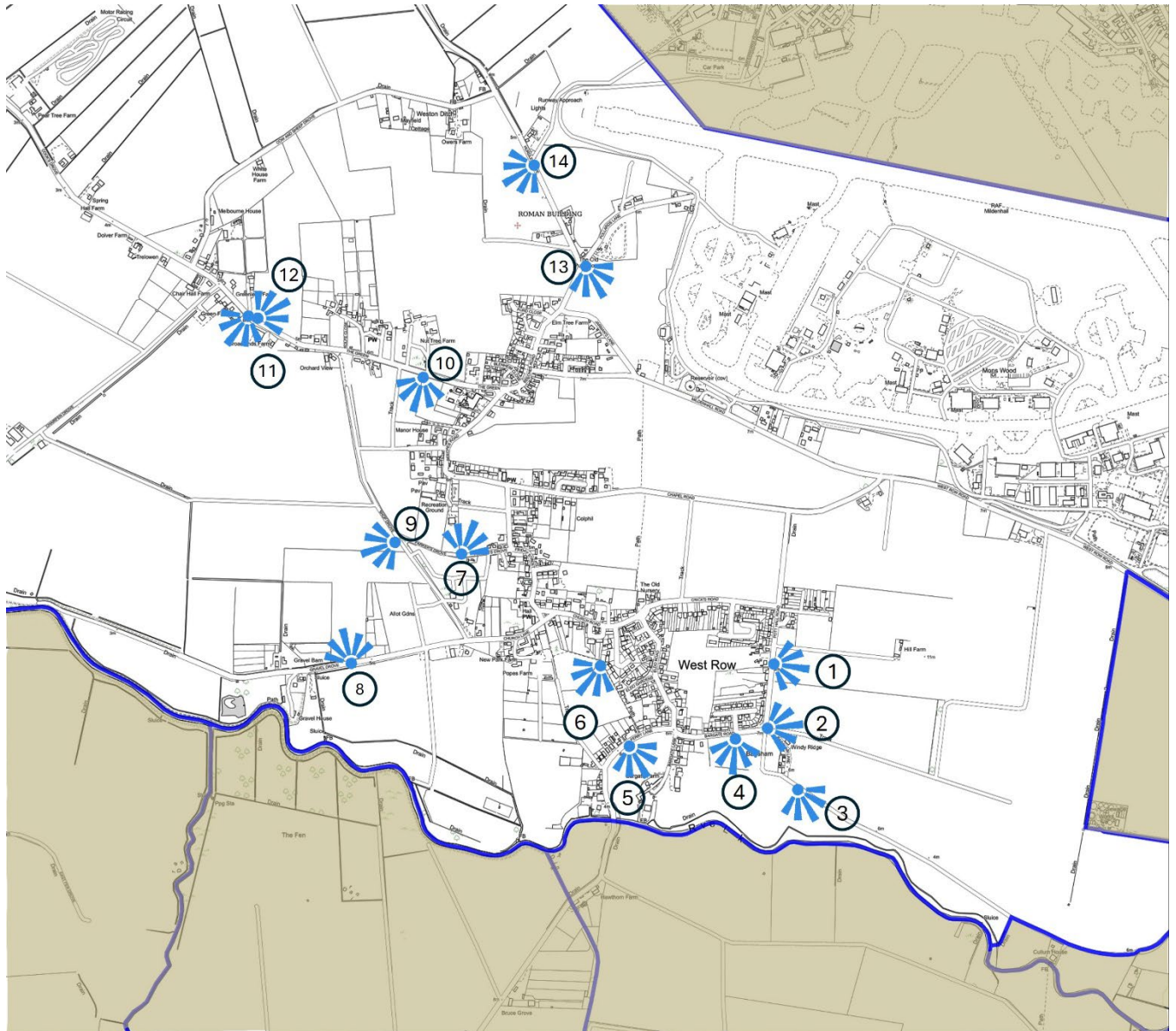
Introduction

As part of the preparation of the West Row 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 maps below. An assessment of the potential impact of any development on these views has been made and is tabulated on the following pages.



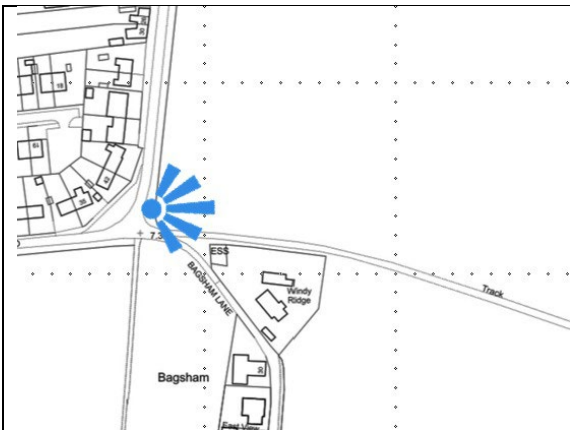
Map 1 – Identified important views



View 1

View east from Pot Hall Road

A long distance view towards Mildenhall and the airfield. Taller buildings on the airfield are largely screened by existing trees, which should be retained and enhanced where opportunities arise. Proposals for taller buildings above the tree line could have a significant detrimental impact on the view.



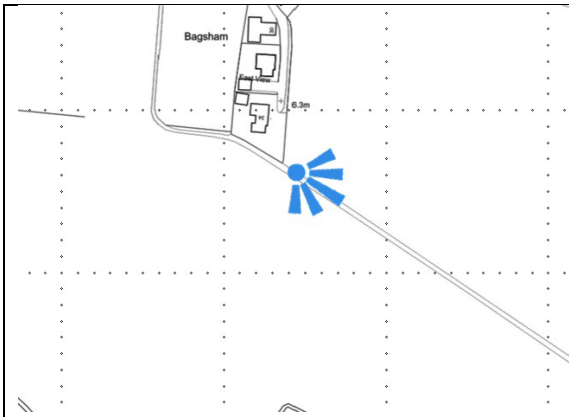
View 2

View east from corner of Bargate Road and Pott Hall Road

Long distance view towards the airfield. Larger buildings on the airfield are visible as is Hall Farm in the middle distance.

Proposals for taller buildings above the tree line could have a significant detrimental impact on the view.



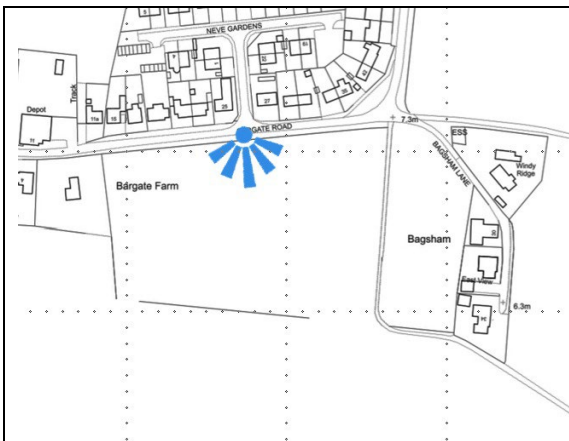


View 3

View east from bridleway to Mildenhall and Mildenhall Woods beyond. Mildenhall church tower is clearly visible in the view.

A largely open view other than the tree belt visible to the left.

Development in the foreground could have a detrimental impact on the long distance view to the church, which is a focal point some 2.5 km away.



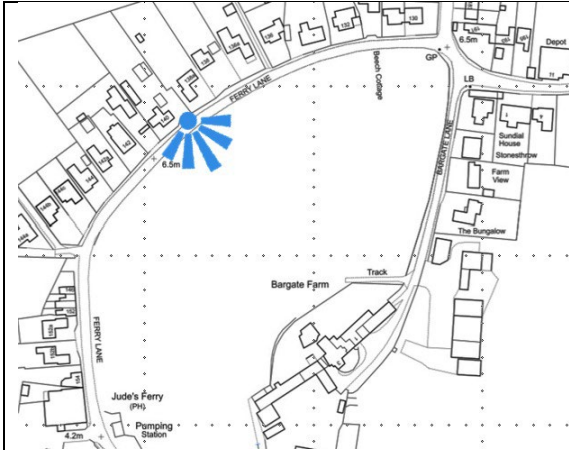
View 4

View south from Bargate Road towards River Lark.

Long distance views to Worlington are available between existing trees.

Development in the foreground could have a significant detrimental impact on the long distance views.





View 5

View south-east from Ferry Lane to Bargate Farm

Bargate Farm is listed Grade II

Bargate Farm, sitting within mature trees, provides an important landmark from Ferry Lane

Development in the foreground would have a significant detrimental impact on the view and would have the potential for causing significant harm to the setting of the listed building.



View 6

View south-west from public footpath at rear of Church Gardens

The view is towards the rear of properties on Ferry Lane and onwards to the River Lark

The loss of trees in this area could have a detrimental impact on the key feature of the view





View 7

View north from Parker's Drove to Baptist Chapel

The open area provides an important setting for the chapel and typifies the character of this part of the village. Development in the foreground could have a significant detrimental impact on the view.



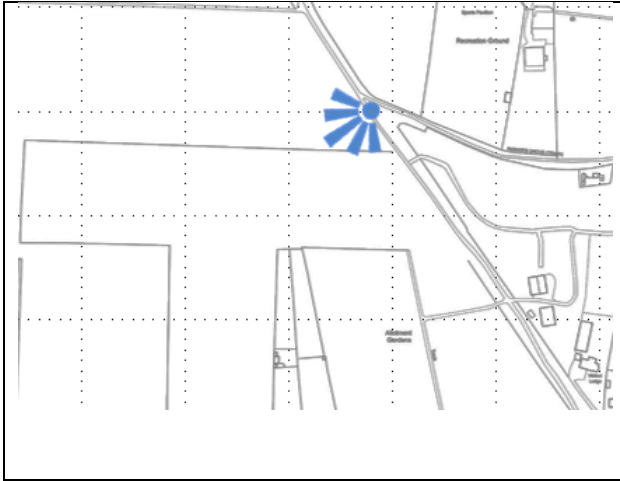
View 8

View north from Gravel Drove towards The Green and Cook's Drove.

Development located on Cook's Drove is visible but is also softened by existing trees and hedgerows.

Any further development along Cook's Drove and The Green will need to ensure that suitable landscaping mitigation is included to ensure the preservation of this view.





View 9

View south-west from the junction of Parker's Drove and Shop Drove towards "The Gravel".

The view illustrates one of the few areas in the Parish that is heavily wooded, screening the buildings that are located at The Gravel. Any development in this area should preserve the existing trees, thereby preserving this view.



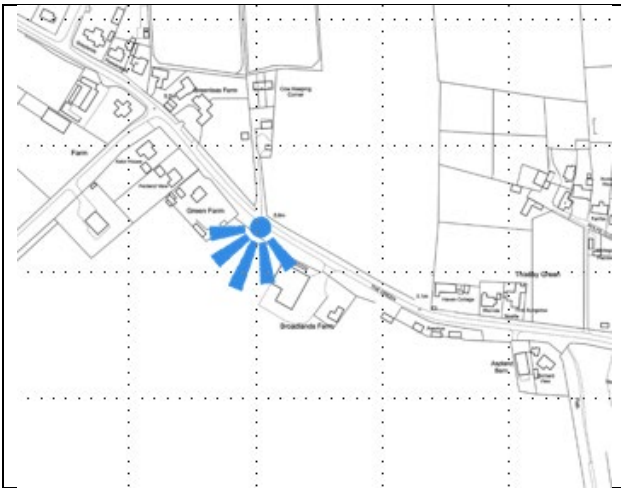
View 10

View south from The Green towards Manor House and Shop Drove.

The view illustrates how much of the development in this part of the village is screened by trees and hedgerows.

To preserve the view, proposals within the Housing Settlement Boundary should maintain and, where possible, enhance the trees and hedgerows and not be higher than the vegetation.





View 11

View south-west from The Green towards River Lark in distance.

Extensive views of this nature are common in the Parish and provide a justification for minimising development outside the Housing Settlement Boundary. Proposals for development will need to demonstrate that they would not have a detrimental impact on such views.

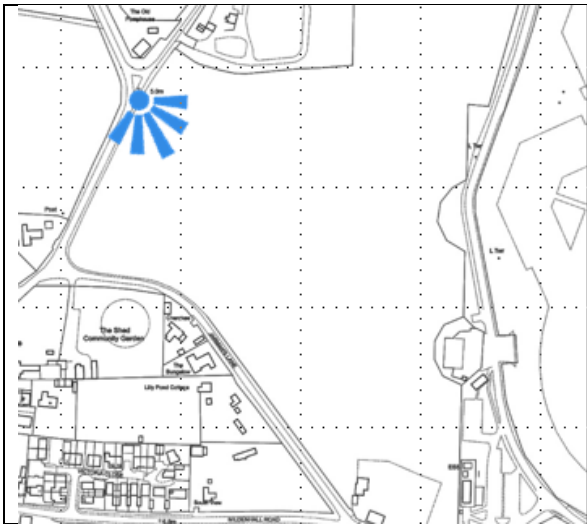


View 12

View north-east from The Green across the Scheduled Monument towards RAF Mildenhall. The water tower at RAF Mildenhall is visible.

As well as the need to consider potential harm to designated heritage assets, proposals should also demonstrate that there would not be a detrimental impact on the open nature of this view.



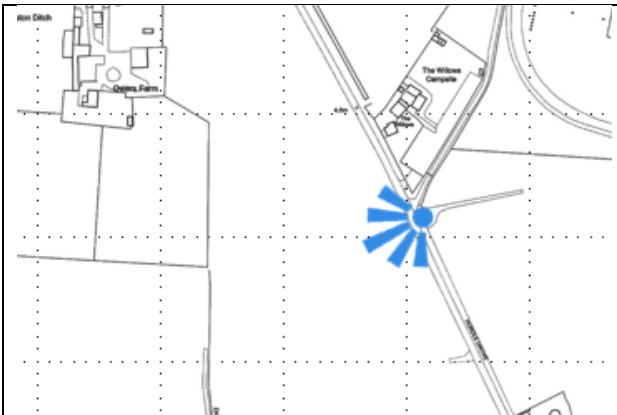


View 13

View south from Pollards Corner towards Jarman's Lane.

Some buildings associated with RAF Mildenhall are visible but, generally, development within the Housing Settlement Boundary is well screened by trees and hedgerows.

Proposals within the Housing Settlement Boundary should maintain and, where possible, enhance the trees and hedgerows and not be higher than the vegetation.



View 14

View west from Hurdle Drove across Scheduled Monument to The Green.

Some properties on The Green are apparent in the view and caution is necessary to ensure that any future development does not have significant detrimental impact on this view.





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