



Sutton

NEIGHBOURHOOD PLAN REVIEW 2023

ASSESSMENT OF VIEWS



JUNE 2023

Introduction

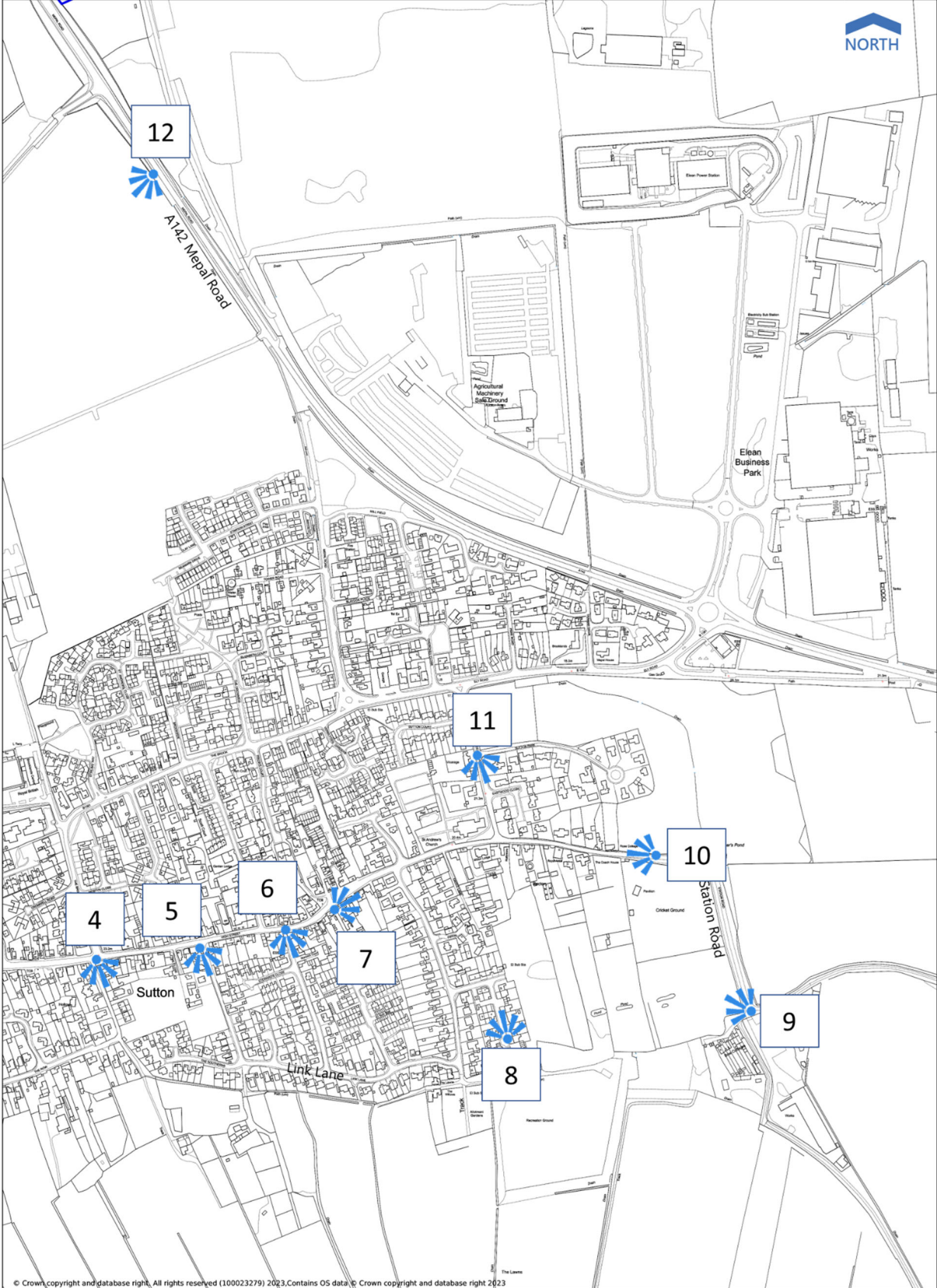
As part of the preparation of the Neighbourhood Plan, an assessment of important views was undertaken. The findings of this assessment are contained in this report, which forms a supporting document for the Sutton Neighbourhood Plan Review 2023. Policies in the Neighbourhood Plan refer to important views and the information contained in this Assessment provides the benchmark against which consideration of how the impact of development proposals on views will be considered.

Identifying Important Views

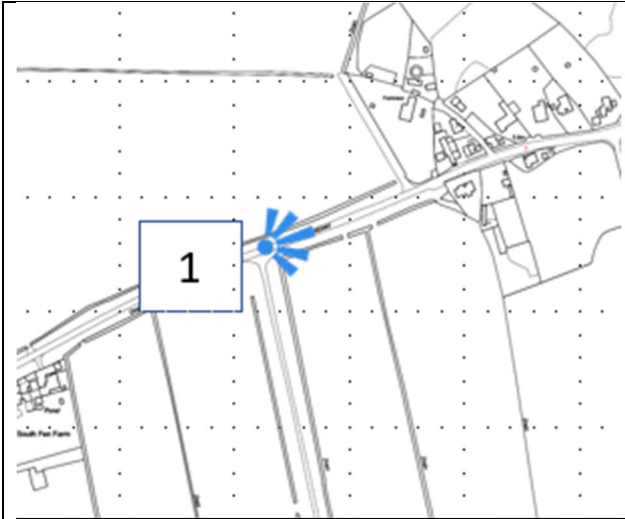
The assessment of important views has been guided by The Landscape Institute's Technical Guidance Note "Reviewing Landscape and Visual Impact Assessments (LVIAs) and Landscape and Visual Appraisals (LVAs)" January 2020

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





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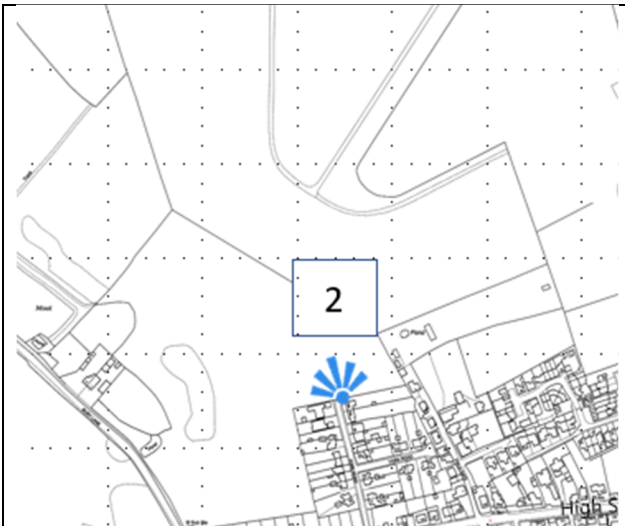


View 1

View from B1381 Chain Causeway towards village centre.

The view demonstrates the importance of the vegetated edge of the village in reducing the impact of the village on its countryside setting.

Development that would result in the loss of these trees and hedgerows or tall buildings raising above the vegetation would have a significant detrimental impact on this view.



View 2

View north from York Road

The view looks out towards the edge of the former airfield.

The area is outside the Development Envelope and unlikely to be subject to development proposals. Any development proposals should have regard to the importance of this rural setting.



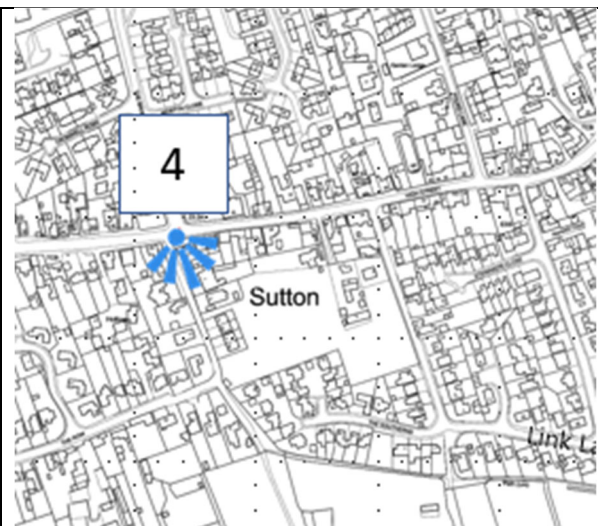


View 3

View south from High Street along Painters Lane.

A view over the rooftops towards Haddenham demonstrating how the main village centre is positioned on an unusually elevated position for the Fen landscape.

Proposals for taller buildings in the foreground would have a significant detrimental impact on the view.



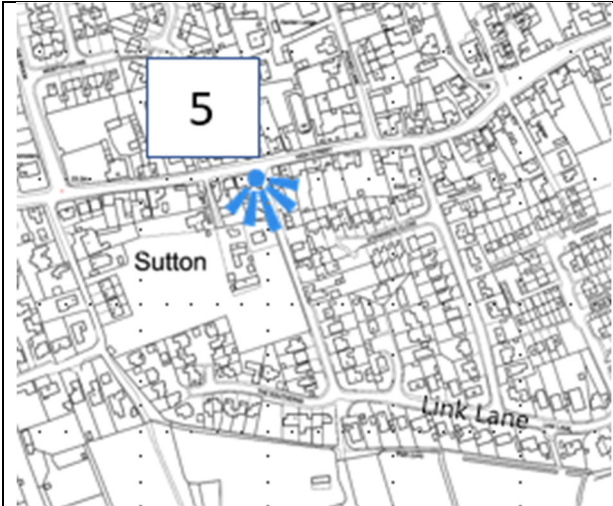
View 4

View south from High Street along The Row.

A view towards Haddenham demonstrating how the main village centre is positioned on an unusually elevated position for the Fen landscape.

Proposals for taller buildings in the foreground would have a significant detrimental impact on the view.



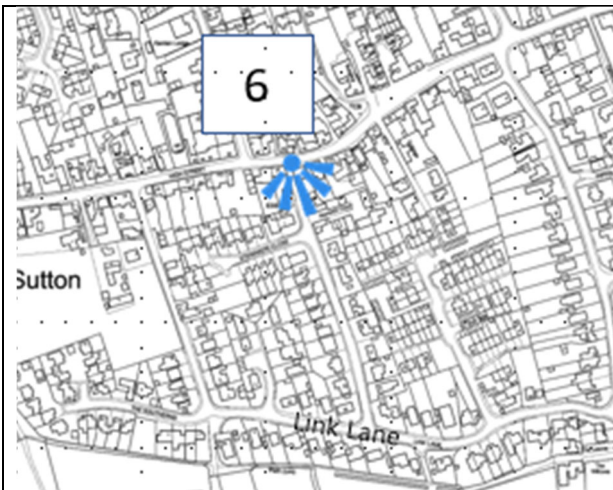


View 5

View south from High Street along Red Lion Lane.

A view towards Haddenham demonstrating how the main village centre is positioned on an unusually elevated position for the Fen landscape.

Proposals for taller buildings in the foreground would have a significant detrimental impact on the view.



View 6

View from High Street south along Steward's Lane.

A view towards Haddenham demonstrating how the main village centre is positioned on an unusually elevated position for the Fen landscape.

Proposals for taller buildings in the foreground would have a significant detrimental impact on the view.



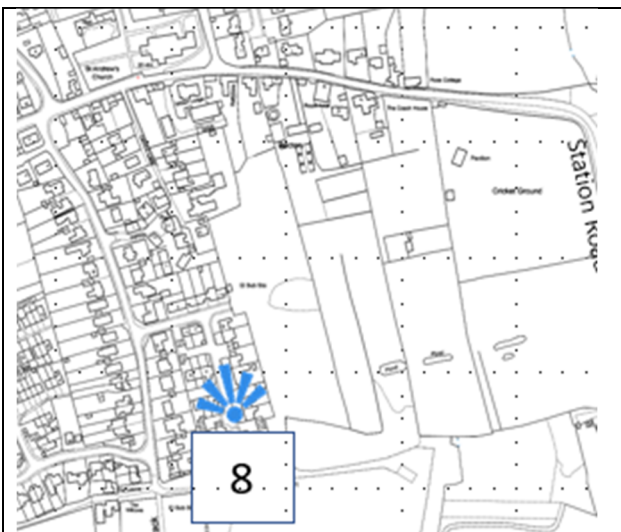


View 7

View east along High Street towards the church.

The view is in the conservation area punctuated by the Grade I listed church.

Given the location of the view, development proposals will need to have regard to the built heritage and ensure that the view to the church is not harmed by development proposals.



View 8

View north from Garden Close towards the church.

The church is an iconic landmark that can be seen from much of the surrounding countryside.

The two-storey dwelling obscure some of the view and any further two-storey dwellings or taller could have a significant detrimental impact on this view.





View 9

View north-west from Station Road towards church.

The long-distance view to the elevated Grade I listed church demonstrates the significance of the church in the landscape.

The retention of the trees and shrubs in the foreground is essential and any development should not protrude above the green canopy.



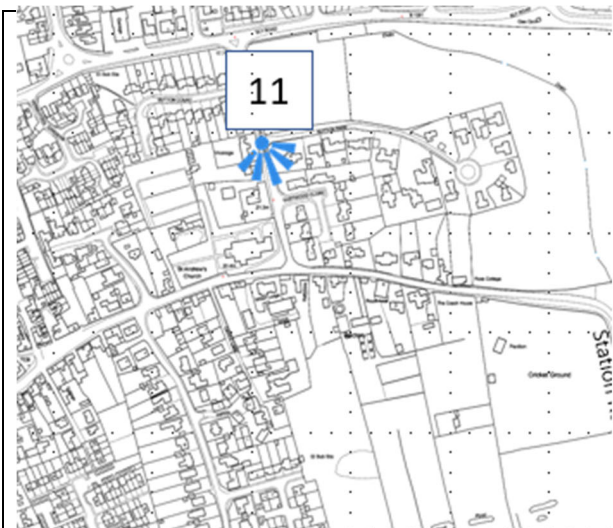
View 10

View west from Station Road towards church.

The view through an identified "special character area" to the church demonstrates the distinct historic character of this area.

Any development should respect the character of this area and proposals that interrupt or detract from the view could cause significant harm to the built character of the area.



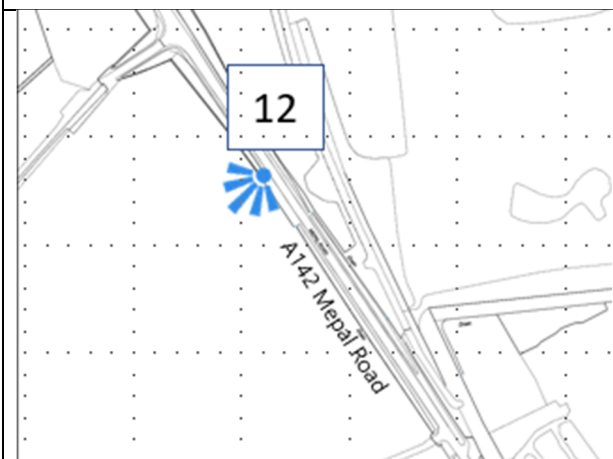


View 11

View south from Church Lane.

View from an elevated position with glimpse views of higher ground to the south at Haddenham.

The foreground is within the conservation area where development proposals will already need to have regard to the character of the area. Proposals for taller buildings or that would fill the gaps and remove the views to the higher ground would be likely to have a significant detrimental impact on the view.



View 12

View south-west from the A142.

View across former airfield over the northern edge of the village.

Recent development has had an impact on the view and hardened the urban edge. New development proposed in the Neighbourhood Plan should create a softened edge that will screen the development and restore the quality of this view.

