

A rural landscape featuring a large green field in the foreground, a dark green hedge, and a long, low barn with a brown roof in the middle ground. The background shows more fields and trees under a cloudy sky. The top left corner has dark foliage, and the bottom has a dark green leafy border.

Cheveley Parish Neighbourhood Plan

2023 - 2035

APPRAISAL OF VIEWS
AUGUST 2023

CHEVELEY PARISH COUNCIL

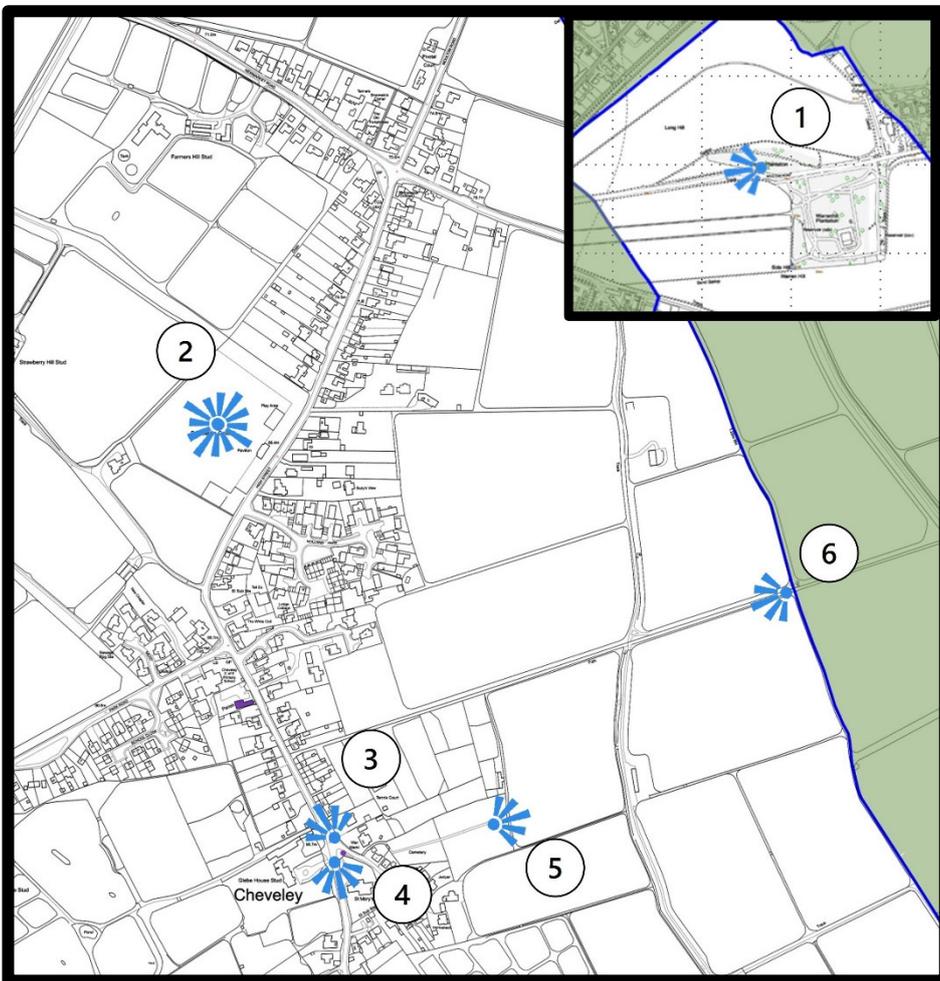
Introduction

As part of the preparation of the Cheveley 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. Policy CHEV 16 of 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 west from Warren Hill, Moulton Road

An extensive view across Newmarket and west towards Cambridge. Although much of the area is outside the Neighbourhood Area, development in those areas would need to have regard to the potential impact on this view

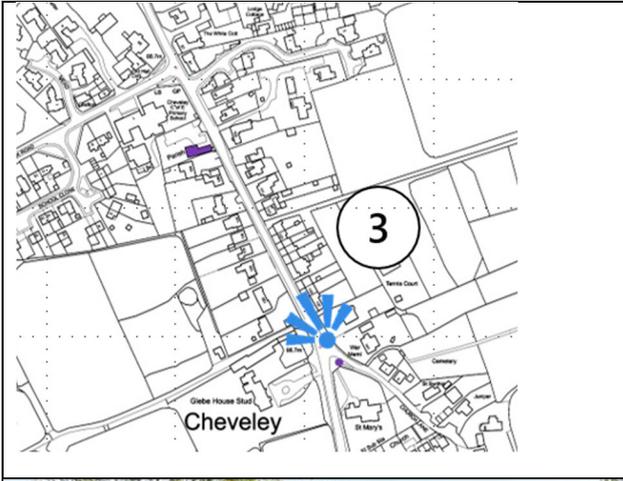


View 2

360 degree view at Recreation Ground.

The view both looks out to the surrounding countryside in the form of Cheveley Park Stud and across the Recreation Ground towards the built-up area of the village. The development of taller buildings in the village could have a detrimental impact on this view.



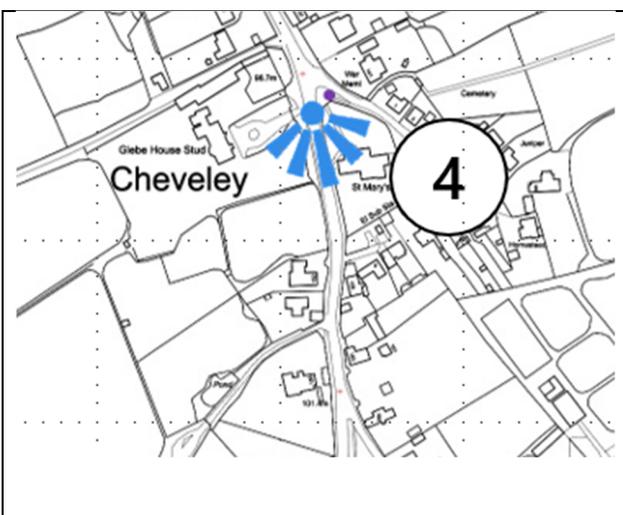


View 3

View north from the Church along High Street.

The view includes a number of listed buildings and is entirely within the Conservation Area. It also demonstrates the importance of trees in contributing to the character of the area.

Taller development or the loss of the trees could have a significant detrimental impact on this view.

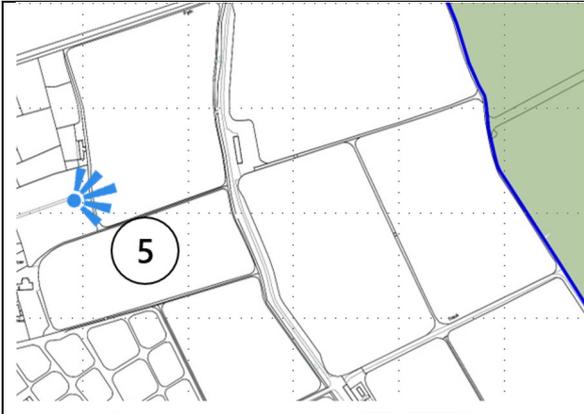


View 4

View south to the Church and beyond along High Street.

The significance of the Church and War Memorial is evident as well as the trees in this part of the conservation area. Any loss of trees, in particular, will have a significant detrimental impact on this view.





View 5

View east from Cemetery.

While development in this area is unlikely due to it being outside the Development Envelope, the construction of equine or agricultural buildings should be designed so as to minimise impact on the setting of this view.



View 6

View from Peddars Way footpath west towards village centre..

The view from a relatively high position at the parish boundary demonstrates the importance of trees and vegetation on screening the built form from the surrounding countryside.

The loss of trees or the construction of tall buildings could have a significant detrimental impact on the view.

