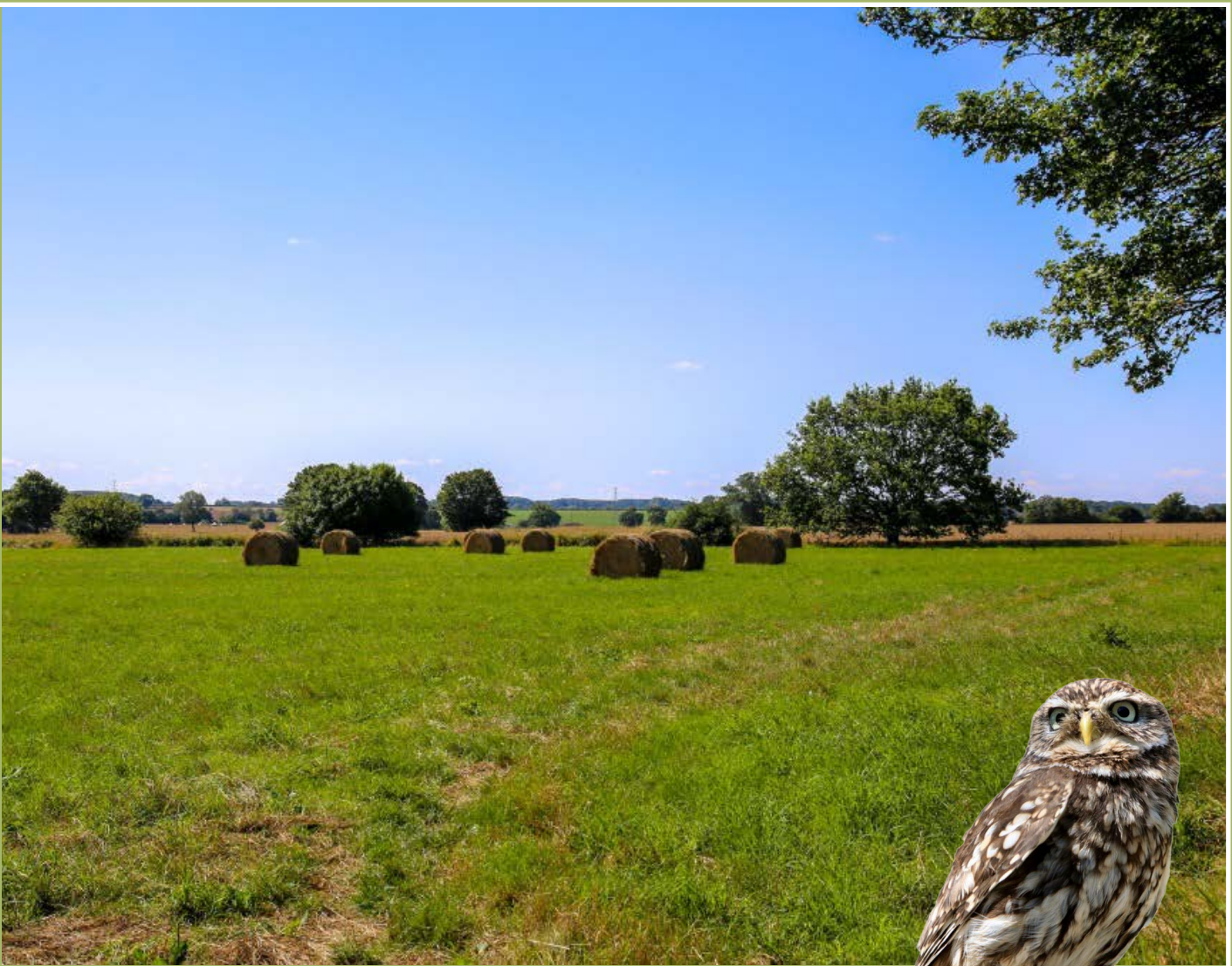


Barningham Neighbourhood Plan

2024 - 2040



Assessment of Key Views

June 2026

Barningham Parish Council



Prepared for Barningham Parish Council
by Places4People Planning Consultancy
June 2026

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Introduction

As part of the preparation of the Barningham Neighbourhood Plan, two background studies were carried out that identified key views in the parish. Those key views have now been assessed and the findings of that assessment are contained in this report. It forms a supporting document for the Neighbourhood Plan and was revised following the independent examination of the Neighbourhood Plan. The Neighbourhood Plan refers to the information contained in this document, which should be taken account of in considering development proposals.

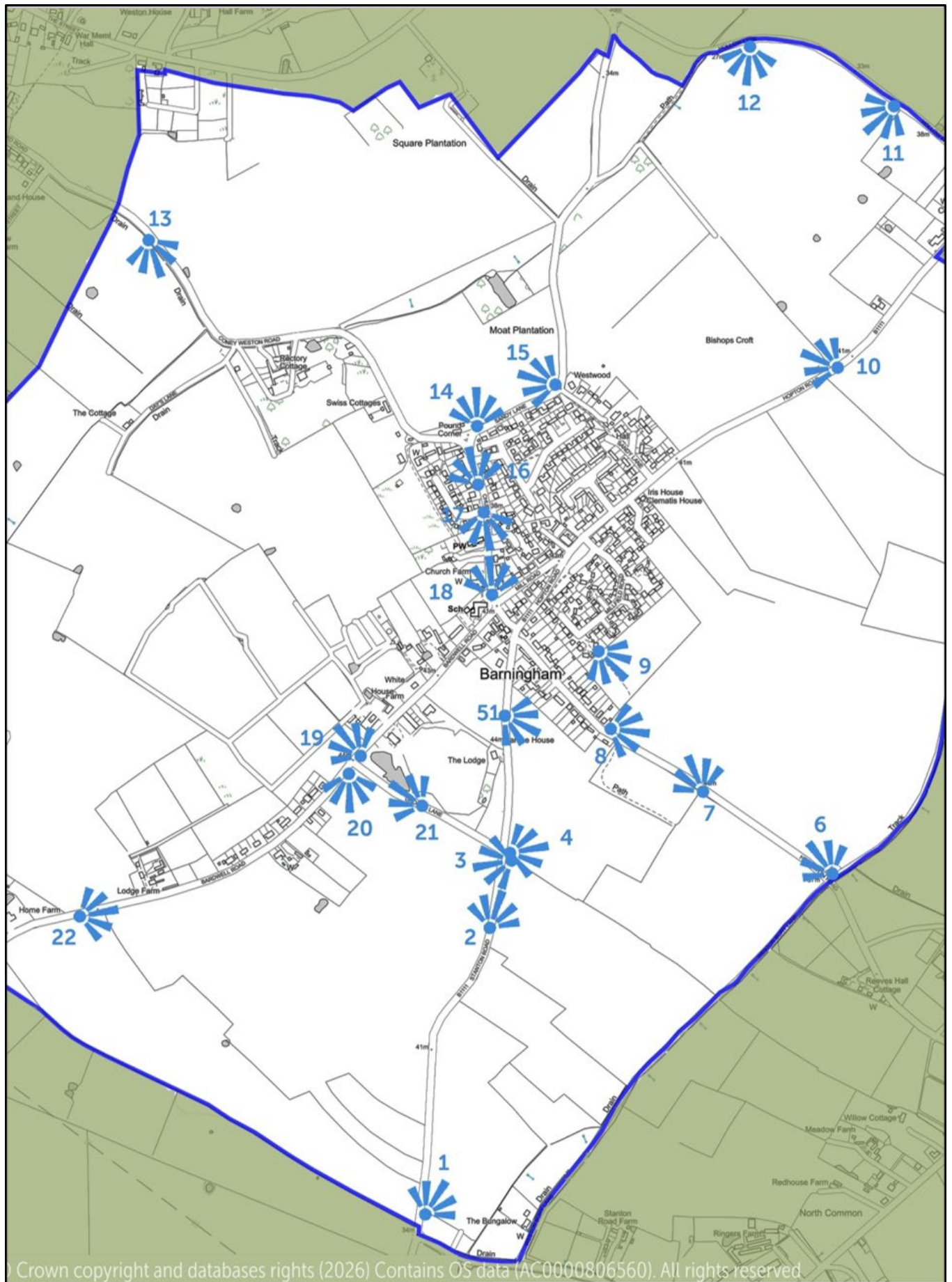
Identifying Important Views

The background studies that identify the key views are:

- Barningham Design Guidelines, prepared by AECOM for the Parish Council as part of the Government funded neighbourhood planning support package; and
- Barningham Character Appraisal, prepared by the Neighbourhood Plan Working Group.

Those views 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.

The assessment 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



Map 1 – The identified Key Views



View 1

View north from B1111 at southern boundary of parish

A view towards the village centre demonstrating how well the buildings are screened by existing trees and hedgerows. Tall buildings in the village centre or the loss of the vegetation that is visible on the horizon could have a significant detrimental impact on the view.

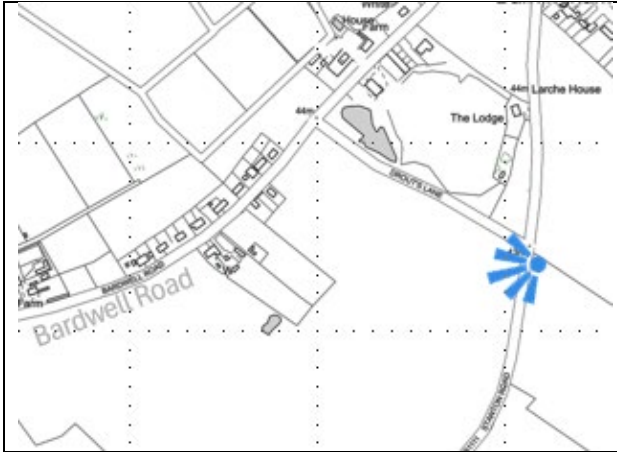


View 2

View north from B1111 towards village.

A view towards the village centre identifying the importance of the woodland between Stanton Road and Bardwell Road. Properties on Hepworth Road are visible but are softened by trees and hedgerows. Development on Hepworth Road needs to ensure that the potential impact on this view is considered.





View 3

View south-west from the B1111 Stanton Road at the junction with Drout's Lane.

Properties along Bardwell Road are visible but do not dominate the view thanks partly due to the presence of mature trees and hedgerows. Any proposals in this area should have regard to the qualities of this view and not have a detrimental impact on it.



View 4

View east from B1111 Stanton Road at the junction with Drout's Lane.

A view towards Hepworth Road where some properties are visible and demonstrating the plateau nature of the landscape. Further development on Hepworth Road could have a significant detrimental impact on this view.

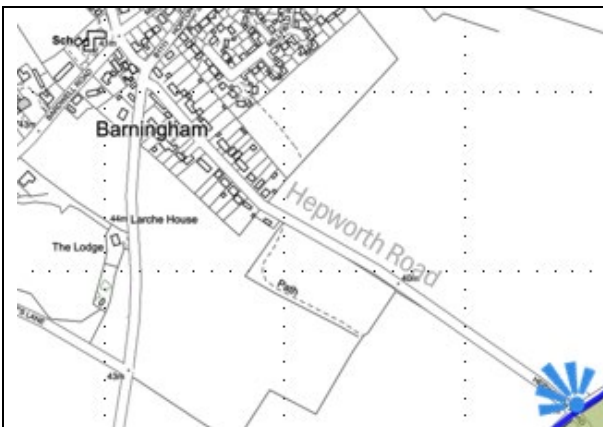




View 5

View east from the B1111 Stanton Road.

The rears of properties on Hepworth Road are visible but softened by the mainly intact hedgerow. Beyond these, a longer view spans across the plateau towards Hepworth and beyond. It is important that the hedgerow is maintained to screen the edge of the village and any further development on Hepworth Road will need to consider the potential impacts on the view.

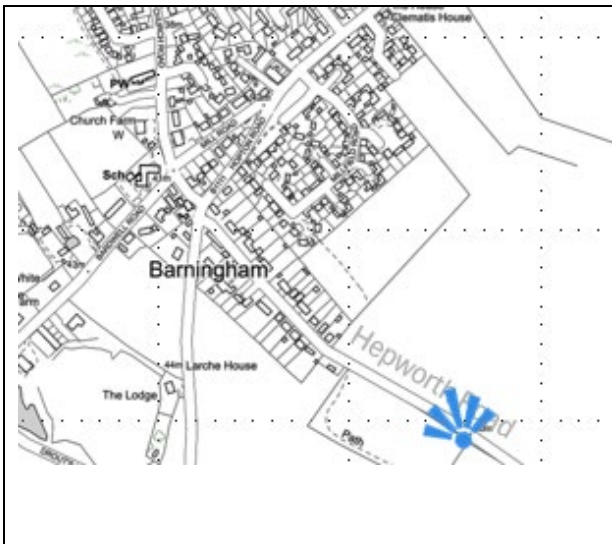


View 6

View north-west from Hepworth Road towards village centre.

The view demonstrates the flat nature of the landscape and how well properties south of Hopton Road at Millfields are screened by trees and hedgerows. Any further development south of Hopton Road will need to carefully assess the potential impact of the development on this open view.



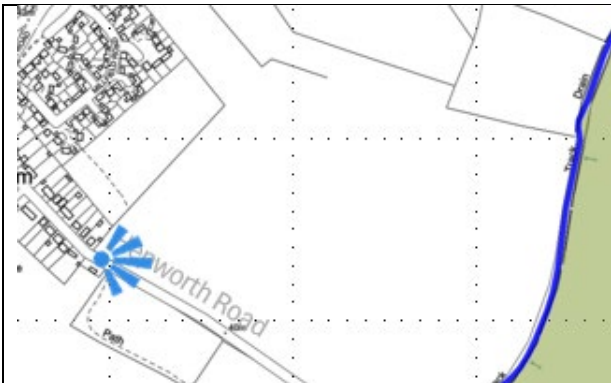


View 7

View north-west from Hepworth Road towards village centre.

The view demonstrates the flat nature of the landscape and how well properties south of Hopton Road at Millfields are screened by trees and hedgerows. The village edge on Hepworth Road is prominent and would be improved by planting.

Any further development south of Hopton Road will need to carefully assess the potential impact of the development on this open view.

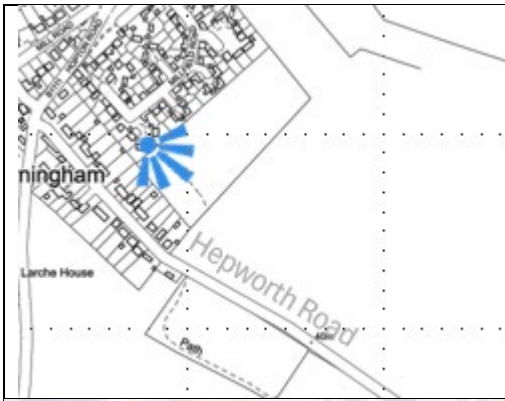


View 8

View east from edge of village at Hepworth Road.

A view out of the village towards Hepworth demonstrating the plateau nature of the landscape and the importance of tree belts.

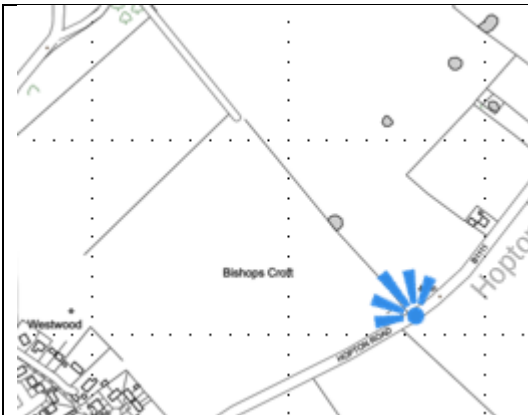




View 9

A short view from Millfield Road south-east over adjoining field.

The view reinforces the importance of the tree belt in screening the built form of the village from the countryside, as highlighted from View 7.



View 10

View north-west from Hopton Road.

The importance of hedgerows and tree belts in this flat landscape is evident and they should be retained and enhanced.

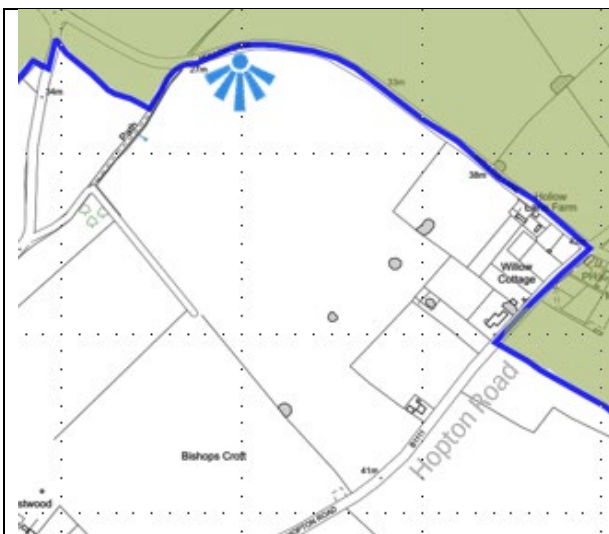




View 11

View from Hollow Lane south-west over fields towards the village.

The view demonstrates the importance of tree cover in the village and how it screens the built form. Development proposals in the village centre should consider the potential impact of their visibility from this view and not have a detrimental impact on it.

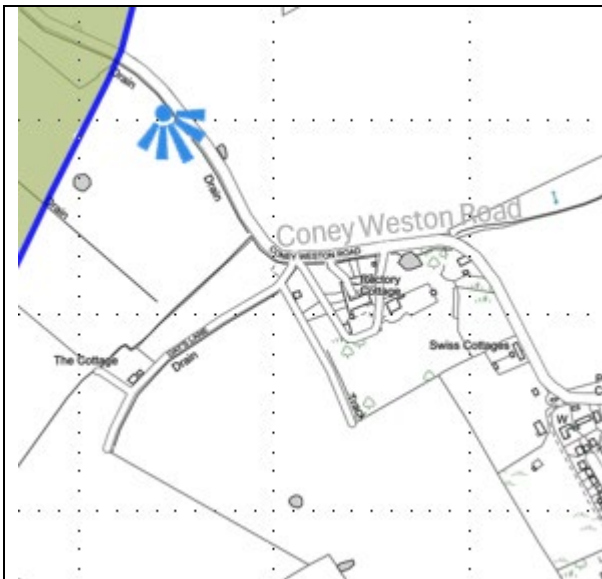


View 12

View south from Hollow Lane towards village centre with the church tower being visible.

The view demonstrates the importance of tree cover in the village and how it generally screens the built form. Development proposals in the village centre should consider the potential impact of their visibility from this view and not have a detrimental impact on it, particularly the view to the church tower.

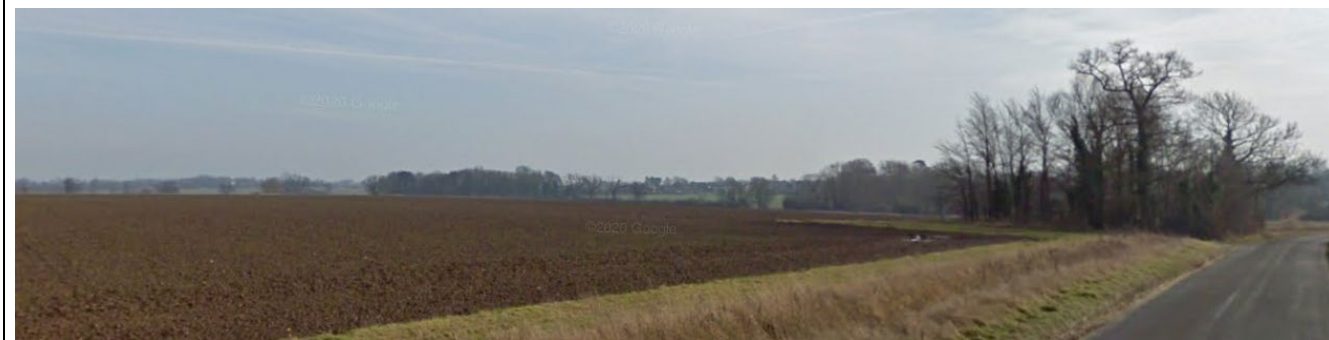




View 13

View south from Coney Weston Road towards village centre.

Properties fronting Sandy Lane are visible from this view which is extensive across the countryside towards Market Weston. Unscreened development on the edge of the village could have a significant detrimental impact on the view.



View 14

View north from Sandy Lane.

The view demonstrates the heavier vegetation of the landscape to the north of the village towards Coney Weston. Swiss Cottages are visible but the buildings that comprise Barningham Hall are screened by trees.

Development proposals in this area should seek to minimise visual intrusion on this view.





View 15

View north-west from Sandy Lane.

The view demonstrates the heavier vegetation of the landscape to the north of the village towards Coney Weston. Swiss Cottages are visible but the buildings that comprise Barningham Hall are screened by trees.

Development proposals in this area should seek to minimise visual intrusion on this view.



View 16

View north from Church Road.

A view along Church Road looking out over rooftops to the countryside beyond. The construction of taller buildings within this view would have a significant detrimental impact on this view.





View 17

View north along Church Road

View within historic core of the village amplifying the importance of trees within the village to contribute to its rural character.

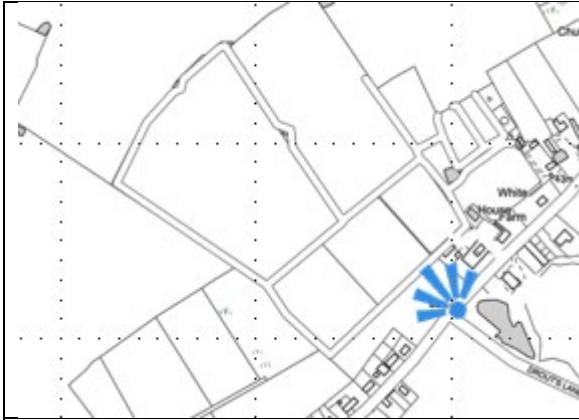


View 18

View north along Church Road.

View within historic core of the village amplifying the importance of trees within the village to contribute to its rural character.

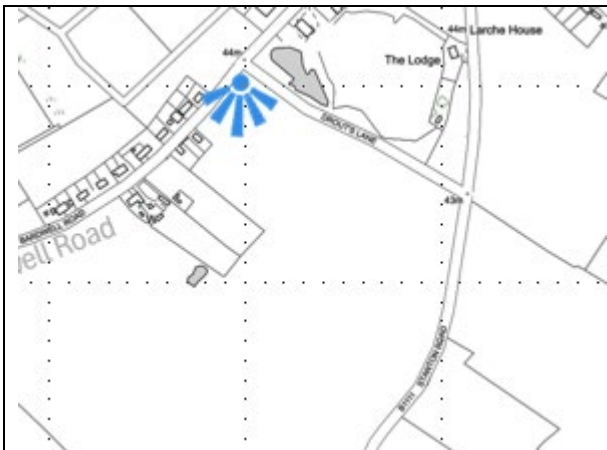




View 19

View north-west from Bardwell Road

View out into the open countryside demonstrating the significance of the plateau and trees within the landscape. Development proposals within this view should have regard to the potential to impact on the rural nature of this view.

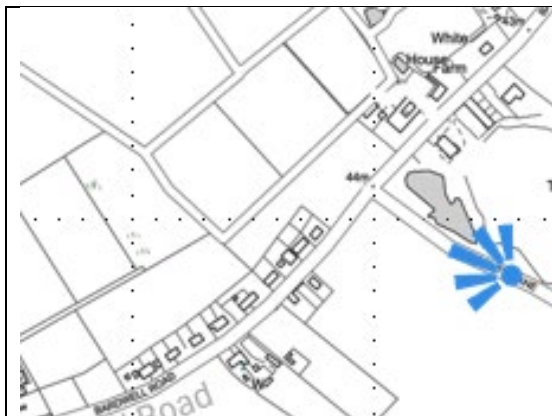


View 20

View south from junction of Bardwell Road and Drout's Lane.

An extensive long-distance view primarily to countryside beyond the parish. Development in the foreground and within the parish should give careful consideration to the potential impact on the view.

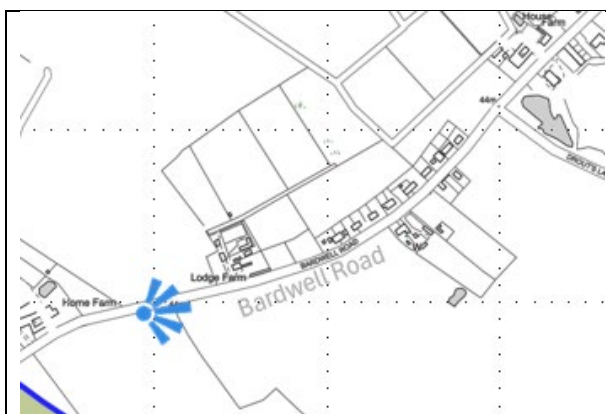




View 21

View north-west along Drout's Lane

Properties along Bardwell Road are visible but do not dominate the view thanks partly due to the presence of mature trees and hedgerows. Any proposals in this area should have regard to the qualities of this view and not have a detrimental impact on it.



View 22

View east along Bardwell Road towards village centre.

Wide view demonstrating the significance of the plateau landscape of the area. Isolated buildings are prominent in the landscape and care is needed to minimise such impacts from any additional development.

