Horringer-cum-Ickworth Neighbourhood Plan

2026-2041

Appraisal of Important Views

Horringer-cum-Ickworth
Parish Council

October 2026







Prepared for Horringer-cum0-Ickworth Parish Council by
Places4People Planning Consultancy
October 2026

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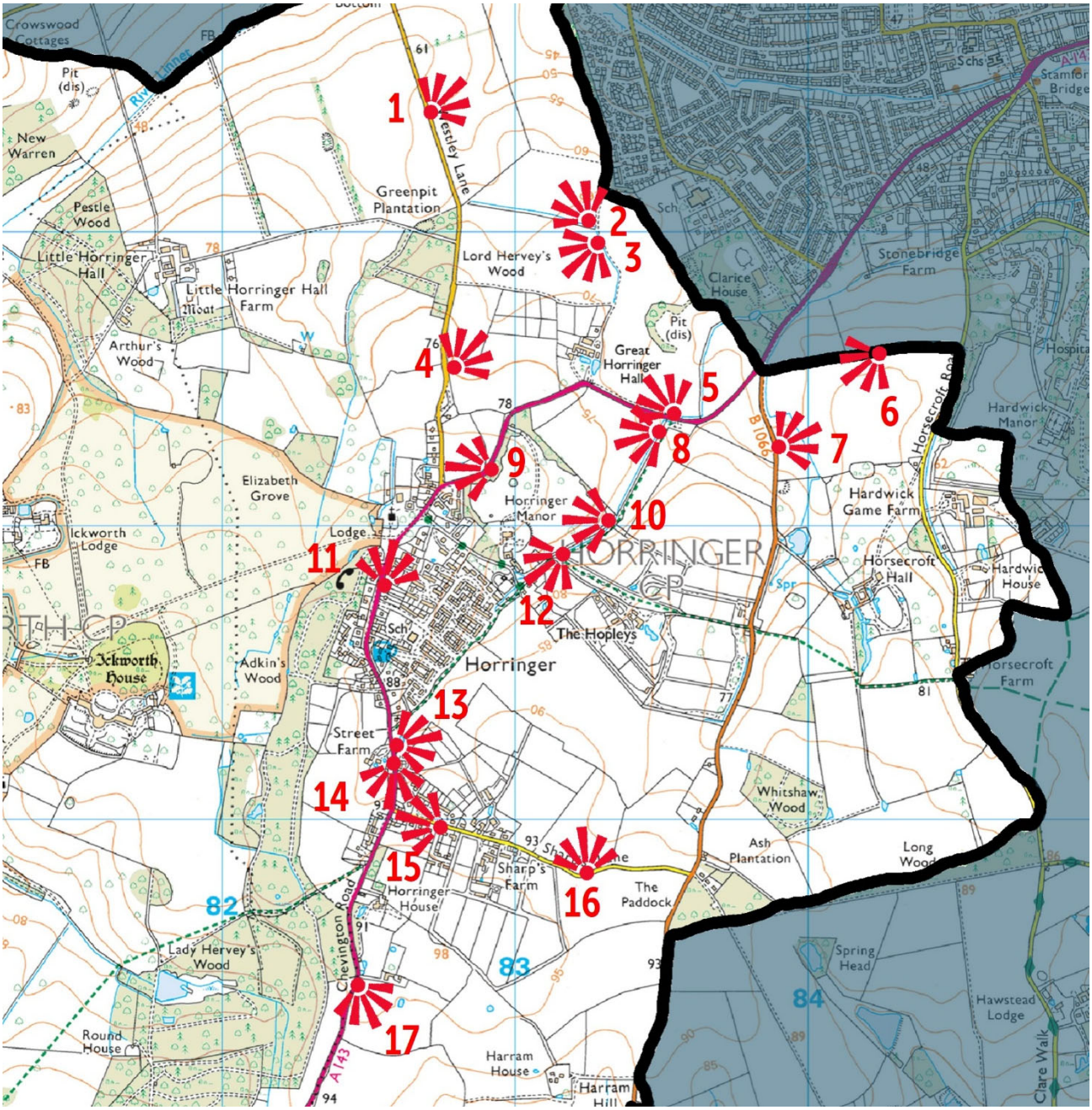
Introduction

As part of the preparation of the Horringer-cum-Ickworth 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.

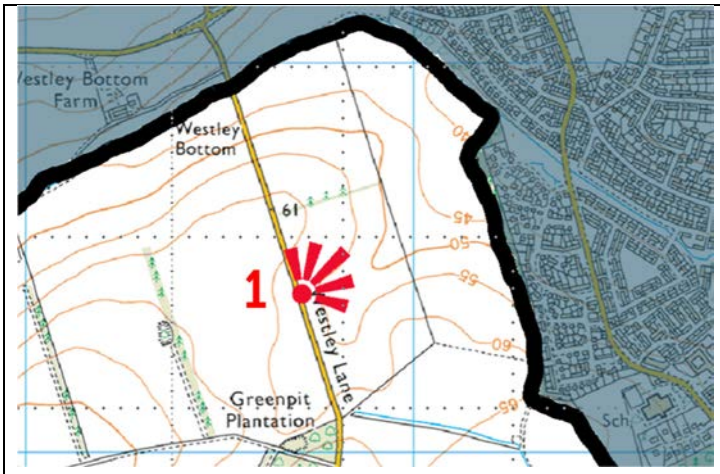
Identifying Important Views

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 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 north-east towards Bury St Edmunds.

The view illustrates the importance of the open and undulating land that forms the separation between the urban area of Bury St Edmunds and the village.

Any development within the parish should ensure that this long-distance view towards Bury St Edmunds and the openness of the area is maintained.





View 2

View north-west from Bridleway 7.

The view demonstrates the open nature of the Linnett valley towards Westley village as the land slopes down to Westley Bottom. The significance of the tree belts is also clear.

Development within the parish could have a significant detrimental impact on the important features of this view.





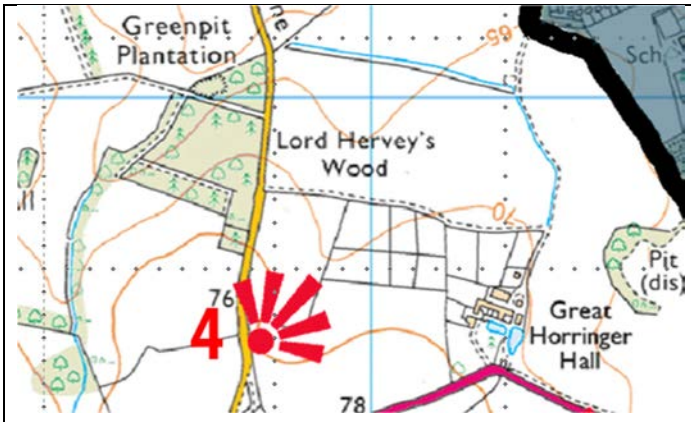
View 3

View south-west from Bridleway 7 towards village and Ickworth Park.

Properties on Westley Road are largely screened from the view and sit within the woodland in the background.

Any development in this area should ensure that it remains screened within this view and building heights should, in particular, remain low.





View 4

View north-east towards Bury St Edmunds.

The view demonstrates the importance of the open gap and woodland that separates the village from Bury St Edmunds. The water tower on West Road in Bury St Edmunds is visible on the skyline.

The loss of the trees or development in the view would have a significant detrimental impact on the feeling of separation of the two settlements.





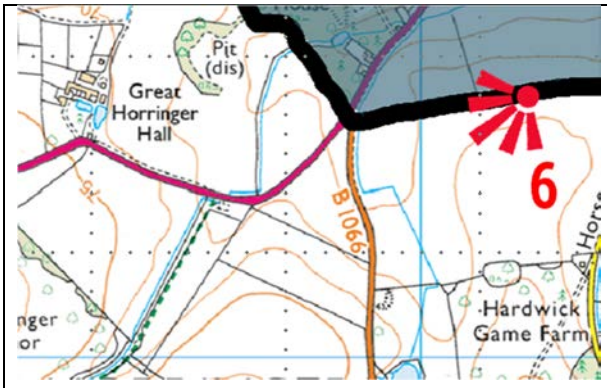
View 5

View from A143 north-west towards Great Horringer Hall and farm.

The farm buildings are prominent in the landscape including a distinct two-storey flint barn. Mature trees screen the listed Great Horringer Hall.

Any development within the view should minimise impact on the view by maintaining existing vegetation and maintaining the setting of the flint barn.





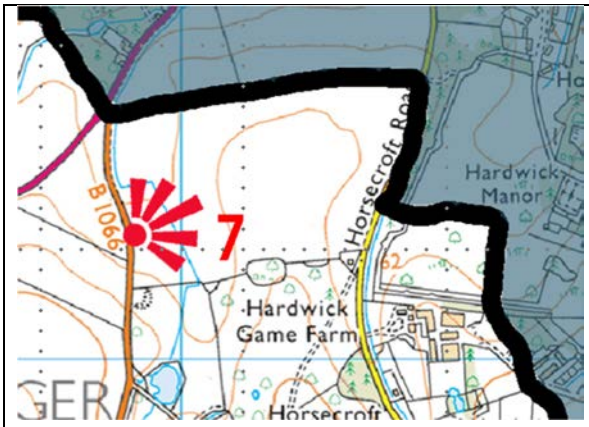
View 6

View from Gypsy Lane south-west towards village.

The view demonstrates the rolling landscape character of this area and the presence of many mature and veteran trees. The built-up area of the village is totally screened by vegetation.

Tall buildings within the village or new buildings in the foreground could have a significant detrimental impact on the view and the sense of separation between Bury St Edmunds and the village.





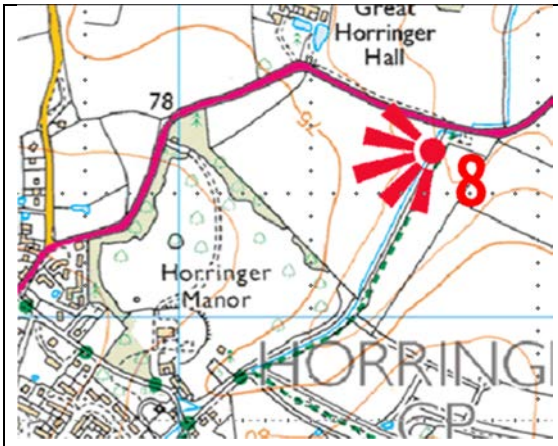
View 7

View from B1066 west towards Horsecroft Road and West Suffolk Hospital.

An open view demonstrating the gently rolling landscape with individual mature trees and tree-belts.

Any tall buildings on or beyond the horizon could have a significant detrimental impact on the key features of the view.





View 8

View from Footpath 2 south-west towards Horringer Manor.

A view across paddocks demonstrating the highly wooded nature of the village in the distance.

The importance of trees and hedgerows in screening this village is apparent and any development that either involves the loss of this, or results in buildings above the tree-line, would have a significant detrimental impact on the view.





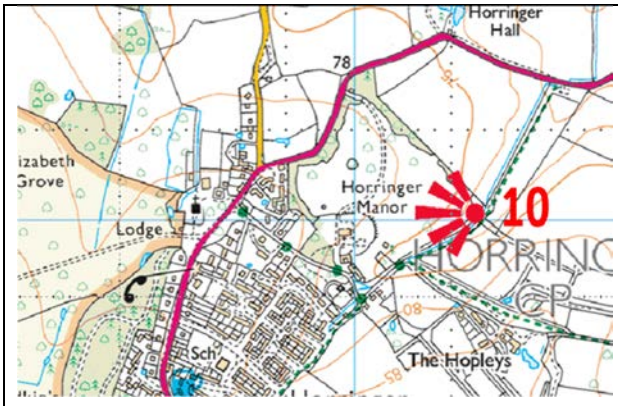
View 9

View west from Bridleway7 towards Westley Road.

View along former A11 towards The Bull and Mill House, which are screened in summer by trees.

Proposals that would result in the loss of trees should be resisted.





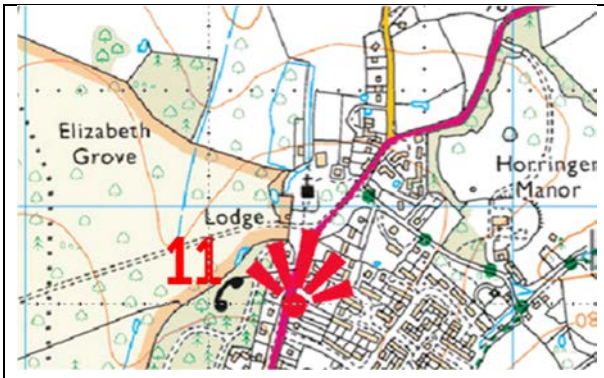
View 10

View west from Footpath 2 west through Horringer Manor parkland.

The view offers glimpses of the listed Garde II Manor House set in a parkland of significant trees.

Development within the parkland would need to consider the impacts of views across it.



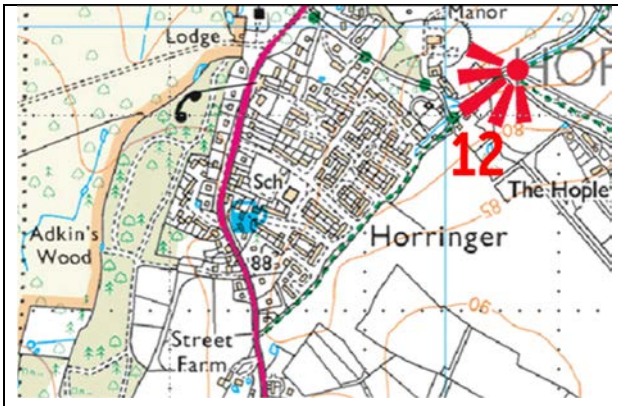


View 11

View north along A143 towards church.

The view within the conservation area demonstrates the significance of green spaces and trees within the settlement. Any development on the green spaces or within the proximity of the church could have a significant detrimental impact on the view.



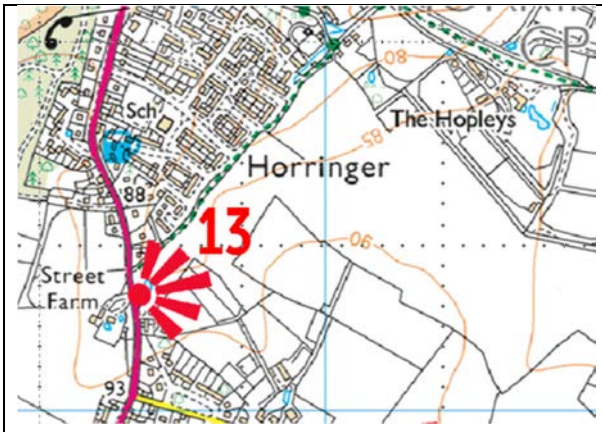


View 12

View south-west along Manor Lane

A view within the conservation area with a glimpse of Brook Cottage (Listed Grade II) on the left. The dominance of trees and hedgerows in this part of the conservation area is apparent, and their loss would have significant detrimental impacts on the view along Manor Lane.





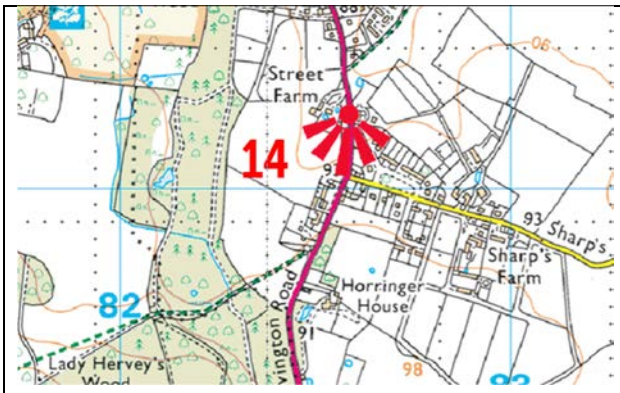
View 13

View east from the A143 Chevington Road.

The view demonstrates the significance of the landscape gap between the two distinct parts of the settlement with a long-distance view to a mature woodland belt.

Development in this area would have a significant detrimental impact on the gap and view created by it.





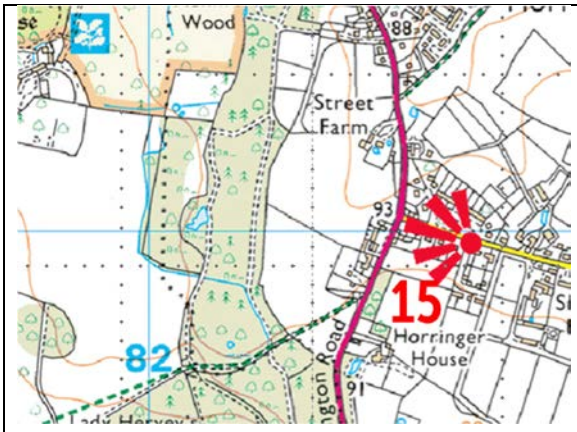
View 14

View south along the A143 Chevington Road.

The view demonstrates the importance of hedgerows and woodland in screening the southern area of the built-up area of the village.

The loss of any of this woodland through development could have a significant detrimental impact on the view.





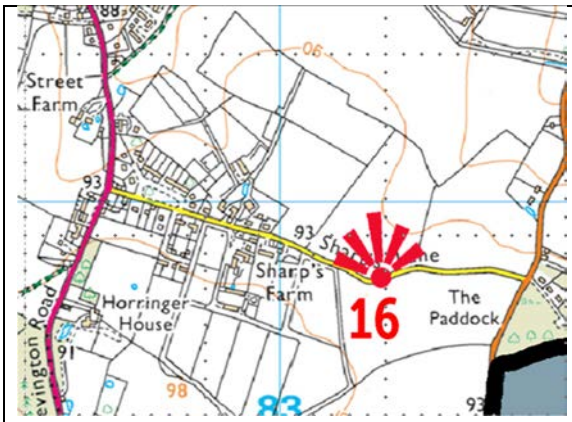
View 15

View along Sharpe's Lane towards Ickworth Park.

The view demonstrates the importance of trees and hedgerows in this part of the village and provides a long-distance view to the woodland on the edge of Ickworth Park.

The loss of trees through development proposals could have a significant detrimental impact on the view.





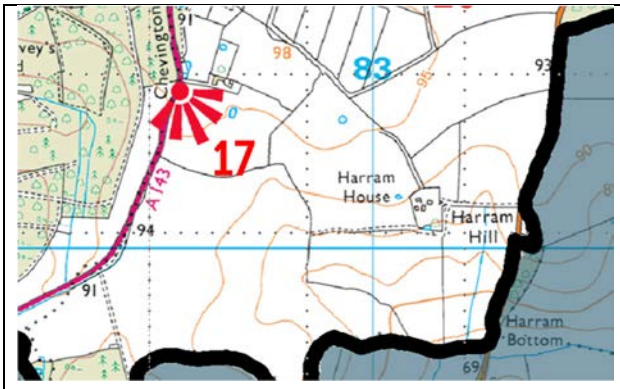
View 16

View north from Sharpe's Lane.

A view cross open countryside on the eastern edge of the settlement. It illustrates the importance of trees and hedgerows in screening the built-up areas of the settlement.

The loss of trees or hedgerows resulting from development could have a detrimental impact on the countryside setting of the village.





View 17

View south-east from the A143 Chevington Road.

An open rolling landscape with extensive views towards Whepstead and beyond.

Development in the foreground would have a significant detrimental impact on this long-range view.

