

Elmswell Neighbourhood Plan

Appraisal of Important Views April 2022



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 Elmswell Neighbourhood Plan. Policy ELM 2 of the Neighbourhood Plan refers to the information contained in this document, which should be taken account of in considering development proposals.

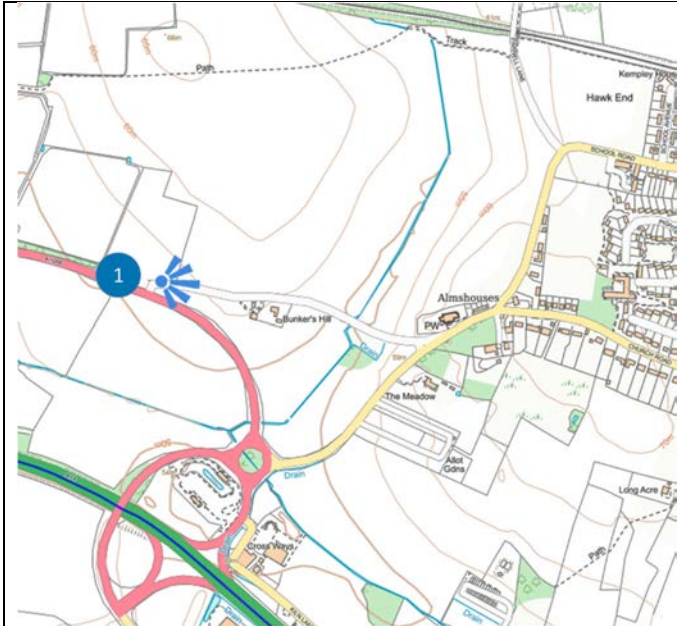
Identifying Important Views

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. The outcomes of this assessment are tabulated on the following pages.



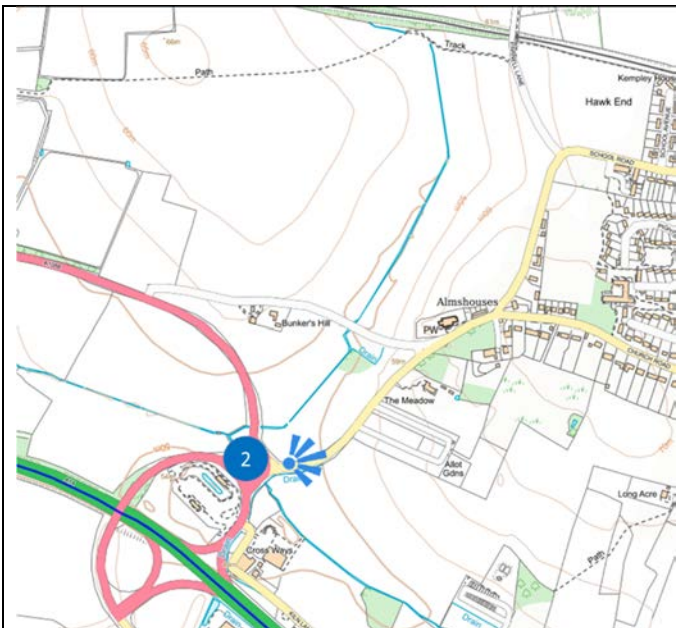
Map 1 – The identified Important Views



View 1

View east from near A1088

The parish church, which commands the surrounding landscape, is the key feature of this view. Further unscreened development on the edge of the village, especially along School Road, would have a significant detrimental impact on this view.

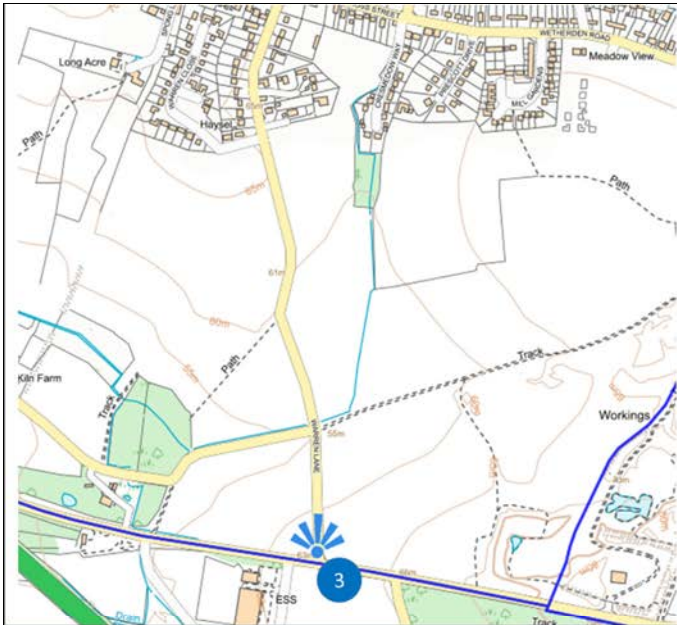


View 2

View from A1088 roundabout towards the village.

The church is a commanding gateway to the village from this main access road. Development in the foreground would have a significant detrimental impact on this view.

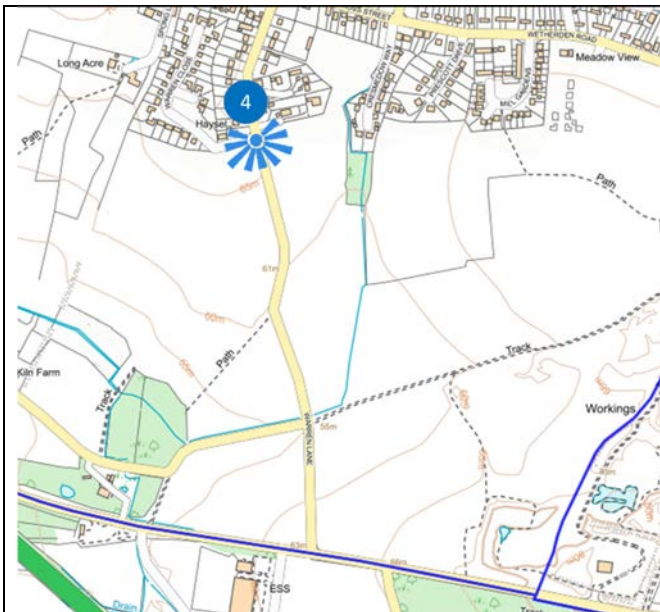




View 3

View north towards the village from the Warren Lane junction with the old A45.

The importance of trees on the edge and within the village is demonstrated and unscreened development in the foreground or tall development above the tree canopy would have a significant detrimental impact on this view.



View 4

View south from the village towards Woolpit and Haughley Park.

The view has recently been impacted by the industrial development adjoining the A14 but otherwise the long distance views are significant and further development should be carefully designed to reduce further impact.

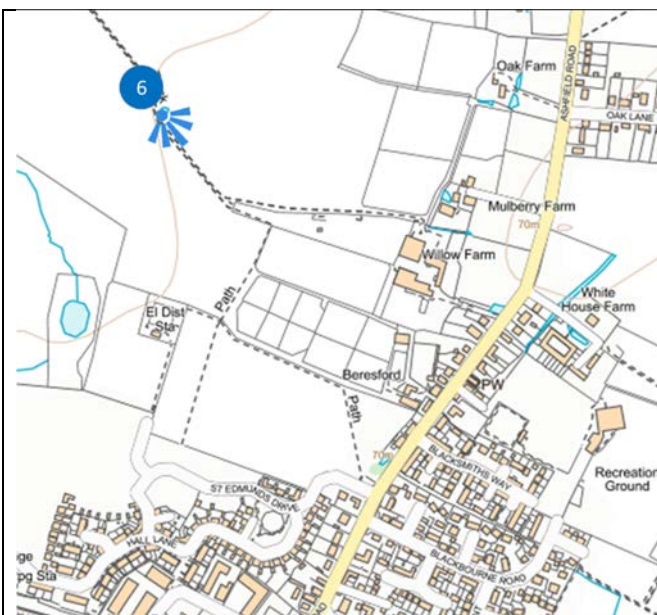




View 5

View north School Lane south-east towards Woolpit and beyond.

An outstandingly important view that demonstrates the prominence of the church looking out across the valley. Development in the foreground and in the distance could have a significant detrimental impact on this view.

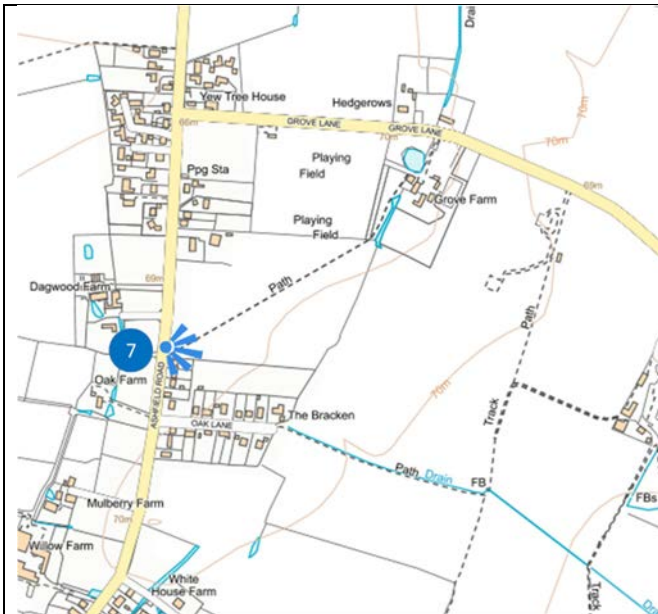


View 6

View south west from public footpath.

The view demonstrates how new development in the village sits within its countryside setting. Any additional development must be sympathetic to its countryside setting.





View 7

View east from Ashfield Road through the remaining undeveloped gap towards the open countryside.

Development within this gap would result in the loss of this view to the open countryside setting of the village.

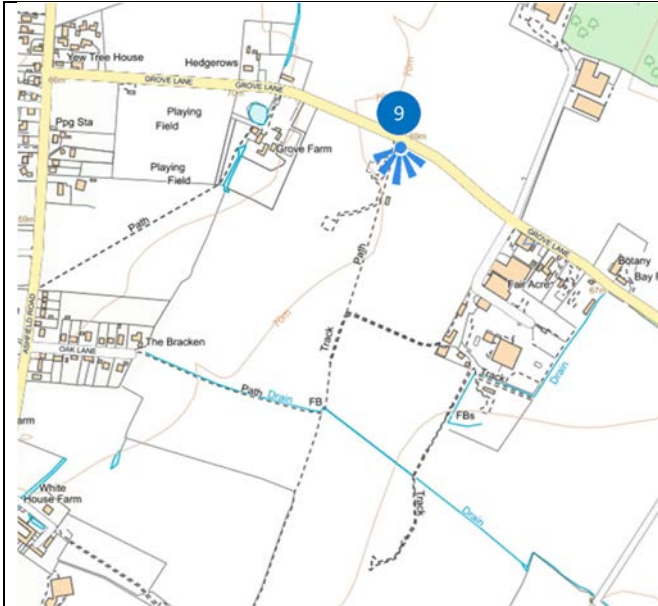


View 8

View south from Ashfield Road towards village.

The view into the village demonstrates the importance of trees and existing hedgerows in screening development from the countryside. New development that breaks the tree canopy could have a significant detrimental impact on the countryside setting of the village.



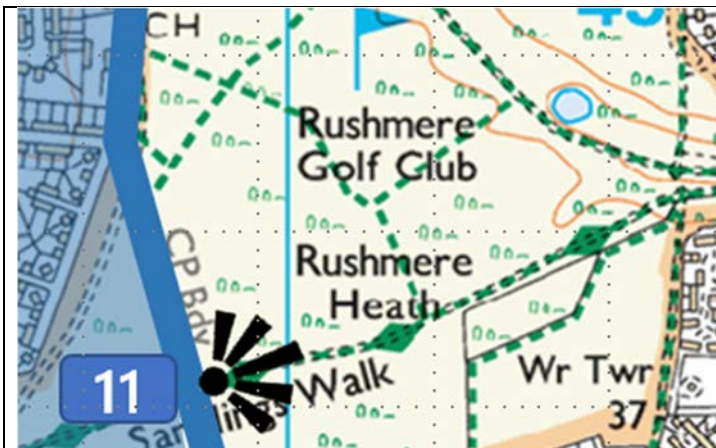


View 9

View south-from Grove Lane towards village.

An extensive view south with Haughley Park on the horizon. Existing hedgerows help top screen the village from the countryside but additional development in the foreground or that breached the tree canopy would have a significant detrimental impact on the view.

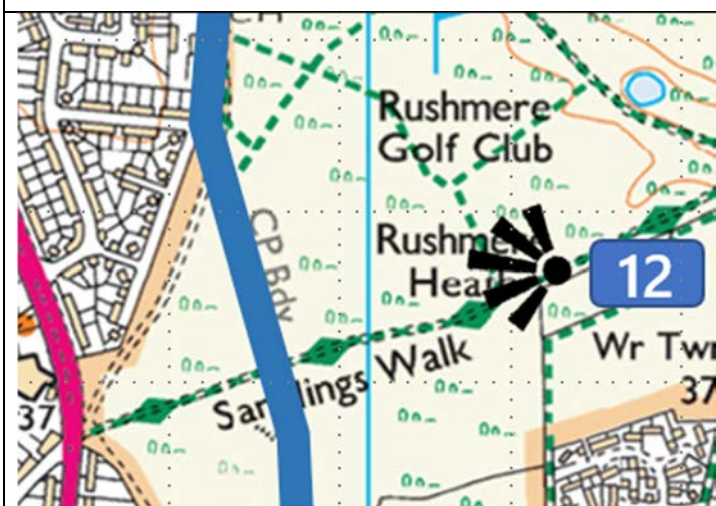
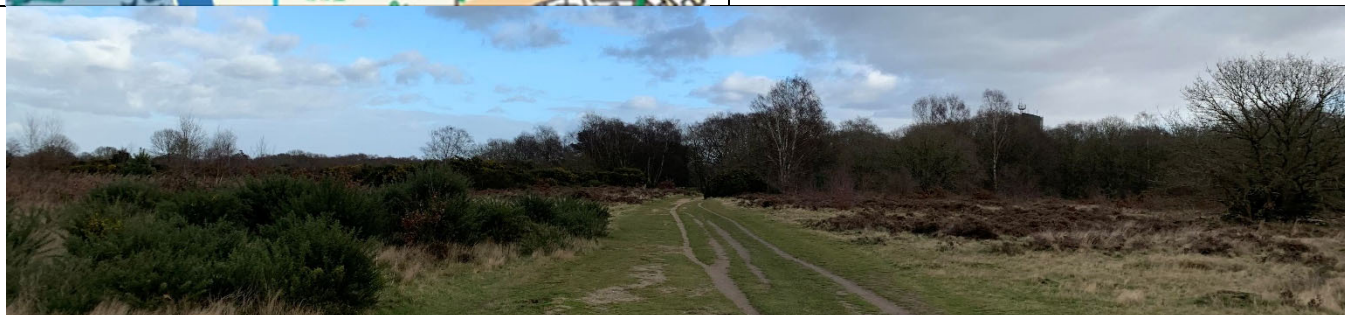




View 11

View north-east across Common.

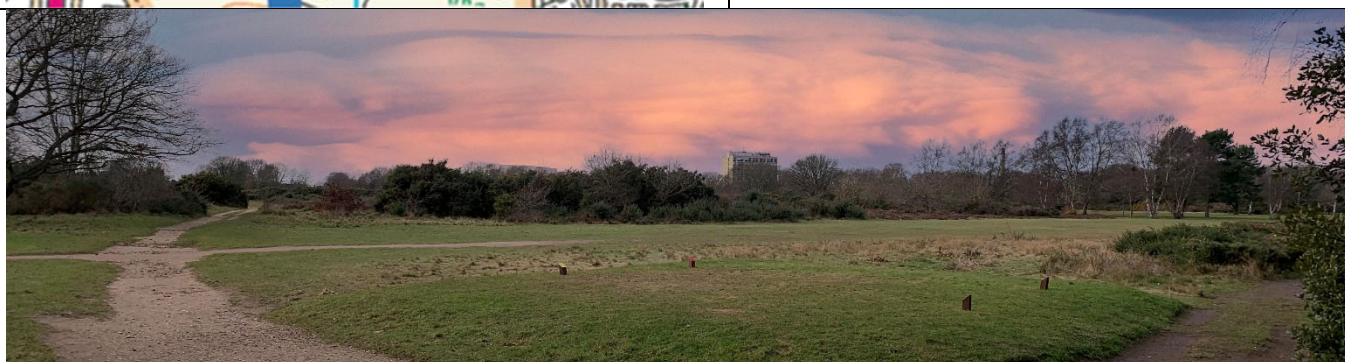
An open view across the relatively unspoilt Common towards Kesgrave. Any tall buildings above the vegetated area would have a significant detrimental impact on the tranquillity of this setting.

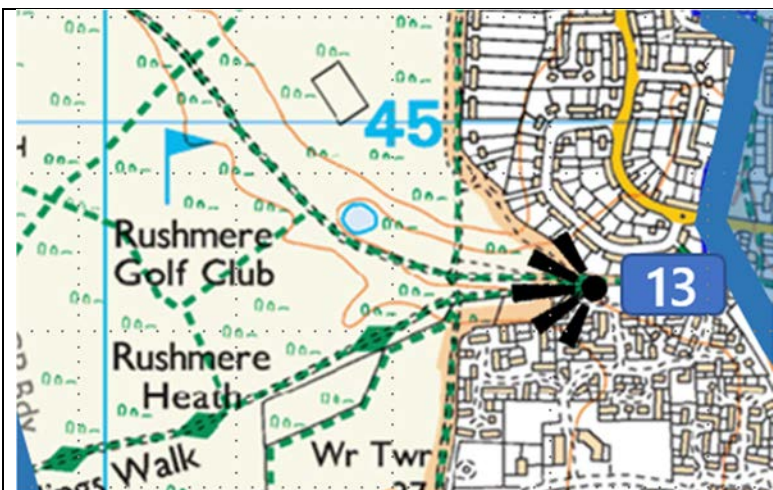


View 12

View west across Common

An open view across the Common heathland and golf course towards Ipswich Hospital in the background. Further tall buildings at Ipswich Hospital could have a significant detrimental impact on this view.





View 13

View west from Sandlings.

A view from the edge of the urban area towards the Common and Golf Course. Any loss of woodland in this location could have a significant detrimental impact on this view.



View 14

View from Broadlands Way to Water Tower

An urban view towards the landmark Water Tower. Development in the foreground could have a detrimental impact on the setting of this Non-Designated Heritage Asset.

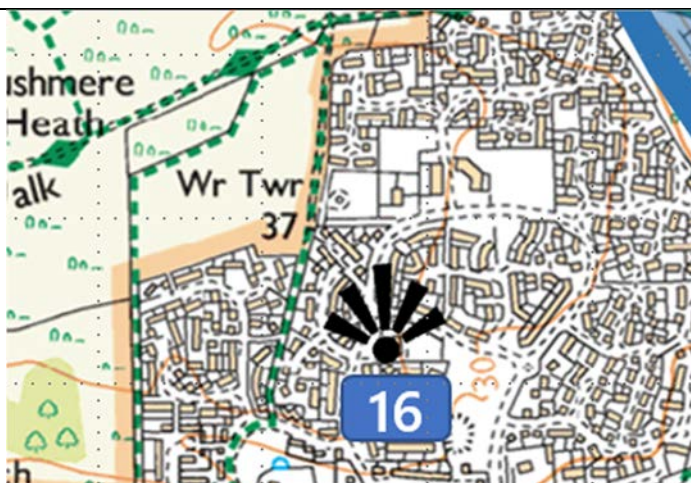




View 15

View north-west across Golf Course and Common

An open view across Golf Course towards Ipswich urban area. Any development that involved tall buildings being visible above the tree line would have a significant detrimental impact on the view.



View 16

View north along Bladen Drive towards Water Tower

The Water Tower provides a focal point along Bladen Drive while the trees at the end of Broadlands Way, near Tower Hall, form a soft edge to this urban landscape. The loss of the trees would have a significant detrimental impact on this view.

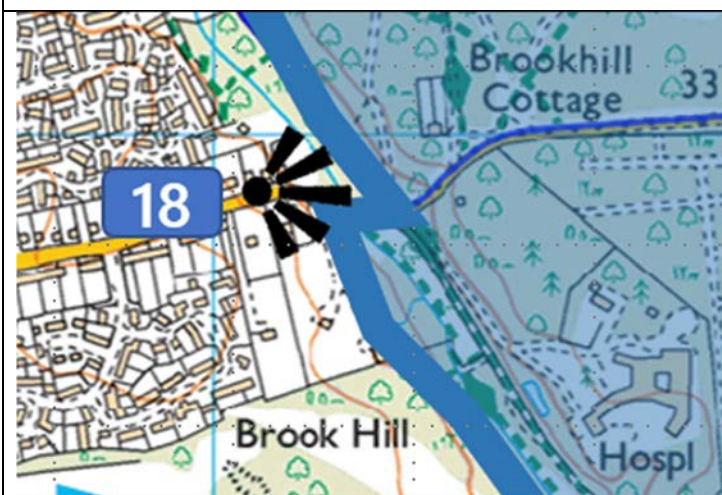




View 17

View east along Foxhall Road Golf Hotel.

This is a long distance view along Foxhall Road that includes the landmark Golf Hotel.

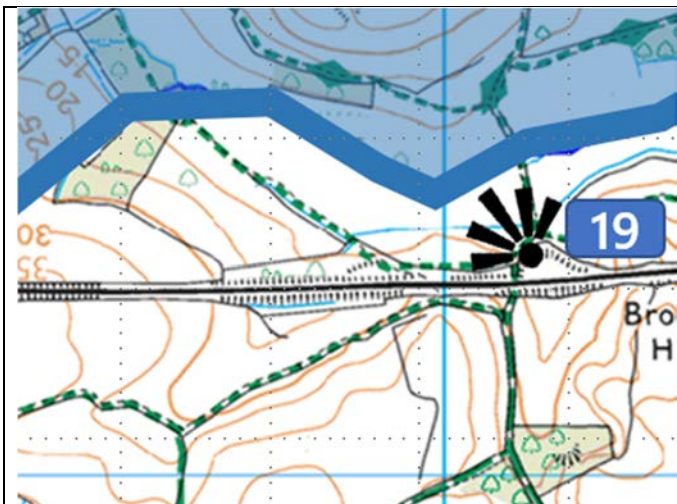


View 18

View east along Foxhall Road towards Brookhill Wood.

This view out of the settlement provides an important link between the built-up area of the settlement and the countryside. The loss of this woodland would have a significant detrimental impact on the setting of this part of the parish.





View 19

View north-west across Fynn Valley

It is unlikely that any development will take place in this view but additional electricity pylons could have a significant detrimental impact on this view and the valley landscape.

