



[Supporting Document:](#)
[Assington Views Appraisal](#)

Introduction

During the plan's consultation events it became clear that there are important views throughout the parish which contribute to the village's sense of place and of resident's enjoyment of the locality. As a result, the Neighbourhood Plan has undertaken an assessment of important views, the findings of which are contained in this report, with the intention of it forming a Plan policy to ensure that these views are carefully considered in any development proposals.



Context

Assington lies in a rural setting, with a variety of landscapes. The majority of the parish is set within 'Ancient Rolling Farmlands' as identified in the Suffolk Landscape Character Appraisal. Open 'big sky' views form a crucial part of the parish's character and sense of rurality.

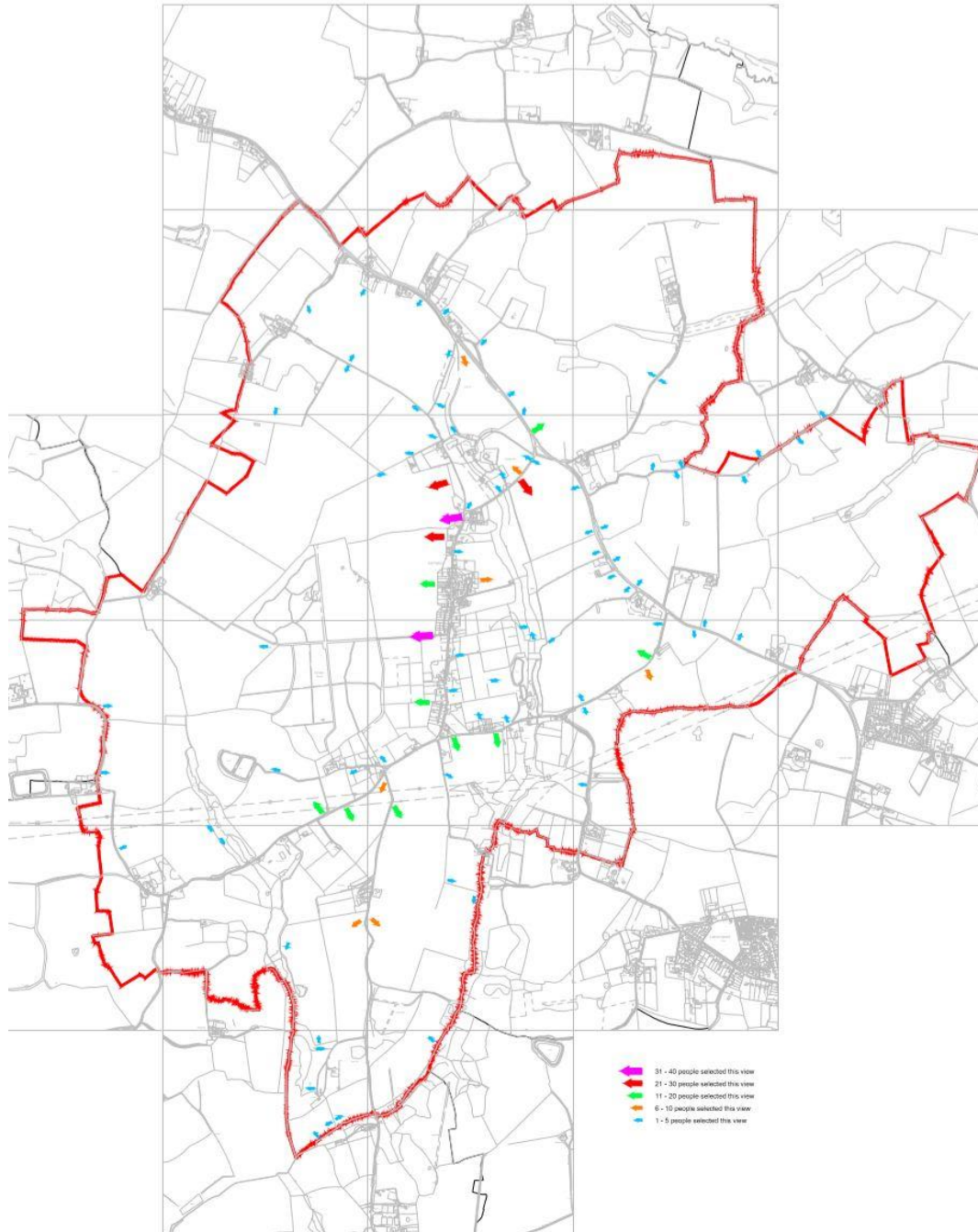
The stated characteristics of this type of landscape which are present in Assington include:

- Rolling arable landscape of chalky clays and loams
- Dissected widely, and sometimes deeply, by river valleys
- Field pattern of ancient random enclosure. Regular fields associated with areas of heathland enclosure
- Hedges of hawthorn and elm with oak, ash and field maple as hedgerow trees
- Scattered with ancient woodland parcels containing a mix of oak, lime, cherry, hazel, hornbeam, ash and holly
- Network of winding lanes and paths, often associated with hedges, create visual intimacy
- Farmstead buildings are predominantly timber-framed, the houses colour-washed and the barns blackened with tar. Roofs are frequently tiled, though thatched houses can be locally significant

There are a wide range of potential threats to the Assington landscape, ranging from settlement expansion to additional overhead electrical infrastructure. Development that does not have regard to its potential impact on the landscape and the views within it could have a significant detrimental impact on the setting of the village, and the enjoyment of it by future generations.

Identifying Important Views

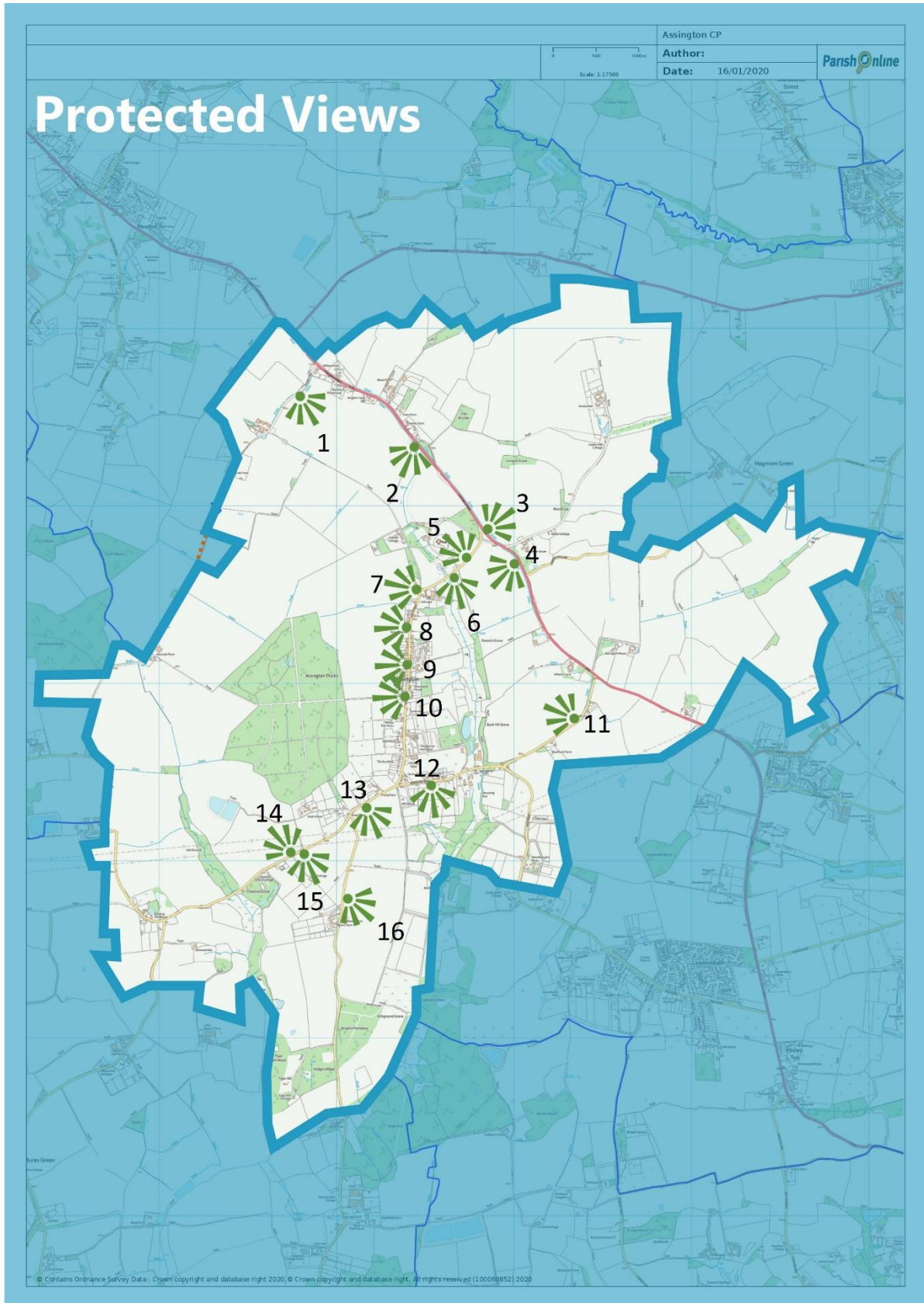
Assington's residents were asked to identify views throughout the parish that they considered important to the parish. From this, a large number of potentially important views were plotted on an initial map, shown below.



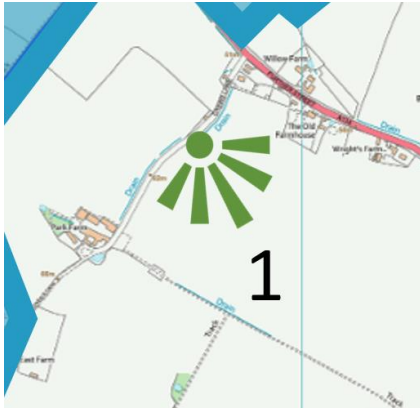
Following on from this map, the Neighbourhood Planning team conducted an assessment of important views, which has been guided by The Landscape Institute's Technical Guidance Note "Reviewing Landscape and Visual Impact Assessments (LVIAs) and Landscape and Visual Appraisals (LVAs)" January 2020. An early stage of this assessment included the distilling of the large number of views depicted above, into a smaller number of views which are both genuinely 'important' and also, crucially, to be seen from publicly accessible locations enjoyed by a large number of people.

The outcome of these assessments are given on the following pages, and the map below identifies the location of each view by number.

Consideration of all views was given in the context of both the natural and built environment.



1 Dyers Lane



View looking across open farmland towards Assington village centre. Building of agricultural or other buildings here would have a moderate to significant detrimental impact on the landscape setting of Dyers Lane and Further Street.



2 The Avenue



This expansive view from A134 towards Assington village encompasses an historic avenue of ancient limes set amongst open farmland beyond. Development in this location could have a significant detrimental impact on the prominence of the avenue and its rural setting.



3 Assington Open Country



Wide, expansive views towards Boxford, visible from the T-junction joining The Street in Assington and A134.

Development in this vista could have a significant detrimental impact on the wide open countryside setting of the village.



4 The Glebe towards Oatetch Grove



From A134 near The Glebe towards Assington village centre, this view encompasses village rooftops and shows the village nestled amongst farmland and countryside.

Development in this view could have a significant detrimental impact on the setting of the village and its context within open countryside.



5 Assington Hall Grounds



View from The Street towards the grounds of Assington Hall and Assington Parish Church.

Development in this area could have a significant detrimental impact on the setting of St Edmund's church.



6 Assington Brook Valley



View from The Street across grazing land towards Assington Brook Valley, a haven for wildlife and an area of natural beauty.

Development in this area could have a moderate to significant detrimental impact on the rural setting of the village centre.



7 Hill Farm Setting

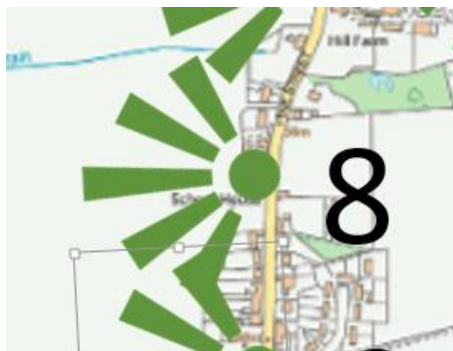


View from The Street at Hill Farm towards Assington Thicks and open country. Widely regarded as **the** 'Assington View', this is the first view across open countryside seen upon entering the village centre from the A134. It is fundamental to connecting Assington village to its rural countryside location.

Any development in this area is very likely to have a significant detrimental impact on the setting of Hill Farm and the enjoyment of the countryside by all those entering the central village.



8 The Old School



Important glimpses between village houses from St Edmunds Way, past the old schoolhouse and in into open country beyond.

Unsympathetic development in the distance could have a significant detrimental impact on this view that connects newly built housing in the village with its countryside setting.



9 The Street Glimpse View



View from Vicary Way and The Street - Important glimpses into open country and Assington Thicks woodland between village houses.

Development in the distance could have a significant detrimental impact on this view that connects people walking in the village centre to their countryside location.



10 The Thicks Path



View between houses from The Street looking up the long path, lined with natural hedgerows, to Assington Thicks woodland.

Development in this area could have a moderate detrimental impact on this view which gives a sense of connection between the village centre and its nearby woodland.



11 The Village from Marshalls Green



Wide, expansive views across farmland from Marshall's Green, encompassing the village centre, Assington Parish Church and water tower

Development in this area could have a significant detrimental impact on the setting of the village in its wide open countryside context.



12 South from Barracks Road



View from Barracks Road looking across paddocks to open country and Assington Mill beyond.

Development in this area could have a moderate detrimental impact on the rural setting of Barracks Road.



13 South from Rose Green



Open view across farmland from The Ryes School towards Assington Mill and Suffolk Wildlife Trust's 'Spouses Vale'.

Inconsiderate development in this area could have a moderate detrimental impact on the rural setting of the entrance to the village centre from the south.



14 The Thicks from Bures Road



View of open farmland from the Bures Road looking towards Assington Thicks woodland and Little Cornard

Development in this area could have a significant detrimental impact on the tranquil setting of Assington Thicks.



15 Moors Farm from Bures Road



View from the Bures Road towards Moors Farm and Kiln Cottage, both set in open farmland

Development in this area could have a significant detrimental impact on the open feel of the parish towards its southern end.



16 Moors Farm towards Spouses' Grove



View from Moors Farm across open countryside towards Assington Mill and Suffolk Wildlife Trust's 'Spouses Vale'.

Development in this area could have a significant detrimental impact on the setting of Spouses Vale in a tranquil location.

