

ELMSETT

NEIGHBOURHOOD PLAN
2017-2036



IMPORTANT VIEWS ASSESSMENT

OCTOBER 2018

Prepared by Elmsett Parish Council



Prepared for Elmsett Parish Council by
Places4People Planning Consultancy
September 2018

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 Elmsett Neighbourhood Plan. Policy EMST10 of the Neighbourhood Plan refers to the information contained in this document, which should be taken account of in considering development proposals.

Context

Given the location of Elmsett on a relatively high plateau, views into and out of the village are of high importance to its character and sense of rurality. Much of the Neighbourhood Plan Area is identified in the Suffolk Landscape Character Appraisal as part of a wider classification of "Ancient Plateau Claylands". The stated typical characteristics of these gently rolling heavy clay plateaux with ancient woodlands are:

- Flat or gently rolling arable landscape of clay soils dissected by small river valleys
- Field pattern of ancient enclosure – random patterns in the south but often co-axial in the north. Small patches of straight-edged fields associated with the late enclosure of woods and greens
- Dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads of medieval origin
- Villages often associated with medieval greens or tyes
- 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
- Scattered ancient woodland parcels containing a mix of oak, lime, cherry, hazel, hornbeam, ash and holly
- Hedges of hawthorn and elm with oak, ash and field maple as hedgerow trees.
- Substantial open areas created for WWII airfields and by 20th century agricultural changes
- Network of winding lanes and paths often associated with hedges create visual intimacy

Along the eastern edge of the Plan Area can be found "Rolling Valley Farmlands" associated with the stream that flows south and east towards Belstead and the River Orwell. Its typical characteristics are:

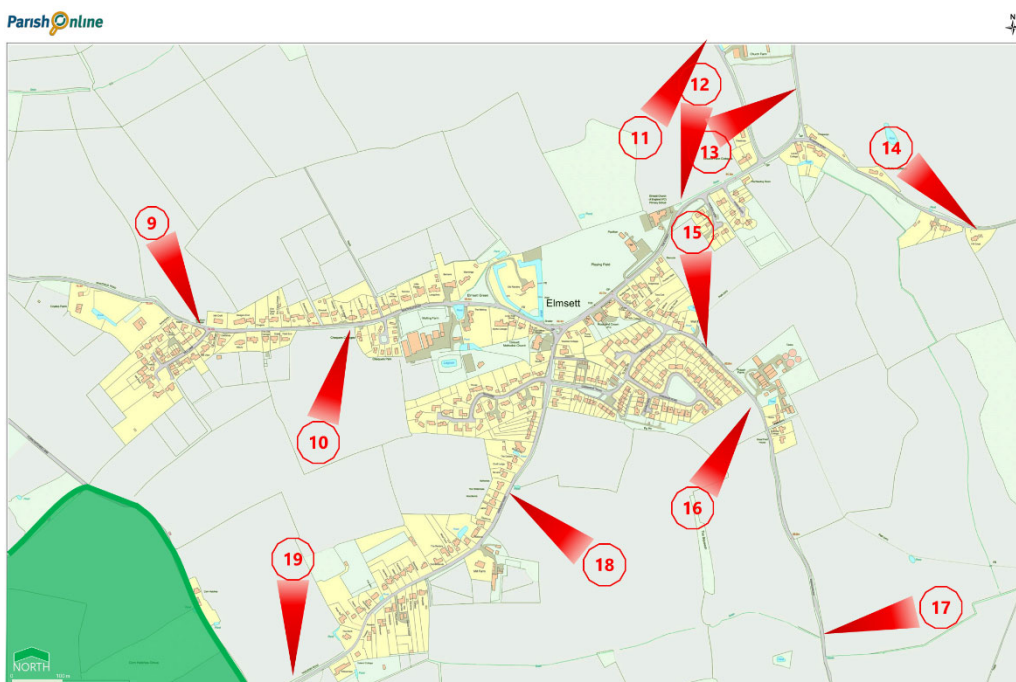
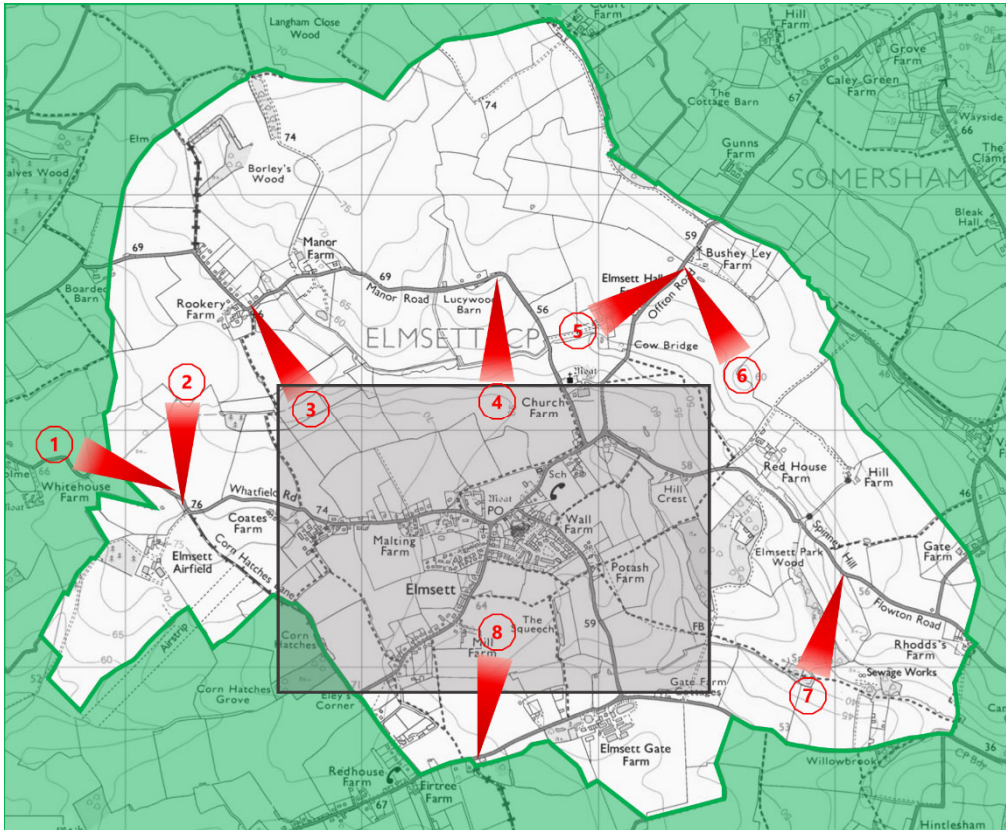
- Gentle valley sides with some complex and steep slopes
- Deep well drained loamy soils
- Organic pattern of fields smaller than on the plateaux
- Distinct areas of regular field patterns
- A scattering of landscape parks
- Small ancient woodlands on the valley fringes
- Sunken lanes
- Towns and villages with distinctive mediaeval cores and late mediaeval churches
- Industrial activity and manufacture, continuing in the Gipping valley
- Large, often moated, houses

Development that does not have regard to its potential impact on these landscapes and the views within them could have a significant detrimental impact on the setting of the village.

Identifying Important Views

The assessment of important views has followed The Landscape Institute Advice Note 01/11

Important viewpoints from publicly accessible locations were identified and these are identified on the map below. Photographs from each viewpoint were taken and 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.





View 1

Long range view from Whatfield Road to the West towards Whitehouse Farm and Whatfield.

Unsympathetic development could have a moderate adverse detrimental impact on this landscape.



View 2

View from Whatfield Road North towards Rookery Farm.

Development outside the screening of the tree belts and woodland could have a significant adverse detrimental impact on this landscape.



View 3

View from Rookery Road South towards village centre.

Unsympathetic development could have a moderate adverse detrimental impact on this landscape

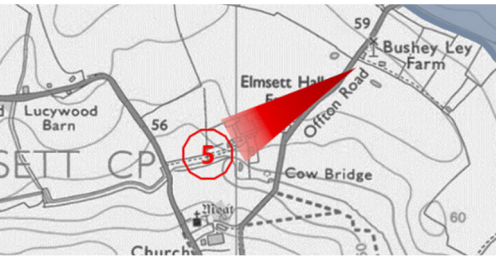




View 4

View from Manor Road south towards village centre.

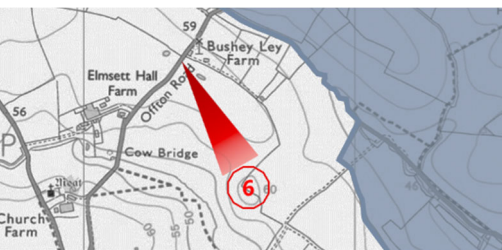
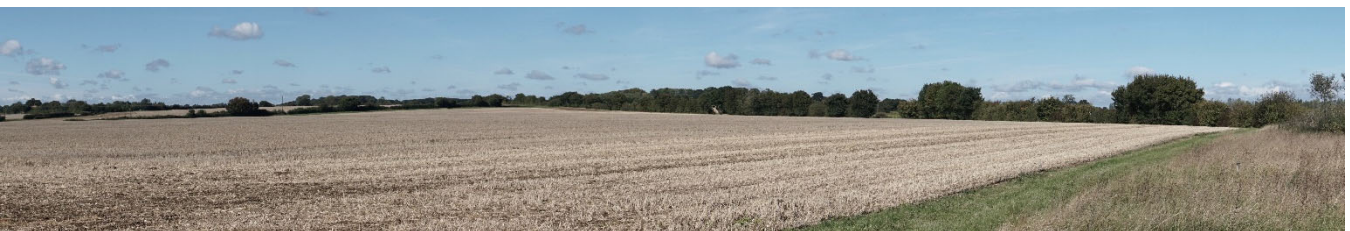
Development outside the screening of the tree belts and woodland could have a significant adverse detrimental impact on this landscape.



View 5

View South-West from Offton Road.

Development outside the screening of the tree belts and woodland could have a significant adverse detrimental impact on this landscape.



View 6

View from Offton Road South-East towards Red House Farm.

Development outside the screening of the tree belts and woodland could have a significant adverse detrimental impact on this landscape.





View 7

View South from Spinney Hill

Development outside the screening of the tree belts and woodland could have a significant adverse detrimental impact on this landscape.



View 8

View North from Ipswich Road towards village centre. The roofs of properties at Windings Road are visible.

The development of land East of Hadleigh Road will require sensitive boundary treatment to minimise any significant detrimental impact on the landscape.

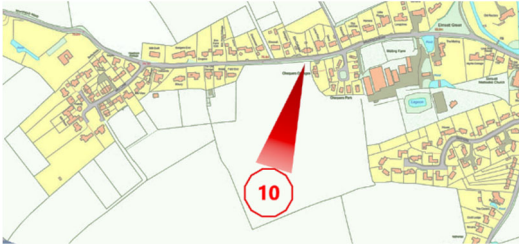


View 9

View North-West from Whatfield.

Any development in the foreground could have a significant detrimental impact on the landscape setting of the village.





View 10

View South from Whatfield Road.

The loss of the screening of the tree belts and woodland could have a significant adverse detrimental impact on this landscape.



View 11

View South-West from Church towards village centre and Buckle Wood.

Any development north of the village centre could have a significant detrimental impact on this landscape.



View 12

View North-East from East of the School towards the Church which is visible in the trees.

Development in this area could have a significant detrimental impact on this landscape.





View 13

View West from Offton Road towards Buckle Wood and Church Farm Cottages.

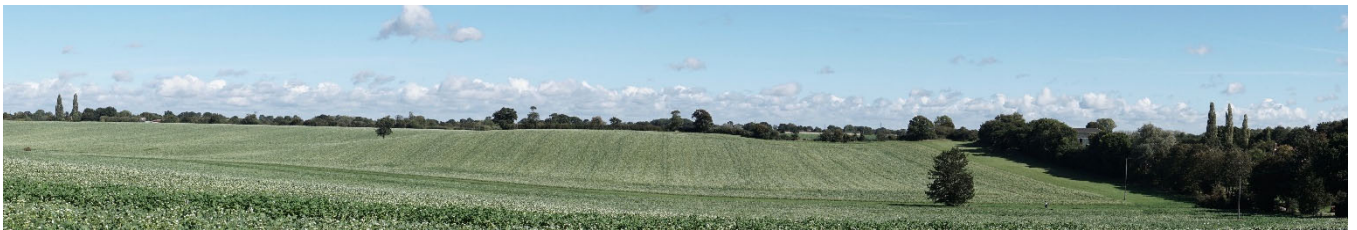
Development adjoining the village in the area of Buckle Wood could have a significant detrimental impact on this landscape.



View 14

View North-West towards Offton Road.

Development in this area could have a significant detrimental impact on this landscape.



View 15

View North towards Church View and Hazelwood

Further unsympathetic development in this area could have a significant detrimental impact on this landscape.

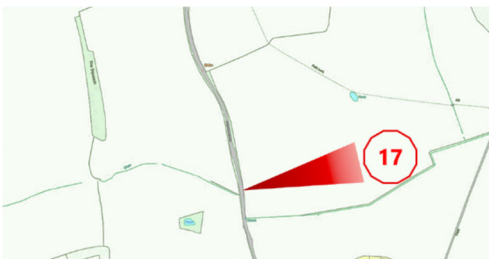




View 16

View South-West from Ipswich Road towards The Squeech woodland.

Development in this area could have a significant detrimental impact on this landscape.



View 17

View East from Ipswich Road.

Development in this area could have a significant detrimental impact on this landscape.



View 18

View South-East from Hadleigh Road towards Ipswich Road.

Development in this area could have a significant detrimental impact on this landscape.





View 19

View North from Hadleigh Road towards Whatfield Road and "Corn Hatches".

Development in this area, including extending south of Whatfield Road, could have a significant detrimental impact on this landscape.



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