
Hintlesham and Chattisham

NEIGHBOURHOOD PLAN
2025-2040



Views Assessment

HINTLESHAM AND CHATTISHAM PARISH COUNCIL
January 2026



Prepared for Hintlesham and Chattisham Parish Council by
Places4People Planning Consultancy
January 2026

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Introduction

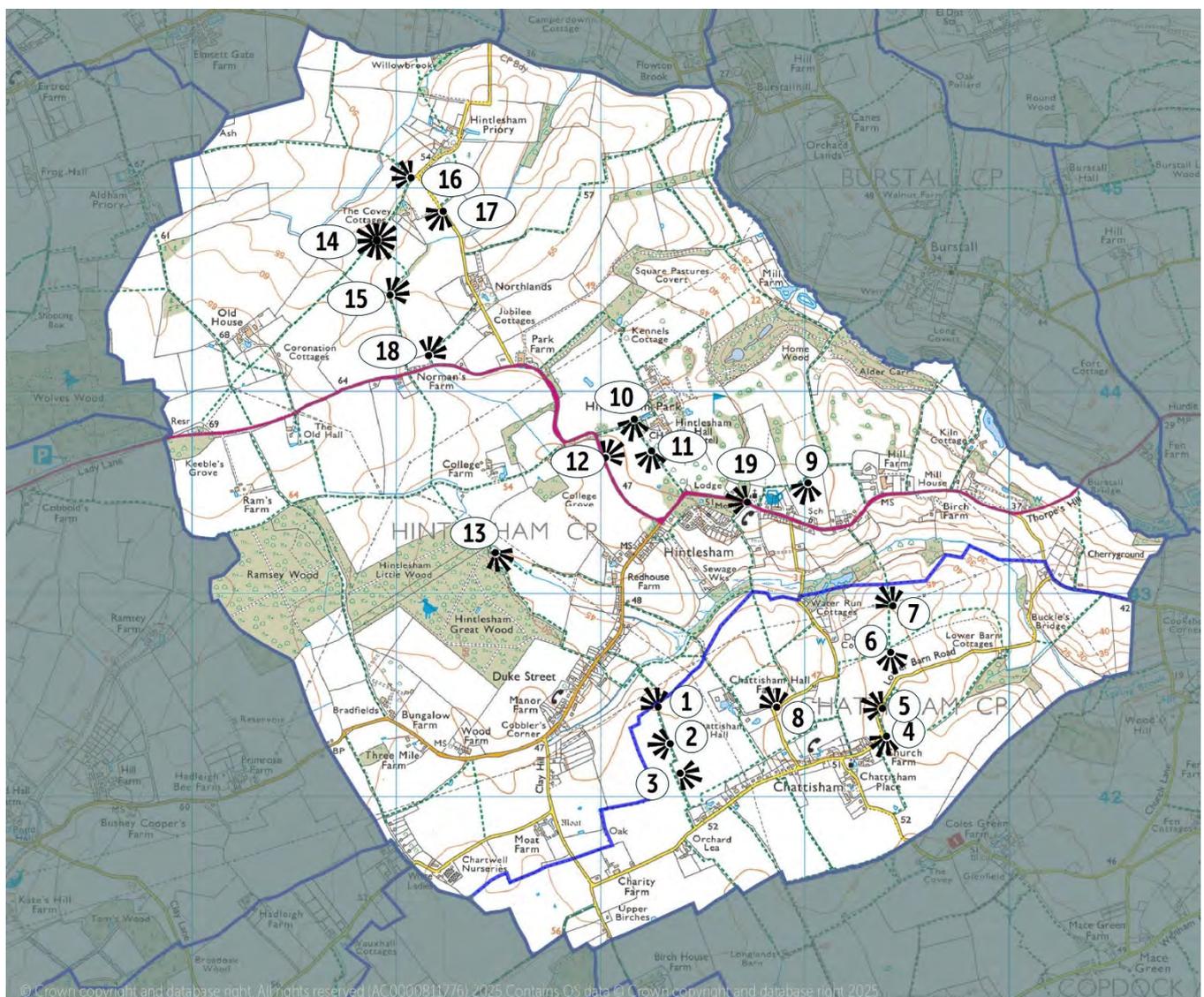
As part of the preparation of the Hintlesham and Chattisham Neighbourhood Plan, an assessment of important views was undertaken. The findings of this assessment are contained in this report, which forms a supporting document for the Neighbourhood Plan. The Neighbourhood Plan refers to the information contained in this document, which should be taken account of in considering development proposals.

Identifying Important Views

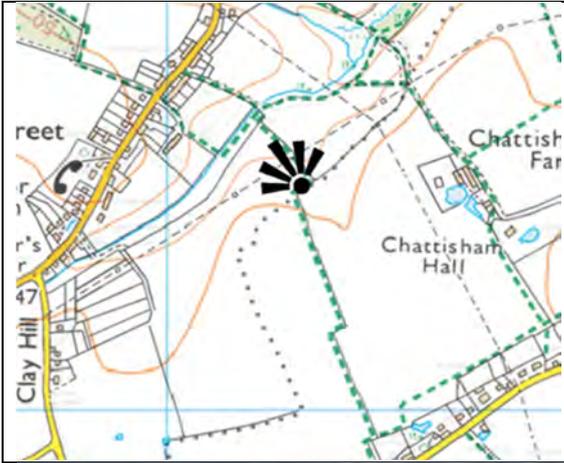
The assessment of important views has been guided by The Landscape Institute's Technical Guidance Note "Reviewing Landscape and Visual Impact Assessments (LVIAs) and Landscape and Visual Appraisals (LVAs)" January 2020.

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. Where they are described as "footpath number" the reference is to the Suffolk County Council Definitive Rights of Way Map:

<https://www.suffolk.gov.uk/asset-library/imported/Hintlesham.pdf>



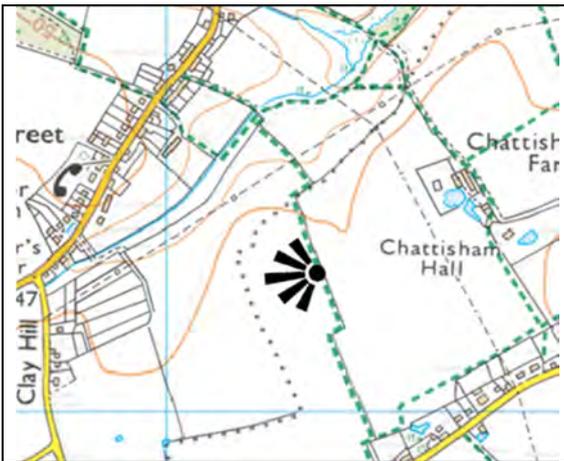
Map 1 – The identified Important Views



View 1

View north from public footpath No 41

An extensive countryside view west towards Duke Street with Hintlesham Great Wood SSSI on the horizon. Development on Duke Street is largely screened by existing trees and hedgerows. Recent development has impacted on the view. Any future development should seek to minimise any further impact through careful consideration of building heights and colour of materials.



View 2

View west from public footpath No. 23 towards Clay Hill.

Properties are generally screened by existing hedgerows in the foreground or are set within a woodland backdrop.

Any future development should seek to minimise any further impact through careful consideration of building heights and colour of materials.





View 3

View east from public footpath No. 23 towards Chattisham village.

Properties on the northern side of The Street are visible although many are screened by trees.

Additional development could have a detrimental impact on this view unless suitably screened by existing vegetation or new planting.



View 4

View south-west towards Church Farm and Chattisham Church.

The view demonstrates how the farm buildings and even the church tower are screened by vegetation. Development in this area that is taller than the hedgerow could have a detrimental impact on the view and the landscape setting of the village.



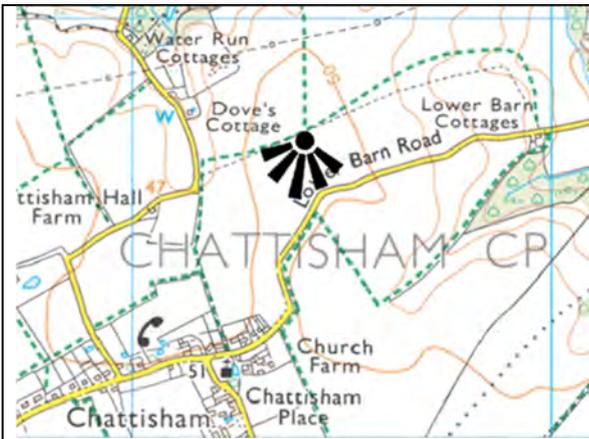


View 5

View west from Lower Barn Road towards Dukes Street

The view illustrates the prominence of properties on Duke Street as well as the high voltage power lines and masts in the landscape.

Further development between Duke Street and the viewpoint or additional power lines could have a significant detrimental impact on the view



View 6

View south from public footpath No. 8 towards Chattisham village.

The edge of the village is visible but the older centre, that includes many listed buildings, is screened by trees.

Development in the foreground could have a significant impact on the view unless appropriately screened.





View 7

View north across valley from public footpath No. 6 towards Hintlesham.

The view demonstrates how many properties are screened by the presences of existing trees, with glimpses of existing dwellings on The Street (A1071).

Further tall buildings on The Street could have a detrimental impact on this view and the landscape setting of the village.



View 8

View north-west from Chattisham lane towards Hintlesham and Duke Street.

The view illustrates the rolling landscape and heavily wooded backdrop to the village but is impacted by the recent housing development along Duke Street and the high voltage electricity pylons.

Any further development in this area should seek to maintain and, where possible, improve the screening of buildings.





View 9

View south from public footpath No. 9 towards The Street, Hintlesham. Some, generally 1½ storey dwellings are visible but most buildings on The Street are screened by trees and hedgerows.

Taller buildings that protrude above the hedgerows could have a significant detrimental impact on the landscape setting of the village.



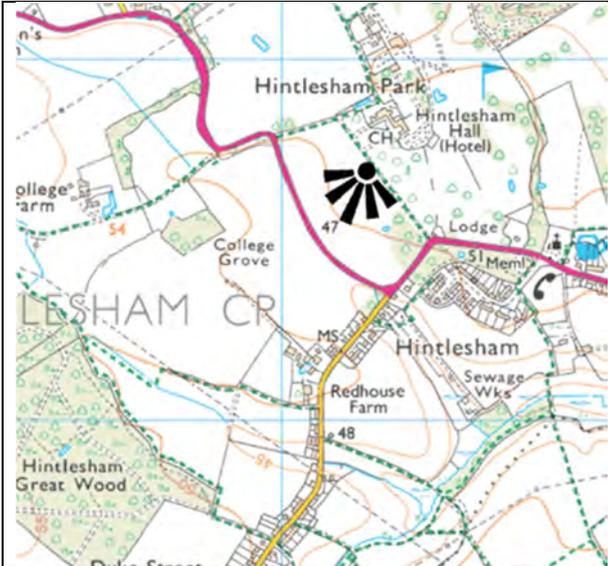
View 10

View south from junction of public footpath Nos. 30, 31, and 32 towards Duke Street.

An open view of the landscape to Hintlesham Great Wood in the distance, but interrupted by traffic on the A1071. Some evidence of development taking place off Duke Street is visible.

Any further development along Duke Street, in particular, should have particular regard to this view and ensure that it does not extend above the tree canopy.





View 11

View south from public footpath No. 30 towards Duke Street.

Recent development on Duke Street is prominent from this view, screened only by sporadic mature trees. The hard edge would become more prominent should any of these trees be lost.

Any further development in this area should have regard to the impact on the edge of the settlement and its landscape setting.



View 12

View from the A1071 to Hintlesham Hall.

A distinct view of this listed building set in a landscaped park that is enjoyed by passing traffic. Development proposals should have regard to the setting of the listed building and not have a detrimental impact on it.





View 13

View east from public footpath No. 50 towards Duke Street.

A view across arable fields towards Duke Street. High voltage overhead power lines impact on the view. Much of the housing development on Duke Street is backed by trees but further housing of two storeys or more could have a significant detrimental impact on this view and the landscape setting of the village.

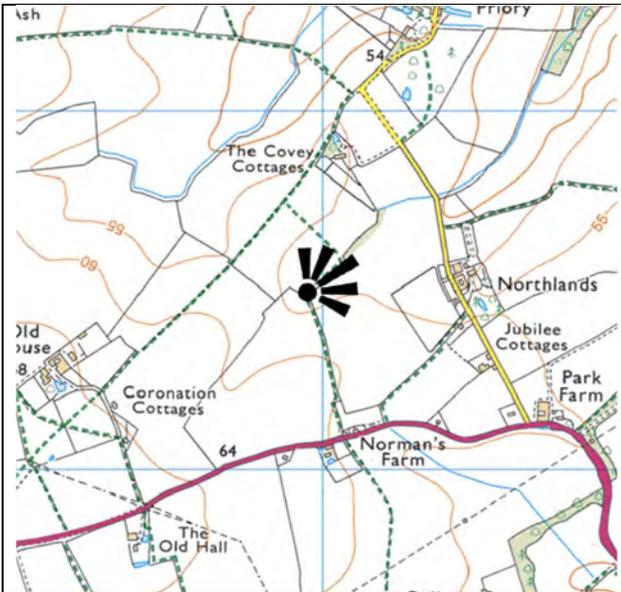


View 14

360 degree view from junction of public footpath Nos. 61, 62 and 63.

Long range views across arable fields towards Hintlesham, Burstall and Elmsett.

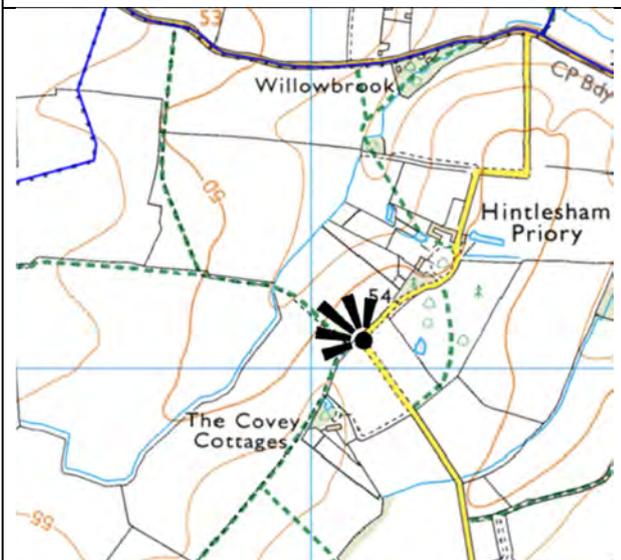




View 15

View north-east from public footpath No. 63 towards Covey Cottages and Priory Road.

Covey Cottages site within the shelter of a mature tree screen and an established hedgerow running south from the property.

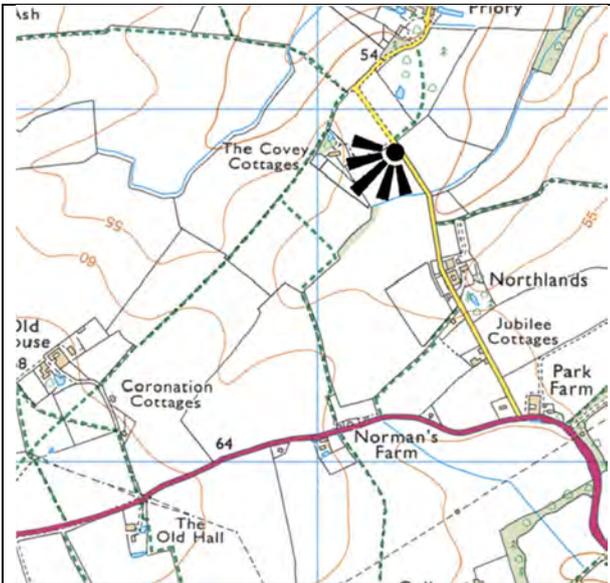


View 16

View north-west from Priory Road.

A view across open farmland towards the parish boundary.

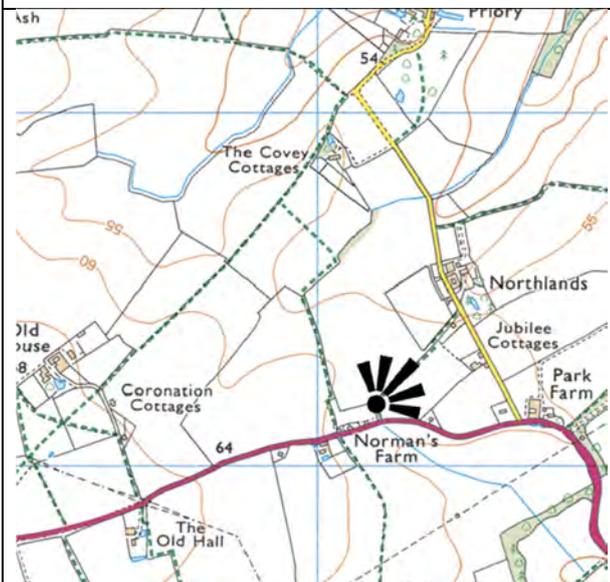




View 17

View to the south-west from Priory Road towards the A1071.

Long distance view of a generally open landscape featuring a number of mature and possibly veteran trees.

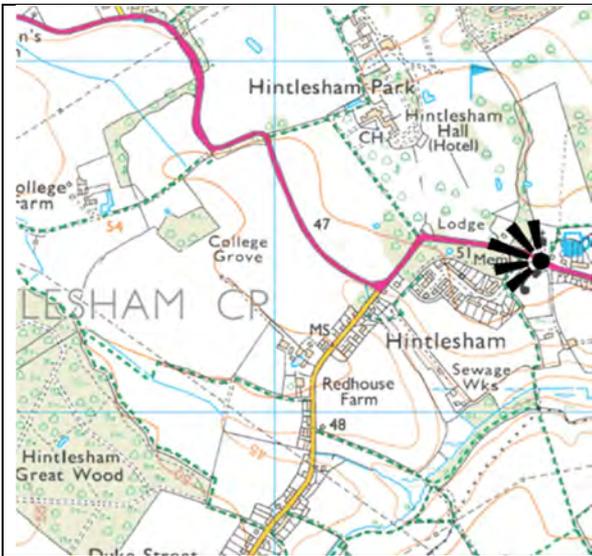


View 18

View from the public footpath No. 64 to the north and to the east towards Priory Road.

An extensive view of plateau farmland identifying the importance of the tree screening of existing properties in the countryside.





View 19

View west along A1071 towards Hintlesham Hall entrance gates

A view demonstrating the importance of trees in the village centre to screen development and provide the setting for Hintlesham Hall.



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