

LAWSHALL

Neighbourhood Plan

Review 2021-2037

Assessment of Views





Prepared for Lawshall Parish Council by
Places4People Planning Consultancy
June 2023

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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 Lawshall Neighbourhood Plan Review. Policy LWL 9 of the Neighbourhood Plan Review refers to the information contained in this document, which should be taken account of in considering development proposals.

Context

As part of the preparation of the original Neighbourhood Plan, a Character Assessment was prepared by a Core Group of volunteers associated with the preparation of the Plan “to provide a qualitative and visual counterbalance to the factual data gathered through the village Questionnaire and our two major Community Consultations”.

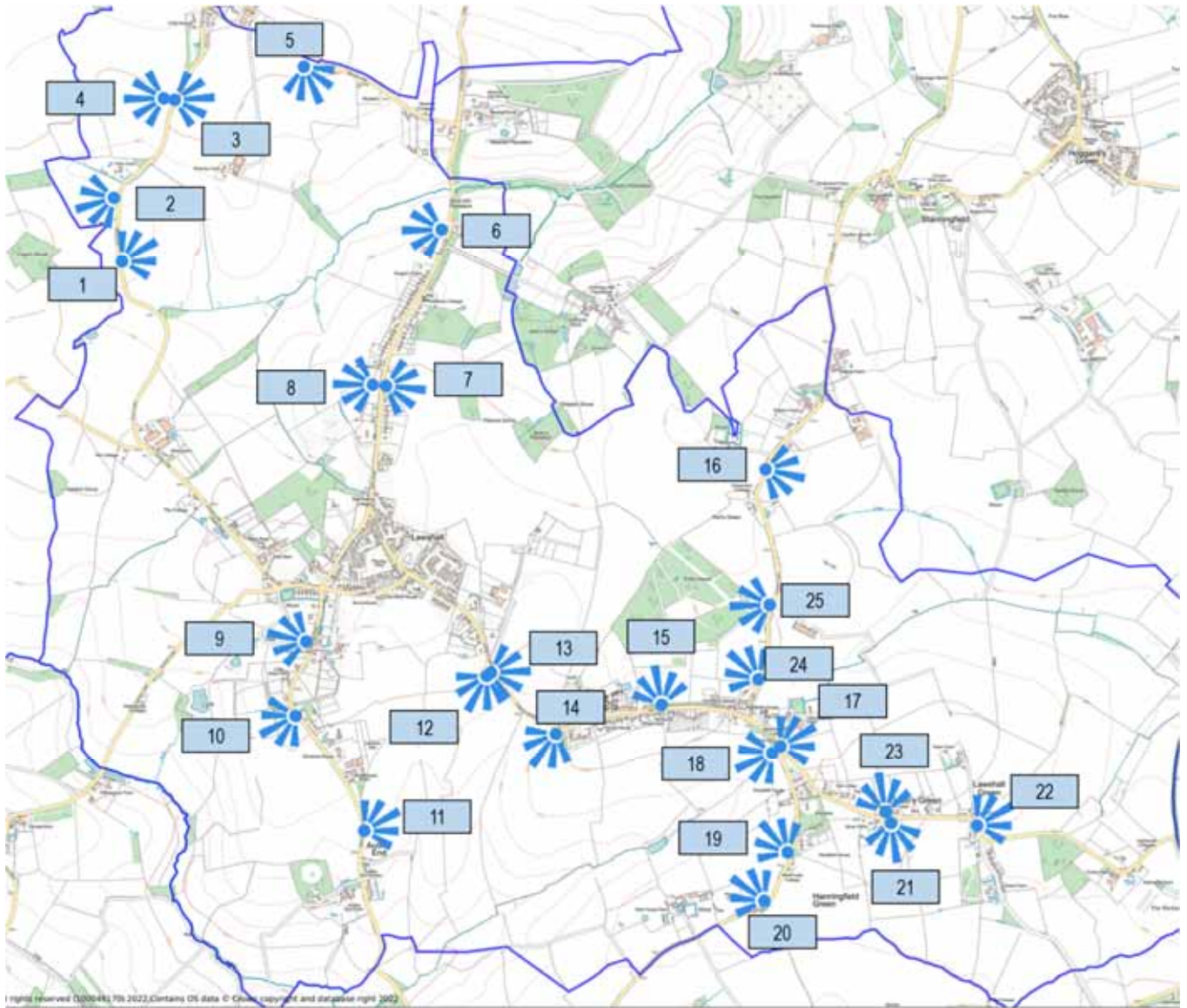
The final Character Assessment (Autumn 2017) identified a number of key views in the parish that were important to the character and setting of the built-up areas of the parish. Policy LAW13 of the October 2017 Neighbourhood Plan requires that development should “not affect adversely:... iii. identified important views into, out of or within the village as identified on the Proposals Map;

The protection of the key features of important views is critical in defining and reinforcing sense of place and local distinctiveness, connecting places where people live with the wider environment, providing opportunities to appreciate special qualities and connecting to local landmarks which can aid orientation. They also help express the relationship between settlement and wider landscape setting and a sense of arrival and gateways.

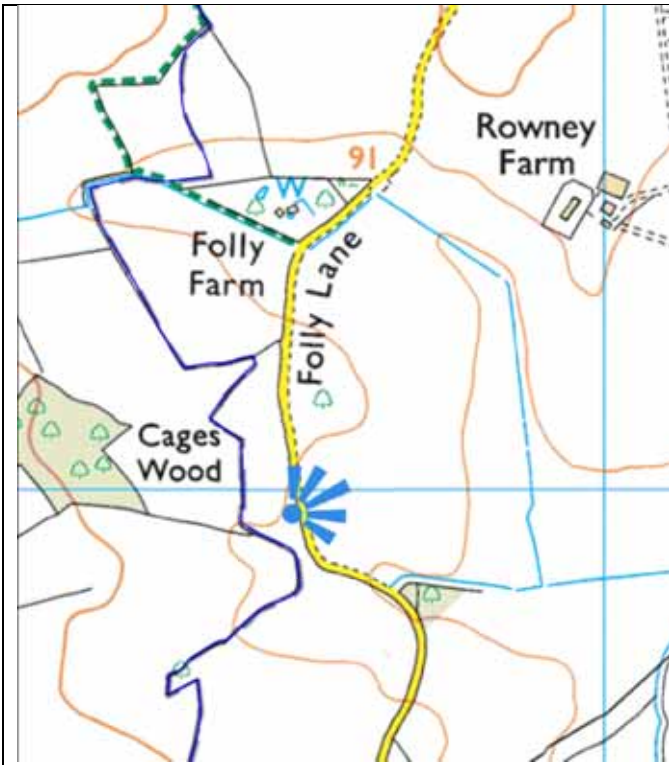
Identifying Important Views

The appraisal of the views identified in this Assessment 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.

The important viewpoints are from publicly accessible locations and 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



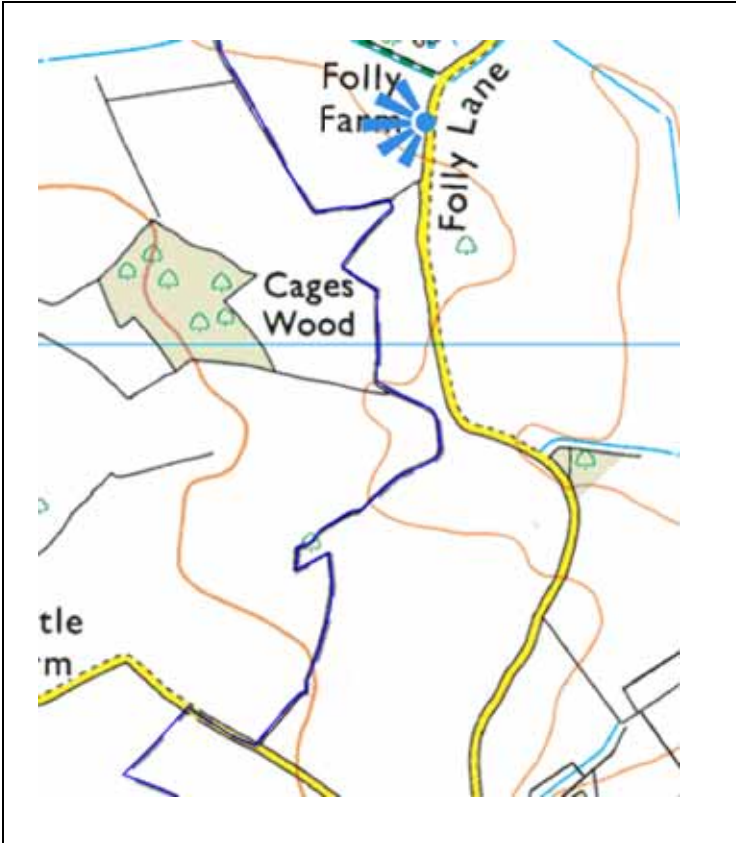
View 1

View north-east of Folly Lane.

Long distance view towards Bury Road and Romney Farm.

Further development at Romney Farm could have a significant detrimental impact on the view. Development within the Bury Road Settlement Boundary should have regard to the potential impact on this rural view.



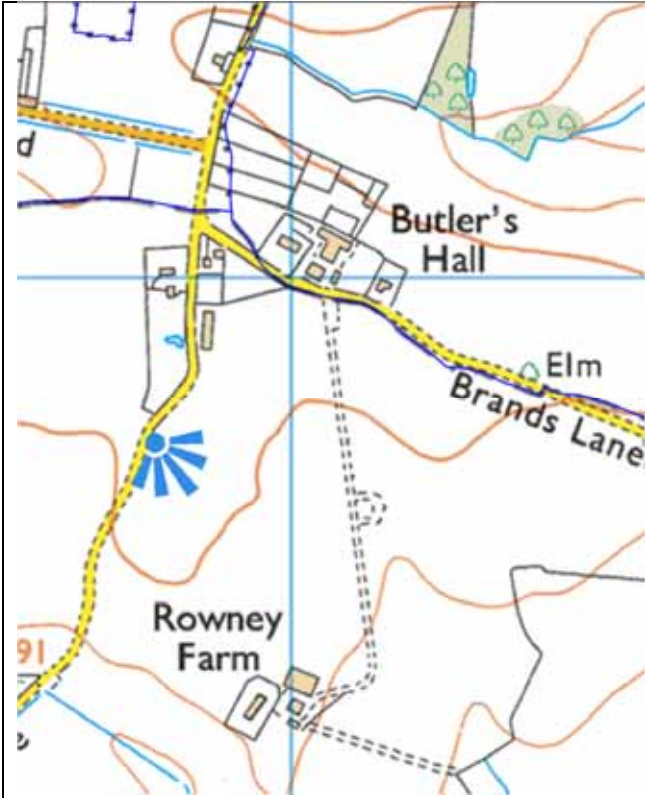


View 2

View west towards Bevan's Farm in Wkepstead parish (West Suffolk)

Mature woodland and hedgerows are the significant feature of this view that should be protected and retained.



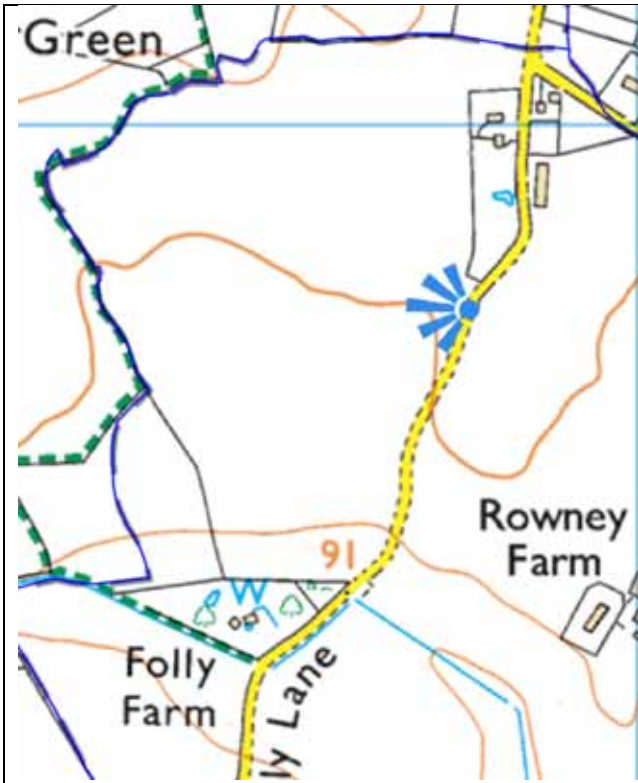


View 3

View south-east towards Rowney Farm together with long distance views to Bury Road and village centre.

Further development at Rowney Farm could have a significant detrimental impact on the view. Development within the Bury Road Settlement Boundary should have regard to the potential impact on this rural view.





View 4

View west towards Wherstead parish (West Suffolk). The majority of the view is outside the Neighbourhood Area.

The mature woodland is an important feature of this view and should be maintained and preserved.





View 5

View south-east from Brands Lane towards Bury Road and beyond including to the Grade I listed Coldham Hall.

Although development along Bury Road is visible, it is relatively well screened which reduces its impact on the view.

Development proposals along Bury Road, in particular, should have regard to this view and ensure there is no significant detrimental impact on it.





View 6

View west from Bury Road adjoining Buggis's Farm towards Folly Lane.

View out of village to surrounding landscape. It reflects the importance of the ancient hedgerows in defining the character of the settlement.

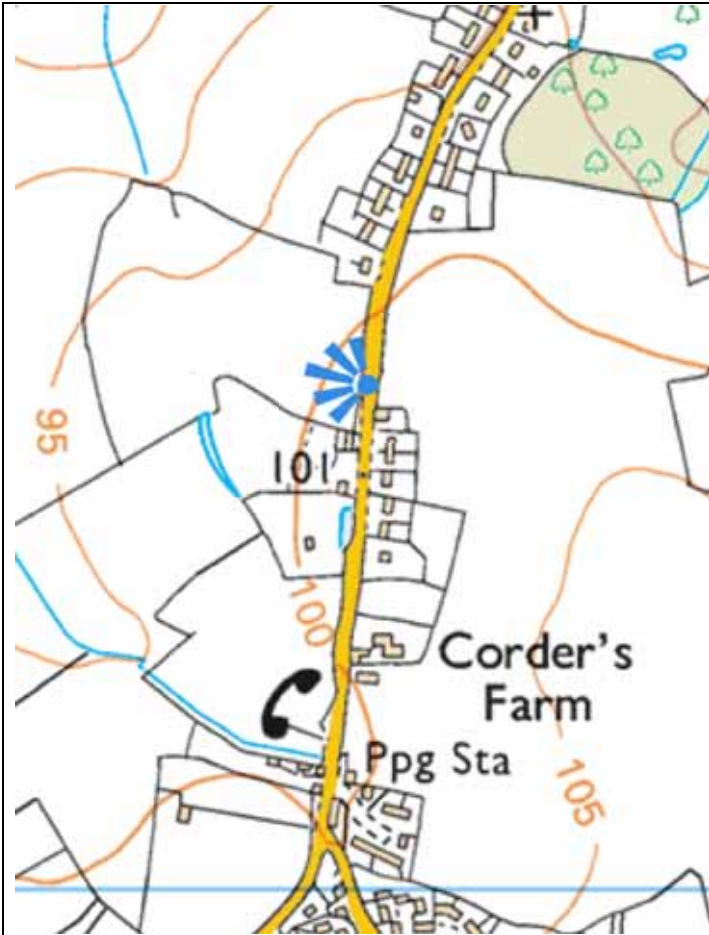


View 7

View east from important gap along Bury Road.

The importance of the woodland within the rolling landscape is clear to be seen. Development in the foreground would have a significant detrimental impact on this view and the setting of the village within the wider countryside.





View 8

View west towards Folly Lane and Rowney Farm.

The importance of the woodland within the rolling landscape is clear to be seen. Development in the foreground would have a significant detrimental impact on this view and the setting of the village within the wider countryside.





View 9

View west from Melford Road

A long-distance view towards the village of Brockley in West Suffolk. Development in the foreground would have a significant detrimental impact on this view and the setting of the village within the wider countryside.



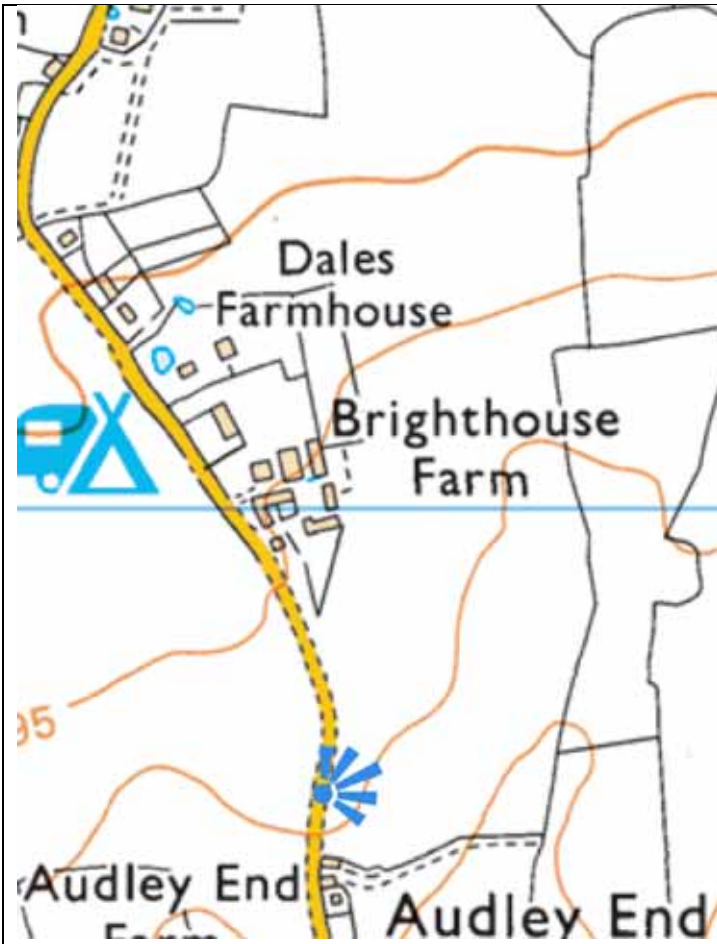


View 10

View west from Melford Road

A long-distance view towards Hartest parish. Development in the foreground would have a significant detrimental impact on this view and the setting of the village within the wider countryside.





View 11

View north-east towards Lawshall Street.

Lawshall Hall and the Church tower are clearly visible from this point and the importance of the existing woodland and hedgerows is evident in screening the built-up area from the surrounding countryside.

Development outside the Settlement Boundary or tall buildings within the Lawshall Street area would have a significant detrimental impact on this view.





View 12

View south from Harrow Green

A significant long distance view that demonstrates the distinct character of Lawshall of development around greens and hamlets. Erosion of this gap would have a significant detrimental impact on the character of Lawshall.





View 13

View east from Harrow Green towards Lawshall Hall and the Church.

One of the most distinct views in Lawshall that demonstrates the importance of trees and hedgerows in minimising the impact of built development on the countryside setting.

Development within the vicinity of Lawshall Hall could have a significant detrimental impact on this view, as would any tall buildings that breaks above the tree canopy.





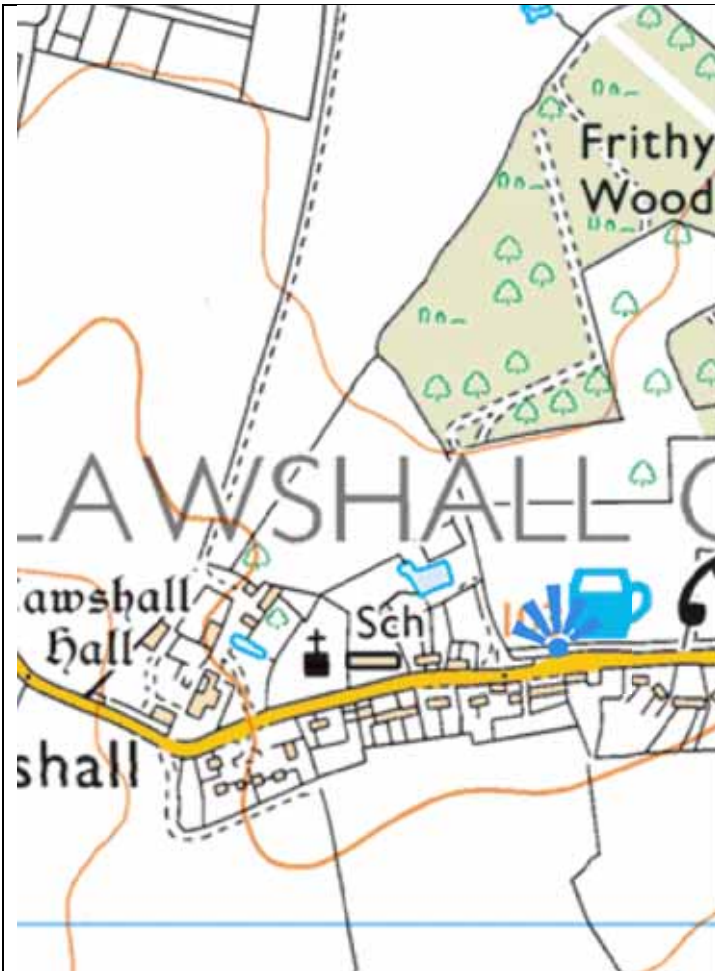
View 14

View south-west from opposite Lawshall Hall towards Audley End and Melford Road.

A distinctive natural landscape interrupted only by the farm buildings at Brighthouse Farm.

Development along Melford Road could have a significant detrimental impact on this view.





View 15

View north from gateway in The Street to Frithy Wood SSSI.

The land in the foreground is outside the Settlement Boundary and would have originally been part of the wood. It is important that this open space is maintained to preserve the view and connection to Frithy Wood.





View 16

View east from Donkey Lane towards Cockfield.

This wide-open view across the plateau is less vegetated than other views in the Neighbourhood Area and large agricultural buildings, such as that visible at Potash Farm, can have a significant detrimental impact on the views.





View 17

Short range view of gap between Hanningfield Green and Hibbs Green demonstrating the distinctive separation of the various hamlets in Lawshall.

Erosion of this view through development would have a detrimental impact on the character of the Plan Area.



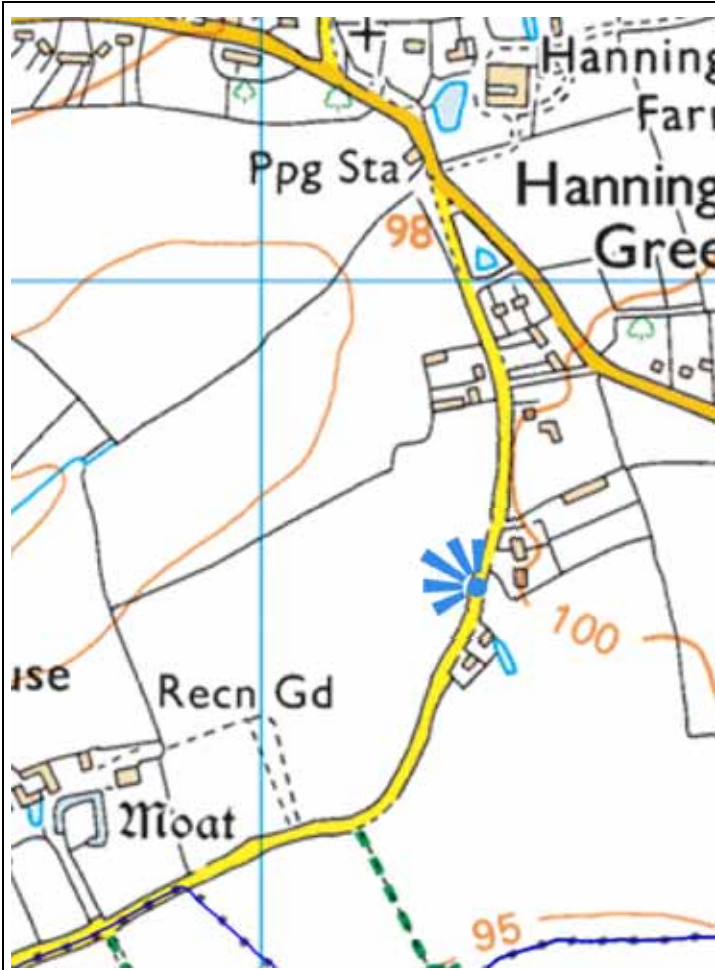


View 18

Enclosed gap view west from Hanningfield Green.

The view illustrates an important element of the character of Lawshall in that the built-up features of the distinct hamlets are disguised by mature and sometimes ancient hedgerows.



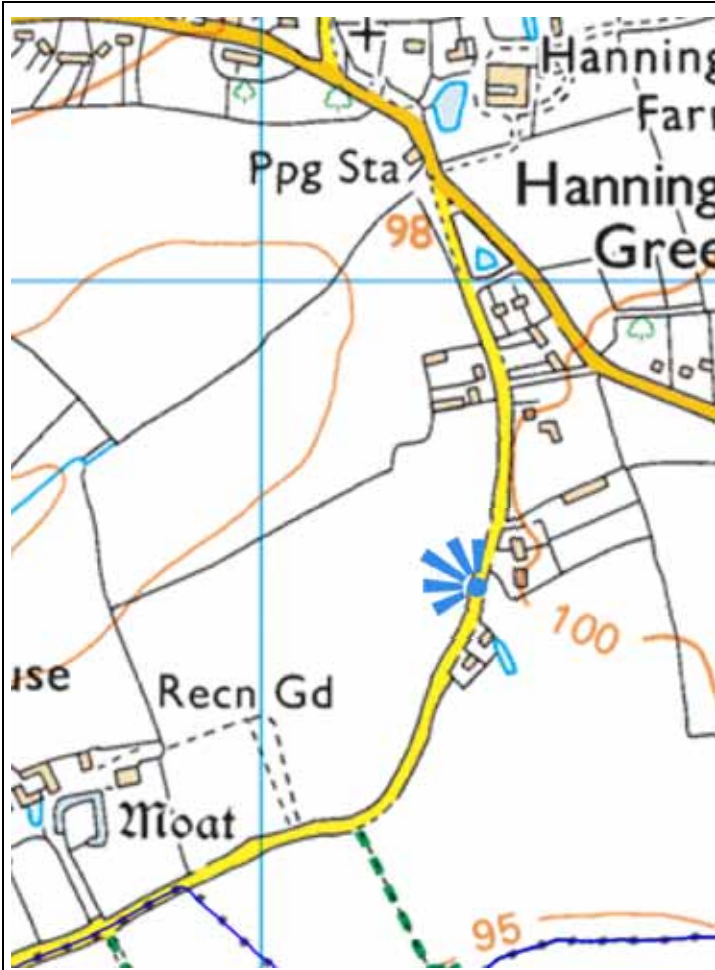


View 19

View north-west from Shimpling Road towards The Street, Lambs Lane and Melford Road.

The built-up areas of the parish are visible from this prominent viewpoint which demonstrates the care required to ensure that development within the Settlement Boundaries needs to take into account the potential for significant detrimental impact on views from this point.



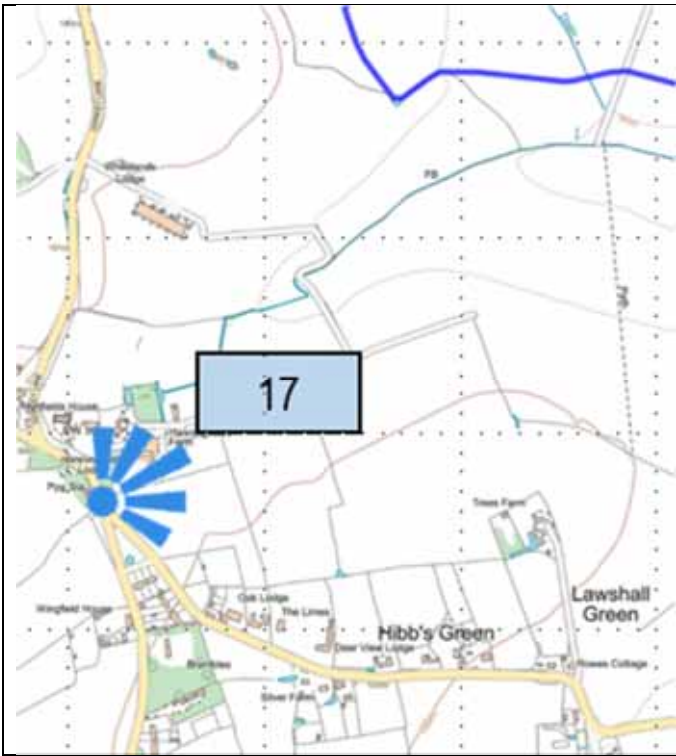


View 21

View north-west from Shimpling Road towards The Street, Lambs Lane and Melford Road.

The built-up areas of the parish are visible from this prominent viewpoint which demonstrates the care required to ensure that development within the Settlement Boundaries needs to take into account the potential for significant detrimental impact on views from this point.



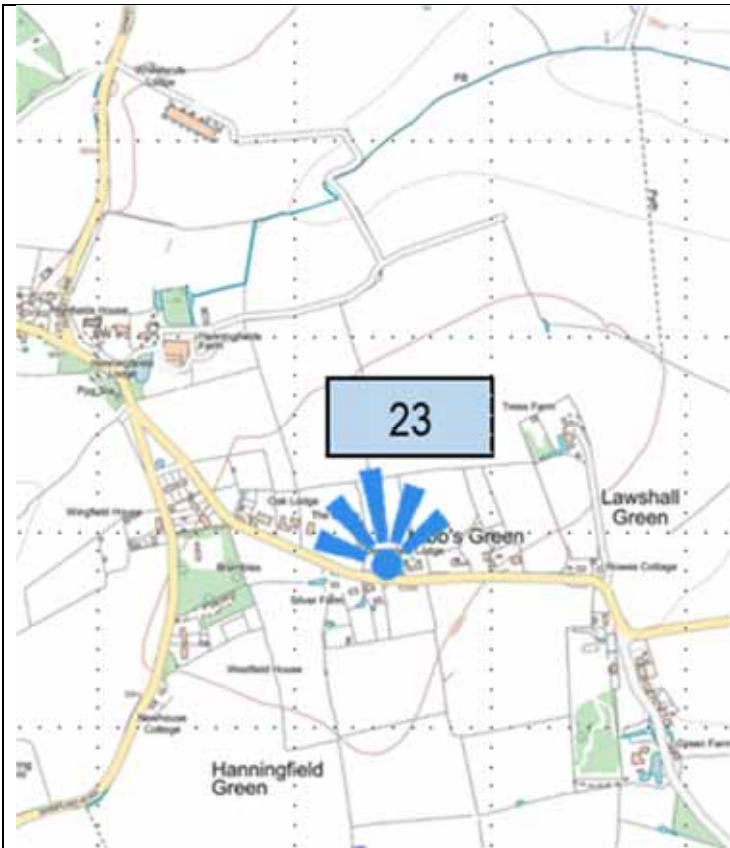


View 22

View east from Lawshall Green.

A view across the eastern edge of the parish demonstrating the open plateau nature of the landscape. Any development in the foreground could have a significant detrimental impact on this view.



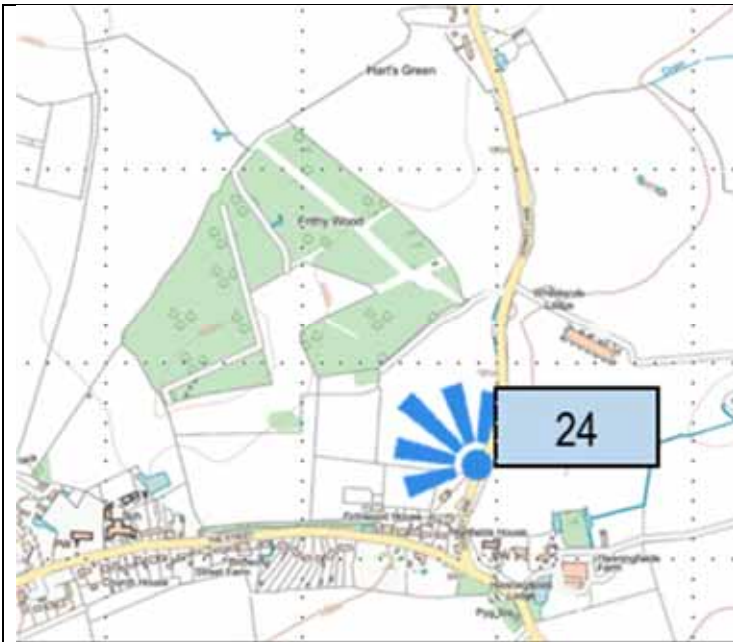


View 23

View north from Hibbs Green.

A view into this important gap between development in Hibbs Green. Development in this area would have a significant detrimental impact on this view





View 24

View west towards Frithy Wood from Donkey Lane.

The view demonstrates the importance of this open area on the setting of Frithy Wood. Development within this area would have a significant detrimental impact on the view to Frithy Wood.





View 25

View west towards Frithy Wood from Donkey Lane.

The view demonstrates the importance of this open area on the setting of Frithy Wood. Development within this area would have a significant detrimental impact on the view to Frithy Wood.

