



Rushmere St Andrew Neighbourhood Plan

Assessment of Important Views

Rushmere St Andrew Parish
Council
February 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 Rushmere St Andrew Neighbourhood Plan. Policy RSA 3 of the Neighbourhood Plan refers to the information contained in this document, which should be taken account of in considering development proposals.

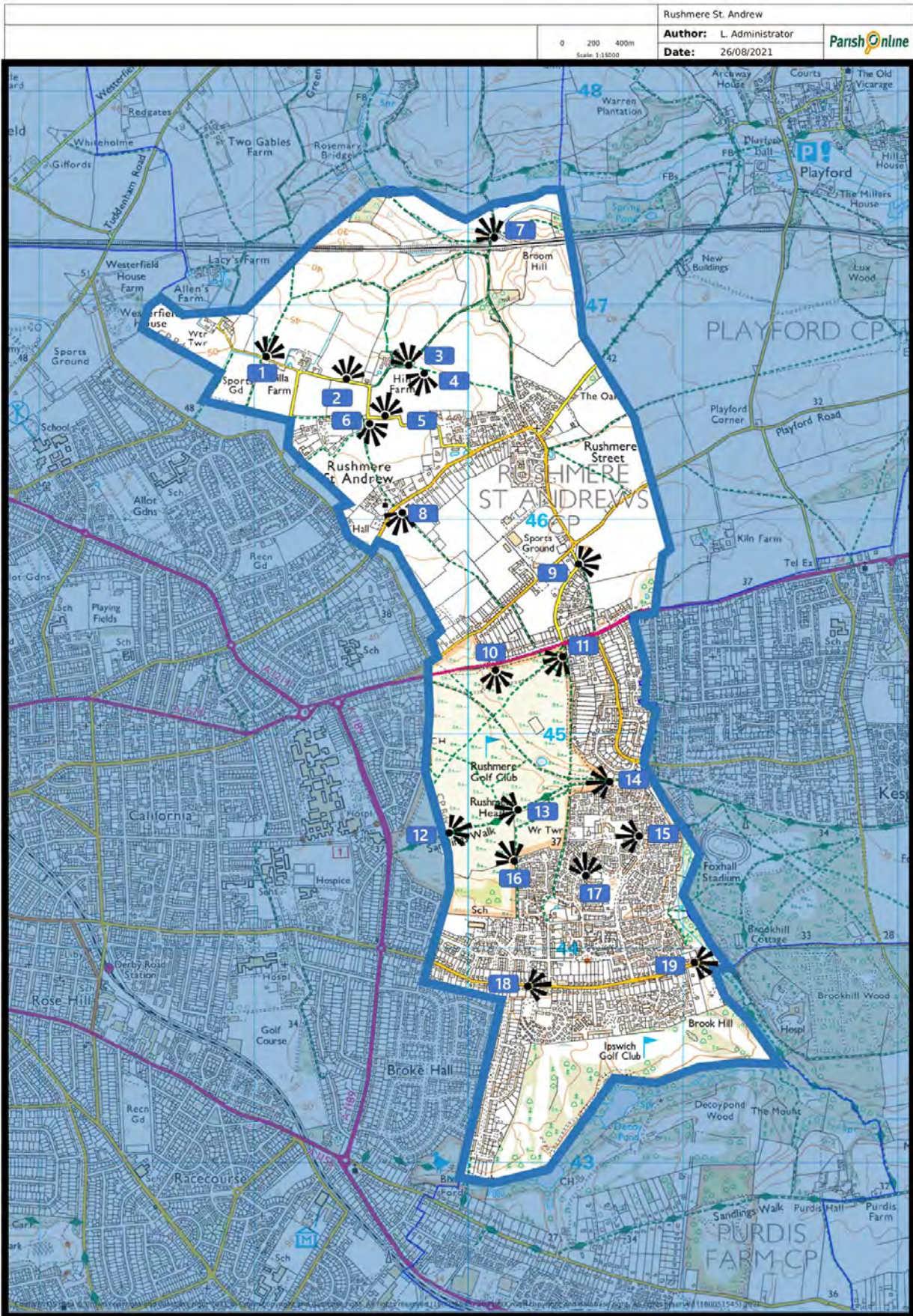
Context

As part of the preparation of the Neighbourhood Plan, a Landscape Character Appraisal was undertaken by Alison Farmer Associates. This document is available to view on the Neighbourhood Plan pages of the Parish Council website. The Landscape Appraisal noted that views are 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 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

North-east from Lamberts Lane towards Tuddenham St Martin.

The key features of this view are the view are the long distance view across the Fynn Valley. Development on the far slopes of the valley, including additional overhead pylons could have a significant detrimental impact on this view.

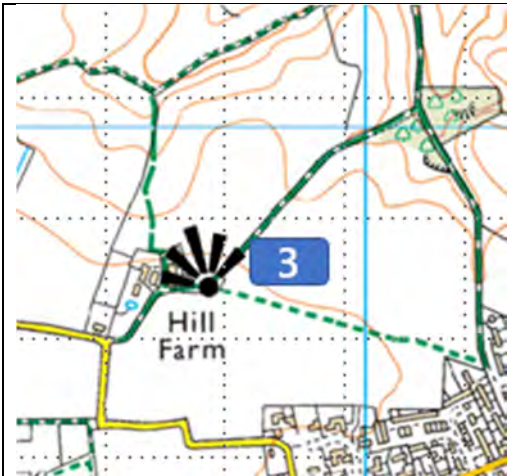


View 2

North-east from Lamberts Lane towards Tuddenham St Martin.

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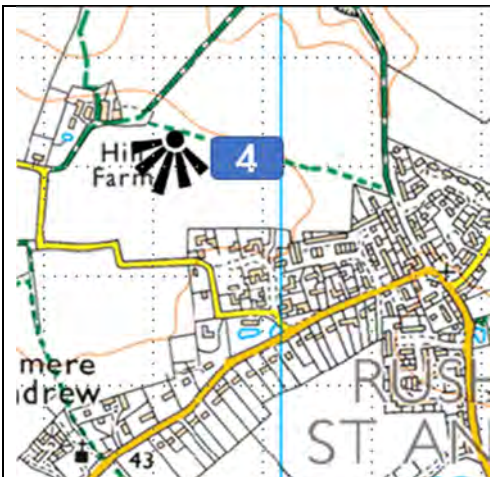




View 3

View north-west from public bridleway at Hill Farm over Fynn Valley towards Tuddenham St Martin.

Development on the south facing slopes of the Fynn Valley could have a significant detrimental impact on this view.



View 4

View south from public footpath towards The Street.

The view demonstrates how the development north of The Street is screened effectively by trees. Development that breaks the tree canopy or is in the foreground would have a significant detrimental impact on the setting of the village in the surrounding countryside.

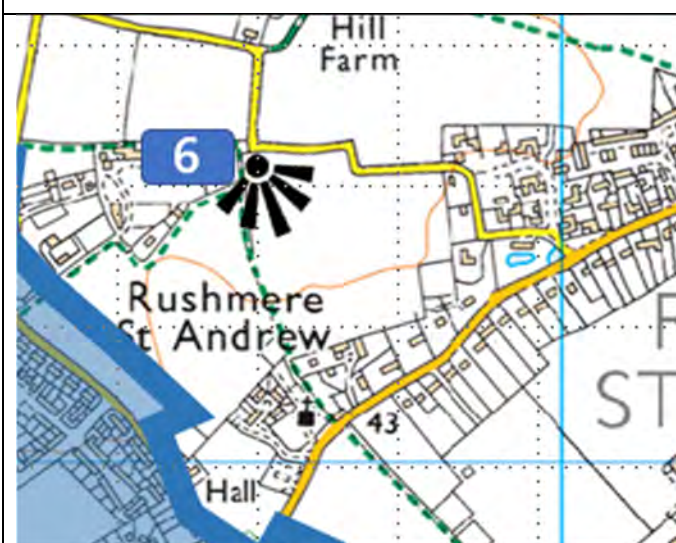




View 5

View north from Lamberts Lane towards Hill Farm and countryside beyond

The farm and associated buildings are screened by existing trees, but further development that does not have regard to this screening and the view could be of detriment to the landscape character of the area.

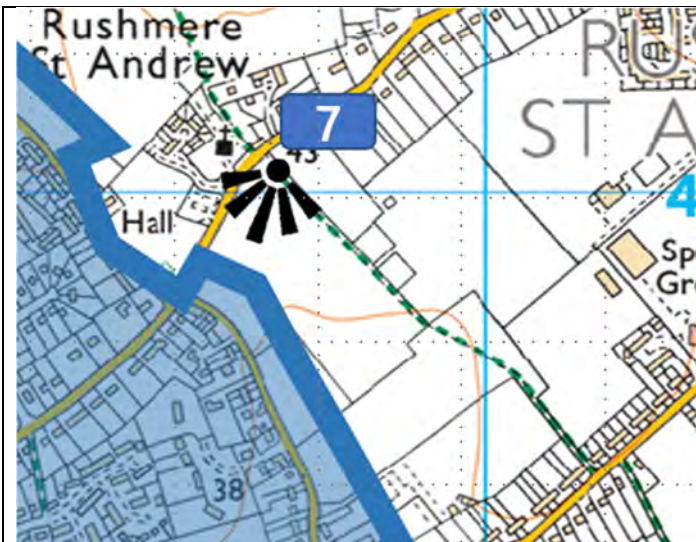


View 6

View south from Lamberts Lane towards St Andrew's Church.

The view demonstrates how the development north of The Street is screened effectively by trees. Development that breaks the tree canopy or is in the foreground would have a significant detrimental impact on the setting of the village in the surrounding countryside.

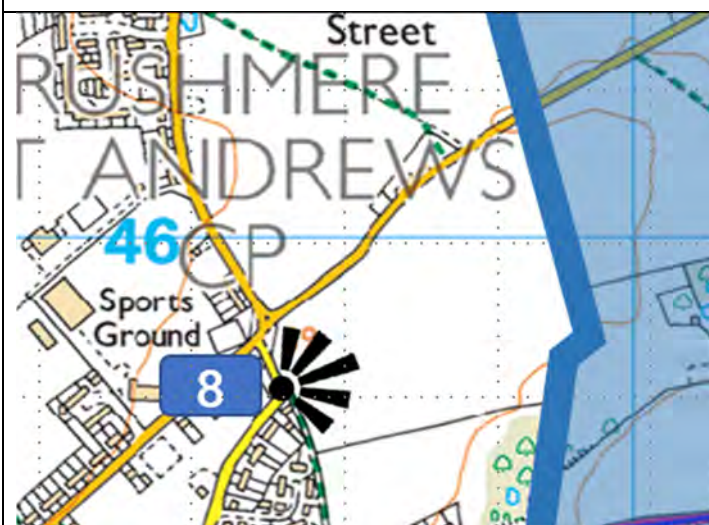




View 7

From The Street south towards Humber Doucy Lane.

The view is across open fields towards housing on the south side of Humber Doucy lane with Ipswich Hospital in the background right and the Water Tower background left. Development that breaks the vegetation line or which was placed in front of it would have a significant detrimental impact on this view.



View 8

View east from Bent Lane

An important view from the edge of the built-up area to the open agricultural countryside to the east of the village. While development in the foreground is unlikely, development in the middle or long distance that broke the tree line, or unscreened development in front of the trees and hedgerows would have a significant detrimental impact on this view.

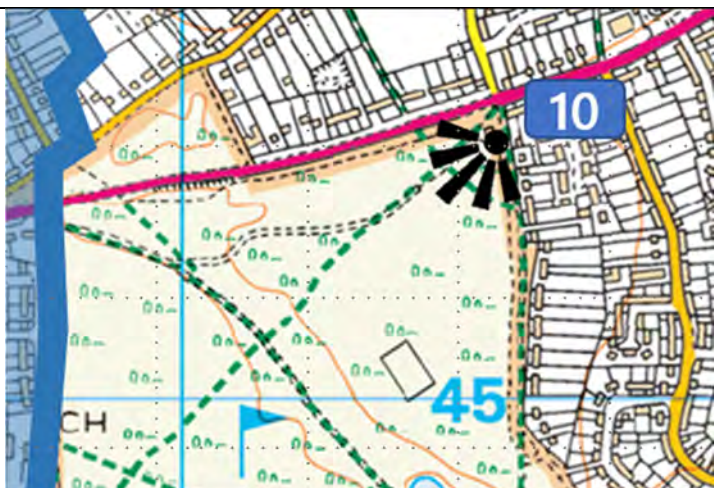




View 9

View south-from Woodbridge Road across Common and Golf Course.

A tranquil rural view in the heart of this urban area with long distance view to Water Tower. Any further tall buildings in the long distance that break the tree canopy could have significant detrimental impacts on this view and the countryside setting.

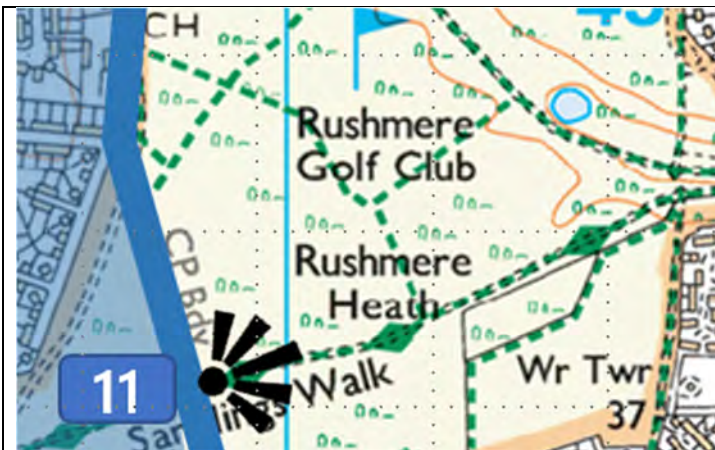


View 10

View South-west across golf course towards Ipswich.

A long distance view across the Common with little in the way of development to be seen other than the Ipswich Hospital building. Any further tall buildings beyond the Common could have a significant detrimental impact on the rural setting of the Common.





View 11

View north-east across Common.

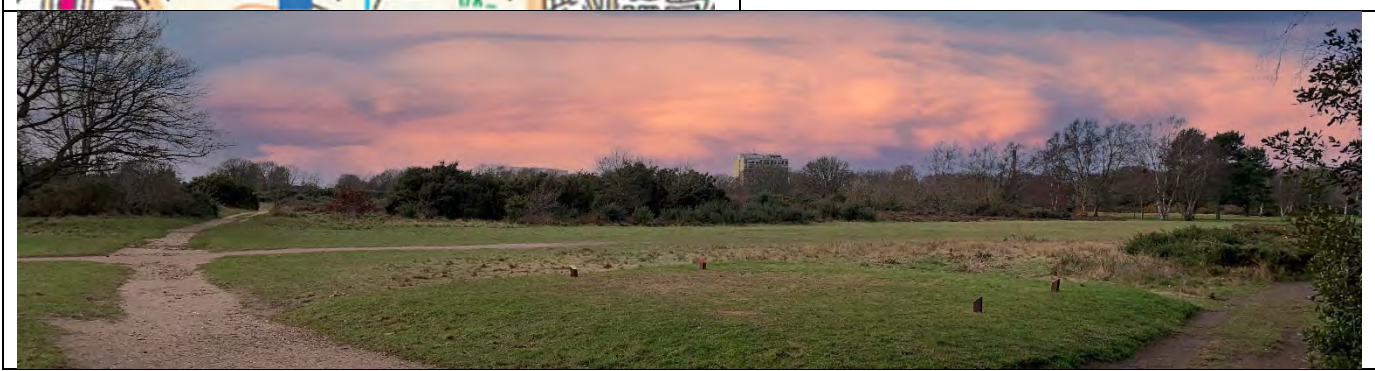
An open view across the relatively unspoilt Common towards Kesgrave. Any tall buildings above the vegetated area would have a significant detrimental impact on the tranquillity of this setting.

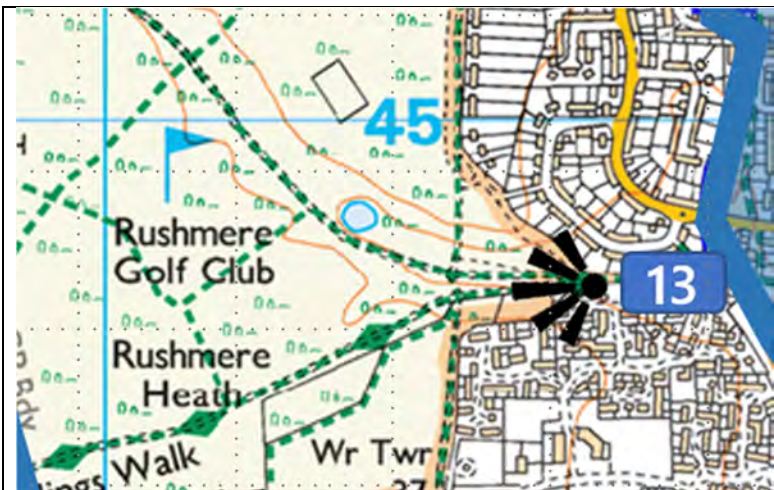


View 12

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.

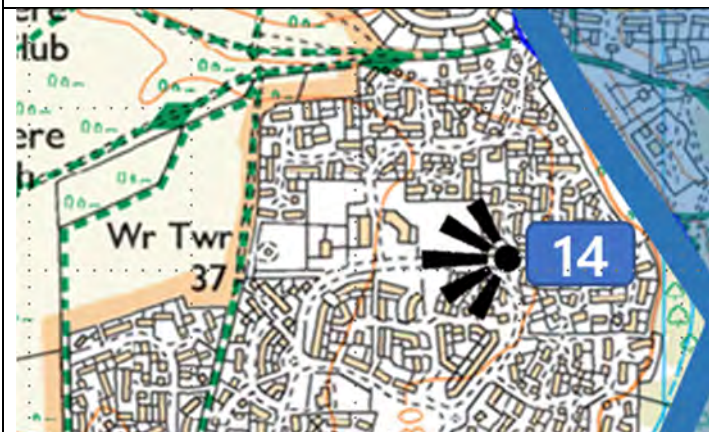




View 13

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.

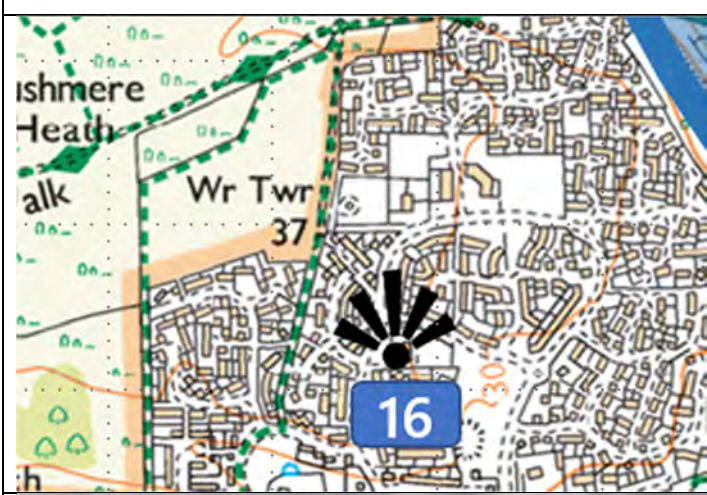




View 15

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.

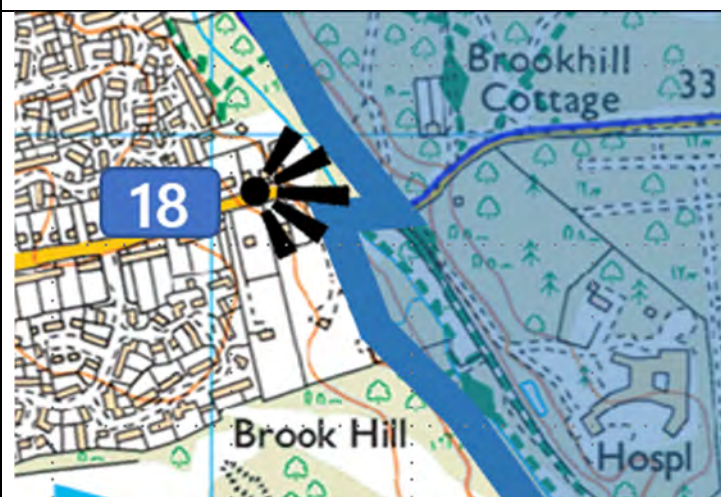




View 17

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.

