



WHERSTEAD

Appraisal of Views

July 2021

Wherstead Parish Council

Babergh DC note: Until this document is updated and a new version made available, it should be read alongside the Independent Examiner Report published on 6 April 2023. That report explains why a number of views were removed from the submission draft version of this Neighbourhood Plan.

Introduction:

As part of the preparation of the Wherstead Neighbourhood Plan, an assessment of important views was undertaken by the Parish Council. The findings of this assessment are contained in this report, which forms a supporting document for the Wherstead Neighbourhood Plan. Policies in the Neighbourhood Plan refer to the information contained in this document, which should be taken account of in considering development proposals.

Context:

The village of Wherstead nestles on the West bank of the River Orwell estuary encompassing a large area of the Area of Outstanding Natural Beauty, AONB, along the banks of the river and extending up into the village, resulting in much of the village being either in the AONB or the setting of the AONB.

The landscape within the Parish is peppered with Listed buildings, both nationally and locally designated, adding to the sense of place and time depth within the parish.

In addition to the AONB Wherstead also includes four County Wildlife Sites, CWS and two SSSIs areas.

The village also forms the southern approach to Ipswich, identified in the Alison Farmer report (Ref 1) and described as:

A valued rural approach to Ipswich with the rural character of the lane leading to the village (The Street), the listed cottages and the position of the settlement set back from the main road, enable it to retain a rural estate character which is 'off the beaten track'. These characteristics increase the sensitivity of the area. Small scale and carefully designed development may provide opportunities to substantially screen views of traffic and noise impacts from the A137 and protect this rural approach to Ipswich.

There are four main landscape types within the Parish:

- Ancient Estate Farmlands
- Rolling Estate Farmland
- Coastal Level
- Saltmarsh and intertidal flats

These provide the Parish with a rich diversity of important views which, combining with the nationally important designated sites, provide a rich and varied backdrop to the listed buildings.

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, the AONB, the setting of the AONB, County Wildlife sites and SSSI sites.

Identifying Important Views:

As part of the process to collect evidence for the Neighbourhood Plan all residents were asked to complete a questionnaire which included a request for them to identify views around the Parish that were considered to be important, these have been combined with information in the report from the Suffolk Wildlife Trust and the neighbourhood Planning team to construct this document.

85% of respondents to the resident's questionnaire identified Open Views over fields, woods and the AONB as a cherished aspect to living in Wherstead. Equally 88% of respondents were concerned that new development might result in the loss of views and have a negative visual impact on the village and its views.

The proposed views were then assessed using the principles in The Landscape Institute's Technical Guidance Note "Reviewing Landscape and Visual Impact Assessments (LVIAs) and Landscape and Visual Appraisals (LVAs)" January 2020.

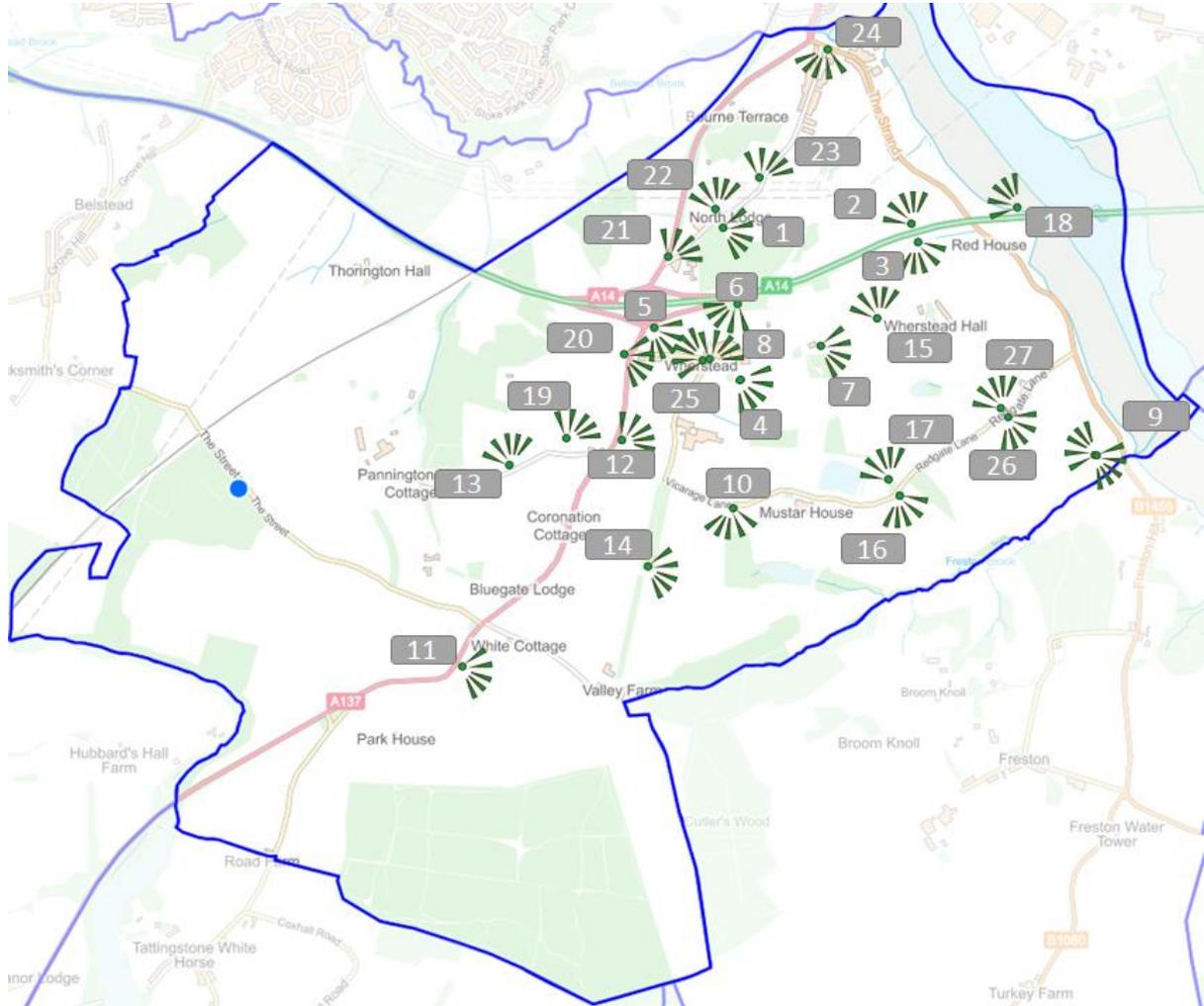
Important viewpoints from publicly accessible locations were identified and these are shown on the following map and combined with an assessment of the potential impact of any development on these views. The outcomes of this assessment are tabulated on the following pages.

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Views:

1. Top of Bourne Hill over Stevins and down the Orwell estuary.
2. From the Orwell Bridge footpath looking towards Bourne Bridge
3. From the Orwell Bridge footpath looking down the Orwell estuary including food hall site
4. From Church Lane by The Street, Looking down the estuary
5. Walled field and southern entrance to village at A137 / A14 junction
6. Walled field from footpath at A14 on Wherstead Park boundary looking south back towards village
7. From St Mary's Churchyard looking into the AONB
8. The Stable block, Water tower and Walled field
9. From the Freston Footpath / A137 Junction, looking up the estuary
10. Vicarage Lane looking away from the AONB back into the setting
11. A137 looking East towards AONB setting including The Street and rural approach to Ipswich
12. A137 looking East towards AONB setting including The Street and rural approach to Ipswich
13. Pannington Hall lane looking west
14. From the long straight (Bridleway 18) into AONB setting
15. From Church-lane looking North
16. Redgate Lane looking East
17. Redgate Lane looking West
18. Orwell bund wall looking back towards the Strand
19. North from Pannington Hall Lane
20. Entrance to Southern side of village, The Street.
21. North entrance to village, looking North East.
22. Top of Bourne Hill looking North over AONB setting towards Ipswich

- 23. Bourne Hill, approaching settlement boundary
- 24. Bourne Hill entrance looking South.
- 25. The Street southern side of village
- 26. Redgate lane looking across Stalls Valley to Freston Church and woods.
- 27. Redgate Lane looking North up the estuary





View 1 (AONB)

From: Top of Bourne Hill over Stevins Site and down the Orwell Estuary.

The construction of any building / structures in this landscape would interrupt the flowing lines of the rolling estate Farmland as it extends from the centre of the south side of the village across the AONB into the Estuary.



View 2 (AONB)

From: Orwell Bridge footpath looking over Stevins Site, The Strand, Orwell Estuary and Foxs Marina.

This landscape within the AONB encompasses both ancient and rolling estate farmlands, coastal levels, saltmarsh and intertidal flats.

Development in this area is likely to have a significant visual impact and adversely affect the character of the landscape.





View 2, con't (AONB)

From: Orwell Bridge footpath looking over Stevins Site, the Strand, Orwell Estuary and Foxs Marina.

This landscape within the AONB encompasses ancient and rolling estate farmlands, coastal levels, saltmarsh and intertidal flats.

Development in this area is likely to have a significant visual impact and adversely affect the character of the landscape.



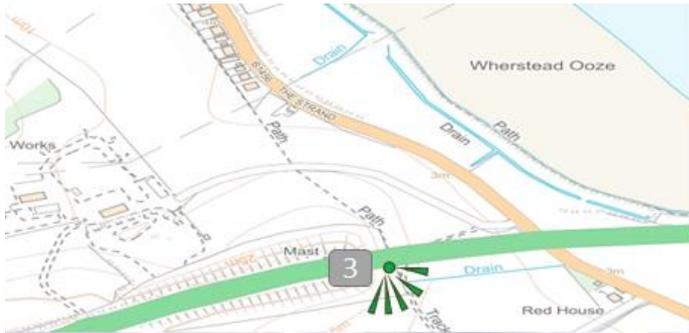
View 3 (AONB)

From: Orwell Bridge footpath looking down Estuary

This landscape within the AONB encompasses ancient and rolling estate farmlands, coastal levels, saltmarsh and intertidal flats.

Development in this area is likely to have a significant visual impact and adversely affect the character of the landscape.





View 3, con't (AONB)

From: Orwell Bridge footpath looking down Estuary including food hall site
 This landscape within the AONB encompasses ancient and rolling estate farmlands, coastal levels, saltmarsh and intertidal flats.
 Development in this area is likely to have a significant visual impact and adversely affect the character of the landscape.



View 3, con't (AONB)

From: Orwell Bridge footpath looking back into AONB, sympathetically converted Farm Building (Gym) far left.
 This landscape within the AONB encompasses both ancient and rolling estate farmlands.
 Development in this area is likely to have a significant visual impact and adversely affect the character of the landscape.





View 4 (AONB)

From: Church Lane looking down the Orwell Estuary over rolling farmland. Development in this magnificent view down the Estuary on the valley side landscape is likely to have a significant adverse visual impact on the character of the setting and adjoining valley floor



View 5 (Setting of AONB)

From: Walled field Southern entrance to the village from A137 / A14 junction. The view of the Walled kitchen garden and water tower is not only a splendid view but gives a glimpse into the history of Wherstead. Unsympathetic development, particularly of height would have a significant detrimental impact on the view and approach to the Village.





View 6 (Setting of AONB)

From: Walled field from footpath at A14, looking South West.
 The view of the Walled kitchen garden and water tower is not only a splendid view but gives a glimpse into the history of Wherstead. Unsympathetic development, particularly of height would have a significant detrimental impact on the view and approach to the Village.



View 7 (AONB)

From: St Mary's Church into AONB and down Orwell Estuary.
 Any development in this magnificent view down the Estuary on the valley side landscape is likely to have a significant adverse visual impact on the character of the setting and adjoining valley floor by disrupting the flowing natural lines of the landscape.





View 8 (AONB & Setting)

From: Stable Block, Water Tower and entrance to the Mansion Kitchen Garden (walled Field) and water tower.

Unsympathetic development could have a detrimental impact on the setting of Wherstead Park, the southern side of the village nestling in its rural setting and partially in the AONB.



View 8, con't (AONB & Setting)

From: Stable Block, Water Tower and entrance to walled field (Mansion Kitchen Garden).

Unsympathetic development could have a detrimental impact on the setting of Wherstead Park, the southern side of the village nestling in its rural setting and partially in the AONB.





View 9 (AONB)

From: Freston Footpath (Footpath 10) Looking back into AONB toward Southern side of Village Development in this magnificent view down the Estuary on the valley side landscape is likely to have a significant adverse visual impact on the character of the setting and adjoining valley floor



View 9, con't (AONB)

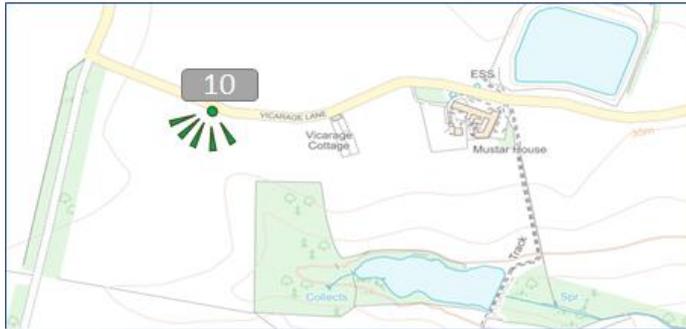
From: Freston Footpath (Footpath 10) back up the Estuary towards Food Hall Development in this magnificent view down the Estuary on the valley side landscape is likely to have a significant adverse visual impact on the character of the setting and adjoining valley floor





View 9, con't (AONB)

From: Freston Footpath (Footpath 10) down the Estuary away from the Food Hall Development in this magnificent view down the Estuary on the valley side landscape is likely to have a significant adverse visual impact on the character of the setting and adjoining valley floor



View 10 (Setting of AONB)

From: Vicarage Lane into the AONB setting
 This landscape within the AONB setting encompasses both ancient and rolling estate farmlands.
 Development in this area is likely to have a significant visual impact and adversely affect the character of the landscape and the AONB.





View 11 (AONB Setting)

From: A137 Looking East into the AONB setting
 The view sets the rural approach to the Village and the AONB beyond.
 Unsympathetic development could have a significant detrimental impact on the rural setting of the village and AONB.



View 12 (AONB Setting)

From: A137 Looking East into the AONB setting
 The view sets the rural approach to the Village and the AONB beyond. Unsympathetic development could have a significant detrimental impact on the rural setting of the village and AONB.





View 12, con't (AONB Setting)

From: A137 Looking East into the AONB setting
 The view sets the rural approach to the Village and the AONB beyond. Unsympathetic development could have a significant detrimental impact on the rural setting of the village and AONB.



View 12, con't (AONB Setting)

From: A137 Looking East into the AONB setting
 The Street Homes nestling in tree line
 The view sets the rural approach to the Village and the AONB beyond. Unsympathetic development could have a significant detrimental impact on the rural setting of the village and AONB.





View 13

From: Pannington Hall lane towards rear of Jimmy's farm and Reservoir
 A rural view to the West of the village, expansion into this setting would be detrimental to the Setting of the Village and the rural approach to Ipswich



View 14 (AONB Setting)

From: Long Straight (Bridleway 18) looking across rolling farmland, with the AONB to the left and the SSSI to the right.
 Unsympathetic development could have a significant detrimental impact on the rural setting of the village, AONB and SSSI.





View 14, con't (AONB Setting)

From: Long Straight (Bridleway 18) looking across rolling farmland, with the AONB to the left and the SSSI to the right.

Unsympathetic development could have a significant detrimental impact on the rural setting of the village, AONB and SSSI.



View 15 (AONB)

From: Church Lane looking North

Development in this part of the AONB would have a significant adverse impact on the landscape which forms the Southern bank of the Orwell estuary.





View 15, con't (AONB)

From: Church Lane looking North back towards] Village.
 Development in this part of the AONB would have a significant adverse impact on the landscape which forms the Southern bank of the Orwell estuary.



View 16 (AONB)

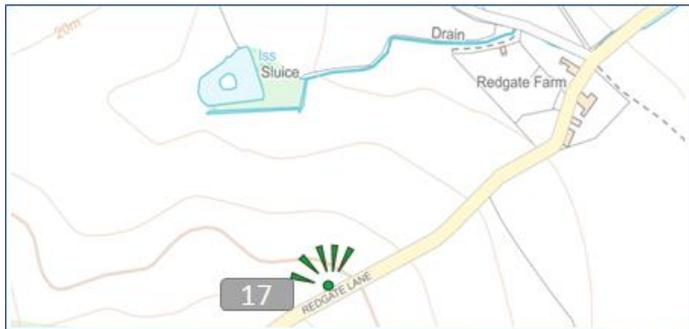
From: Redgate Lane looking across rolling farmland, with the AONB to the left and the SSSI to the right.
 Unsympathetic development could have a significant detrimental impact on the rural setting of the village, AONB and SSSI.





View 16, con't (AONB)

From: Redgate Lane looking across rolling farmland, with the AONB to the left and the SSSI to the right.
 Unsympathetic development could have a significant detrimental impact on the rural setting of the village, AONB and SSSI.



View 17 (AONB)

From: Redgate Lane looking west, back towards South side of Village. ST Mary's and Mansion obscured by tree line
 Unsympathetic development would have an adverse impact on the rural setting of the village and AONB.

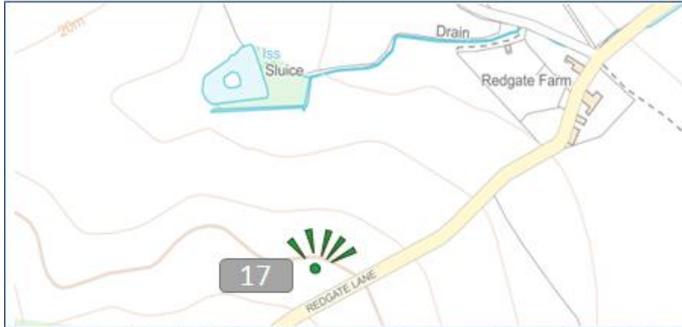




View 17, con't (AONB)

From: Redgate Lane looking West
Unsympathetic development would have an adverse impact on the rural setting of the village, AONB and the estuary





View 17, con't (AONB)

From: Redgate Lane looking West
Unsympathetic development would have an adverse impact on the rural setting of the village, AONB and the estuary





View 18 (AONB)

From: Bund Wall back towards Strand across water meadow. (Footpath 9)
 Development in the flood plain area and interruption to the rural setting would be undesirable.



View 18, con't (AONB)

From: Bund Wall back towards Strand across water meadow. (Footpath 9)
 Development in the flood plain area and interruption to the rural setting would be undesirable.





View 19

From: Pannington Hall lane, looking north towards Ipswich and A137
 A rural view to the West of the village, showing the rural approach. Expansion into this setting would be detrimental to the Setting of the Village and the rural approach to Ipswich.



View 20

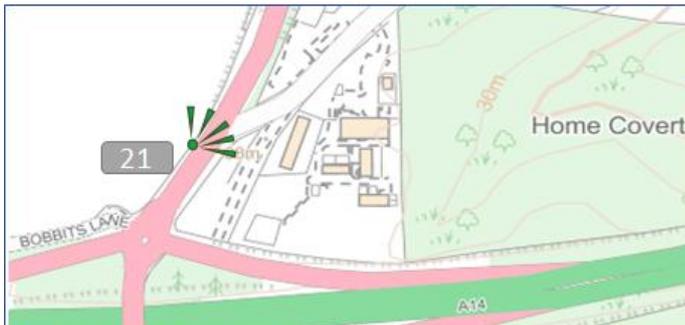
From: Approach to Southern side of Village, The Street.
 Any disruption to this rural setting of historic Buildings on the entrance to the village, would Have a significant detrimental impact on the Landscape and village.





View 20, con't

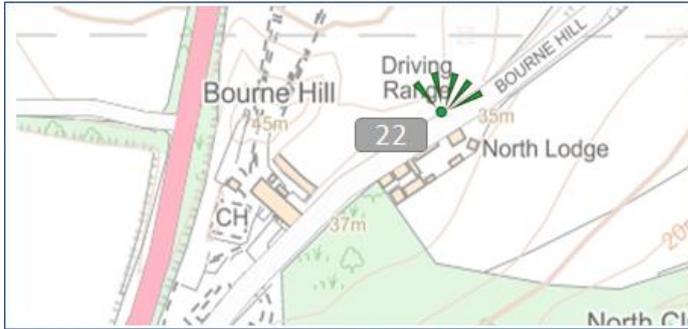
From: Approach to Southern side of Village, The Street.
 Any disruption to this rural setting of historic Development on the entrance to the village, would have a significant detrimental impact on the Landscape and village.



View 21 (Setting of AONB)

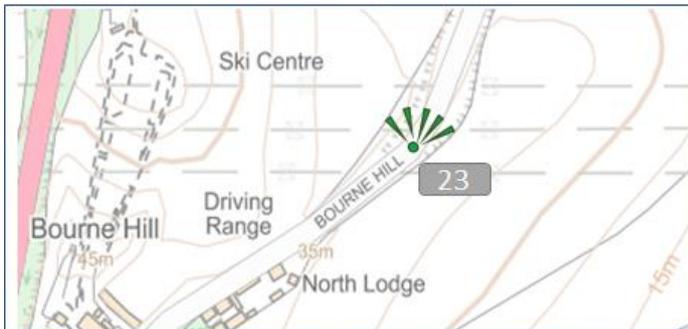
From: A137 Looking North into Bourne Hill approach to Northern side of Village.
 This view clearly shows the rural setting as you enter the Northern side of the village.
 Development on the entrance to the village, would have a significant detrimental impact on the landscape, village and setting of the AONB.





View 22 (Setting of AONB)

From: Bourne Hill, Looking North over golf range with Ipswich in the distance
 This view clearly shows the rural setting as you enter the Northern side of the village.
 Development on the entrance to the village, would have a significant detrimental impact on the landscape, village, rural approach to Ipswich and the AONB.



View 23 (AONB & Setting)

From: Bourne Hill approaching Settlement Boundary
 This view clearly shows the rural setting as you enter the Northern side of the village.
 Development on the entrance to the village, would have a significant detrimental impact on the landscape, village and AONB.





View 24 (AONB & Setting)

From: Bourne Hill, Entrance to North side of Village
 Development on the entrance to the village, would have a significant detrimental impact on the Landscape and village.



View 25 (AONB Setting)

From: The Street, Listed building nestle within the hedgerows on either side of the Southern side of the village
 The existing listed buildings settled into the rural Environment.
 Development or interruption to the rural setting would have a significant detrimental impact on the landscape and village.

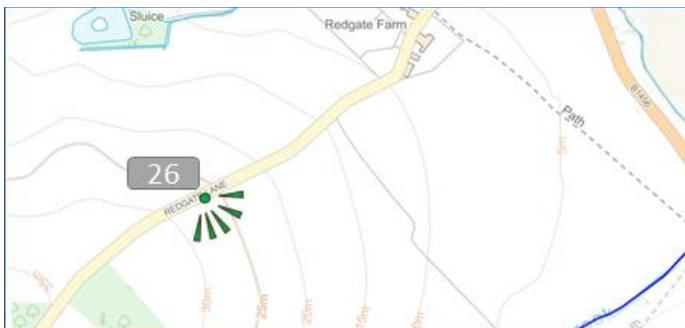




View 26 (AONB)

From: Redgate lane looking across Stalls Valley to Freston Church and woods.

Unsympathetic development could have a significant detrimental impact on the rural setting of the village, AONB and SSSI.



View 26 (AONB cont')

From: Redgate lane looking down the estuary.

Unsympathetic development could have a significant detrimental impact on the rural setting of the village, AONB and SSSI.





View 26 (AONB cont')

From: Redgate lane looking down the estuary.

Unsympathetic development could have a significant detrimental impact on the rural setting of the village, AONB and SSSI.



View 27 (AONB cont')

From: Redgate lane looking up the estuary.

Unsympathetic development could have a significant detrimental impact on the rural setting of the village, AONB and SSSI.



History:

Date	Version	Author	Comment
4 th Aug 2021	1.2	R.Coates, H.Fawthrop	First Draft
9 th Aug 2021	2	R.Coates, H.Fawthrop	Removal of Bluegates drive. Addition of an extra view to the East of A137 into AONB setting. Addition of Footpath numbers. Editorial corrections
9 th Aug 2021	3	R.Coates, H.Fawthrop	Correction of spelling errors, typos and numbering. Addition of Crown Copyright number. View 26 added, view 6 replaced with brighter image.
14 th Aug 2021	4	R.Coates	Addition of extra view 17 image. Update to introductory text.
17 th Aug 2021	5	R.Coates	View 26 added to main views map. (correcting omission.)
5 th March 2022	6	R.Coates, H.Fawthrop	All views reviewed to ensure they are taken from publicly accessible locations, photos updated with clearer images and view 27 added.
6 th March	7	R.Coates	Typos and spelling corrections. Signed off by Wherstead Parish Council for use at Public meeting.

Ref 1: Settlement Sensitivity Assessment. Volume 1: Landscape Fringes of Ipswich, July 2018
Alison Farmer Associates