

Playford

NEIGHBOURHOOD PLAN 2023-2036

Assessment of Important Views

FEBRUARY 2023



Playford Parish Council
<http://playford.onesuffolk.net/>

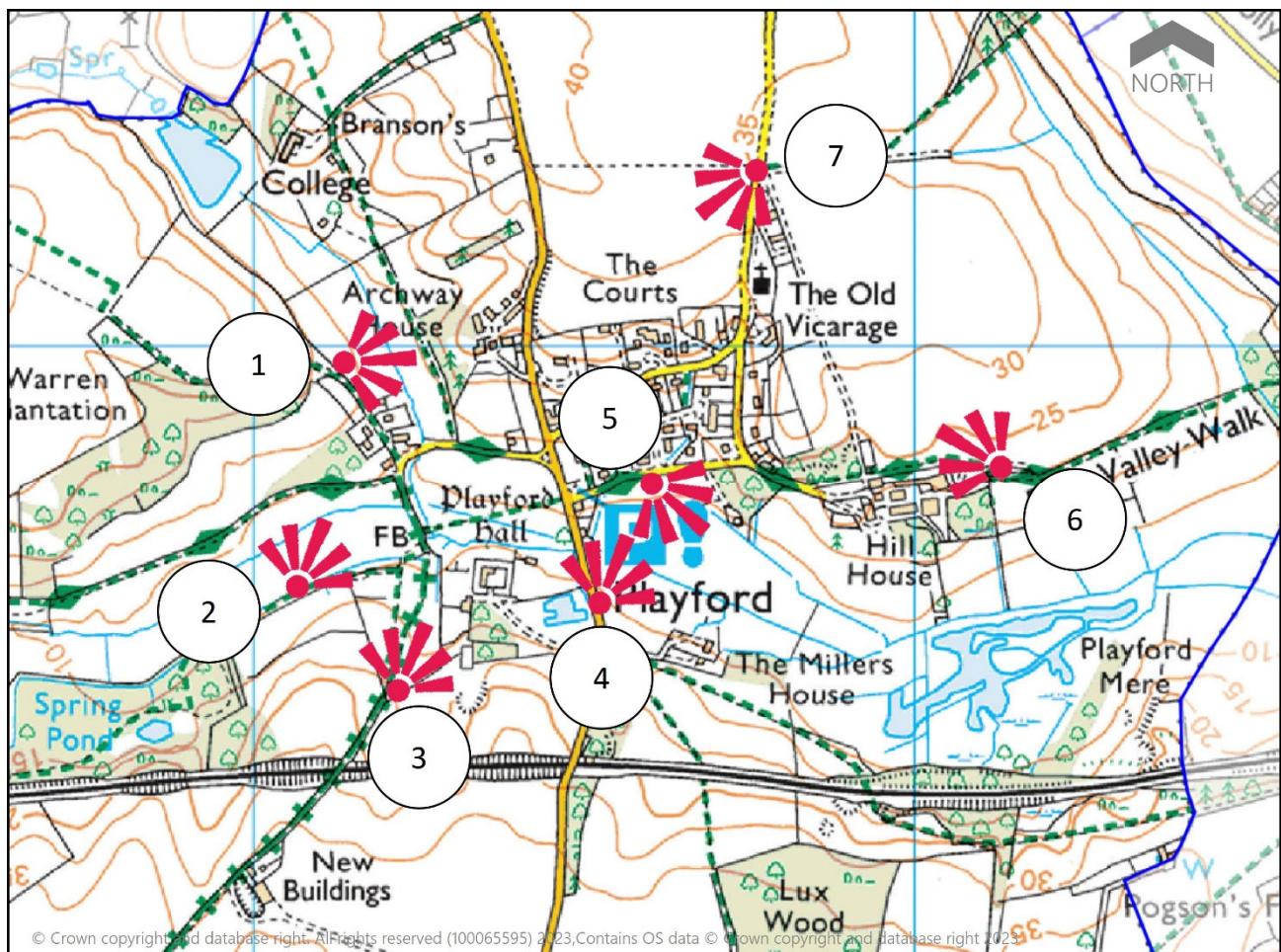
Introduction

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 Playford Neighbourhood Plan. Policy PFD 3 of the Neighbourhood Plan refers to the information contained in this document, which should be taken account of in considering development proposals.

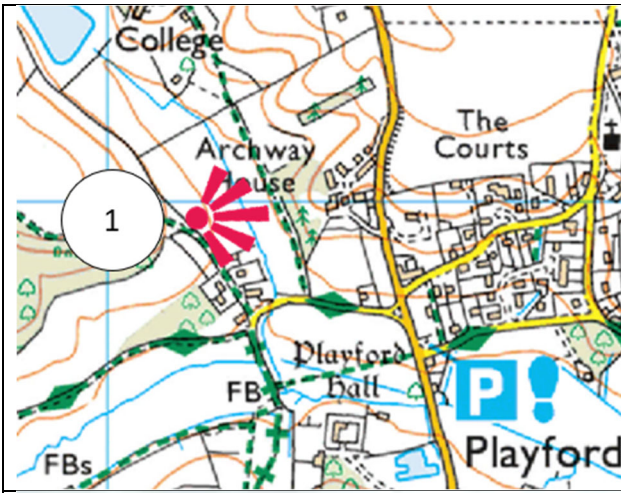
Identifying Important Views

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.



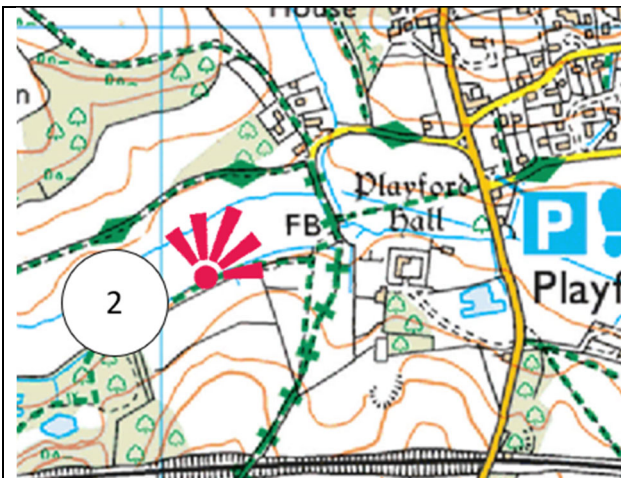
Map 1 – The identified Important Views



View 1

View east from Brook Lane public footpath.

The view demonstrates how the isolated properties off Butts Road are screened by mature trees. The loss of these trees or the inconsiderate positioning of buildings could have a significant detrimental impact on the view.

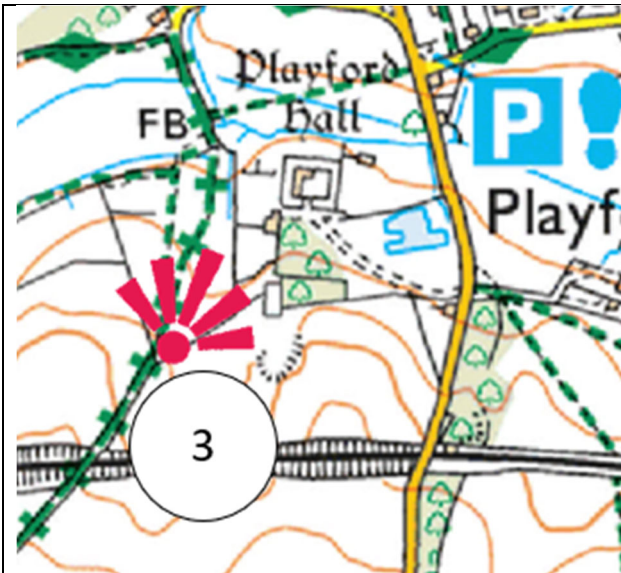


View 2

View north-east from public footpath towards Brook Lane cluster.

The view Demonstrates how the dwellings in Brook Lane nestle within the significant tree canopy on the edge of the valley bottom. Loss of trees and development that does not have regard to the landscape setting could have a significant detrimental impact on this view.



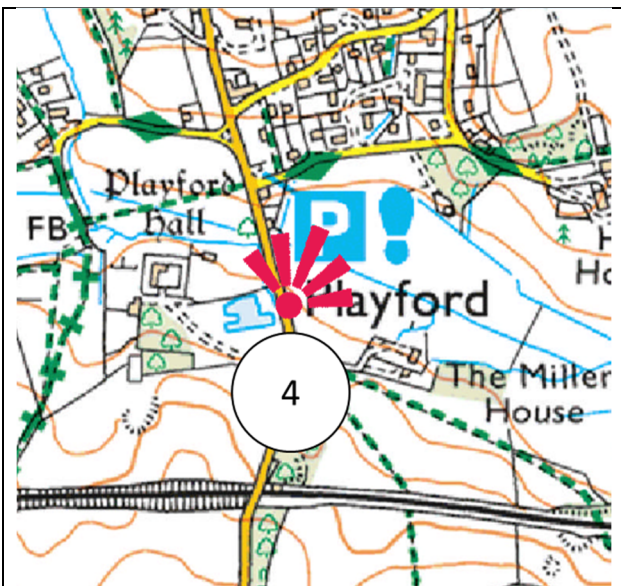


View 3

View north from the byway towards Playford Hall.

The view provides glimpses of the Hall and its associated buildings while the remainder of the built-up area of the village is screened.

Taller development within the clusters or the loss of the trees could have a significant detrimental impact on this view.

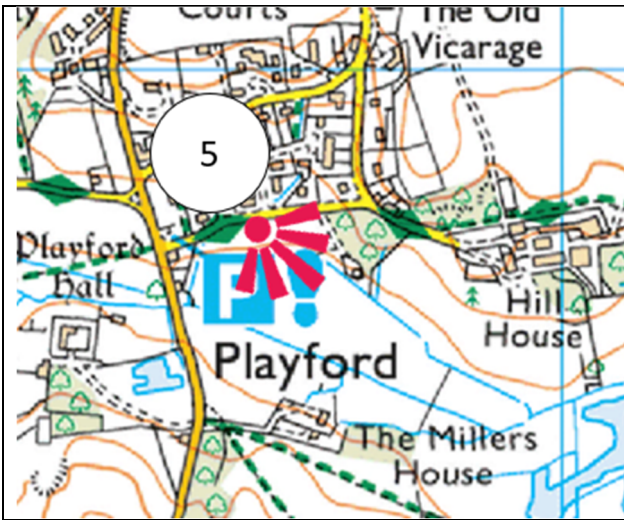


View 4

View north-east from Buttes Road towards main built-up area of the village across valley bottom with church in background.

The view demonstrates how the village sites on the slopes of the valley overlooking the area identified as being of greater landscape value and sensitivity. The view to the church is especially important and needs to be protected.

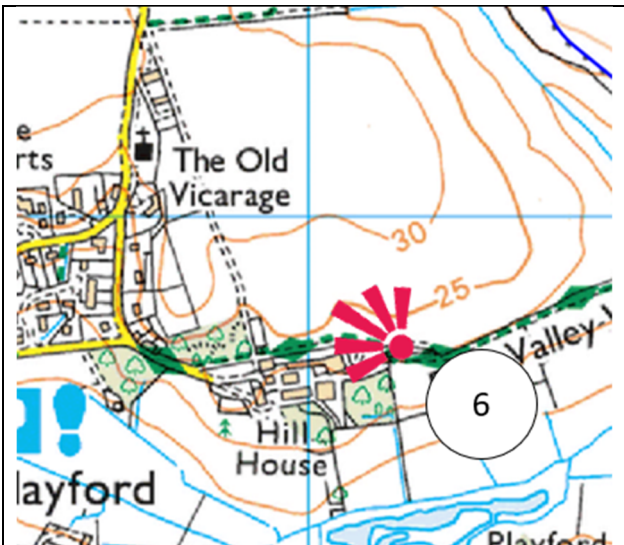




View 5

View south-east from Hill Farm Road towards Millers House and across the Fynn Valley.

While development in this area is unlikely due to the flood risk and it would be located in the countryside, care needs to be given to ensure that any development in the view is sympathetic to its landscape setting.

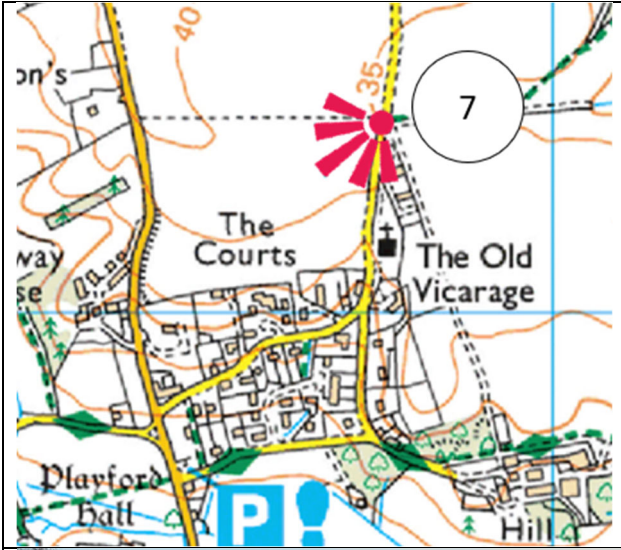


View 6

View north-west from public footpath towards parish church.

The church sits high above the built-up area of the village centre and the tower is visible from many areas, sometimes poking out above the many trees that surround it and the remainder of the village. Development in the higher area of the village could have a significant detrimental impact on the setting of Playford in the wider open landscape.





View 7

View from Church Road south-west over village centre and on towards Rushmere St Andrew.

The view demonstrates how the village centre largely sits on the slopes of the valley with only a few buildings visible as you enter from the north along Church Road. The trees and hedgerows form an important soft edge to the built-up area. Any loss of trees or hedgerows or construction of taller buildings could have a significant detrimental impact on this view.

