



## Sproughton Neighbourhood Plan Review

*important views*

July 2025  
Rev: V1

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Document No: 018\_Sproughton NP Review\_Important Views  
 Ref: Version Distribution Date:  
 Draft 01 - For review: 08/08/25  
 Rev V1 - Final Version: 16/03/26

Client: Sproughton Parish Council  
 Client Address:

Project Title: Sproughton Neighbourhood Plan Review  
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## Professional Credentials

This report was undertaken by Jane Fitzgerald White, Chartered Landscape Architect and member of the Landscape Institute since 2009 (Mem.No. 21001), with over 30 years experience of working as a landscape professional in the UK and Ireland, including over 13 years specialising in landscape character assessment, Neighbourhood Development Plans, LVA/ LVIA for protected landscapes (Heritage assets, National Landscapes, SSSIs, The Broads, New Forest National Park).

# 01 INTRODUCTION

## Identifying Important Views

1. Sproughton Parish Council are currently carrying out a review of the *Sproughton Neighbourhood Plan 2018-2037, Referendum Plan* (October 2023). As part of this process, Sproughton Parish Council have commissioned a review of the **Important views** identified in the *Sproughton Neighbourhood Plan Landscape Appraisal Final Report* (February 2021) prepared by Alison Farmer Associates and as set out in adopted **Policy SPTN 8** on pg.36 of the *Sproughton Neighbourhood Plan 2018-2037, Referendum Plan* (October 2023). The purpose of this document is to identify and evaluate additional important views not included within the 'made' Neighbourhood Plan and to provide a brief but robust and objective evidence-base to inform the inclusion of these additional important views within the revised Neighbourhood Plan. The overall aim is to identify and conserve aspects of landscape value and the visual amenity characterising Sproughton parish, the village and its associated Conservation Area.

### 1.1 Identifying Important Views

- As part of the assessment of local character, and the value people attribute to local landscape, understanding which views local people particularly appreciate is useful.
- An **‘Important’** view is one that would be generally recognised as having notable qualities or a particularly attractive composition that might cause people to pause and appreciate the scene. More than an ‘everyday’ view, it is more likely to feature in people’s perceptions of what Sproughton looks like in their memories, and provide heightened feelings of connectedness and wellbeing. These views may be the reason that visitors are attracted to the village and wider parish. Once identified, these views can be subject to policy which can try to conserve their composition and qualities.
- Planning policy at all levels requires local character and distinctiveness to be recognised and responded to in new development and land use change. *Babergh and Mid Suffolk Joint Local Plan - Part 1* (November 2023), **Policy LP17: Landscape, Policy background and explanation** (paragraph 15.24, pg.74) *‘seeks to conserve and enhance the landscape, taking account of its natural beauty, characteristics and features of natural, archaeological or historic interest. All new development proposals need to ensure they respond to and reinforce the local distinctiveness of the area in scale, form, design, materials and location.’* Paragraph 15.20 states:

*To conserve and enhance landscape character, the policy requires development to:*

- Integrate with the existing landscape character of the area and reinforce the local distinctiveness and identity of individual settlements;*
  - Be sensitive to the landscape and visual amenity impacts (including on dark skies and tranquil areas) on the natural environment and built character; and*
  - Consider the topographical cumulative impact on landscape sensitivity.’*
- It is therefore necessary to analyse and understand what shapes local character and distinctiveness in order that planning policy can be effectively applied. The *Sproughton Neighbourhood Plan Landscape Appraisal Final Report* (Alison Farmer Associates February 2021) provides a framework to aid decision making and this assessment will support that work.
  - The **Important Views** identified in the *Sproughton Neighbourhood Plan Landscape Appraisal Final Report* (Alison Farmer Associates, February 2021) and the **Important Views** identified by **Policy SPTN 8 - Protection of Important Views** in the *Sproughton Neighbourhood Plan 2018-2037, Referendum Plan* (October 2023) were reviewed as part of the evidence base supporting the identification of additional views and their proposed inclusion in an updated version of **Policy SPTN 8** within the revised Sproughton Neighbourhood Plan.
  - Following this re-examination, as part of the Sproughton Neighbourhood Plan review, this document identifies a further 14 **Important Views** within Sproughton parish which are considered to contribute notably to its character and the user experience. These additional views will inform an update to **Policy SPTN 8** of the Sproughton Neighbourhood Plan Review. This will allow policy making, relating to expansion of the village, to take account of key views when considering the impact that new development might have in any given location. It can be used to help make a judgement about how a proposed development or change in land use will alter views and, consequently, whether this change is likely to be acceptable.
  - The updated Sproughton Neighbourhood Plan provides an opportunity to include additional Important Views that fall within the Sproughton Neighbourhood Plan Area. This review sets out the methodology and criteria to identify these views, with locations shown on the associated *Important Views* plans.

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# 02 ASSESSMENT METHODOLOGY

## Important View Criteria

### 2.1 Important View Criteria

1. Part of the assessment of local character, and the value people attribute to local landscape, is to understand which particular views people recall when thinking about their local area or which scenes they particularly value. It is a value that should be defined by the community rather than through professional assessment alone.
2. There is not an accepted definition of what constitutes an **Important View** in any of the published and accepted landscape guidance. The selection of views is also a result of people's perceptions, so is somewhat subjective.
3. However, an **Important View** would be generally recognised as having notable qualities that define the special character of a settlement and contribute to its 'sense of place'. Such views could have a particularly notable or distinctive composition or scenic quality, that makes them stand out in the eyes (and memories) of local people and visitors. They might feature distinctive and/or historic buildings, local landmarks, or an appealing or historically intact arrangement of topography, natural features and built form that together help give a settlement its identity, and perhaps come with particular recognised cultural associations. They also contribute to felt experience, feelings and emotions, and to wellbeing.
4. The views can be either short range and experienced within the parish of Sproughton, or long ranging and experienced from an adjoining parish. However, the views are contained within the parish boundary and are generally *inward facing* towards the parish interior, as scenic views looking outward, beyond the parish boundary, or of notable features located outside of the parish boundary, are outside of the Neighbourhood Development Plan Area and therefore not subject to NDP policies.
5. The following factors are considered:
  - Scenic value relating to the composition of rural views - including complexity, appreciation of topography, depth of field, naturalness, and arrangement of natural and vegetative features.
  - Number of people likely to be experiencing it - i.e. value relating to shared experience. The more people that experience a viewpoint, the higher the value attributed. For example, a view from a well-used footpath on a village edge, identified by numerous people as important, might be considered more valued than one selected from an isolated point on a Quiet Lane.
  - Presence of a landmark feature, perhaps with skyline presence, aiding orientation

in the landscape or along a route.

- View contributes to the setting of a Conservation Area or Heritage Asset.
- Other locally distinctive points of interest or cultural associations that particularly define the character of Sproughton. Views that are indicative of a special 'sense of place' which reflect its intrinsic character and key characteristics.

### 2.2 Other indicators of valued views

1. The *Sproughton Parish Conservation Area Appraisal* (Sproughton Parish Council, March 2026) identifies views associated with three key areas characterising the **Sproughton Special Character Area** identified by **Policy SPTN 14** of the *Sproughton Neighbourhood Plan 2018-2037, Referendum Plan* (October 2023). These views comprise notable features, historic character and the setting of the three key areas.
2. *Land at Red House, Chantry Vale, Sproughton: Landscape Appraisal - Final Report* (Alison Farmer Associates, September 2019) focuses on the area referred to as Chantry Vale, the key landscape/townscape surrounding Red House (Grade II). A series of views communicating landscape sensitivity and character are identified. These views are included within *Appendix 3 - Important Views, Sproughton Neighbourhood Plan 2018-2037, Referendum Plan* (October 2023).
3. *Appeal by Hopkins Homes Limited, Proof of Evidence of Roy M Lewis on Heritage* (November 2020) considers the impact of the proposed development by Hopkins Homes on the setting of listed buildings in close proximity to the Application Site. The report sets out the connection between Sproughton Hall, Tithe Barn, Root Barn and associated buildings within the wider landscape heritage setting.

### 2.3 View Selection Process

1. With these criteria in mind, this assessment also considers the following characteristics each view must possess:
  - be publicly accessible (e.g. available from roads, footpaths, bridleways or public open spaces)
  - be greatly valued by local residents

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# 02 ASSESSMENT METHODOLOGY

## View Selection Process

- be enjoyed by visitors
  - contribute in an important way to the character and rural nature of Sproughton, illustrate the village's history and how the land has been used and settled.
2. The supporting text sets out the aspects of value in each view and focuses attention on what may threaten them and considers how this could be addressed.
  3. The proposed set of 14 additional **Important Views** are mapped and presented on the following pages. Some are identified as specific point views and some as representative of a number of similar or sequential views which might be experienced along a specific section of road or footpath. These are presented on the map with a differing symbol to differentiate between point views and sequential views.
  4. However, it should be noted that the final list is not an exhaustive list of the only views with special qualities in the parish; there are many other views that contribute to local distinctiveness and rural character and it should not be inferred that other views in the parish have little value. The selected views presented in this document are held in high public regard and demonstrate particular qualities or features.
  5. The selection of views assessed within this report includes points already documented within **Policy SPTN 8 - Protection of Important Views** and *Appendix 3 - Important Views* within the *Sproughton Neighbourhood Plan 2018-2037, Referendum Plan* (October 2023). This review recognises the status of these 20 views as 'Important' and therefore their inclusion within the associated Neighbourhood Plan Policy will remain unchanged.
  6. Some of the **Important Views** which are currently identified by **Policy SPTN 8 - Protection of Important Views** and *Appendix 3* in the *Sproughton Neighbourhood Plan 2018-2037, Referendum Plan* (October 2023) were not supported by viewpoint photographs. Whilst carrying out the assessment visit associated with this study, these **Important Views** were photographed, assessed using the methodology set out in Section 2.4 of this report, and presented in **Section 3: Important Views**.
  7. For clarity, a new numbering system has been applied to all the **Important Views** set out in this report. These views are organised as follows:
    - **Sproughton Village & Environs:** all viewpoints situated within and adjacent to the village envelope and Sproughton Conservation Area
    - **Sproughton Parish:** all viewpoints within the wider parish, outside of the village envelope



Figure 01. Sproughton Important Views Plan  
(Source: Policy SPTN 8 - Protection of Important Views, Sproughton Neighbourhood Plan 2018-2037, Referendum Plan (October 2023))

# 02 ASSESSMENT METHODOLOGY

## View Selection Process

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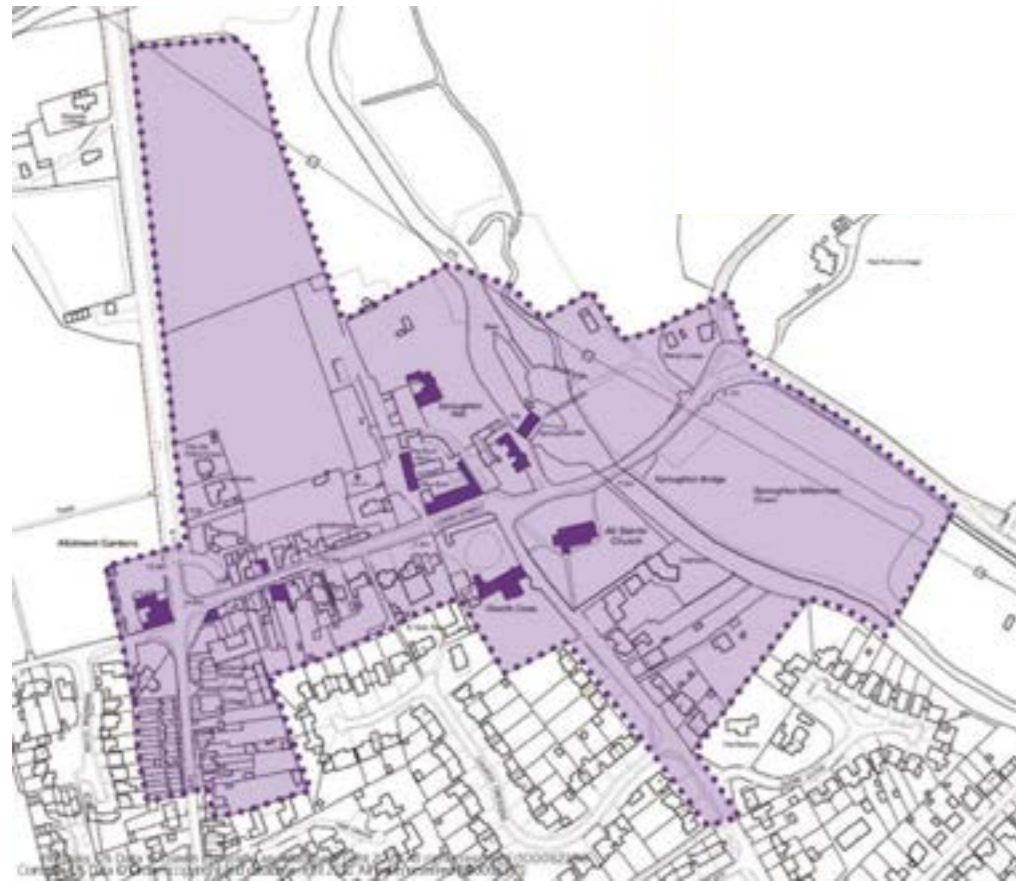


Figure 02. Policy SPTN 14- Sproughton Special Character Area  
(Source: Sproughton Neighbourhood Plan 2018-2037, Referendum Plan (October 2023))

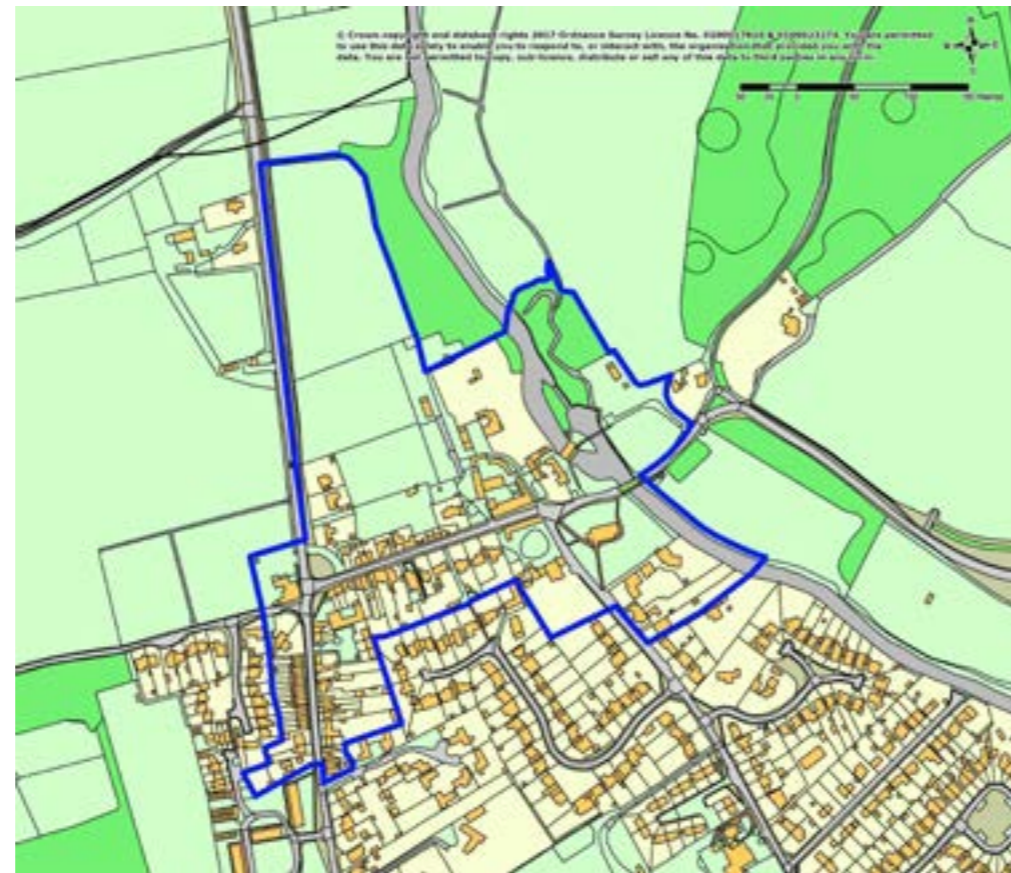


Figure 03. Sproughton Conservation Area  
(Source: Sproughton Conservation Area Appraisal (Sproughton Parish Council, March 2026))

# 02 ASSESSMENT METHODOLOGY

## Review Methodology

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8. As part of the Sproughton Neighbourhood Plan Review process, additional views of potential importance were put forward by the Sproughton Neighbourhood Plan Review Group and a site visit was carried out by members of the group with the author of this report to assess each of these identified views. These views are located along the PRoW network within the northwestern, western and southern areas of the Parish.
9. Further views of importance associated with the Sproughton Special Character Area are described and recorded within the Sproughton Parish Conservation Area Appraisal (Sproughton Parish Council, March 2026). This review considers the inclusion of these views within the revised Policy SPTN 8 Important Views. Public views comprising the setting of Designated and Non-designated Heritage Assets within the Sproughton Conservation Area, as identified by Policy SPTN 13 - Non-Designated Heritage Assets (Sproughton Neighbourhood Plan 2018-2037, Referendum Plan, October 2023) were included in this evaluation.  
  
The list of proposed views was then reviewed with reference to Important Views identified in Appendix 3 of the Sproughton Neighbourhood Plan 2018-2037, Referendum Plan (October 2023), Sproughton Neighbourhood Plan: Landscape Appraisal Final Report (Alison Farmer Associates, February 2021), and The Settlement Sensitivity Assessment Volume 1: Landscape Fringes of Ipswich (Alison Farmer Associates, July 2018).
10. The additional views identified were felt to have particular aesthetic qualities, feature a landmark that was likely to factor in peoples' 'mental maps' or memories of the area, or those which gave a particularly extensive vista - one which might cause people to pause to appreciate the view.
11. The views were photographed and mapped and then reviewed by Sproughton Parish Council and the Neighbourhood Plan Review Group. A number of suggestions were made and the final set of additional important views was decided upon.

### 2.4 Review Methodology

1. To evaluate whether the additional 12 Important Views merit inclusion in revised Policy SPTN 8 - Protection of Important Views in the Sproughton Neighbourhood Plan 2018-2037, Referendum Plan (October 2023), the following methodology has been used:
  - Desk top review: As a baseline, the following information was reviewed:

- Important Views identified within the Sproughton Neighbourhood Plan Landscape Appraisal Final Report (Alison Farmer Associates, February 2021)
  - Views identified within Sproughton Parish Conservation Area Appraisal (Sproughton Parish Council, March 2026)
  - Important Views identified by Policy SPTN 8 - Settlement Gaps of the Sproughton Neighbourhood Plan 2018-2037, Referendum Plan (October 2023)
  - Views identified within Land at Red House, Chantry Vale, Sproughton: Landscape Appraisal - Final Report (Alison Farmer Associates, September 2019)
  - A review of Peripheral Areas SP1, SP2, and SP3 as described in the Settlement Sensitivity Assessment Volume 1: Landscape Fringes of Ipswich (Alison Farmer Associates July 2018)
  - Views identified and discussed within Appeal by Hopkins Homes Limited, Proof of Evidence of Roy M Lewis on Heritage (DC\_18\_02010-ROY\_LEWIS-7585902) (November 2020)
  - Aerial photography, OS and Parish Online mapping
2. Each view was then assessed against the criteria set out in sections 2.1, 2.2 and 2.3 of this report.
    - Site visits: The desk top review has been supported by a visual assessment in the form of several site visits. Observations made during these site visits were documented to inform the location and importance of each additional view identified. The results from the desktop review and site visits are presented on the following pages assessing each individual view.
    - Consultation: An initial draft of this report was published to provide the opportunity for Sproughton Parish Council and the Neighbourhood Plan Review Group to review and provide their comments. Following feedback and advice from both parties, work continued on drafting the Important View locations and supporting evidence for their inclusion in revised Policy SPTN 8.
  3. This methodology provides guidance and transparency to all interested parties on how the assessment of Important Views has been approached.

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# 03 IMPORTANT VIEWS

## Sproughton Village & Environs: Important View Locations

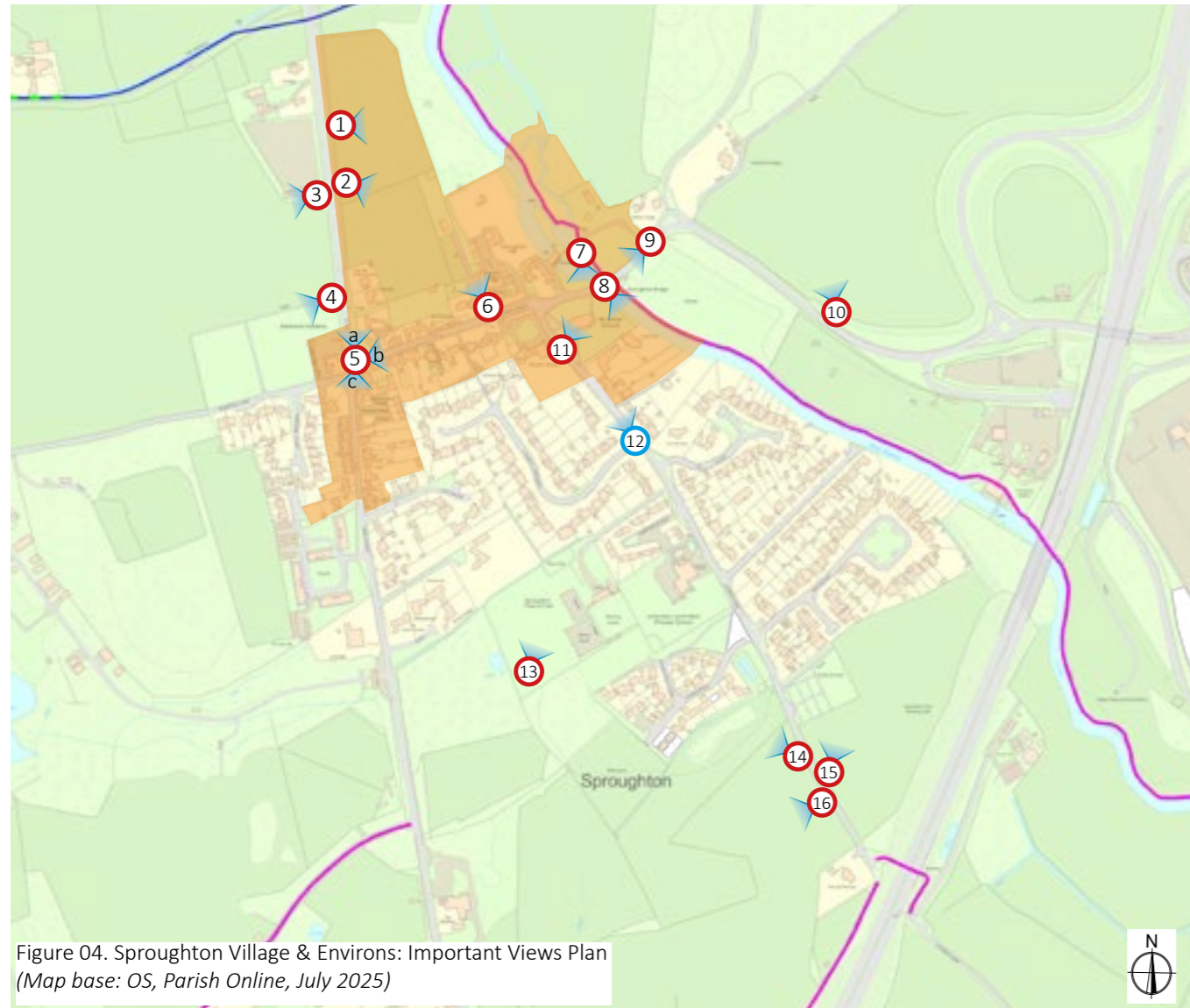


Figure 04. Sproughton Village & Environs: Important Views Plan  
(Map base: OS, Parish Online, July 2025)

**List of Important Views:**

- View 1: Bramford Road (B1113)- east
- View 2: Bramford Road (B1113)- southeast
- View 3: Bramford Road (B1113)- west
- View 4: Bramford Road (B1113)- west
- View 5a: Bramford Road (B1113) - north
- View 5b: The Wild Man pub- east
- View 5c: The Wild Man pub - south
- View 6: Lower Street- north
- View 7: PRoW 22- southwest
- View 8: Sproughton Bridge- southeast
- View 9: Lower Street- southwest
- View 10: Sproughton Road - northeast
- View 11: Church Lane - northeast
- View 12: Church Lane - north
- View 13: Sproughton Recreational Ground - northeast
- View 14: Church Lane- northwest
- View 15: Church Lane - northeast
- View 16: Church Lane- southwest

**Key**

- Sproughton Parish Boundary
- Sproughton Conservation Area
- Public Rights of Way (PRoW)**
- Footpath
- Restricted Byway
- Point Views
- Representative View  
(series of similar views available)

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# 03 IMPORTANT VIEWS

## Important View 1 - Bramford Road (B1113), looking east



**Location and description:**

View looking east looking east from Bramford Road (B1113) across the valley floor pasture towards the River Gipping. The view comprises pasture abutting the floodplain enclosed with mature trees and hedgerows that form part of the wider riparian corridor. This view is from within the Sproughton Conservation Area and forms part of its river valley setting.

**Justification:**

This glimpsed view is experienced by pedestrians and walkers accessing the public footway adjacent to Bramford Road (B1113) which is a very well-used recreational route for the local community accessing the village, Bramford, and the wider PRoW network. The view across the valley floor illustrates the intimate and enclosed areas of pasture that define the floodplain and the undeveloped, rural character of the village's riparian landscape. The view communicates the role the pastoral landscape and mature structural vegetation play in characterising the village's northern settlement fringe and Conservation Area. There is a sense of time depth due to the relatively intact historic pattern of land use and associated network of mature trees, hedgerows and vegetation.

**Change management objectives:**

- Protect the undeveloped character of the pasture as it plays an important role in the wider floodplain landscape and provides a distinct physical, visual and perceptual separation between the villages of Sproughton and Bramford
- Preserve the integrity of the historic pattern of enclosed, intimate pasture as these land parcels play an important role in communicating the pastoral and floodplain setting characterising the village's northern settlement fringes and Conservation Area
- Manage boundary vegetation to conserve views across the valley floor pasture towards the floodplain and the river from the footpath

# 03 IMPORTANT VIEWS

Important View 2 - Bramford Road (B1113), looking southeast

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**Location and description:**

View from Bramford Road (B1113) looking southeast towards Sproughton Hall, the Root Barn, Tithe Barn and All Saints Church. The view comprises the valley floor pasture and the distinctive cluster of listed buildings nestled within the mature trees / woodland characterising the village's northern settlement edge.

This view is from within the Sproughton Conservation Area and plays an important role in defining its setting and its historic rural agrarian context.



**Justification:**

The semi-enclosed, rural character and intermittent development characterising Bramford Road (B1113) defines the village's northern approach, which is a well-used and busy vehicular and pedestrian route connecting Bramford with Sproughton and the wider area. A break in roadside vegetation permits views of the Conservation Area and towards the village's historic core. This view also communicates the rural, wooded character of Sproughton's river valley setting. The footway adjacent to Bramford Road is a very well-used recreational route for the local community accessing the village, Bramford, and the wider PRoW network.

Built and vertical forms are visually prominent within this landscape.

**Change management objectives:**

- Protect the open, pastoral character of this view by avoiding any development which encroaches on the setting of, or obscures views towards, the cluster of historic buildings and Conservation Area
- Conserve the mature trees and woodland contributing to the village's historic identity and amenity, as these play a key role in characterising the setting of Sproughton's Conservation Area and northern settlement fringe
- Retain the existing break in roadside vegetation to preserve this view and explore opportunities to enhance the ecological biodiversity and pastoral character of the paddocks by developing wildflower margin and meadow areas
- Protect the undeveloped character of the pasture as it plays an important role in the wider floodplain landscape providing a distinct physical, visual and perceptual separation between the villages of Sproughton and Bramford

# 03 IMPORTANT VIEWS

Important View 3 - Bramford Road (B1113), looking west

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**Location and description:**

View looking west from Bramford Road (B1113) across the rolling arable farmland west of Sproughton Storage. The view comprises an extensive tract of open arable framed by an early 20thC farm outbuilding and the mature woodland defining Burstall Lane and the crest of the valley side.



**Justification:**

This view is experienced by pedestrians and vehicles accessing Bramford Road (B1113), a well-used and busy route connecting Bramford with Sproughton and the wider area. This route also defines the village's northern arrival point. The footway adjacent to Bramford Road is a very well-used recreational route for the local community accessing the allotments, the village, Bramford, and the wider PRoW network. The view communicates the largely undeveloped, open character of the countryside which forms the distinctive rural agricultural setting for the village and one of its primary gateways. The farm outbuildings and gently rolling topography characterised by open arable farmland and punctuated by woodland communicate the village's historic agricultural identity and its valley side setting.

The view demonstrates the important role woodland plays in providing a valuable ecological habitat within an agrarian landscape extensively modified and denuded of structural vegetation by intensive agriculture. Built and vertical forms are visually prominent within this landscape.

**Change management objectives:**

- Protect the open and rural agrarian character of views across arable farmland experienced along the village's northern approach by avoiding any development which encroaches or obscures the village's relationship with the valley side landscape, or introduces an overtly suburban influence
- Conserve the mature woodland contributing to the village's historic identity and amenity as this plays a key role in characterising Sproughton's settlement fringe and Conservation Area setting
- Explore opportunities to reinstate lost hedgerows and develop meaningful ecological field margin wildflower and wild edge (scrub) habitats; manage vegetation to preserve key long distance views across the valley side landscape

# 03 IMPORTANT VIEWS

Important View 4 - Bramford Road (B1113), looking west

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**Location and description:**

View looking west from Bramford Road (B1113) across the allotments towards the rolling arable farmland. The view comprises the allotments, an extensive tract of open arable, and the mature woodland defining Burstall Lane and the crest of the valley side.

The allotments are a well-used and much loved Local Green Space and community asset.



**Justification:**

This view is experienced by pedestrians and vehicles accessing Bramford Road (B1113), a well-used and busy route connecting Bramford with Sproughton and the wider area. This route also defines the village's northern arrival point. The footway adjacent to Bramford Road is a very well-used recreational route for the local community accessing the allotments, the village, Bramford, and the wider PRoW network. The view communicates the largely undeveloped, open character of the countryside which forms the distinctive rural agrarian setting for the village and one of its primary gateways. The gently rolling topography characterised by open arable farmland and punctuated by woodland communicates the village's historic agricultural identity and its valley side location.

The view demonstrates the important role woodland plays in providing a valuable ecological habitat within an agricultural landscape extensively modified and denuded of structural vegetation by industrial agriculture. Built and vertical forms are visually prominent within this landscape.

**Change management objectives:**

- Protect the open and rural agrarian character of views across arable farmland by avoiding any development which encroaches or obscures the village's relationship with the wider rural landscape or introduces an overtly suburban influence which undermines the setting of a Local Green Space
- Conserve the mature woodland contributing to the village's historic agricultural identity and amenity as this plays a key role in characterising Sproughton's northern and western approaches and its Conservation Area setting
- Explore opportunities to reinstate lost hedgerows and develop meaningful ecological field margin wildflower and wild edge (scrub) habitats; manage vegetation to preserve key long distance views across the valley side landscape

# 03 IMPORTANT VIEWS

Important View 5a- Bramford Road (B1113), looking north

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**Justification:**

The view northward follows the route of the former Roman Road which aligned north south between The Grindle and Swan Street, connecting Colchester to Coddendam. Bramford Road (B1113) is a very busy route during peak traffic, providing access to the village, allotments, Bramford and the wider area. Breaks in roadside vegetation open up long distance views to the north and west across the more elevated rolling valley farmlands, and eastward across the lower lying valley floor meadows and riparian corridor, communicating the village's rural agrarian setting and tucked away position within the Gipping Valley.

The rural agrarian landscape character defining this view makes an important contribution to the setting in which the Conservation Area and associated Heritage Assets are experienced at the northern approach to the village and also communicates the village's relationship with the historic route of the Roman Road.

**Change management objectives:**

- Protect views within the Conservation Area by limiting street furniture and signage clutter and avoiding any development which interrupts, encroaches or obscures the views northward along the historic Roman Road towards Bramford and out across the wider countryside
- Preserve the open pastoral character of the valley floor meadows as these provide physical separation between the villages of Sproughton and Bramford and provide the setting for the cluster of historic buildings characterising the village's northern fringe and Conservation Area
- Conserve the mature vegetated character of Bramford Road and the Local Green Space, seeking opportunities to enhance and connect fragmented hedgerows, whilst preserving framed views out to the wider agrarian landscape
- Conserve mature trees and Local Green Spaces to maintain valued landscape assets which form important components defining the setting of the Conservation Area, and contribute to the village's historic agricultural identity, amenity and distinct sense of place



**Location and description:**

View looking north along Bramford Road from the junction with Lower Street. The view comprises Bramford Road framed by roadside trees and hedgerows, Parish Square (Local Green Space), and residences set-back by generous grass verges fronting the east side of the road. Woodland fringing the more elevated valley side pasture, the lower lying valley floor meadows, and residential settlement associated with Bramford are visible on the distant horizon.

Telegraph poles and signage are slightly detracting elements within the scene.

The view is from within the Sproughton Conservation Area.

# 03 IMPORTANT VIEWS

Important View 5b- The Wildman pub, looking east along Lower Street

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**Location and description:**

View looking east towards Lower Street from The Wild Man pub (Grade II). The view comprises the junction of Bramford Road (B1113), Lower Street and High Street (B1113) framed by the mature sweet chestnuts on Parish Square (Local Green Space) and the characterful residences aligning both sides of Lower Street. The small area of grassland adjoining The Shed is also a Local Green Space.

Parked cars and subsequent traffic congestion are consistent elements cluttering views along the street.

The view is within the Sproughton Conservation Area.



**Justification:**

The view eastward along Lower Street is experienced by drivers and pedestrians accessing the village, allotments, local PRoW network, and the wider area. The mature sweet chestnuts within the triangular green are a prominent feature framing the view along Lower Street, which leads to the village's historic core and gently descends to the river floor. Enclosed on both sides by a variety of historic properties, many of which are designated Heritage assets, the street has an intimate and historic feel. Buildings are set within a backdrop of mature trees and the long distance framed view is towards the wooded parkland associated with Sproughton Manor (Grade II).

The Wild Man (Grade II) is situated at the western gateway to the village on the junction of Bramford Road, High Street, Lower Street and Burstall Lane, which represents a very busy route during peak traffic. The view makes an important contribution to the setting in which the Conservation Area is experienced at the confluence of the northern,

southern and western arrival points to the village and also communicates the valuable contribution structural vegetation makes to characterising the village's leafy setting.

**Change management objectives:**

- Protect views within the Conservation Area by limiting street furniture / signage clutter and avoiding any development which interrupts, encroaches or obscures the view eastward along Lower Street towards the historic wooded parkland
- Conserve the mature vegetated setting of the Local Green Spaces, village, Heritage assets, and Conservation Area
- Conserve mature trees and Local Green Spaces to maintain valued landscape assets which form important components defining the setting of the Conservation Area and which contribute to the village's amenity and distinct sense of place

# 03 IMPORTANT VIEWS

Important View 5c- Bramford Road (B1113), looking south along High Street (B1113)

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**Justification:**

The view southward follows the route of the former Roman Road which aligned north south between The Grindle and Swan Street, connecting Colchester to Coddendam. The Wild Man (Grade II) is situated at the western gateway to the village on the junction of Bramford Road (B1113), High Street, Lower Street and Burstall Lane. This junction represents a very busy route during peak traffic, providing access to the village, allotments and the wider area.

The view makes an important contribution to the setting in which the Heritage Assets and Conservation Area are experienced at the confluence of the northern, southern and western arrival points to the village and also communicates the village's relationship with the historic route of the Roman Road. The High Street is characterised by Victorian and Edwardian terraced houses in traditional Suffolk soft red brick, illustrating the growth of the historic agricultural village during the mid-to-late 19thC. Views southward are enclosed by mature trees and woodland providing the leafy setting for the largely unaltered Victorian heritage assets which retain their authentic character. This junction defines the transition between the descent from the higher plateau farmland to the east with the river valley floor to the west.

**Change management objectives:**

- Protect views along High Street, the Conservation Area and associated Heritage Assets by limiting street furniture / signage clutter and avoiding any development which interrupts, encroaches or obscures the vista southwards
- Conserve the mature trees enclosing the route southwards to maintain valued landscape assets which form an important component defining the setting of the Conservation Area and associated Heritage Assets, and contribute to the leafy character of the village's northern arrival point and amenity



(Source: Sproughton Parish Conservation Area Appraisal (Sproughton Parish Council, March 2026)

**Location and description:**

View south from Bramford Road (B1113) near the junction with Lower Street. The view comprises the junction of Bramford Road (B1113), Burstall Lane, Lower Street and High Street (B1113). The Wild Man (Grade II) and residences enclosing the High Street, which include Chantry Row, a Victorian terrace of 16 houses (Non-designated Heritage Asset). Mature garden vegetation and the Local Green Space adjacent to The Shed soften built form, which generally directly fronts the street. Mature trees, woodland and buildings contain views out to the wider landscape.

Parked cars and subsequent traffic congestion are consistent elements cluttering views along the street.

The view is within the Sproughton Conservation Area.

# 03 IMPORTANT VIEWS

Important View 6 - Lower Street, looking north towards the Root Barn

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landscape architect



**Location and description:**

View north from Lower Street towards the Root Barn (Grade II) (Barn about 50m southwest of Sproughton Hall). The framed view comprises the historic barn and the open pasture set within the mature vegetated backdrop. This open pasture represents an important component characterising the setting for the group of Heritage Assets comprising Sproughton Hall, the Tithe Barn, and the Root Barn. The Tithe Barn frames the RHS edge of this view.

This view is within the Sproughton Conservation Area.

**Justification:**

The view of the Root Barn and Tithe Barn from Lower Street illustrates the important relationship between the historic building cluster and the adjacent valley floor pasture to the north. This land parcel has a strong historic association with Sproughton Hall farm and the surrounding farmland, and represents the remaining part of open countryside to the north of Lower Street which *'stands in marked contrast to the extensive swathe of suburbia that has transformed the south side of the village'*<sup>1</sup>. The focus of framed views from the village's northern approach along Bramford Road (B1113) is the historic building cluster comprising Sproughton Hall, the Tithe Barn, the Root Barn, and the medieval parish church tower, which presents as a highly visible, prominent element in the background. Lower Street is a well-used pedestrian and vehicular route connecting Ipswich and the village to the wider countryside. The topography and settlement character of Lower Street communicate the village's historic identity, its relationship with the wider agrarian landscape, and its location within the Gipping Valley.

The view makes an important contribution to the setting of locally valued, designated Heritage Assets and communicates an historic agricultural way of life that inextricably links the historic building cluster with the surrounding farmland and countryside.

**Change management objectives:**

- Protect views of the historic building cluster and Conservation Area from Lower Street and from Bramford Road (B1113) by avoiding any development which encroaches or obscures the historic relationship with the agrarian landscape, or introduces an overtly suburban influence
- Conserve the open character of the valley floor pasture and the associated mature trees and vegetation which enclose the wider land parcel, as these form the setting for the Conservation Area and historic building cluster, which plays a central role in the traditional village

<sup>1</sup> Appeal by Hopkins Homes Limited, Proof of Evidence of Roy M Lewis on Heritage (DC\_18\_02010-ROY\_LEWIS-7585902) (November 2020)

# 03 IMPORTANT VIEWS

Important View 7- PRoW 22, looking southeast towards the Church of All Saints

Jane Fitzgerald White  
landscape architect



**Location and description:**

View southeastward from PRoW 22 (Gipping Valley Walk) towards the Church of All Saints (Grade II\*). The view comprises the historic church tower framed by mature trees, with the River Gipping, where it forms part of the historic mill pond, in the foreground.

The view is within the Sproughton Conservation Area.

**Justification:**

This framed view is experienced by walkers accessing PRoW 22 (Gipping Valley Walk), a well-used recreational route by the local community. The route follows the course of the River Gipping and connects with the Millennium Green and wider PRoW network running north to Bramford and southwest to Ipswich. The focus of the view is the historic church's west tower, which acts as a strong and distinctive landmark within the village. The medieval tower is also a prominent feature within the historic building cluster (Sproughton Hall, Tithe Barn, and Root Barn) characterising framed views from the village's northern approach along Bramford Road (B1113). The topography and intimate character of this section of the PRoW communicate the church's prominent riverside position within the village and Sproughton's location within the Gipping Valley.

The view makes an important contribution to the setting in which the medieval parish church is experienced and its central relationship with the traditional village, the historic mill pond and river. The flint and stone dressed west tower with its embattled parapet is a key local landmark within the village. Such landmarks are important in aiding orientation.

**Change management objectives:**

- Protect views of the historic church and Conservation Area from the PRoW by avoiding any development which interrupts, encroaches or obscures the visual prominence of the church tower
- Conserve the character of the view and appreciation of the historic church tower, its setting and relationship with the mill pond and river
- Conserve the mature trees to maintain valued landscape assets which form important components defining the setting of the Conservation Area and one of its key Heritage assets, and which contribute to the village's amenity
- Manage structural vegetation to preserve clear lines of sight from the PRoW towards the church

# 03 IMPORTANT VIEWS

Important View 8- Sproughton Bridge, looking south along the River Gipping

Jane Fitzgerald White  
*landscape architect*



(Source: Sproughton Parish Council, April 2025)

**Location and description:**

View south from Sproughton Bridge along the River Gipping. The view comprises the river framed by mature willows, trees, and vegetation, the adjacent footpath (PRoW 22) and the recreational grassland associated with the Millennium Green.

This view is within the Sproughton Conservation Area and plays an important role in defining its setting and river valley context.

**Justification:**

The focus of the view is the river, which plays an integral and historic role within the traditional village. Sproughton Bridge represents a very busy route during peak traffic, connecting Ipswich with the wider countryside and providing access to the village. It is also a well-used route by the local community and walkers, which links the village with the Millennium Green and PRoW 22 (Gipping Valley Walk) and follows the course of the River Gipping to connect with the wider PRoW network. The intimate character of this view communicates the village's lower lying riverside position within the Gipping Valley.

The view from the bridge makes an important contribution to the setting in which the River Gipping is experienced and communicates the river's integral relationship with the village's historic core.

**Change management objectives:**

- Protect the mature leafy character of views along the river from the bridge by considered management of riparian trees and vegetation which also screen settlement within the village
- Conserve the mature trees to maintain valued landscape assets which form important components defining the river's setting, the Conservation Area and village's western settlement fringes, and which contribute to the village's amenity

# 03 IMPORTANT VIEWS

Important View 9- Lower Street, looking southwest towards Sproughton Bridge

Jane Fitzgerald White  
*landscape architect*



**Location and description:**

View southwest from Lower Street towards Sproughton Bridge. The view comprises the bridge over the River Gipping, framed by mature willows, trees and vegetation. The historic Church of All Saints (Grade II\*) and graveyard enclosed by a low flint and brick wall are visible beyond the bridge.

The view is within the Sproughton Conservation Area.

**Justification:**

Sproughton Bridge acts as a distinctive gateway defining the villages's western arrival point. The view is characterised by its distinctly rural scene where mature willows and vegetation frame the humped bridge crossing the River Gipping. This creates a verdant and intimately enclosed experience when entering the village. The glimpsed presence of the church, graveyard and flint wall communicate the relationship between the village's historic core and the river. Lower Street is an important route connecting Ipswich to the wider countryside and is often very congested during peak traffic times. The route is well-used by the local community to access the village, school, PRoW network (Gipping Valley Walk), and the Millennium Green. Lower Street connects Sproughton Road to the east with the High Street / Bramford Road (B1113) to the west, and gently descends from the more elevated rolling valley farmlands to the river floor, before gently rising to the rolling estate farmlands. The topography and intimate, mature vegetated character of Lower Street communicate the village's tucked away position within the Gipping Valley.

The view makes an important contribution to the experience characterising the Conservation Area and western arrival to the village.

**Change management objectives:**

- Protect views of Sproughton Bridge and towards Heritage assets by avoiding any development which interrupts, encroaches or obscures the existing scene
- Conserve the mature leafy character of the view and appreciation of the historic churchyard enclosure, its setting and relationship with the river and village
- Conserve mature trees to maintain valued landscape assets which form important components defining the setting of the Conservation Area and its associated Heritage assets, and which contribute to the village's amenity and western arrival point

# 03 IMPORTANT VIEWS

Important View 10 - Sproughton Road, view looking northeast

Jane Fitzgerald White  
*landscape architect*

### Location and description:

View from the elevated section of footway adjacent to Sproughton Road looking northeast across the rolling estate farmland towards the wooded parkland associated with Sproughton Manor (Grade II). The view comprises an area of open, undeveloped arable fringed by mature woodland. Settlement is dispersed and nestled within the wooded incline.



### Justification:

This view is experienced by pedestrians accessing the section of elevated footway along Sproughton Road, where a break in field boundary vegetation provides a visual connection to the wider estate farmland landscape to the northeast. The footway is a well-used route by the local community to access the village, the school, Millennium Green and local PRoW network, and connects Sproughton with Ipswich. The view communicates the undeveloped, historic and more intimate character of the gently rolling landscape which defines the village's eastern approach, eastern settlement fringe, and the setting of the Conservation Area. It also illustrates the dispersed character of settlement and its historic relationship with structural vegetation. This land parcel and associated wooded parkland act as a buffer to the A14 and make an important contribution to the sense of physical separation between Sproughton and Ipswich's western urban fringe.

Built and vertical forms are visually prominent within the open land parcel.

### Change management objectives:

- Preserve the open character of the rolling estate farmland and avoid development which would undermine or dilute the prevailing rural agrarian setting for the village's eastern approach
- Conserve the mature woodland contributing to the village's historic identity and amenity; this plays a key role in characterising Sproughton's Conservation Area and eastern settlement fringe
- Explore opportunities to enhance existing woodland habitats and field boundary vegetation and seek to develop meaningful ecological field margin wildflower and wild edge (scrub) habitats; manage vegetation to preserve framed views across the rolling estate farmland

# 03 IMPORTANT VIEWS

Important View 11- Church of All Saints, Church Lane

Jane Fitzgerald White  
*landscape architect*



### Location and description:

View northeastward from Church Lane towards the Church of All Saints (Grade II\*). The view comprises the historic church, graveyard and mature trees, which partially enclose the churchyard and form part of the Heritage asset's leafy setting.

The view is within the Sproughton Conservation Area. The churchyard is designated as a County Wildlife Site (CWS).

Considered to be a *representative view* - a series of similar views are available from this section of Church Lane.

### Justification:

The views of the church from Church Lane are greatly appreciated and valued by local residents. The focus of the view is the historic church, which acts as a strong and distinctive landmark within the village, defining the junction of Church Lane with Lower Street. The church's west tower is a prominent feature within the historic building cluster (Sproughton Hall, Tithe Barn, and Root Barn) characterising framed views of the Conservation Area from the village's northern approach along Bramford Road (B1113). Church Lane is a well-used pedestrian and vehicular route leading to the school, recreation ground, and the village's southern residential areas. The southern part of Church Lane is a Quiet Lane connecting to the wider PRoW network. Church Lane leads from Lower Street, which gently descends from the more elevated rolling valley farmlands down to the river floor, before gently rising to the rolling estate farmlands. The topography and intimate, mature vegetated character of Church Lane communicate the village's tucked away position within the Gipping Valley.

The view makes an important contribution to the setting in which the medieval parish church is experienced and communicates its central relationship within the traditional village and Conservation Area. The flint and stone dressed west tower, with its embattled parapet, is a key local landmark within the village. Such landmarks are important in aiding orientation.

### Change management objectives:

- Protect views of the historic church along Church Lane by avoiding any development which interrupts, encroaches or obscures the visual prominence of the church
- Conserve the character of these views and appreciation of the historic church tower, its Conservation Area setting and relationship with the village
- Conserve mature churchyard trees to maintain valued landscape assets which form an important component characterising the setting of the Conservation Area and one of its key Heritage assets, which contribute to the village's amenity
- Seek opportunities to enhance the churchyard's existing valuable habitats which contribute to its CWS designation

# 03 IMPORTANT VIEWS

Important View 12- Church Lane, looking north towards the Church of All Saints

Jane Fitzgerald White  
landscape architect



**Location and description:**

View north from Church Lane towards the Church of All Saints (Grade II\*). The view comprises the historic church tower, Chestnut House and the Old School House (Non-designated Heritage Assets), and the mature trees and vegetation defining residential front gardens and enclosing the streetscene.

The view is within the Sproughton Conservation Area.

Considered to be a *representative view* - a series of similar views are available along this section of Church Lane.

**Justification:**

The views of the church from Church Lane are greatly appreciated and valued by local residents. The focus of the view is the historic church's flint and stone dressed west tower, with its embattled parapet, which acts as a strong and distinctive landmark within the village and Conservation Area. The medieval tower acts as an important component within views of the historic building cluster (Sproughton Hall, Tithe Barn, and Root Barn) characterising framed views of the Conservation Area from the village's northern approach along Bramford Road (B1113). Church Lane is a well-used pedestrian and vehicular route leading to the school, recreation ground, and the village's southern residential areas. The southern part of Church Lane is a Quiet Lane connecting to the wider PRoW network. Church Lane leads from Lower Street, which gently descends from the more elevated rolling valley farmlands down to the river floor, before gently rising to the rolling estate farmlands. The topography and intimate, mature vegetated character of Church Street communicate the village's tucked away position within the Gipping Valley.

The view makes an important contribution to the setting in which the medieval parish church is experienced and communicates its central relationship within the traditional village and Conservation Area. The flint and stone dressed west tower, with its embattled parapet, is a key local landmark within the village. Such landmarks are important in aiding orientation.

**Change management objectives:**

- Protect views of the historic church and adjacent Non-designated Heritage assets along Church Lane by avoiding any development which interrupts, encroaches or obscures their visual prominence
- Conserve the mature leafy character of these views and appreciation of the historic church tower, its setting and relationship with the Conservation Area and village
- Conserve mature trees to maintain valued landscape assets which form an important component of the setting of the Conservation Area and associated Heritage assets, and contribute to the village's amenity

# 03 IMPORTANT VIEWS

Important View 13 - Sproughton Recreation Ground, looking northeast towards Church Road

Jane Fitzgerald White  
landscape architect



**Location and description:**

View looking northeast from Sproughton Recreation Ground towards Church Lane. The view comprises an area of open grassland, a playground, tennis courts, the Bowls Club and residential settlement nestled amidst mature trees along Church Lane, which defines the village's southwestern settlement fringe. The elevated parcel of rolling estate farmland east of Sproughton Road is visible in the far distance.

This view is towards the southwestern fringes of the Sproughton Conservation Area.

**Justification:**

This view is experienced by the local community and walkers accessing the recreation ground and wider PRoW network. This open green space is well-used for recreation and by dog walkers and connects with Grove Wood, a publicly accessible, privately owned Local Green Space situated to the west on the B1113. Oak Pit, a Local Green Space is located to the south, with the Quiet Lane along Church Lane, and the wider PRoW network to the south and west of the village. The view illustrates the mature, wooded setting characterising the village and Conservation Area, and the important role mature structural vegetation plays in defining the village's southwestern settlement edge. The view communicates the village's valley floor position and its relationship with the rolling estate farmland which encloses Sproughton, separating it from the Ipswich's western urban fringe and the A14.

**Change management objectives:**

- Protect views from the recreation ground towards the village, Conservation Area, and the wider rolling estate farmland, which defines the setting of the village's southwestern settlement fringe, by avoiding any development which extends settlement to encroach and obscure the village's relationship with the wider agrarian landscape
- Conserve the stock of mature woodland and trees which play an important role in characterising the landscape character setting for the recreation ground, Conservation Area and village's settlement edge

# 03 IMPORTANT VIEWS

Important View 14 - Church Lane, looking northwest towards Ladder Field

Jane Fitzgerald White  
*landscape architect*

**Location and description:**

View looking northwest from the Quiet Lane on Church Lane towards Ladder Field, a contemporary residential development. The view comprises an area of gently rolling farmland enclosed by mature trees, hedgerows and vegetation, amidst which is nestled residential built form associated with the village's southern settlement fringe. Oak Pit, a Local Green Space abuts the northeast edge of residential settlement.



**Justification:**

This view is experienced by residents accessing The Old Rectory on Church Lane, and the local community and walkers using the Quiet Lane, which connects with the wider PRoW network to the south of the village. The view across the gently rolling valley farmland illustrates the largely undeveloped character of the village's rural agricultural setting, and the important role mature structural vegetation plays in defining the village's southern settlement edge. The scene communicates a sense of time depth due to the relatively intact historic pattern of land use as defined by the mature boundary hedgerows and trees.

Built and vertical forms are visually prominent within this landscape.

**Change management objectives:**

- Protect views from the Quiet Lane across the undeveloped farmland which defines the setting of the village's settlement fringe by avoiding any development which introduces an overtly suburban influence, or encroaches and obscures the village's relationship with the wider agrarian landscape
- Conserve the stock of mature woodland, trees and hedgerows which play an important role in characterising the agricultural landscape setting for the village's southern settlement edge and Local Green Space

# 03 IMPORTANT VIEWS

Important View 15 - Church Lane, looking northeast towards Gipping Way

Jane Fitzgerald White  
*landscape architect*

**Location and description:**

View looking northeast from the Quiet Lane on Church Lane towards Gipping Way. The view comprises an area of open pasture which transitions to floodplain, with an extensive belt of mature woodland, trees, and scrub enclosing the A14. Sproughton's southern settlement fringe is perceptible, nestled amidst mature garden boundary vegetation and the well-maintained hedge enclosing the burial ground.



**Justification:**

This view is experienced by residents accessing The Old Rectory on Church Lane, and the local community and walkers using the Quiet Lane, which connects with the wider PRoW network to the south of the village. The view across the valley floor pasture illustrates the largely undeveloped character of the village's rural agricultural setting, and the role mature structural vegetation plays in defining the village's southern settlement edge, providing a strong physical buffer and visual separation between the village and the adjacent A14.

Built and vertical forms are visually prominent within this landscape.

**Change management objectives:**

- Protect views from the Quiet Lane across the undeveloped pasture which defines the setting of the village's southern settlement fringe by avoiding any development which introduces an overtly suburban influence, or encroaches and obscures the village's relationship with the wider agrarian landscape
- Conserve the mature woodland, stock of trees, and vegetation which play an important role in defining the landscape character setting for the village's settlement edge and in providing a significant ecological corridor and buffer to the A14

# 03 IMPORTANT VIEWS

Important View 16 - Church Lane, looking west

**Location and description:**

View looking west from the Quiet Lane on Church Lane towards Grove Wood and the slightly more elevated valley sides. The view comprises an area of gently rolling arable farmland partially enclosed by mature woodland, trees, hedgerows and vegetation.



**Justification:**

This view is experienced by residents accessing The Old Rectory on Church Lane, and the local community and walkers using the Quiet Lane, which connects with the wider PRoW network to the south of the village. The woodland defining the RHS of this view connects with Grove Wood, a Local Green Space. The view across the valley farmland illustrates the largely undeveloped character of the village's rural agricultural setting and the role mature structural vegetation plays in defining the village's southern settlement edge.

Built and vertical forms are visually prominent within this landscape.

**Change management objectives:**

- Protect views from the Quiet Lane across the undeveloped arable farmland which defines the setting of the village's settlement fringe by avoiding any development which introduces an overtly suburban influence, or encroaches and obscures the village's relationship with the wider agrarian landscape
- Conserve the mature stock of trees, hedgerows and vegetation which play an important role in defining the landscape character setting for the village's settlement edge and in providing meaningful ecological habitats

Jane Fitzgerald White  
*landscape architect*

# 03 IMPORTANT VIEWS

Sproughton Parish: Important View Locations

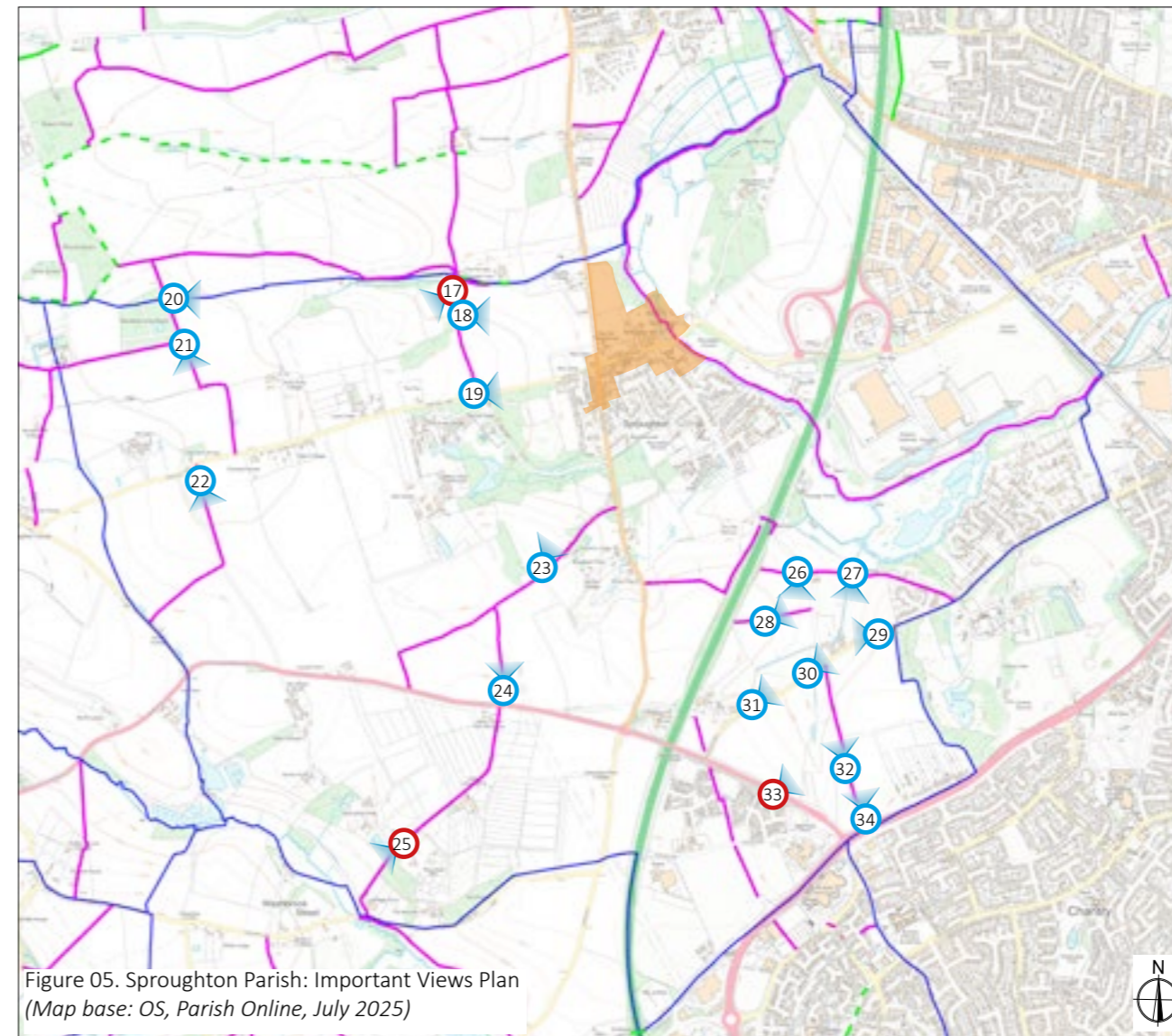


Figure 05. Sproughton Parish: Important Views Plan  
(Map base: OS, Parish Online, July 2025)

**List of Proposed Important Views:**

- |                                |                                   |
|--------------------------------|-----------------------------------|
| View 17: PRoW No.9- southwest  | View 26: PRoW No 11- south        |
| View 18: PRoW No.9- east       | View 27: PRoW No.11- south        |
| View 19: Burstall Lane- east   | View 28: PRoW No.12- northeast    |
| View 20: PRoW No.7- east       | View 29: Hadleigh Road- west      |
| View 21: PRoW No.4 - south     | View 30: Hadleigh Road- northeast |
| View 22: PRoW No.2- south      | View 31: Hadleigh Road- northeast |
| View 23: PRoW No.21- northeast | View 32: PRoW No.14- north        |
| View 24: PRoW No. 20 - north   | View 33: A1071- northeast         |
| View 25: PRoW No.17- southwest | View 34: PRoW No.14- north        |

**Key**

- Sproughton Parish Boundary
- Sproughton Conservation Area

**Public Rights of Way (PRoW)**

- Footpath
- - - Restricted Byway
- Bridleway

① Point Views

② Representative View  
(series of similar views available)

# 03 IMPORTANT VIEWS

Important View 17 - PRoW 9, looking southwest

Jane Fitzgerald White  
landscape architect



### Location and description:

View southwest from PRoW 9, through a break in boundary vegetation. The view comprises an intimate parcel of gently rolling pasture framed by mature trees and hedgerows.

Pylons and overhead power lines are perceptible on the crest of the valley side, in the distant horizon

### Justification:

This view is experienced by walkers accessing the PRoW which connects The Grindle with Burstall Lane, and the wider PRoW network. The view communicates the transition between the extensive areas of open arable farmland and the more intimate, enclosed and irregular shaped pasture characterising the steeper slopes of the valley side where springs and streams occur. These land parcels communicate a sense of time depth and the historic pattern of land use, as the boundary hedgerows and oaks remain largely intact and have not experienced the 20thC amalgamation characterising the wider arable farmland.

### Change management objectives:

- Protect the integrity of the historic pattern of enclosed, intimate pasture by controlling land use, as these parcels play an important role in communicating the parish's agricultural history and pattern of land use
- Conserve views from the footpath of the historic field pattern by managing boundary vegetation to preserve existing framed vistas and avoid any development which encroaches or obscures the visual relationship experienced between these land parcels and recreational routes

# 03 IMPORTANT VIEWS

Important View 18 - PRoW 9, looking east

Jane Fitzgerald White  
landscape architect

### Location and description:

View looking east from PRoW 9, which occupies an elevated position partway up the valley side, towards Sproughton and the Gipping Valley. The view comprises an extensive area of open arable farmland, built form associated with the village nestled within the river valley, the valley side wooded parkland associated with Sproughton Manor (Grade II) and the distant urban fringes of Ipswich.

The large facility at the Eastern Gateway presents a detracting, visually prominent element interrupting the strongly rural agrarian character of this view.

Considered to be a *representative view* - a series of similar views are available from this public footpath.



### Justification:

The view is experienced by walkers accessing the PRoW to connect with the wider PRoW network and parish. The views from the elevated footpath across the rolling valley landscape illustrate Sproughton's intimate and tucked away location within the Gipping Valley and the gradual transition between the open arable farmland as it descends to the wooded river valley before rising towards the western urban fringes of Ipswich. Open views are also available from this footpath looking northeast towards Bramford village and its church tower. The extensive woodland belts defining the skyline contribute a sense of time depth to the landscape, due to their association with the historic parkland at Sproughton Manor (Grade II). The gently rolling topography characterised by arable farmland and punctuated by wooded parkland communicates the village's historic agricultural identity and the concealed nature of its historic settlement within the valley.

The role mature structural vegetation plays in defining the village's relationship with the wider agrarian landscape is legible from this location. Built and vertical forms are visually prominent within this landscape.

### Change management objectives:

- Protect sensitive views across the river valley by avoiding any development which encroaches or obscures the existing relationship with the wider agrarian landscape
- Conserve the mature woodland contributing to the village's historic identity and amenity; this plays a key role in characterising Sproughton's Conservation Area and settlement fringes
- Opportunities to reinstate lost hedgerows and reconnect fragmented vegetative habitats should balance preservation of key long distance views across the valley from this public footpath to maintain its current open aspect

# 03 IMPORTANT VIEWS

Important View 19 - Burstall Lane, looking east

Jane Fitzgerald White  
*landscape architect*

**Location and description:**

View looking east from Burstall Lane towards Sproughton and the Gipping Valley, near the entrance to PRoW 9, adjacent to Abbey Oaks. The view comprises the narrow rural lane enclosed by grass embankments, mature woodland, and trees, beyond which an extensive area of open arable farmland, the valley side wooded parkland associated with Sproughton Manor (Grade II) and the distant urban fringes of Ipswich are visible.

Overhead cables and telegraph poles are slightly detracting elements interrupting the rural valley side character of this view.

Considered to be a *representative view* - a series of similar views are available moving eastwards along this section of the lane.



**Justification:**

Burstall Lane is a well-used vehicular and pedestrian route connecting walkers with the wider PRoW network and parish, and its rural character defines the village's western approach. The views from the elevated lane across the rolling valley landscape illustrate Sproughton's intimate and tucked away location within the wooded Gipping Valley and the gradual transition between the higher plateau farmland to the west as it descends to the valley floor before rising towards the western urban fringes of Ipswich. The view communicates the largely undeveloped character of the countryside which forms the distinctive and historic rural agricultural setting to the west of the village. The extensive woodland belts defining the skyline contribute a sense of time depth to the landscape due to their association with the historic parkland at Sproughton Manor (Grade II).

The role mature structural vegetation plays in defining the village's relationship with the wider agrarian landscape is legible from this location. The view also demonstrates

the distinct absence of hedgerow boundaries along this section of the lane which allows expansive and open views across the valley. Built and vertical forms are visually prominent within this landscape.

**Change management objectives:**

- Protect sensitive views across the river valley by avoiding any development which encroaches or obscures the existing relationship with the wider agrarian landscape
- Conserve the mature woodland contributing to the village's historic identity and amenity; this plays a key role in characterising the village's western approach
- Opportunities to reinstate lost hedgerows and reconnect fragmented vegetation habitats should balance preservation of key long distance views across the valley from the lane

# 03 IMPORTANT VIEWS

Important View 20 - PRoW 7, looking east towards Sproughton

Jane Fitzgerald White  
*landscape architect*

**Location and description:**

View looking east from PRoW 7, adjacent to Burstall Long Wood, towards Sproughton and the Gipping Valley. The view comprises an extensive area of open arable farmland, the Priority Habitat Deciduous Woodland at Abbey Oaks on Burstall Lane, the valley side wooded parkland associated with Sproughton Manor (Grade II) and the distant urban fringes of Ipswich.

Pylons and the large facility at the Eastern Gateway are detracting, visually prominent elements interrupting the strongly rural agrarian character of this view.

Considered to be a *representative view* - a series of similar views are available from this public footpath.



**Justification:**

The view is experienced by walkers accessing the PRoW, a well-used recreational route connecting with the wider PRoW network and parish. The views from the elevated ancient plateau across the rolling valley landscape illustrate Sproughton's intimate and tucked away location within the Gipping Valley and the gradual transition between the higher plateau farmland to the west as it descends to the valley floor before rising towards the western urban fringes of Ipswich. The view communicates the largely undeveloped, open character of the countryside which forms the distinctive rural agricultural setting of the village. The extensive woodland belts defining the skyline contribute a sense of time depth to the landscape, due to their association with the historic parkland at Sproughton Manor (Grade II) and Abbey Oaks (Non-Designated Heritage Asset). The gently rolling topography characterised by arable farmland and punctuated by wooded parkland communicates the village's historic agricultural identity and the concealed nature of its historic settlement within the valley.

The role mature structural vegetation plays in defining the village's relationship with the wider agrarian landscape is legible from this location. The view also demonstrates the distinct absence of hedgerow boundaries associated with intensive arable production. Built and vertical forms are visually prominent within this landscape.

**Change management objectives:**

- Protect sensitive views across the river valley by avoiding any development which encroaches or obscures the existing relationship with the wider agrarian landscape
- Conserve the mature woodland contributing to the village's historic identity and amenity; this plays a key role in characterising Sproughton's settlement fringes
- Explore opportunities to reinstate lost hedgerows, reconnect fragmented hedgerow networks to link with existing wildflower field margin habitats; manage vegetation to preserve key long distance views across the valley

# 03 IMPORTANT VIEWS

Important View 21 - PRoW 4, looking east towards Burstall Lane

Jane Fitzgerald White  
landscape architect



### Location and description:

View looking east from PRoW 4, south of Burstall Long Wood, towards Burstall Lane. The view comprises the public footpath bisecting an extensive area of open arable farmland, mature trees, including a striking oak, settlement nestled within groups of mature vegetation along Burstall Lane, and the distant wooded horizon of the plateau farmlands characterising the eastern extent of Sproughton parish. The mature trees punctuating the parish's plateau landscape act as a focal point within the scene.

Considered to be a *representative view* - a series of similar views are available from this public footpath.

### Justification:

This view is experienced by walkers accessing the PRoW, a well-used recreational route to connect with the wider PRoW network linking the village to Burstall and the broader countryside. The views from this elevated arable farmland across the plateau landscape are far-reaching and extensive, illustrating the open and largely undeveloped character of the countryside characterising the parish and forming the distinctive rural agricultural setting for the village. The striking line of mature trees indicates the historic alignment of hedgerow boundaries, which have been lost due to 20thC amalgamation.

This view is an important illustration of the relationship between scattered settlement with its rural setting, and the important role mature trees and woodland possess in defining the presence of built form within the landscape. These landscape assets communicate the parish's historic pattern of dispersed settlement, and provide valuable ecological habitats within an agricultural landscape extensively modified and denuded of structural vegetation by intensive agriculture.

Built and vertical forms are visually prominent within this landscape.

### Change management objectives:

- Protect the open and expansive views across the plateau landscape by avoiding any development which introduces inappropriate and visually disruptive elements into the broadly flat landscape, or exerts an overtly suburban influence
- Conserve the stock of mature trees which play an important role in defining the landscape character area, acting as landmarks, and communicating the parish's historic identity and land use pattern
- Explore opportunities to reinstate lost hedgerows and connect fragmented ones to link with existing wildflower field margin habitats; manage vegetation to preserve key long distance views across the plateau

# 03 IMPORTANT VIEWS

Important View 22 - PRoW 2, looking south towards Hurdlemaker's Hill

Jane Fitzgerald White  
landscape architect

### Location and description:

View looking south from PRoW 2, near the junction with Burstall Lane, towards Hurdlemaker's Hill (A1071) and the Priority Habitat Deciduous Woodland at Valley Farm Drive. The view comprises an extensive area of open arable farmland, the woodland associated with the isolated settlement at Valley Farm Drive, and the distant wooded sides of the rolling valley farmland.

Considered to be a *representative view* - a series of similar views are available from this public footpath and from Burstall Lane.



### Justification:

This view is experienced by walkers accessing the PRoW and by drivers accessing the local road network. The views from the elevated ancient plateau across the rolling valley landscape illustrate the open and largely undeveloped character of the countryside defining the parish's southern extents which contributes to its strongly rural agricultural setting. The focus of the view is the distant wooded horizon and rolling valley landscape. The view communicates the parish's historic pattern of dispersed settlement, the relationship between settlement with its rural setting, and the important role structural vegetation plays in defining the presence of dispersed built form. The woodland and surrounding network of mature trees and hedgerows provide valuable ecological habitats within an agricultural landscape extensively modified and denuded of structural vegetation by intensive agriculture. Settlement is scattered and visually scarce; where visible, it appears nestled within the mature wooded backdrop.

Built and vertical forms are visually prominent within this landscape.

### Change management objectives:

- Protect the open and expansive views across the plateau landscape by avoiding any development which introduces inappropriate and visually disruptive elements into the broadly flat landscape, or exerts an overtly suburban influence
- Conserve the stock of mature trees and woodland which play an important role in defining the landscape character area and communicating the parish's history
- Explore opportunities to reinstate lost hedgerows, reconnect fragmented ones and to develop meaningful wildflower field margin and wild edge (scrub) ecological habitats; manage vegetation to preserve key long distance views towards the valley

# 03 IMPORTANT VIEWS

Important View 23 - PRoW 21, looking northeast

Jane Fitzgerald White  
*landscape architect*

**Location and description:**

View looking northeast from PRoW 21 towards Sproughton village and the western fringes of Ipswich. The view comprises an extensive area of elevated pasture enclosed by mature trees and vegetation. The wooded parkland at Sproughton Manor and the urban settlement of Ipswich are visible on the distant horizon.

Considered to be a *representative view* - a series of similar views are available from this open section of public footpath.



**Justification:**

This view is experienced by walkers accessing the PRoW. The views from the elevated ancient plateau across the rolling valley landscape illustrate the open and largely undeveloped character of the countryside defining the parish's interior and forming its strongly rural agricultural setting. The scene illustrates Sproughton's intimate and tucked away location within the Gipping Valley and the gradual transition between the higher plateau farmland to the west as it descends to the valley floor before rising towards the western fringes of Ipswich. The view communicates the largely intact historic pattern of land use and rural agrarian character which distinguishes the village's setting. The extensive woodland belts defining the skyline contribute a sense of time depth to the landscape, due to their association with the historic parkland at Sproughton Manor (Grade II). The gently rolling topography characterised by arable farmland and punctuated by wooded parkland defines the village's historic agricultural identity and highlights its concealed nature within the valley.

The important role mature structural vegetation plays in defining the village's relationship to the wider agrarian landscape is legible from this location. Built and vertical forms are visually prominent within this landscape.

**Change management objectives:**

- Protect sensitive views across the river valley by avoiding any development which encroaches or obscures the visual relationship with the wider agrarian landscape
- Conserve the stock of mature woodland, trees and hedgerows which play an important role in defining the landscape character area and communicating parish history

# 03 IMPORTANT VIEWS

Important View 24 - PRoW 20, looking north towards Abbey Oaks

Jane Fitzgerald White  
*landscape architect*

**Location and description:**

View looking north from PRoW 20, near the junction with Hurdlemaker's Hill (A1071), towards the Priority Habitat Deciduous Woodland at Abbey Oaks on Burstall Lane. The view comprises an extensive area of open arable farmland, the wooded parkland at Abbey Oaks, and the distant wooded rolling estate farmland and urban fringes of Ipswich. Overhead power lines are detracting elements interrupting the strongly rural agrarian character of this view.

Considered to be a *representative view* - a series of similar views are available from this public footpath and from Hurdlemaker's Hill.



**Justification:**

The view is experienced by walkers accessing the PRoW and by drivers travelling along the A1071. The views from the elevated ancient plateau across the rolling valley landscape illustrate the open and largely undeveloped character of the countryside characterising the parish's southern extents which define its strongly rural agricultural setting. The focus of the view is the extensive wooded parkland at Abbey Oaks (Non-designated Heritage Asset), communicating the parish's historic identity and pattern of dispersed settlement, the relationship between historic settlement with its rural setting, and the important role woodland plays in defining the presence of historic settlement. The woodland and surrounding network of mature trees and hedgerows provide valuable ecological habitats within an agricultural landscape extensively modified and denuded of structural vegetation by intensive agriculture. Where visible, settlement is scarce and scattered, appearing to nestle within the mature wooded backdrop.

Built and vertical forms are visually prominent within this landscape.

**Change management objectives:**

- Protect views and the setting of Heritage assets by avoiding any development which encroaches or obscures the visual relationship experienced between historic settlement and the surrounding landscape
- Conserve the stock of mature trees and woodland which play an important role in defining the landscape character area and communicating the parish's history
- Explore opportunities to reinstate lost hedgerows, reconnect fragmented ones and to develop meaningful wildflower field margins and wild edge (scrub) ecological habitats; manage vegetation to preserve key long distance views across the plateau

# 03 IMPORTANT VIEWS

Important View 25 - PRoW 17, looking southwest



**Location and description:**

View looking southwest from PRoW 17, near Sproughton Park (Non-designated Heritage Asset) situated within the rolling valley landscape characterising the parish's southern extent. The view comprises the pond and managed grassland at Sproughton Park, and large areas of pasture enclosed with mature trees and hedgerows set within the backdrop of the distant wooded valley side landscape.

Jane Fitzgerald White  
*landscape architect*

**Justification:**

This view is experienced by walkers accessing the PRoW a recreational route connecting Pigeon Lane with Hurdlemaker's Hill (A1071) and the wider PRoW network. The view communicates the more intimate, enclosed and irregular shaped pasture characterising the steeper sloping valley side landscape where streams are present. These intimate landscapes communicate a sense of time depth and the historic pattern of land use, as the boundary hedgerows and trees remain largely intact and have not experienced the 20thC amalgamation characterising the wider arable farmland.

**Change management objectives:**

- Protect the setting of Heritage assets by avoiding any development which encroaches or obscures the visual relationship experienced between historic settlement and the surrounding landscape
- Preserve the integrity of the historic pattern of enclosed, intimate pasture as these parcels play an important role in communicating the parish's agricultural history and land use pattern
- Manage boundary vegetation to conserve views from the PRoW network of the historic field pattern by avoiding any development which encroaches or obscures the visual relationship experienced between these land parcels and recreational routes

# 03 IMPORTANT VIEWS

Important View 26 - PRoW 11, looking south to Hadleigh Road



**Location and description:**

View looking south from PRoW 11, which occupies an elevated position above the Quiet Lane on Church Lane, south of the A14 overpass. The view comprises an extensive area of open and undeveloped arable farmland, fragmented hedgerows and oaks aligning Church Lane, a glimpse of Red House (Grade II), and the mature wooded crest of the elevated plateau farmlands in the far distance.

Considered to be a *representative view* - a series of similar views are available along this section of the PRoW and from the Quiet Lane.

**Justification:**

This view is experienced by walkers accessing the PRoW and the adjacent Quiet Lane. These well-used recreational routes connect to Hadleigh Road, the western fringes of Ipswich, and wider PRoW network. The view across the rolling valley arable farmland illustrates the predominantly open and undeveloped character of the village's rural agricultural setting. The presence of the historic farmstead nestled amongst mature trees communicates the relationship between historic settlement with its agrarian setting and the important role structural vegetation plays in defining the presence of Heritage assets, conveying the parish's historic identity and pattern of dispersed settlement.

The distant woodland and wider network of mature trees and hedgerows provide valuable ecological habitats within an agricultural landscape extensively modified and denuded of structural vegetation by intensive agriculture. Built and vertical forms are visually prominent within this landscape.

**Change management objectives:**

- Protect views from the PRoW and Quiet Lane across the open, undeveloped arable farmland which defines the setting of the village and these recreational routes by avoiding any development which introduces an overtly suburban influence, or encroaches and obscures the village's relationship with the wider agrarian landscape
- Conserve the mature stock of trees and hedgerows which play an important role in defining the rural, agrarian landscape character setting for the village
- Explore opportunities to reinstate lost hedgerows, restore fragmented ones, and to develop meaningful wildflower field margins and wild edge (scrub) ecological habitats; manage vegetation to preserve key long distance views across the valley side landscape

# 03 IMPORTANT VIEWS

Important View 27 - PRoW 11, looking south to Red House

Jane Fitzgerald White  
landscape architect

### Location and description:

View looking southwest from PRoW 11, which occupies an elevated position above the Quiet Lane on Church Lane, south of the A14 overpass. The view comprises an area of open arable framed by a line of trees which forms the setting for the historic cluster of buildings associated with Red House (Grade II), which is nestled amidst a group of mature trees.

Considered to be a *representative view* - a series of similar views are available along this section of the PRoW and moving southwards along Church Lane.



### Justification:

This view is experienced by walkers accessing the PRoW and the adjacent Quiet Lane. These well-used recreational routes connect to Hadleigh Road, the western fringes of Ipswich, and the wider PRoW network. The view of the Heritage asset illustrates its lower lying position where the tributary valleys converge, within an undeveloped, intact and beautiful remnant of the parish's historic agrarian landscape. The presence of the listed farmstead nestled amongst the group of mature trees communicates the relationship between historic settlement with its agrarian setting and the important role structural vegetation plays in defining the presence of Heritage assets, conveying the parish's historic identity and pattern of dispersed settlement.

Built and vertical forms are visually prominent within this landscape.

### Change management objectives:

- Protect views from the PRoW and adjacent Quiet Lane across the open, undeveloped pasture and arable which define the setting of the Heritage assets and these recreational routes by avoiding any development which detrimentally impacts, encroaches and obscures their relationship
- Conserve the mature stock of trees and hedgerows which play an important role in defining the rural, agrarian landscape character setting for Heritage assets
- Explore opportunities to reinstate lost hedgerows, restore fragmented ones, and to develop meaningful wildflower field margins and wild edge (scrub) ecological habitats; manage vegetation to preserve important distance views of Heritage assets and across the valley side landscape

# 03 IMPORTANT VIEWS

Important View 28 - PRoW 12, looking northeast towards Eastern gateway

Jane Fitzgerald White  
landscape architect

### Location and description:

View looking northeast from PRoW 12, which occupies an elevated position above the Quiet Lane on Church Lane, south of the A14 overpass. The view comprises an expansive area of open arable in the foreground fringed by the rolling wooded river valley floor which filters long distance views of the western fringes of Ipswich.

The skyline and wooded horizon are interrupted by pylons and the stark presence of the large facility at the Eastern Gateway, which introduce detracting vertical elements contrasting with the rural agrarian character of this view.

Considered to be a *representative view* - a series of similar views are available along this section of the PRoW.



### Justification:

This view is experienced by walkers accessing the PRoW which connects with the adjacent Quiet Lane and network of well-used recreational routes linking Sproughton with the western fringes of Ipswich. The uninterrupted views across the open arable illustrate the gently rolling character of the valley side landscape and the important role structural vegetation plays in defining the presence of the River Gipping. This large land parcel, combined with the mature wooded riparian corridor, contributes to the sense of physical separation between Sproughton and the urban fringes of Ipswich. Built and vertical forms are visually prominent within this landscape.

### Change management objectives:

- Protect views from the PRoW across the open, undeveloped arable farmland which defines the setting of the village and adjacent recreational routes by avoiding any development which introduces an overtly suburban influence, or encroaches and obscures the village's relationship with the wider agrarian landscape
- Conserve the mature woodland, trees and vegetation enclosing the river as these play an important role in filtering views and reinforcing the sense of separation between Sproughton and Ipswich's urban fringe
- Explore opportunities to strengthen, extend and connect the existing riparian vegetation habitats to maximise their ecological biodiversity potential

# 03 IMPORTANT VIEWS

Important View 29 - Hadleigh Road, view looking west towards Red House

Jane Fitzgerald White  
landscape architect

### Location and description:

View looking west across Red House (Grade II) from Hadleigh Road. The view comprises the rolling valley intersected by the sinuous road fringed with mature trees and arable. The historic Red House and associated farm buildings occupy a dominant position partway up the valley side.

The contemporary housing development at Wolsey Grange 1 on the horizon introduces an urban influence occupying the periphery of this strongly rural agrarian scene.

Considered to be a *representative view* - a series of similar views are available along this section of Hadleigh Road.



### Justification:

Hadleigh Road is a well-used and busy vehicular route connecting Sproughton with Ipswich and the wider area. The absence of roadside hedgerows permits long distance, open views across the rolling valley landscape, which possesses a beautiful, undeveloped and strongly rural agrarian character. These views are also experienced by walkers accessing the PRow and adjacent Quiet Lane. The presence of the listed farmstead nestled amongst mature trees communicates the relationship between historic settlement with its agrarian setting and the important role structural vegetation plays in defining the presence of Heritage assets, communicating the parish's historic identity and pattern of dispersed settlement.

Although modified by intensive agriculture, the landscape remains historically intact and the wider network of mature trees and hedgerows provide valuable ecological habitats. Built and vertical forms are visually prominent within this landscape.

### Change management objectives:

- Protect views across the open, undeveloped arable farmland which defines the setting of the historic farmstead and preserve the undeveloped character of the rolling valley landscape which plays a pivotal role in providing physical separation between Ipswich and Sproughton
- Conserve the mature stock of trees and hedgerows which characterise the setting of heritage assets
- Explore opportunities to reinstate lost hedgerows, restore fragmented ones, and to develop meaningful wildflower field margins and wild edge (scrub) ecological habitats; manage vegetation to preserve key long distance views across the valley side landscape
- Enhance existing structural vegetation defining the horizon with new native tree and scrub planting to help assimilate Wolsey Grange 1 into its rural setting

# 03 IMPORTANT VIEWS

Important View 30 - Hadleigh Road, view looking northeast towards Red House

Jane Fitzgerald White  
landscape architect

### Location and description:

View looking east towards Red House (Grade II) from Hadleigh Road. The focus of the view is the distinctive and historic farmstead nestled within a mature wooded backdrop within the wider agrarian landscape. The road gently climbs up the rolling valley and possesses an attractive, rural and open character, fringed with groups of mature trees and expansive arable.

Considered to be a *representative view* - a series of similar views are available along this section of Hadleigh Road on the approach to Ipswich.



### Justification:

Hadleigh Road is a well-used and busy vehicular route connecting Sproughton with Ipswich and the wider area. The absence of roadside hedgerows permits long distance, open views across the rolling valley landscape, which possesses a beautiful, undeveloped and strongly rural agrarian character. These views are also experienced by walkers accessing the PRow and adjacent Quiet Lane. The presence of the listed farmstead nestled amongst mature trees communicates the relationship between historic settlement with its agrarian setting and the important role structural vegetation plays in defining the presence of Heritage assets, communicating the parish's historic identity and pattern of dispersed settlement.

Although modified by intensive agriculture, the landscape remains historically intact and the wider network of mature trees and vegetation provides valuable ecological habitats. Built and vertical forms are visually prominent within this landscape.

### Change management objectives:

- Protect views across the open, undeveloped arable farmland which defines the setting of the historic farmstead, and preserve the undeveloped character of the rolling valley landscape which plays a pivotal role in providing the sense of physical separation between Ipswich and Sproughton
- Conserve the mature stock of trees and hedgerows which characterise the setting of Heritage assets
- Explore opportunities to reinstate lost hedgerows, restore fragmented ones, and to develop meaningful wildflower field margins and wild edge (scrub) ecological habitats; manage vegetation to preserve key long distance views across the rolling valley side landscape

# 03 IMPORTANT VIEWS

Important View 31 - Hadleigh Road, view looking northeast towards Red House

Jane Fitzgerald White  
landscape architect

**Location and description:**

View looking northeast towards Red House (Grade II) from the upper valley side along Hadleigh Road. The view comprises the undeveloped, rolling valley farmland fringed with woodland, trees and hedgerows. The historic farmstead is nestled within mature vegetation and is a focal point within the scene.

The large facility at the Eastern Gateway is visible in the far distance, interrupting the wooded horizon.

Considered to be a *representative view* - a series of similar views are available along this section of Hadleigh Road.



**Justification:**

Hadleigh Road is a well-used and busy vehicular route connecting Sproughton with Ipswich and the wider area. The absence and fragmentation of roadside hedgerows permits long distance, open views across the rolling valley landscape, which possesses a beautiful, undeveloped and strongly rural agrarian character. These views are also experienced by walkers accessing the PRoW network. The presence of the historic farmstead nestled amongst mature trees communicates the relationship between historic settlement with its agrarian setting and the important role structural vegetation plays in defining the presence of Heritage assets, communicating the parish’s historic identity and pattern of dispersed settlement.

Although modified by intensive agriculture, the landscape remains historically intact and the wider network of mature trees and vegetation provides valuable ecological habitats. Built and vertical forms are visually prominent within this landscape.

**Change management objectives:**

- Protect views across the open, undeveloped arable farmland which defines the setting of the historic farmstead and approach to Ipswich's western fringe
- Preserve the undeveloped character of the rolling valley landscape which plays a pivotal role in providing the sense of physical separation between Ipswich and Sproughton
- Conserve the mature stock of trees and hedgerows which characterise the setting of Heritage assets
- Explore opportunities to reinstate lost hedgerows, restore fragmented ones, and to develop meaningful wildflower field margins and wild edge (scrub) ecological habitats; manage vegetation to preserve key long distance views across the rolling valley landscape

# 03 IMPORTANT VIEWS

Important View 32 - PRoW 14, view looking north

Jane Fitzgerald White  
landscape architect

**Location and description:**

View looking north from the elevated section of PRoW 14. The view comprises the undeveloped, open arable and the mature oak, which acts as a striking focal point within the scene. Views of the wider valley landscape are generally restricted from this location, although the wooded slopes on the opposite side of the Gipping valley side are visible on the distant horizon.

Considered to be a *representative view* - a series of similar views are available along this section of the PRoW.



**Justification:**

This view is experienced by walkers accessing the PRoW which connects with the wider network of well-used recreational routes linking Sproughton with the western fringes of Ipswich. The uninterrupted views across the open arable illustrate the undeveloped character of the gently rolling landscape which provides the agrarian context to the Gipping Valley and wooded fringes of Ipswich. This large tract of open arable contributes to the natural beauty characterising the rolling valley landscape separating Sproughton from the urban fringes of Ipswich, defining the wider setting of Red House (Grade II) and provides the distinctive rural approach to Ipswich.

Built and vertical forms are visually prominent within this landscape.

**Change management objectives:**

- Protect views from the PRoW across the open, undeveloped arable farmland which defines the setting of the Gipping Valley by avoiding any development which encroaches on the elevated and open rolling valley slopes
- Preserve the undeveloped character of the rolling valley landscape which contributes to the sense of physical separation between Ipswich and Sproughton
- Conserve the mature stock of trees which act as focal points and aid navigation within the rural landscape

# 03 IMPORTANT VIEWS

Important View 33 - A1071, view looking northeast across Chantry Vale

Jane Fitzgerald White  
landscape architect

**Location and description:**

View looking northeast from the urban edge defining the A1071 near Wolsey Grange 1. The view comprises the gently folding rural landform characterised by layers of mature woodland, trees and hedgerows which create a more intimate, fine grain landscape. In the distant horizon, urban settlement associated with Ipswich is visible on the opposite side of the valley. The large scale facility at the Eastern Gateway introduces a somewhat stark industrial mass which abruptly interrupts the wooded skyline and views towards Ipswich.



**Justification:**

The A1071 is a well-used and busy vehicular route connecting Sproughton with Ipswich and the wider area. The absence of roadside vegetation permits a long distance, open view across the rolling valley landscape, which provides an intact and strongly rural agrarian foreground to the distant urban fringe of Ipswich. The open view across Chantry Vale illustrates the important role the undeveloped, gently rolling landscape plays in providing the rural setting and sense of separation between Sproughton and Ipswich. It also demonstrates the visual impact and physical dominance exerted by large scale industrial structures within the rural agrarian landscape.

Built and vertical forms are visually prominent within this landscape.

**Change management objectives:**

- Protect open views across the rolling valley landscape which defines the rural agrarian setting of Ipswich by avoiding development which encroaches, dilutes or obscures the existing visual relationship
- Preserve the undeveloped character of the rolling valley landscape which contributes to the physical separation between Ipswich and Sproughton
- Conserve the existing layers of mature trees, woodland and hedgerows which provide valuable ecological habitats and characterise Ipswich's rural setting; seek opportunities to enhance these valuable ecological habitats and to strengthen their connectivity

# 03 IMPORTANT VIEWS

Important View 34 - PRoW 14, view looking north across Chantry Vale

Jane Fitzgerald White  
landscape architect

**Location and description:**

View looking north from the junction of PRoW 14 and London Road (A1214) towards the wider agrarian landscape. The view comprises the gently rolling valley farmland characterised by layers of mature woodland, tree and hedgerows. Pylons are visible on the distant horizon.



Considered to be a *representative view* - a series of similar views are available along this section of the PRoW, when heading northwards.

**Justification:**

London Road (A1214) is a well-used and very busy dual carriageway connecting Sproughton with the southwestern fringe of Ipswich and the wider area. Breaks in roadside vegetation provide long distance views northwards across the wider landscape. The urban character of the road distinctly contrasts with the rural agrarian nature of the rolling valley landscape defining the southern part of the parish. The presence of the A14 is not apparent in these long distance views, giving the impression of continuous countryside which appears to extend uninterrupted to the distant wooded horizon. The open view across Chantry Vale illustrates the important role the undeveloped, gently rolling landscape plays in providing the rural setting for this part of the parish and in reinforcing the sense of separation between Sproughton and Ipswich.

Built and vertical forms are visually prominent within this landscape.

**Change management objectives:**

- Protect open views across the rural agrarian landscape which defines the setting of this part of the parish by avoiding development which encroaches and obscures the existing bucolic scene
- Preserve the undeveloped character of the rolling valley landscape which contributes to the physical separation between Ipswich and Sproughton
- Conserve the existing layers of mature trees, woodland and hedgerows which provide valuable ecological habitats and characterise the parish's rural setting; seek opportunities to enhance these valuable ecological habitats and to strengthen their connectivity