

Eye Neighbourhood Plan – Supporting Document 17

Landscape and Visual Assessment; Eye Neighbourhood Development Plan

Eye Viewpoints

Viewpoint 1: View from Hoxne Rd (B1117) looking West towards the town on River Dove Abbey Bridge.



This view represents one of the main gateway entrances into Eye from the B1117. It represents all users and modes of travel into and out of Eye as a footpath is located alongside the road. Taking these receptors into account, visual sensitivity to change is considered to be **High**. The view is defined by the mature hedgerow and trees to the right of the road with views towards the parish church breaking the line of the tree canopies. Of equal importance is the openness of the field and meadow to the left of the road. This open area forms an important break towards the gateway of the town. Importantly, from this viewpoint the church is the only visible built form and this defines the gateway into the historical core of the town.



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Eye Viewpoints

Viewpoint 2: View from Debenham Rd (B1117) looking North towards the town from Big Head.



This view represents one of the main gateway entrances into Eye from the B1077. It represents all users and modes of travel into and out of Eye as a footpath is located alongside the road. Taking these receptors into account, visual sensitivity to change is considered to be **High**. The view is defined by the mature hedgerow and trees to the left of the road with a line of trees along the River Dove. Of equal importance is the openness of the field and meadow to the right of the road. This open area forms an important break towards the gateway of the town. Importantly, from this viewpoint there are no visible buildings and this defines the gateway into the historical core of the town.



Eye Viewpoints

Viewpoint 3: View from Magdalen Street (B1117) looking West towards Eye Poultry factory on the edge of the town.



This view represents one of the main gateways out of Eye from the B1117. It represents all users and modes of travel into and out of Eye as a footway is located along both sides of the road. The view is defined by the character buildings on the right side of the road with views towards Eye Poultry factory with the modern buildings are partially screened by tree canopies. The view contains a skyline of trees which frame the western edge of the town. To the left, the dwellings comprise buildings from the former railway terminus. Taking these receptors into account, visual sensitivity to change is considered to be **Medium**. This defines the gateway into the historical core of the town and importantly, this viewpoint would be enhanced by the replacement of factory buildings with character dwellings.



Eye Viewpoints

Viewpoint 4: View from Magdalen Street (B1117) looking East towards Eye Poultry factory on the edge of the town.



This view represents one of the main gateways into Eye from the B1117. It represents all users and modes of travel into and out of Eye as a footway is located along the left side of the road. The view is defined by the community woodland on the right side of the road with views towards the town and openness of the field and meadow to the left of the road. This visually important open space forms an important break towards Eye Poultry factory buildings which break the skyline and the canopies of the trees on the edge of the town. Taking these receptors into account, visual sensitivity to change is considered to be **Medium**. This defines the gateway into the historical core of the town and importantly, this viewpoint would be enhanced by the replacement of factory buildings with character dwellings.



Eye Viewpoints

Viewpoint 5: View from Yaxley Rd (B1117) looking West towards the cemetery.



This view represents one of the main gateway entrances out of Eye from the B1117. It represents all users and modes of travel into and out of Eye as a footpath is located along the right side the road. Taking these receptors into account, visual sensitivity is considered to be **Medium**. The view is defined by the mature trees in the cemetery with a line of trees along the water meadows to the rear of the field on the right. Of equal importance is the treeline bounding this field as this open area forms an important break towards the gateway of the town. Importantly, from this viewpoint there are no visible buildings and this defines the gateway into the historical core of the town.



Eye Viewpoints

Viewpoint 6: View from the footpath from Eye Poultry factory off the Yaxley Rd (B1117) looking East towards Eye Fire station and Lambseth Street.



This view includes the factory buildings of Eye Poultry to the north of Magdalen Street (B1117) on the western gateway to the town. The view is available to all users and modes of travel as there is a footway to the left of the view. To the south of Magdalen Street, the view is defined by the community woodland (Eye Town Moors Woodland). Taking these receptors into account, visual sensitivity to change is considered to be **Medium** although with conifers screening the factory site and parked lorries, the part of this view could be enhanced with a change in land use. The only dwellings in this view are in the distance as this gateway to Eye is framed by trees.



Eye Viewpoints

Viewpoint 7: View from footpath to the east of Eye Poultry factory.



This view represents one of the main urban views internal to the town although it is generally restricted to pedestrians from the Public Right of Way from Magdalen Street through the Rettery to the Fire Station on Lambseth Street. Given the factory buildings and car park entrance of Eye Poultry, visual sensitivity to change is considered to be **Low**. Of more importance is the treeline bounding the car park off Cross Street behind the ivy covered fence to the east of the footpath. Importantly, this viewpoint would be enhanced by additional planting along the eastern boundary of the Eye Poultry site to strengthen this green link to the Rettery Local Green Space and any future use of the factory site should consider enhancement of this part of the townscape with planting of trees and hedgerows.



Eye Viewpoints

Viewpoint 8: View from the footpath from Eye Poultry factory off the Yaxley Rd (B1117) looking East towards Eye Fire station and Lambseth Street.



This view includes one of the Local Green Spaces in Eye and the private allotments of Lambseth House adjacent to the Fire Station. The training tower is a feature which is a focal point in the foreground. The view is only available to pedestrians within Eye as it is from the footpath between Eye Poultry and Lambseth Street. Taking these receptors into account, visual sensitivity to change is considered to be **Medium**. The view is defined by the tree line along the Rettery stream, a tributary of the River Dove and the private allotments which have been partially restored to mown grassland. Of equal importance are the trees in the gardens of properties bounding Lambseth Street which form an important backdrop to the view. There are several visible dwellings to the rear of the view which frame the edge of this green space within the town.



Eye Viewpoints

Viewpoint 9: View from Lambseth Street (B1077) looking South West towards Eye Fire station



This view is dominated by Eye Fire Station although the mature trees in the adjacent garden provide a focal point and break up the townscape of buildings within the Conservation Area. The training tower is a feature in the rear of this view which is available to all users and modes of travel as there are footways on both sides of the road. Taking these receptors into account, visual sensitivity to change is considered to be **Medium**. The trees in the gardens of properties bounding Lambseth Street are important to the view though the entrance to the Rettery Local Green Space to the north of the Fire Station could be enhanced with planting adjacent to the River Dove, just out of view. There are several visible dwellings which includes the functional fire station as well as Lambseth House and the street scene to the rear of the view within the town.



Eye Viewpoints

Viewpoint 10: View from shared footpath/cycle way between Wellington Road and Ash Drive looking South towards Hutton Court



This view is of the designated Visually Important Open Space adjacent to the tributary of the River Dove. It is available to pedestrians and cyclists although vehicles can access the non-residential buildings on both sides of the VIOS. The view is defined by trees along the watercourse and the dwellings on the southern side are not highly visible. The large Weeping Willow tree is a focal point and the openness of the field to the left of the path is visually important. The natural vegetation on the western side contains some old orchard trees and land on the eastern side is currently used for grazing. Taking these receptors into account, visual sensitivity to change is considered to be **Medium**.



Eye Viewpoints

Viewpoint 11: View from shared footpath/cycle way between Century Road and Ash Drive, looking North east to the proposed residential development site off Tuffs Road



This view is of the arable field east of Century Road which has is proposed for housing, hence the trial trenches for archaeological assessment. It is only available to pedestrians and cyclists using the PROW between Century Road and Ash. The open nature of this view is framed along the horizon by trees and hedges along the PROW from Century Road to the left towards Abbey Farm in the valley hidden to the east. The natural hedgerow along the shared footpath/cycle way to the left, acts as a screen for dwellings in Oak Crescent. The buildings visible to the right are in Maple Way. Taking these receptors into account, visual sensitivity to change is considered to be **Medium**. Should the housing development be consented, the natural vegetation will be an important asset to retain and enhance.



Viewpoint 12: View from footpath leading off Century Road towards Abbey Farm, looking south towards the town over the field proposed for residential development site off Tuffs Road



This view is of the arable field east of Tuffs Road which is proposed for housing, hence the trial trenches for archaeological assessment & safety fencing around some of them. It is only available to pedestrians using the PROW between Century Road and Abbey Farm. The open nature of this view is framed along the horizon by trees in the valley floor to the east of the Church and the roofscape of the town visible in the centre. The buildings visible to the right are in Tuffs Road, off Century Road. Taking these receptors into account, visual sensitivity to change is considered to be **Medium**. Should the housing development be consented, it will be important to include natural vegetation at the boundaries to retain and enhance the rural character of this part of Eye.

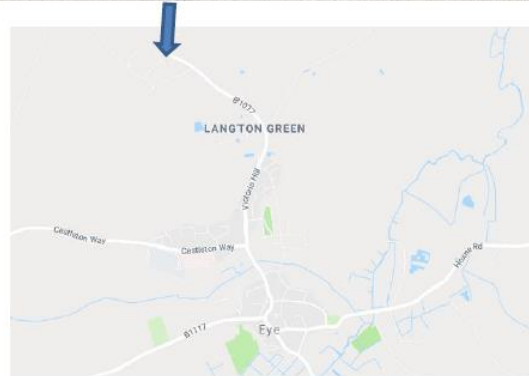


Eye Viewpoints

Viewpoint 13: View from junction of B1077 with Progress Way leading to the industrial estate on former Eye airfield looking south



This view is of the arable field west of the road to Diss B1077 which has consent for a large scale housing development. It represents all users and modes of travel into and out of Eye as a footway is located alongside Progress Way although this is not available along the B1077. It does connect with a PROW across the former airfield to Castleton Way. The view is defined by the road and industrial estate signs in the centre and electricity pole to the right. The open nature of this view includes the distant treetops on the southern boundary of the former airfield. It is framed to the left by natural vegetation along the B1077 road with the curtilage wall of a building visible. Taking these receptors into account, visual sensitivity to change is considered to be **Low**. As the details for the housing development come forward, it will be important to include natural vegetation within and at the boundaries to enhance this rural gateway to the town.



Eye Viewpoints

Viewpoint 14: View from Castleton Way approaching the town from Yaxley junction of A140 looking north east



This view is of the arable fields to the north of Castleton Way, on the former Eye airfield, which has consent for a large scale housing development. It represents all users and modes of travel into and out of Eye as there is a Public Footpath heading north towards the industrial estate, beyond the tree belt on the horizon. The view is defined by the open nature of the fields and the natural vegetation on the right of the roadside hedgerow of Hartismere School's playing fields. The road signs indicate a gateway to the town with the buildings of Millfield being visible in the distance. The open nature of this view includes the distant tree belt on the southern boundary of the industrial estate on the former airfield and the natural hedgerows and mature trees along field boundaries. Taking these receptors into account, visual sensitivity to change is considered to be **Low**. As the details for the housing development come forward, it will be important to include natural vegetation within and at the boundaries to enhance this rural gateway to the town.

