

**Babergh and Mid Suffolk District
Councils**

**Babergh and Mid Suffolk
Landscape Sensitivity
Assessment of SHELAA
Sites**

Final report



Babergh and Mid Suffolk District Councils

Babergh and Mid Suffolk Landscape Sensitivity Assessment of SHELAA Sites

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Section 1

Introduction and context

This section sets out the background and purpose of the study and presents the policy context.

1.1 In March 2020, LUC was commissioned by Babergh and Mid Suffolk District Councils (BMSDC) to undertake a landscape sensitivity assessment (LSA) to inform the allocation and assessment of sites as proposed in the emerging Babergh and Mid Suffolk Joint Local Plan.

1.2 The purpose of the commission was to undertake a Landscape Sensitivity Assessment of Suitable Strategic Housing and Economic Land Availability Assessment (SHELAA) Sites identified through the Joint Local Plan process. The outputs from this assessment provide BMSDC with a clear and robust evidence base to inform the Sustainability Appraisal process and the associated decision-making process on site allocations.

1.3 The aims of the project are to assess the landscape sensitivity of each potential site option against the defined criteria and provide a high-level assessment of potential cumulative impacts of sites which are in proximity to each other.

1.4 An interim report based on desk study was provided for client review in June 2020 followed by a draft final report in August 2020 incorporating field survey and updating judgements including identification of mitigation opportunities. The draft final report was subject to further client review and comment, resulting in production of this final report in September 2020.

1.5 A summary of the results (non-technical summary) and guidance is provided in **Chapter 3**.

Policy context

1.6 The following section sets out current policy which is relevant to landscape.

The European Landscape Convention

1.7 The European Landscape Convention (ELC) of the Council of Europe came into force in the UK in March 2007. It

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establishes the need to recognise landscape in law; to develop landscape policies dedicated to the protection, management and planning of landscapes; and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies. The ELC definition of 'landscape' recognises that all landscapes matter, be they ordinary, degraded or outstanding:

“Landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”

National

National Planning Policy Framework

1.8 The revised National Planning Policy Framework (NPPF), was published in February 2019 and contains several policies which refer to the consideration of landscape and the built environment in planning decisions.

1.9 Under Strategic Policies, Paragraph 20 states that:

“Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for: ...d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”

1.10 To conserve and enhance the natural environment, Paragraph 170 states that:

“Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;...”

1.11 The importance of the designated landscapes is referenced within paragraph 172, which states that:

“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues... The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of: a) the need for

the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.”

1.12 Under the section considering ground conditions and pollution, Para 180 recognises the need to:

b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason and

c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Local planning

1.13 The following Parish Councils have adopted Neighbourhood Plans:

- Aldham (Adopted 21 Jan 2020)
- East Bergholt (Adopted 20 Sept 2016)
- Elmsett (Adopted 10 Dec 2019)
- Lavenham (Adopted 20 Sept 2016)
- Lawshall (Adopted 24 Oct 2017)
- Botesdale & Rickinghall (Adopted 23 Jan 2020)
- Debenham (Adopted 18 March 2019)
- Fressingfield (Adopted 27 March 2020)
- Haughley (Adopted 24 Oct 2019)
- Mendlesham (Adopted 23 March 2017)
- Stradbroke (Adopted 18 March 2019)
- Stowupland (Adopted 27 June 2019)
- Thurston (Adopted 24 Oct 2019)

1.14 Babergh and Mid Suffolk Districts contain parts of two nationally protected AONBs; Suffolk Coast and Heaths and Dedham Vale. Consideration of these designations in planning terms is referenced in paragraph 172 of the NPPF (see paragraph 1.9).

Suffolk Coast and Heaths AONB

1.15 The Suffolk Coast & Heaths AONB was designated in 1970 and spans a 60km stretch of some of the least developed coastline in south-eastern England. The largest section of the AONB follows the Suffolk coastline, stretching from Kessingland in the north to Shotley Peninsular (of the

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River Stour estuary) in the south. Although separated by Felixstowe and the A14, there are additional (non-connected) sections which follow the River Orwell and the northern banks of the River Stour. In total the AONB covers an area of 403 square kilometres.

1.16 The Suffolk Coast & Heaths Area of Outstanding Natural Beauty Management Plan 2018-2023 was published in 2018. The primary purpose of this document is to ensure the conservation and enhancement of the AONB's natural beauty. The Management Plan contains the following objectives which are of relevance to this assessment:

- L1: The landscape of the AONB is conserved and enhanced.
- L3: Features that contribute to the natural beauty and special qualities of the AONB are conserved and enhanced.
- LUW4: Development decisions have regard to the purposes of the AONB and scenic beauty is given great weight in the determination process.

Extension of the Suffolk Coast and Heaths AONB

1.17 The extension the AONB boundary by around 38km² to include the southern edge of the Stour estuary, Samford Valley and Freston Brook has recently been confirmed.

1.18 Following a statutory period of public consultation in June 2019, the Natural England Board approved the making of a designation variation Order. The government confirmed the Order for expansion of the AONB in July 2020.

Dedham Vale AONB

1.19 Dedham Vale AONB is a quintessential lowland landscape which follows the River Stour inland from Manningtree on the Suffolk-Essex border. The AONB covers an area of 90km² and was designated in 1970. This rural landscape has preserved its 'unspoilt rural character' and remains 'remarkably free from development'. This landscape is famously recognised from the 18th and 19th century works of the painter John Constable, which remain notable in the present day.

The Stour Valley Project Area

1.20 Upstream from Dedham Vale AONB (between Bures and Great Bradley) is an additional 302km² of land which has similar picturesque landscape qualities to Dedham Vale. This area is known as the Stour Valley Project Area and receives 'AONB services' and management. Although in some areas the landscape here has been slightly altered by settlement growth and agricultural expansion, it has not fundamentally changed and still retains historic rural characteristics. The

Stour Valley Project Area resembles Dedham Vale with similar gently undulating river valley topography, medieval settlement pattern and rural characteristics.

1.21 The Dedham Vale AONB and Stour Valley Management Plan 2016-2021 sets out a vision for the area and topic areas offering guidance on how the area should be managed. The Management Plan contains the following objectives which are of relevance to this assessment:

- Protect the area, including its setting, from developments that detract from its natural beauty and special qualities, including its relative tranquillity.
- Support development that contributes to the conservation and enhancement of local character.
- Support development that contributes to the appropriate economic development and contributes to the conservation and enhancement of the AONB and Stour Valley.
- Maintain the local distinctiveness of the AONB and Stour Valley.

Structure of this report

1.22 This interim report is structured as follows:

- Chapter 2 sets out the methodology for the landscape sensitivity assessment.
- Chapter 3 sets out the overall landscape sensitivity results and generic guidance for accommodating new development into the landscape.
- Appendix A contains a glossary of terms
- Appendix B contains the detailed landscape sensitivity assessment proformas for the SHELAA sites.

Section 2

Methodology

This chapter outlines the scope of the assessment and the approach to assessing landscape sensitivity.

Approach and Principles

2.1 This chapter sets out the method followed to undertake the Landscape Sensitivity Assessment for the SHELAA Sites, including the key sources of evidence used, the scales of development considered, and the assessment criteria and process followed. The methodology builds on LUC's previous extensive experience in completing successful landscape sensitivity studies and reflects the requirements of the project brief and discussion at the Inception Meeting held on 31 March 2020.

2.2 The landscape sensitivity assessment was undertaken in accordance with the Principles in Natural England's 'An approach to landscape sensitivity assessment – to inform spatial planning and land management', June 2019. The assessment draws on best practice in recent assessments completed by LUC and others.

National Planning Policy Framework (NPPF)

2.3 The relevant national planning policy is set out in chapter 1 of this report. The criteria and indicators developed as part of the study method (ref. **Table 2.4**) have taken account of the NPPF requirements for:

- Conservation and enhancement of landscapes
- Protecting and enhancing valued landscapes
- Recognising the intrinsic character and beauty of the countryside
- Giving great weight to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection
- Protecting tranquil and intrinsically dark landscapes

Babergh and Mid Suffolk Regulation 18 consultation

2.4 The study has also taken account of consultees to the Babergh and Mid Suffolk Regulation 18 consultation (July 2019, second round of consultation). Natural England provided a consultation response dated 30 September 2019. This response did not directly consider matters covering landscape. In the response on the evidence base, Natural England states that planning policies and decisions should be based on up to date information about the natural environment and other characteristics of the area. This detailed landscape sensitivity study draws on and adds further to the existing landscape character assessment evidence. With regard to Policy LP19 Areas of Outstanding Natural Beauty (AONB), Natural England notes that tranquillity is an important landscape attribute and refers to NPPF para 123 regarding identifying and protecting areas of tranquillity. In this study, tranquillity is recognised in the assessment criteria covering perceptual qualities which also makes specific reference to the AONB special qualities. The perceptual criterion also references light pollution which is also highlighted by Natural England in their consultation response in association with LP18 and LP24. Furthermore, by following the principles set out in Natural England's 'Approach to Landscape Sensitivity Assessment, as noted above, this study is considered to fully meet the requirements of Natural England, as statutory consultee on landscape.

2.5 This is a strategic-level assessment and is a landscape character-based sensitivity study to guide decision-making. It is not a substitute for site-specific assessments including LVA/LVIA which are required for detailed planning and design.

Approach and process of assessment

2.6 The process for undertaking the study involved three main stages outlined below.

Part 1: Desk-based assessment and interim report

- Inception meeting
- Evidence gathering
- Desk-based assessment
- Interim Report

Part 2: Site assessment

- Checking views, perceptual information and context
- Adjusting draft judgements in the interim report, taking into account specific site and context factors
- Gathering information on potential site-specific landscape and visual mitigation (for sites scoring moderate-high or high only)

Part 3: Reporting

- Updating the findings of the assessment following the field survey
- Providing generic guidance to help accommodate new residential and employment development into the landscape and specific guidance for selected agreed sites
- Submitting a draft and final report

Part 1: Desk-based assessment

Background and definitions

2.7 The landscape sensitivity assessment method has been developed in accordance with the Natural England guidance published in June 2019, as well as building upon LUC's experience from undertaking studies of a similar nature. The guidance includes the following definition:

2.8 *"Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value."*

Evidence gathering

2.9 Relevant documents and available GIS data were compiled and reviewed to form the starting point and overall context for the study.

2.10 Key sources of information used to inform the assessment include:

- Ordnance Survey base maps (1:50K and 1:25K);
- Suffolk Landscape Character Assessment;
- Suffolk Historic Landscape Characterisation (HLC);
- Joint Babergh and Mid Suffolk District Council Landscape Guidance
- Biodiversity designations (local and national);
- Historic England designations;
- Relevant Local Authority data for Conservation Areas;
- Neighbourhood Plans; and
- Aerial photography (Google Earth).

Spatial framework

2.11 This LSA focuses on the SHELAA sites, provided by the client, within the rural areas of Babergh and Mid Suffolk Districts. These are considered within their wider landscape

context, including the published landscape character assessments.

2.12 The districts contain parts of two nationally designated landscapes, Dedham Vale AONB and Suffolk Coast and Heaths AONB. Some of the SHELAA sites fall within the boundaries of these areas while others are in proximity to the boundaries. The assessment considers the impact of these sites on the special qualities of the AONB landscape where applicable. This is covered within the relevant criterion and reflection of special qualities, and specifically through the criteria covering perceptual and scenic qualities. The visual impact of change on the setting of a designated landscape is also considered including in the criteria covering views.

Types of development considered

2.13 At this stage of the Joint Local Plan, the layout, density and form of development are largely unknown. The assessment of potential residential sites has therefore assumed a range of possible development scenarios, with the type of housing ranging from three storey buildings to bungalows in accordance with the Strategic Housing Market Assessment (SHMA). The assessment also considers potential employment sites, which range from offices/industrial space (B1/B2 uses) to warehouse development (B8 uses).

Units for assessment

2.14 To facilitate the assessment process, it was proposed that some sites (i.e. adjacent sites with similar land uses and character) should be assessed in conjunction. This is for the purposes of the landscape sensitivity assessment only. Any sites which have been assessed in this way were agreed in advance with the client and are shown in **Table 2.1**.

Table 2.1: Sites assessed in conjunction

| Parish | Site codes |
|--------------------------|---|
| Bacton | ■ SS0088, SS0266 |
| Badwell Ash | ■ SS0558, SS0809, SS0814 |
| Barham | ■ SS0076, SS0551 |
| Botesdale and Rickingham | ■ SS0091, SS0939 ■ SS1248, SS1249 ¹ |
| Brome & Oakley | ■ SS0542, SS1011 |
| Capel St Mary | ■ SS0637, SS0910 |
| Claydon | ■ SS0119, SS0926 ² |

¹ SS1248 and SS1249 cover the same area but one is proposed employment, the other proposed residential.
² SS0119 and SS0926 cover the same area but one is proposed employment, the other proposed residential

| Parish | Site codes |
|----------------------------|---|
| Copdock and Washbrook | ■ SS0295, SS0944 ■ SS0227, SS0919, SS620 |
| Debenham | ■ SS0031, SS0902 |
| Elmswell | ■ SS0039, SS0107 |
| Great Waldingfield/Chilton | ■ SS0200, SS1068 |
| Hadleigh | ■ SS0298, SS0303, SS1285, SS1031, SS1035 ³ |
| Lawshall | ■ SS0237, SS0682 |
| Needham Market | ■ SS1153, SS1199 ■ SS1034, SS1005 |
| Onehouse | ■ SS0029, SS0157 |
| Sproughton | ■ SS0191, SS0954, SS1024 ■ SS0223, SS0711 ■ SS1177, SS1178 ⁴ |
| Stradbroke | ■ SS0079, SS0087 |
| Thurston | ■ SS0075, SS0716 |
| Walsham-le-Willows | ■ SS0040, SS0369 |
| Wherstead | ■ SS1027, SS1273 |
| Woolpit | ■ SS0673, SS0783 ■ SS0773, SS1158 |

2.15 Several of the SHELAA sites were excluded from the assessment due to their location within existing development/urban area or due to existing development on these sites. For the purposes of the SA of SHELAA sites, it should be assumed that these sites score as low for landscape sensitivity. A full list of excluded sites can be found in **Table 2.2**.

Table 2.2: Excluded sites

| Parish | Site code |
|-----------------|-----------|
| Boxford | SS1257 |
| Bures St Mary | SS0754 |
| Cotton | SS1187 |
| Eye | SS0672 |
| Eye | SS1118 |
| Great Blakenham | SS0864 |

³ SS1035 and SS0298 cover the same area but one is proposed employment, the other proposed residential. The situation is the same for SS1031 and SS1285.
⁴ SS1177 and SS1178 cover the same area but one is proposed employment, the other proposed residential.

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| Parish | Site code |
|------------------|-----------|
| Great Blakenham | SS0952 |
| Great Cornard | SS1082 |
| Hadleigh | SS0502 |
| Hadleigh | SS0537 |
| Needham Market | SS0530 |
| Needham Market | SS0669 |
| Needham Market | SS1033 |
| Stoke-by-Nayland | SS1155 |
| Stowmarket | SS0064 |
| Stowmarket | SS0101 |
| Stowmarket | SS0668 |
| Stowmarket | SS1032 |
| Stowmarket | SS1282 |
| Stowmarket | SS1286 |
| Stowmarket | SS1287 |
| Stowmarket | SS1288 |
| Sudbury | SS0509 |
| Sudbury | SS0745 |
| Sudbury | SS0750 |
| Thorndon | SS0453 |
| Wenham Magna | SS0507 |

2.16 The landscape sensitivity assessment was based on the SHELAA sites, which are represented by SS reference numbers. A number of these sites are proposed for allocation in the Joint Local Plan and are either referenced with an LA prefix or as LS01. These proposed site allocations either correspond with a whole SS site or as part of an SS site and in some instances can correspond with multiple SS sites. To aid clarity in use and where relevant, the LA and LS numbers are also referred to. This enables cross referencing between sites in the individual site proformas (**Appendix B**) and in **Table 3.1**, Summary.

Development of assessment criteria

2.17 The criteria used by this study are defined in **Table 2.4**, providing examples of the types of landscape character or features that could indicate low or high sensitivity against each. Criteria selection is based on the attributes of the landscape most likely to be affected by development and considers both 'landscape' and 'visual' aspects of sensitivity. Aspects of value are drawn into the individual criteria including representation of special qualities associated with the nationally designated AONB landscapes. Each criterion set out indicators of relative landscape and visual susceptibility and value.

2.18 The assessments were compiled into a database, which displays the information in a tabular format, with landscape and visual sensitivity for each site analysed against each criterion on a five-point scale (as shown in **Table 2.3**). The sensitivity definitions reflect how susceptible the character and quality of the landscape would be to change. An overall sensitivity judgement is also included, recognising that some attributes or elements of the landscape may be more important in defining character than others and may be more sensitive. The judgement is therefore based on transparent professional analysis rather than a mechanical process of addition. This has also allowed the assessment to highlight any particularly sensitive landscape features or qualities, and factors that would need to be taken into account should the site be developed.

Table 2.3: Overall sensitivity ratings

| Sensitivity | Definition |
|-----------------|--|
| High | Development would be very likely to give rise to significant adverse landscape and/or visual effects. |
| Moderate - high | Development would be very likely to give rise to adverse landscape and/or visual effects, and there is some potential for these to be significant. |
| Moderate | Development would be likely to give rise to some adverse landscape and/or visual effects, but these will potentially be limited in extent. |
| Low-moderate | Development may give rise to some minor adverse landscape and/or visual effects, but these would be unlikely to be significant. |
| Low | Development would be very unlikely to give rise to significant adverse landscape and/or visual effects. |


Table 2.4: Detailed Landscape sensitivity assessment criteria

| Landscape and Visual Sensitivity Assessment Criteria | | | | |
|---|--|---|--|---|
| <p>Physical and natural character</p> <p>This criterion considers the landform, land cover and landscape elements. It considers the scale, coherence, condition and intactness of the physical landscape, and the extent to which it is representative of typical landscape character, or a scarce landscape type, as identified in the relevant local authority's Landscape Character Assessment. It also considers the presence/absence of natural heritage designations in the landscape.</p> | | | | |
| Lower sensitivity Higher sensitivity | | | | |
| The landscape is degraded and detracts from local landscape character – e.g. land cover has been largely lost and any landscape features are fragmented and/or in poor condition. The landform itself is of low sensitivity - i.e. simple, smooth or flat landforms. | | The landscape has some limited characteristics that contribute to local landscape character – e.g. the landscape has reasonable hedgerow boundaries but is undistinctive in terms of landform or land cover. It may be a typical example of a locally commonplace landscape type. | | The landscape makes a strong contribution to local landscape character – e.g. it has a distinctive landform, an intact, natural landscape with hedgerows, trees and other features of interest, such as ponds or watercourses. Strong landform features such as slopes, scarps and valleys are likely to be more sensitive. |
| <p>Settlement form and edge</p> <p>The extent to which the landscape relates to the form and pattern of existing adjacent settlement, with reference to the character of the settlement edge and presence and role of boundary features. Note this may not be applicable for sites where proposed development is remote from any existing settlement.</p> | | | | |
| Lower sensitivity Higher sensitivity | | | | |
| The landscape is strongly associated with an existing settlement and would not, if developed, be perceived as an extension of the settlement into the countryside. An exposed settlement edge with no landscape features to integrate the settlement/rural fringe will be less sensitive and may offer opportunities for development to enhance the settlement edge and integration. | | Development would be perceived as settlement advancement into the countryside but would not represent a step-change in settlement form. It would not cross a distinctive boundary feature. | | Development would have a poor relationship with existing settlement form, crossing a boundary feature and/or extending into an area with a distinctly different landscape – e.g. the extension of settlement beyond a ridge crest or into a valley. A well-integrated settlement edge by virtue of landscape structure or landform variation will be more sensitive. |
| <p>Settlement setting</p> <p>The extent to which an area contributes to the identity and distinctiveness of a settlement, by way of its character and/or its contribution to a perceived gap between settlements (the loss of which would increase coalescence). Note this may not be applicable for sites where proposed development is remote from any existing settlement.</p> | | | | |
| Lower sensitivity Higher sensitivity | | | | |

| | | |
|--|---|--|
| <p>The landscape detracts from the character of the settlement and does not contribute to the separation of settlements either because of distance or because significant parts of the developed area are already closer to the neighbouring settlement.</p> | <p>The landscape makes a limited positive contribution to the character of the settlement. It either contributes to the gap between large settlements, but not to an extent where development would have a strong effect on the perception of separate settlements, or it contributes to a gap between a settlement and an outlying farmstead or hamlet but development would still leave some sense of separation.</p> | <p>The landscape provides a distinctive setting to one or more settlement areas and/or is important in the perception of a gap between distinct settlements.</p> <p>The area plays an important role in relation to the setting of the settlement for views to key features of the settlement (e.g. church towers) or views from the settlement.</p> |
|--|---|--|

Views


This takes into consideration the visual character of the site, including the extent of openness or enclosure and the importance of skylines, and the extent to which the landscape contributes to views from sensitive viewpoint locations, or to which development in this area would intrude on sensitive views. Locations such as tourist attractions, promoted viewpoints and national trails will be more sensitive than local footpaths. Locations used for recreation, such as country parks or local public green space, are more sensitive than passing views from rights of way, and private views have less sensitivity than public viewpoints. This criteria also considers visual relationships with nationally designated AONB landscapes.

Lower sensitivity Higher sensitivity 


| | | |
|--|---|--|
| <p>The landscape is enclosed and well screened from public or private view and is not visually prominent in the landscape.</p> | <p>There is clear visibility from public rights of way in the immediate vicinity, to which the site makes a limited positive contribution, but little intrusion on public views from the wider landscape.</p> | <p>There is clear visibility from sensitive receptor locations where the undeveloped character of the landscape contributes to the quality of the view. The area is visually prominent in the wider landscape.</p> |
|--|---|--|

Perceptual qualities

Perceptual qualities include scenic value, intact rural character, remoteness and tranquillity. Landscapes that are relatively remote or tranquil (landscapes with a lack of human activity or disturbance, or landscapes with perceived naturalness and traditional rural feel) tend to have higher levels of sensitivity to development compared to landscapes that contain signs of modern development or those with a high level of human disturbance/activity. High scenic value and dark night skies also increase sensitivity in relation to this criterion. In assessing scenic value, this criterion considered the special qualities of the nationally designated AONB landscapes, where relevant.

Lower sensitivity Higher sensitivity 

| | | | | |
|--|--|---|--|--|
| <p>An area with a disturbed landscape, strongly influenced by development/activity/ intrusion.</p> | | <p>A landscape with scenic qualities and/or some rural character, separation or isolation, but with some distinct intrusive elements – e.g. road noise or an abandoned character resulting from a lack of management.</p> | | <p>A highly tranquil and scenic landscape, lacking intrusive elements. Demonstrates special qualities.</p> |
|--|--|---|--|--|

| | | | | |
|--|--|---|--|---|
| <p>Cultural and historical associations</p> <p>The extent to which the landscape has 'time-depth' – a sense of being a historic landscape – and/or has cultural associations – e.g. features in art or literature or is associated with an important historical figure. Information from the Historic Landscape Characterisation (HLC) is used to inform the assessment where available. It considers historic as it relates to landscape character and is not a heritage assessment.</p> | | | | |
| <p>Lower sensitivity Higher sensitivity </p> | | | | |
| <p>A landscape with no cultural or historical influence or associations, in which field forms have no historic value.</p> | | <p>A landscape with visible historic elements or cultural associations which has some historic character, but which is not part of a wider historic landscape; or a site with little historic character but which forms part of an area that does have some historic character.</p> | | <p>A landscape with a strong, intrinsic historic character, or associations with important historic/cultural persons or events, that is not diminished by modern human influence.</p> |

Desk-based assessment

2.19 The desk-based assessment uses the existing published evidence with the analysis of spatial data to reach draft judgements on sensitivity that can be tested, verified and refined through field survey. This process considered sites within their wider landscape context drawing on the published landscape assessment information.

2.20 The interim sensitivity assessment for each of the sites draws upon the desk and spatial analysis and included draft justifications against each sensitivity criteria, providing a basis for testing during field survey work. This process also helped identify missing or uncertain information, providing a focus for the survey work.

2.21 As with all assessments based upon data and information which is to a greater or lesser extent subjective, some caution is required in its interpretation.

An assessment of landscape sensitivity is the result of a complex interplay of often unequally weighted variables (i.e. 'criteria'). Each site/group of sites is assessed against each criterion in turn, with explanatory text indicating features or attributes of lower or higher sensitivity. This culminates in an overall landscape sensitivity judgement (using the five-point scale above), taking account of the interrelationships between the different criteria and the specific characteristics of the landscape being assessed.

2.22 While the Landscape Sensitivity Assessment results provide an initial indication of landscape sensitivity, they **should not be interpreted as definitive statements on the suitability of individual sites for a particular development.**

All proposals will need to be assessed on their own merits through the planning process, including – where required – through proposal-specific Landscape and Visual Impact Assessments (LVIAs).

Part 2: Site assessment

2.23 The field verification site assessment was undertaken in August 2020.

2.24 A structured process of field survey verification was undertaken by landscape experts in order to test and refine the outputs from the desk study. Each of the SHELAA sites was visited to record information against each assessment criterion and take photographs. The field survey was undertaken from roads and public rights of way to gain an understanding of landscape sensitivity, with no access to private land.

The fieldwork focused in particular on the relationships between the assessment sites and adjoining settlement, landscape settings and wider views, and perceptual qualities (i.e. levels of tranquillity). For more sensitive sites, it also noted any potential mitigation which could be used to reduce

the impact of development on the landscape. These sites are likely to remain of higher sensitivity and implementation of mitigation does not mean that development would not result in a landscape impact. For those sites rated as Moderate or lower landscape sensitivity, specific mitigation is equally important and should be an integral part of development.

2.25 For all residential and employment development mitigation of landscape impacts and opportunities for wider landscape enhancement should be considered.

Part 3: Reporting

2.26 A summary of the assessment results is provided in **Chapter 3**, while the full assessment profiles are included in **Appendix B**. The assessment profiles are ordered geographically by parishes.

2.27 Each of the full assessment profiles is structured in common format as follows:

- Identifying information about the site including location maps
- Assessment judgements for each of the six landscape criteria
- An overall landscape sensitivity judgement for residential or employment development
- Guidance on potential mitigation for those sites identified as moderate–high or high landscape sensitivity.

Section 3

Project findings and guidance

This chapter summarises the findings of the assessment and includes generic guidance for accommodating residential and employment development within the landscape.

Project findings

3.1 Table 3.1 sets out the overall landscape sensitivity judgements for the sites considered within the assessment. This is ordered geographically by Parish.

3.2 While the overall landscape sensitivity judgement gives a good indication of the susceptibility of the landscape to change, it is important to read the text within the profiles which provides more detail on the specific features of the landscape which are likely to be sensitive to development.

Table 3.1: Summary of overall LSA results

| Parish | SHELAA reference code | JLP reference | Development type | Landscape sensitivity score |
|--------------------|-----------------------|---------------|------------------|-----------------------------|
| Acton | SS0177 | LA045 | Residential | Moderate-low |
| | SS1225 | | Employment | Moderate-low |
| Aldham | SS0258 | LS01 | Residential | Low |
| | SS0259 | LS01 | Residential | Moderate-low |
| Ashbocking | SS0796 | LS01 | Residential | Moderate-low |
| Bacton | SS0088 | LA046 | Residential | Moderate |
| | SS0266 | LA105 | Residential | Moderate |
| | SS0099 | LA047 | Residential | Moderate-low |
| | SS0518 | LA106 | Residential | Moderate-low |
| | SS0859 | | Residential | Moderate |
| Badwell Ash | SS0020 | LS01 | Residential | Low |
| | SS0037 | LS01 | Residential | Moderate-low |
| | SS0078 | LS01 | Residential | Moderate-low |
| | SS0558 | LS01 | Residential | Moderate-low |
| | SS0809 | | Residential | Moderate-low |
| | SS0814 | LS01 | Residential | Moderate-low |
| | SS1292 | LS01 | Residential | Moderate-low |

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Project findings and guidance

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| Parish | SHELAA reference code | JLP reference | Development type | Landscape sensitivity score |
|---------------------------|-----------------------|---------------|------------------|-----------------------------|
| Barham | SS0076 | LA002 | Residential | Moderate-high |
| | SS0551 | LA001 | Residential | Moderate-high |
| | SS1056 | LA119 | Residential | Low |
| Barking | SS0603 | LS01 | Residential | Moderate-low |
| | SS1070 | | Residential | Moderate |
| Battisford | SS0612 | LS01 | Residential | Low |
| Belstead | SS0591 | LA005 | Residential | Moderate |
| Bentley | SS0395 | | Residential | Moderate-low |
| | SS0820 | LS01 | Residential | Moderate-low |
| | SS1044 | | Residential | Moderate-low |
| Beyton | SS0736 | LS01 | Residential | Moderate-low |
| | SS1065 | LS01 | Residential | Moderate |
| Bildeston | SS0278 | LA048 | Residential | Moderate |
| Botesdale and Rickinghall | SS0091 | LA051 | Residential | Moderate-high |
| | SS0939 | | Employment | High |
| | SS0129 | LA049 | Residential | Moderate |
| | SS0949 | LA052 | Residential | Moderate |
| | SS1190 | LA050 | Residential | Moderate-low |
| | SS1248 | | Residential | Moderate |
| Boxford | SS1249 | | Employment | Moderate-high |
| | SS0292 | | Residential | Moderate |
| Bramford | SS0403 | LS01 | Residential | Moderate-low |
| | SS0121 | LA006 | Residential | Moderate |
| | SS0478 | LA007 | Residential | Moderate-low |
| | SS0636 | LA107 | Residential | Low |
| Brantham | SS0937 | | Employment | Moderate-low |
| | SS0185 | LA053 | Residential | Moderate |
| | SS0211 | | Residential | Moderate |
| Brome and Oakley | SS0542 | LS01 | Residential | Moderate |
| | SS1011 | LS01 | Residential | Moderate |
| Capel St Mary | SS0251 | LA054 | Residential | Moderate-low |
| | SS0637 | LA055 | Residential | Moderate |
| | SS0910 | LA055 | Residential | Moderate |
| Chelmondiston | SS0204 | LS01 | Residential | Moderate-low |
| | SS0872 | LS01 | Residential | Moderate |
| Chilton | SS0590 | | Residential | Moderate |
| | SS0942 | | Employment | Moderate |
| | SS0948 | | Employment | Moderate-high |
| | SS1121 | LA041 | Residential | Moderate |
| Claydon | SS0119 | | Residential | Moderate-low |
| | SS0926 | | Employment | Moderate-low |
| | SS0327 | | Employment | Moderate |
| | SS0861 | LA003 | Residential | Moderate-low |
| | SS0916 | | Employment | Moderate-low |
| | SS1239 | | Residential | Moderate |

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| Parish | SHELAA reference code | JLP reference | Development type | Landscape sensitivity score |
|------------------------------|-----------------------|---------------|------------------|-----------------------------|
| Cockfield | SS1018 | | Residential | Moderate-high |
| | SS1289 | LS01 | Residential | Moderate |
| | SS1290 | LS01 | Residential | Moderate-low |
| Coddenham | SS1268 | | Residential | Moderate-low |
| Combs | SS0655 | | Employment | Moderate-low |
| | SS0869 | LS01 | Residential | Moderate-low |
| Copdock and Washbrook | SS0227 | | Residential | Moderate-low |
| | SS0620 | | Residential | Moderate-low |
| | SS0919 | | Employment | Moderate-low |
| | SS0295 | LA008 | Residential | Moderate-high |
| | SS0944 | | Employment | High |
| | SS0593 | LA009 | Residential | Low |
| | SS0918 | | Employment | Moderate-high |
| Cotton | SS0806 | | Residential | Moderate-low |
| | SS1188 | LS01 | Residential | Moderate-low |
| Creting St Mary | SS0009 | LS01 | Residential | Moderate-low |
| | SS0127 | LS01 | Residential | Moderate-low |
| Debenham | SS0031 | LA057 | Residential | Moderate-low |
| | SS0902 | LA056 | Residential | Moderate-low |
| | SS0267 | | Residential | Moderate |
| | SS0268 | LA058 | Residential | Moderate |
| | SS0642 | | Residential | Moderate-high |
| Drinkstone | SS0791 | | Employment | Moderate |
| East Bergholt | SS0181 | LA060 | Residential | Moderate-low |
| | SS0182 | LA061 | Residential | Moderate-low |
| | SS1197 | LA059 | Residential | Moderate |
| Elmsett | SS0212 | LS01 | Residential | Moderate |
| | SS0232 | | Residential | Moderate |
| | SS0233 | | Residential | Moderate |
| | SS0644 | | Residential | Moderate-low |
| | SS0726 | | Employment | Moderate |
| Elmswell | SS0039 | LA064 | Residential | Moderate-low |
| | SS0107 | LA065 | Residential | Moderate-low |
| | SS0085 | LA062 | Residential | Moderate |
| | SS0096 | LA063 | Residential | Moderate-low |
| | SS0132 | LA066 | Residential | Moderate-low |
| | SS0330 | | Employment | Moderate |
| Eye | SS0014 | LA022 | Residential | Moderate-low |
| | SS0614 | LA110 | Residential | Moderate-low |
| | SS0615 | LA111 | Residential | Moderate-low |
| | SS0928 | LA099 | Employment | Moderate-low |
| | SS1202 | LA109 | Residential | Moderate-high |
| Finningham | SS0380 | LS01 | Residential | Moderate-low |
| Fressingfield | SS0058 | LS01 | Residential | Moderate-low |

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| Parish | SHELAA reference code | JLP reference | Development type | Landscape sensitivity score |
|--------------------|-----------------------|---------------|------------------|-----------------------------|
| Glemsford | SS0226 | | Residential | Moderate-low |
| | SS0286 | | Residential | Moderate |
| | SS1110 | | Residential | Moderate |
| Great Blakenham | SS0654 | LA010 | Residential | Moderate-low |
| Great Bricett | SS1293 | LS01 | Residential | Moderate-low |
| Great Cornard | SS0220 | | Residential | Moderate |
| | SS0242 | LA042 | Residential | Moderate-high |
| | SS0433 | LA040 | Residential | Moderate-low |
| Great Finborough | SS0860 | LS01 | Residential | Moderate-low |
| | SS1055 | LS01 | Residential | Moderate-low |
| Great Waldingfield | SS0194 | | Residential | Moderate-high |
| | SS0200 | LS01 | Residential | Moderate-low |
| | SS1068 | LS01 | Residential | Moderate-low |
| Hadleigh | SS0298 | LA028 | Residential | Moderate-high |
| | SS0303 | | Residential | Moderate-high |
| | SS1285 | | Residential | Moderate-high |
| | SS1031 | | Employment | Moderate-high |
| | SS1035 | LA028 | Employment | Moderate-high |
| | SS0418 | | Residential | Moderate |
| | SS0584 | LA114 | Residential | Moderate |
| | SS0867 | | Residential | Moderate |
| | SS0909 | | Residential | Moderate-high |
| SS1092 | | Employment | Moderate-low | |
| Harkstead | SS1238 | | Residential | Moderate-high |
| Haughley | SS0004 | LA067 | Residential | Moderate |
| | SS0047 | LA104 | Residential | Moderate-low |
| | SS0270 | LA117 | Residential | Moderate-low |
| Henley | SS0171 | LS01 | Residential | Moderate-low |
| | SS0832 | LS01 | Residential | Low |
| Hessett | SS0678 | LS01 | Residential | Moderate-low |
| Hintlesham | SS0517 | LS01 | Residential | Low |
| Hitcham | SS0222 | LS01 | Residential | Moderate |
| Holbrook | SS0717 | LA068 | Residential | Low |
| Holton St Mary | SS0752 | LS01 | Residential | Moderate-low |
| Hoxne | SS0728 | LS01 | Residential | Moderate-low |
| Hunston | SS0815 | LS01 | Residential | Moderate |
| Kenton | SS1189 | | Residential | Moderate-low |
| Lavenham | SS0288 | LA069 | Residential | Moderate |
| Lawshall | SS0237 | | Residential | Moderate |
| | SS0682 | LS01 | Residential | Moderate |
| | SS0683 | LS01 | Residential | Moderate-low |
| | SS0685 | LS01 | Residential | Moderate-low |
| | SS0690 | | Residential | Moderate-low |
| Laxfield | SS0069 | LS01 | Residential | Moderate-low |
| | SS0616 | LS01 | Residential | Moderate-low |

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| Parish | SHELAA reference code | JLP reference | Development type | Landscape sensitivity score |
|------------------------------|-----------------------|---------------|------------------|-----------------------------|
| Leavenheath | SS0587 | LA098 | Residential | Moderate-low |
| Lindsey | SS1148 | LS01 | Residential | Moderate |
| Little Waldingfield | SS0874 | | Residential | Moderate-high |
| Long Melford | SS0811 | | Employment | Moderate-high |
| | SS0812 | LA113 | Residential | Moderate-high |
| | SS0934 | | Employment | Moderate-high |
| | SS1205 | | Residential | Moderate-low |
| | SS1283 | | Residential | Moderate |
| Mellis | SS0698 | LS01 | Residential | Moderate-low |
| Mendham | SS0550 | LS01 | Residential | Moderate |
| Mendlesham | SS0065 | LA073 | Residential | Moderate |
| | SS0083 | | Residential | Moderate |
| | SS0325 | | Employment | Moderate |
| | SS0333 | | Employment | Low |
| | SS0536 | | Employment | Moderate |
| Metfield | SS0863 | LS01 | Residential | Moderate |
| Nedging-with-Naughton | SS0628 | LS01 | Residential | Moderate-low |
| Needham Market | SS0028 | | Residential | Moderate |
| | SS1005 | LA032 | Residential | Low |
| | SS1034 | | Employment | Low |
| | SS1153 | | Residential | Moderate-high |
| | SS1199 | LA030 | Residential | Moderate-high |
| Norton | SS0105 | | Residential | Moderate |
| | SS1088 | LS01 | Residential | Moderate-low |
| Old Newton | SS0012 | LS01 | Residential | Moderate-low |
| | SS0131 | LS01 | Residential | Moderate-low |
| | SS1021 | LS01 | Residential | Moderate-low |
| Onehouse | SS0029 | LA036 | Residential | Moderate |
| | SS0157 | LA036 | Residential | Moderate |
| | SS0343 | LS01 | Residential | Moderate-low |
| Pettaugh | SS0706 | LS01 | Residential | Moderate-low |
| Rattlesden | SS0358 | LS01 | Residential | Moderate-low |
| | SS0500 | LS01 | Residential | Moderate-low |
| Raydon | SS0877 | LS01 | Residential | Moderate |
| | SS0880 | LS01 | Residential | Moderate-low |
| | SS1060 | | Residential | Moderate |
| Redgrave | SS0818 | LS01 | Residential | Moderate |
| | SS1266 | | Residential | Moderate |
| Shotley | SS0208 | LA075 | Residential | Moderate-low |
| Somersham | SS0145 | LS01 | Residential | Moderate-low |
| Sproughton | SS0191 | LA013 | Residential | Moderate |
| | SS0954 | LA013 | Residential | Moderate |
| | SS1024 | LA013 | Residential | Moderate |
| | SS0223 | LA012 | Residential | Moderate |
| | SS0711 | LA116 | Residential | Moderate |

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| Parish | SHELAA reference code | JLP reference | Development type | Landscape sensitivity score |
|------------------|-----------------------|---------------|------------------|-----------------------------|
| | SS0299 | LA014 | Residential | Low |
| | SS0721 | LA018 | Employment | Low |
| | SS1177 | | Residential | Moderate-high |
| | SS1178 | | Employment | Moderate-high |
| | SS1185 | | Residential | Low |
| Stanstead | SS0503 | | Residential | Low |
| | SS0512 | LS01 | Residential | Moderate-low |
| Stoke Ash | SS0723 | LS01 | Residential | Moderate-low |
| Stoke by Nayland | SS0465 | LS01 | Residential | Moderate-high |
| | SS0709 | LS01 | Residential | Moderate |
| Stonham Aspal | SS0141 | LA076 | Residential | Moderate-low |
| Earl Stonham | SS0792 | | Employment | Moderate |
| | SS1058 | LS01 | Residential | Moderate-low |
| Stonham Parva | SS0163 | LS01 | Residential | Low |
| | SS0810 | LS01 | Residential | Low |
| Stowmarket | SS0264 | LA035 | Residential | Moderate-low |
| | SS0324 | | Employment | Moderate |
| | SS0436 | | Employment | Moderate |
| | SS0930 | | Employment | Moderate-low |
| | SS1022 | LA034 | Residential | Moderate-high |
| | SS1223 | LA044 | Employment | Moderate |
| Stowupland | SS0073 | LA100 | Residential | Moderate-low |
| | SS0151 | LA077 | Residential | Moderate-low |
| | SS1071 | LA078 | Residential | Moderate-high |
| | SS1106 | LA079 | Residential | Moderate-low |
| Stradbroke | SS0079 | LA080 | Residential | Moderate |
| | SS0087 | | Residential | Moderate |
| | SS0080 | | Residential | Moderate-low |
| | SS0575 | | Residential | Moderate |
| | SS0681 | LA083 | Residential | Moderate-low |
| | SS1043 | LA082 | Residential | Moderate |
| | SS1198 | LA081 | Residential | Moderate |
| Stutton | SS0179 | LS01 | Residential | Moderate-high |
| | SS0696 | LS01 | Residential | Low |
| | SS1125 | LS01 | Residential | Moderate-low |
| Sudbury | SS0968 | | Residential | Moderate-low |
| | SS1019 | | Residential | Moderate-low |
| Tattingstone | SS0392 | LS01 | Residential | Moderate-low |
| Thurston | SS0006 | LA090 | Residential | Moderate-low |
| | SS0008 | LA103 | Residential | Moderate |
| | SS0019 | LA084 | Residential | Moderate-low |
| | SS0075 | LA089 | Residential | Moderate |
| | SS0716 | LA088 | Residential | Moderate |
| | SS0090 | LA085 | Residential | Moderate |
| | SS0319 | LA086 | Residential | Moderate-low |

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| Parish | SHELAA reference code | JLP reference | Development type | Landscape sensitivity score |
|---------------------------|-----------------------|---------------|------------------|-----------------------------|
| | SS0729 | LA087 | Residential | Moderate |
| | SS0765 | LA118 | Residential | Moderate |
| Thwaite | SS0786 | LS01 | Residential | Moderate |
| | SS1228 | LS01 | Residential | Moderate-low |
| Tostock | SS0513 | LS01 | Residential | Moderate-low |
| | SS0924 | | Employment | Moderate-low |
| Walsham-le-Willows | SS0040 | LA091 | Residential | Moderate-low |
| | SS0369 | LA092 | Residential | Moderate-low |
| Wattisfield | SS0110 | LS01 | Residential | Moderate |
| Westhorpe | SS0084 | LS01 | Residential | Moderate-low |
| | SS0735 | LS01 | Residential | Moderate-low |
| Wetherden | SS0782 | | Employment | Moderate-high |
| Wetheringsett | SS0570 | LS01 | Residential | Moderate-low |
| | SS0599 | LS01 | Residential | Moderate-low |
| Weybread | SS0054 | LS01 | Residential | Moderate-low |
| Wherstead | SS1020 | LA016 | Residential | Moderate-low |
| | SS1027 | LA101 | Employment | Moderate |
| | SS1273 | | Employment | Moderate |
| | SS1168 | | Employment | Moderate-low |
| Whitton | SS0033 | LA102 | Residential | Moderate |
| Wickham Skeith | SS1166 | LS01 | Residential | Low |
| Wilby | SS0825 | LS01 | Residential | Moderate |
| | SS1278 | | Residential | Moderate-low |
| | SS1279 | | Residential | Moderate |
| Woolpit | SS0093 | LA093 | Residential | Moderate-low |
| | SS0328 | | Employment | Moderate-low |
| | SS0547 | LA094 | Residential | Moderate-low |
| | SS0670 | LA095 | Residential | Moderate-high |
| | SS0673 | | Employment | Moderate-high |
| | SS0783 | LA097 | Residential | Moderate |
| | SS0773 | LA120 | Employment | Moderate-high |
| | SS1158 | | Employment | Moderate-high |
| | SS0787 | | Employment | Moderate |
| | SS1154 | | Employment | Moderate |
| | SS1156 | | Employment | Moderate-high |
| Woolverstone | SS0203 | LS01 | Residential | Moderate |
| | SS0255 | LS01 | Residential | Moderate-low |
| Worlingworth | SS0573 | LS01 | Residential | Low |
| | SS1294 | LS01 | Residential | Moderate-low |
| Yaxley | SS0038 | LS01 | Residential | Moderate-low |
| | SS0042 | LS01 | Residential | Moderate-low |

Landscape guidance for accommodating residential and employment development in Babergh and Mid Suffolk districts

3.3 This section provides generic guidance to help accommodate development within the landscape.

3.4 This guidance should be read in conjunction with the more detailed information provided in the Joint Babergh and Mid Suffolk District Council Landscape Guidance document, published in August 2015.

3.5 All development should aim to:

- Utilise existing vegetation or plant new vegetation/trees to assimilate development into the landscape and provide visual screening where appropriate. Cues from the local landscape character should be used to design species and planting patterns
- Avoid visually prominent locations, where development will be incongruous with the wider landscape context.
- Refer to the published landscape guidance for ideas for mitigation and enhancement that will be in character with the landscape.
- Improve access networks and recreational opportunities to enable access to, and enjoyment of, the landscape where possible.
- Ensure the landscape components of the development are in character with the locality, form part of a coherent green infrastructure network and provides ecosystem services including increasing pollinating insects, providing water storage, preventing soil erosion, enhancing water quality and enhancing sense of place.
- Ensure a high quality and responsive design, making reference to the National Design Guide and particularly the section on character and context.
- Be in-keeping with the existing settlement form and vernacular taking into account specific local information including Neighbourhood Plans.
- Where appropriate, use visual representations to understand impact of development proposals – as set out in Landscape Institute's Visual Representation of Development Proposals⁵;
- Take opportunities to mitigate the impact of existing detracting features within the landscape, and where

possible enhance landscape character in line with published guidance, including local landscape character assessments.

Cumulative impacts of development

3.6 This assessment has considered sites on an individual basis. For some areas/ villages a large number of potential development sites are proposed around a settlement. Clearly, development of multiple sites would have a greater cumulative landscape impact and consideration would be required of an appropriate limit of change, taking into account factors including:

- Settlement shape and form ensuring the development relates well to existing form rather than for example elongated extensions
- Maintaining sense of place, distinctiveness and key gateways
- Relationship to landscape features such as hill crests, valleys, woodland blocks which contain or define the settlement setting
- Factors such as options for development of one larger site as opposed to multiple smaller sites
- Opportunities for mitigation and wider landscape enhancement

Mitigation for sites with high or moderate-high landscape sensitivity

3.7 For selected sites agreed with the client, specific mitigation guidance is provided for sites judged as having Moderate – High or High Landscape Sensitivity to the specified change. In these cases, it is unlikely that mitigation will reduce sensitivity, and higher landscape sensitivity is one factor that will need to be weighed in the planning balance.

3.8 For higher sensitivity sites the greatest opportunities for landscape improvements and enhancements should be taken in association with development. It is also important to note that landscape mitigation and enhancement is equally important for those sites of Moderate or lower sensitivity and will be critical in helping to ensure positive landscape change in association with development. For these sites the generic guidance provided here should be used to develop site specific mitigation proposals.

⁵ Landscape Institute (2019) Technical Guidance Note 06/19, Visual Representation of Development Proposals (https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstituteorg/2019/09/LI_TGN-06-19_Visual_Representation.pdf).

Appendix A: Glossary



Appendix A

Glossary

| Term | Definition |
|----------------------------------|---|
| Ancient woodland | An area of woodland which evidence shows has had continuous woodland cover since at least 1600 AD and has only been cleared for underwood or timber production. It is an extremely valuable ecological resource, with an exceptionally high diversity of flora and fauna. |
| AOD | Above Ordnance Datum (sea level) |
| AONB | Area of Outstanding Natural Beauty – a statutory national landscape designation |
| Arable | Land used for growing crops |
| BAP priority habitat | UK Biodiversity Action Plan priority species and habitats were identified as being the most threatened and requiring conservation action under the UK BAP. The original lists of UK BAP priority habitats were created between 1995 and 1999 and were subsequently updated in 2007. See http://jncc.defra.gov.uk/page-5155 for further information. |
| Biodiversity | The measure of the variety of organisms present in different ecosystems |
| Built form | The characteristic nature of built development |
| CWS | County Wildlife Site |
| Feature | A prominent, eye-catching element (e.g. wooded hilltop, church spire) |
| Floodplain | The area that would naturally be affected by flooding if a river rises above its banks |
| GIS | Geographic Information System |
| GPS | Global Positioning System |
| Grassland | Land used for grazing. Grassland can be improved (by management practices), semi-improved (modified by management practices with a less diverse range of species than unimproved grasslands), or unimproved (not treated with fertiliser, herbicide or intensively grazed, and consequently has a high species diversity) |
| Ha | Hectares |
| Habitat | The natural home or environment of an animal, plant, or other organism |
| HER | Historic Environment Record |
| HLC | Historic Landscape Characterisation |
| Intact | Not changed or diminished |
| Land cover | Combinations of land use and vegetation that cover the land surface |
| Landmark | An object or feature of a landscape that is easily seen and recognised from a distance, especially one that enables someone to establish their location |
| Landscape | The term refers primarily to the visual appearance of the land, including its shape, form and colours. However, the landscape is not a purely visual phenomenon; its character relies on a whole range of other dimensions, including geology, topography, soils, ecology, archaeology, landscape history, land use, architecture and cultural associations. |
| Landscape Character Types (LCTs) | Distinct types of landscape that are relatively homogenous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but share broadly similar combinations of geology, topography, drainage patterns, vegetation, historic land use and settlement pattern. |
| Landscape value | The relative value that is attached to different landscapes. In a policy context the usual basis for recognising certain highly valued landscapes is through the application of a local or national landscape designation. Yet a landscape may be valued by different communities of interest for many different reasons without any formal designation, recognising, for example, perceptual aspects such as scenic beauty, tranquillity or wildness; special cultural associations; the influence and presence of other conservation interests; or the existence of a consensus about importance, either nationally or locally. |

| Term | Definition |
|-----------------------------|---|
| Listed building | A building, object or structure that has been judged to be of national importance in terms of architectural or historic interest, designated by Historic England |
| Local Plan | A development plan prepared by local planning authorities |
| LSA | Landscape Sensitivity Assessment |
| LWS | Local Wildlife Site |
| Natural character | Character as a result of natural or semi-natural features such as woodland, grassland, hedgerows |
| NPPF | National Planning Policy Framework |
| Nucleated settlement | A settlement that is clustered around a centre, in comparison to a linear or dispersed settlement |
| OS | Ordnance Survey |
| Pastoral | Land used for keeping or grazing sheep or cattle |
| Remnant | A part of quantity left after the greater part has been used, removed or destroyed |
| Riparian habitat | Riverbank habitat |
| SAC | Special Area of Conservation (EC Directive 92/43/EEC Habitats Directive) |
| Scheduled Monument | Nationally important archaeological sites or historic buildings, given protection against unauthorised change. |
| Semi-natural vegetation | Any type of natural vegetation which has been influenced by human activities, either directly or indirectly |
| Sense of place | A person's perception of a location's indigenous characteristics, based on the mix of uses, appearance and context that make a place memorable |
| Sensitive | The response to change or influence |
| SSSI | Site of Special Scientific Interest |
| Time depth | The time period expressed in the landscape, or the extent to which the landscape reflects a certain time period (a landscape with greater time depth will comprise older elements than a landscape with lesser time depth). |
| Topography | Combinations of slope and elevation that produce the shape and form of the land surface |
| Valued landscape attributes | Positive features and characteristics that are important to landscape character and that, if lost, would result in adverse change to the landscape |
| Vernacular | Buildings constructed in the local style from local materials. Concerned with ordinary rather than monumental buildings |

Appendix B: Site proformas



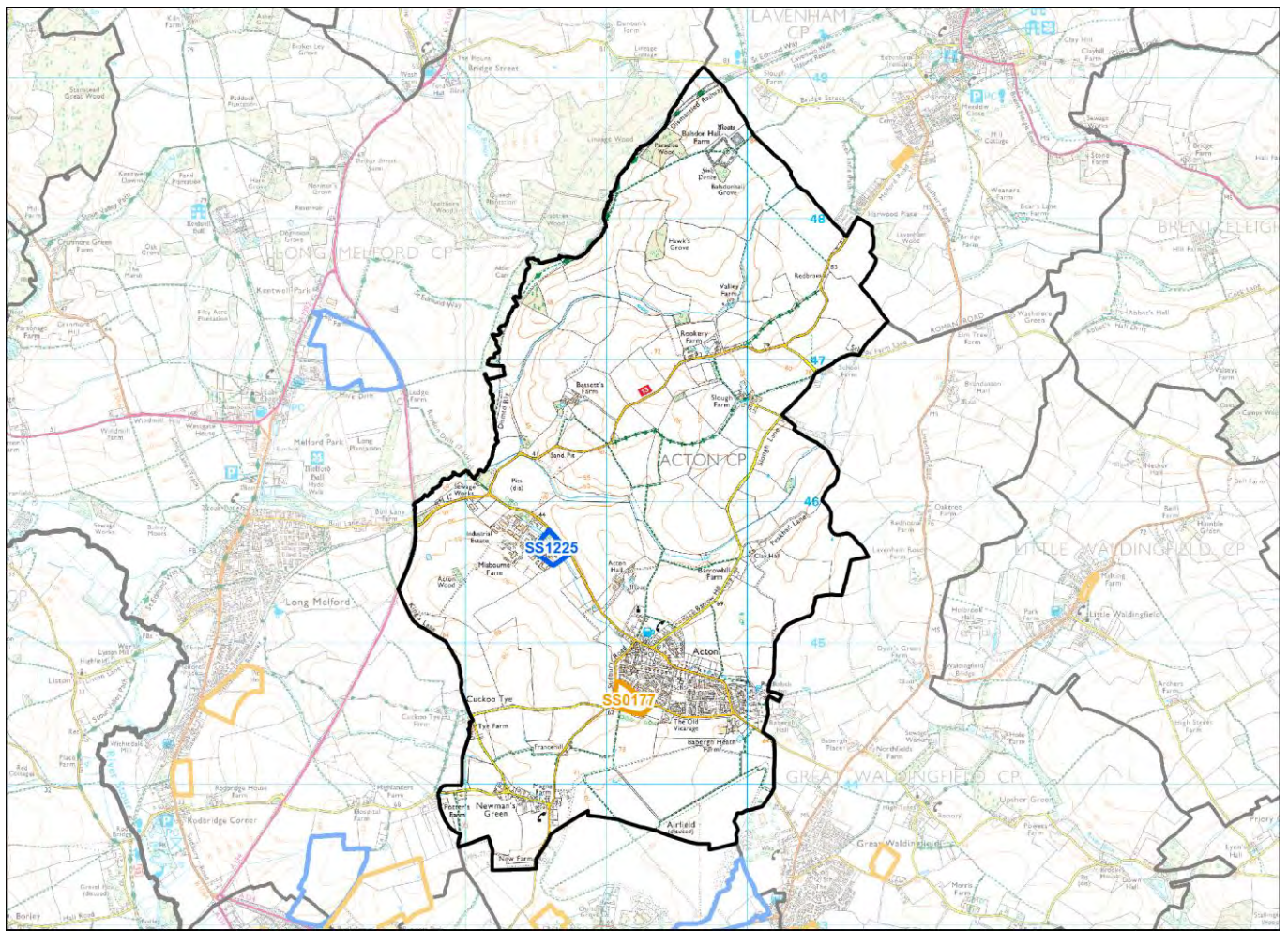
Appendix B

Site Proformas by Parish

This appendix contains the LSA proformas for the SHELAA sites. It is ordered alphabetically by parish.

Please note the Main SS ID number in the top right-hand corner is an automatic part of the database output, and does not confer any meaning for sites which have been assessed in conjunction (referenced in **Table 2.1**).

Acton



 Employment  Residential

Site Name: Land south of Tamage Road, Acton

Main SS ID: SS0177

LA/LS ID: SS0177 - LA045

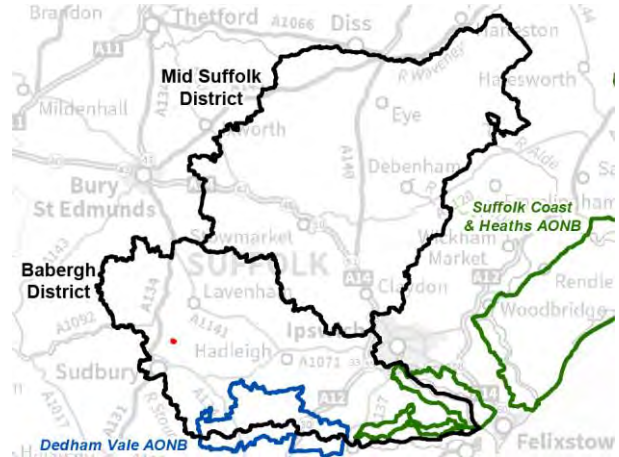
Type: SS0177 - Residential

Parish: Acton

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate-low The site comprises a small arable field, located on gently sloping land between 60 and 70m AOD. The field is bound by a mixture of hedgerows and lines of trees.

Settlement form and edge

Moderate-low The site is located to the south of existing development in Acton. The current settlement has a nucleated form and development on the site would not represent a step change from the existing settlement form. The existing settlement edge is not screened within the landscape, however, the boundaries of the site contain mature vegetation which would be used to screen any development.

Settlement setting

Moderate-low The site contributes to the undeveloped setting of the existing settlement, although due to the small size of the field, this effect is localised. The site does not make a significant contribution to the sense of separation between settlements.

Views

Moderate-low Views in to and out of the site are mostly limited by trees along the site boundaries. The northern boundary of the site (adjacent to the urban edge) is marked by a hedgerow limiting views across the site from Tamage Road, although properties to the north overlook the site.

Perceptual qualities

Moderate The undeveloped character of the land, the agricultural land use and the surrounding hedgerows/trees create a rural character. Despite the proximity of development, the site is characterised by high levels of tranquillity and dark night skies.

Cultural and historical associations

Moderate-low The HLC indicates that fields in this area are pre-18th century enclosure. A Grade II listed building (The Old Vicarage) is located 150m to the east of the site.

Overall Landscape Sensitivity - Residential development

Moderate-low The site is assessed having low-moderate landscape sensitivity, as development would be in keeping with the existing settlement form and there are limited views of the site. The undeveloped character of the site with high levels of tranquillity increases sensitivity. If this site were to be developed in combination with one of more sites around Acton the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land West of Bull Lane,
Acton Industrial Estate

Main SS ID: SS1225

LA/LS ID:

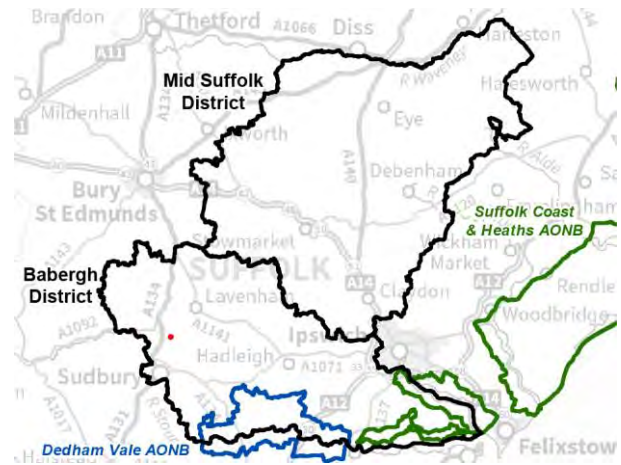
Type: SS1225 - Employment

Parish: Acton

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate-low

The site is located on gently sloping land between 45m in the north-west to 50m AOD in the south. The site is characterised by woodland and scrub habitats, including some areas of priority habitat deciduous woodland. Hedgerows and mature trees enclose the boundaries of the site.

Settlement form and edge

Low

The site is located approximately 600m to the north-west of existing development in Acton. It is adjacent to an existing industrial estate. Employment development would relate well to the existing industrial estate. The mature vegetation on the edges of the site could be utilised as screening for any new development.

Settlement setting

Low

The site does not contribute to the undeveloped setting of the existing settlement and would not compromise any gap between existing areas of settlement.

Views

Low

Views in and out of the site are limited by the dense boundary vegetation. There are no public rights within or close to the site.

Perceptual qualities

Moderate-low

The presence of numerous trees and scrub creates a semi-natural character within the site. The adjacent industrial estate introduces disturbance to the site.

Cultural and historical associations

Moderate-low

The HLC indicates that fields in this area are post 18th century enclosure. The HER indicates that the site and industrial estate are part of the former Acton Place hospital, used in WWII.

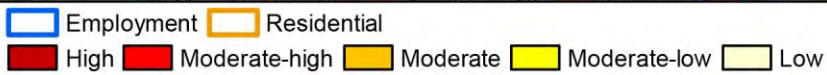
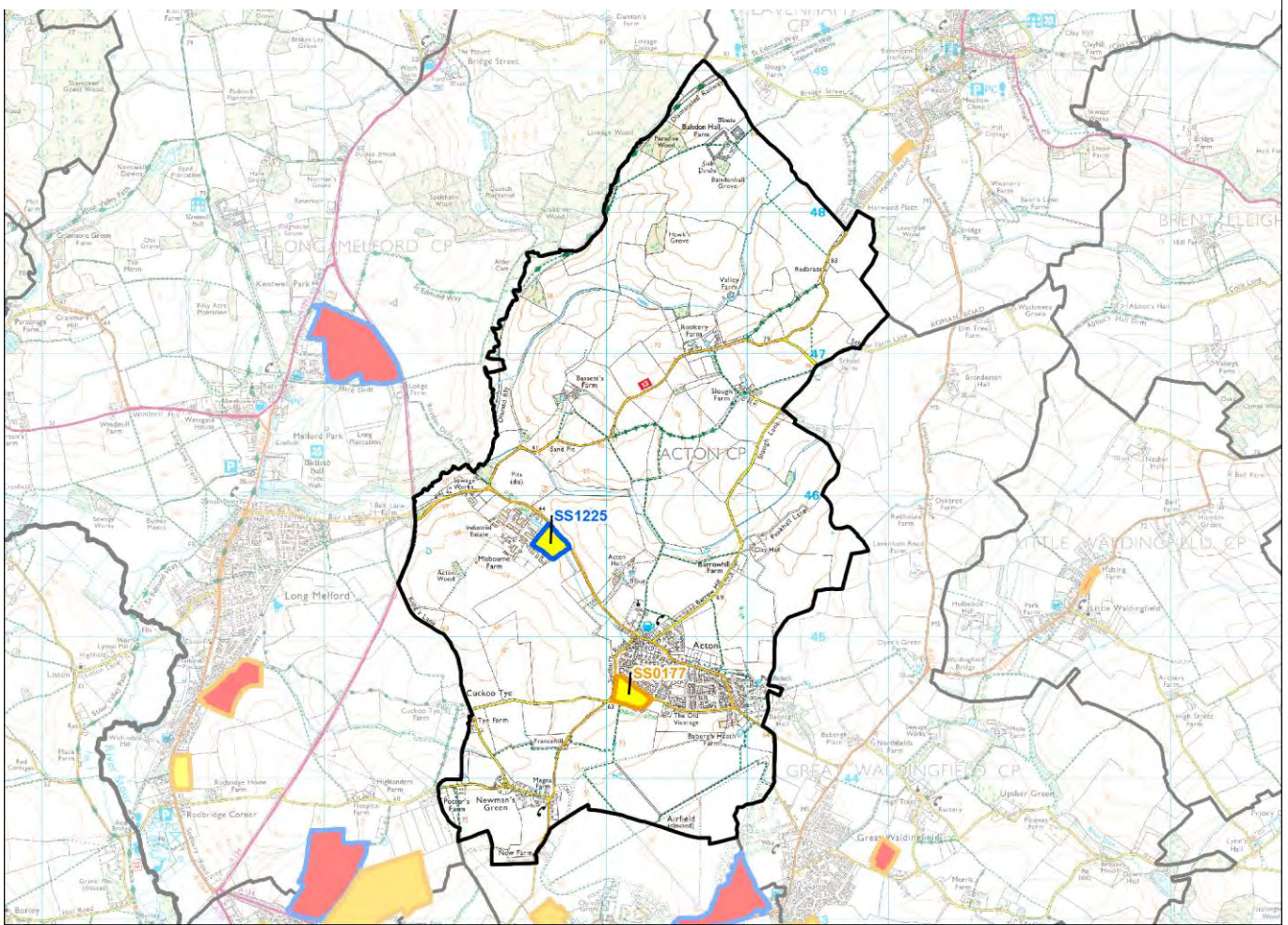
Overall Landscape Sensitivity - Employment development

Moderate-low

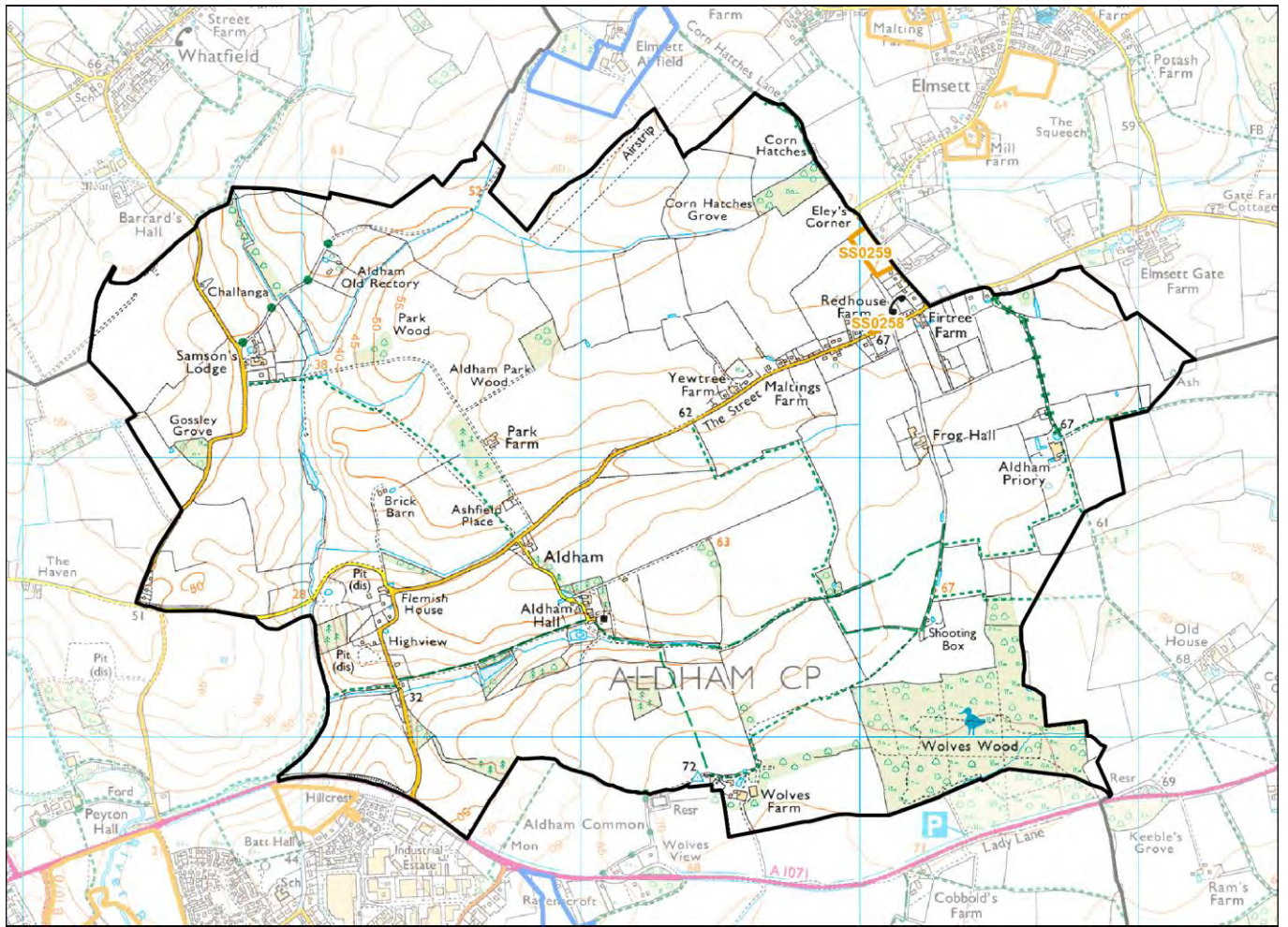
The site has low-moderate landscape sensitivity to employment development, as this site would relate well to existing industrial development and there are limited views. Sensitive features include deciduous woodland habitats. If this site were to be developed in combination with one or more sites around Acton the cumulative landscape sensitivities and impact of development would need to be considered.

Acton

Ratings Summary



Aldham



 Employment  Residential

Site Name: Land north of The Street,
Aldham

Main SS ID: SS0258

LA/LS ID: SS0258 - LS01

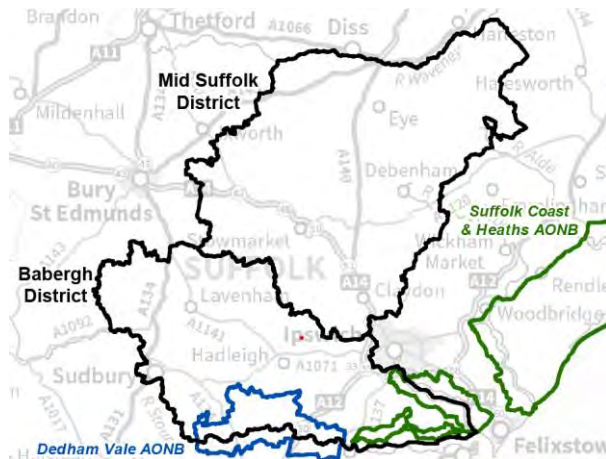
Type: SS0258 - Residential

Parish: Aldham

District: Babergh



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Landscape Criteria

Physical and natural character

Low

The site comprises a very small strip of grassland located adjacent to an arable field. The land is flat and lies at an elevation of 67m AOD. A hedgerow is located on the eastern side of the site, while a wooden fence encloses the western edge. No boundaries are present to the north or south.

Settlement form and edge

Low

The site is located amongst linear development along The Street, approximately 500m to the south-west of the settlement of Elmsett. Development of the site would not be at odds with the existing settlement form.

Settlement setting

Low

Due to its small size, the site does not make a significant contribution to the setting of existing development. The site does not contribute to the sense of separation between settlements. Development here would 'fill in' what is currently open land between two existing properties.

Views

Moderate-low

The lack of vegetation around the site enables long views from The Street across the site to adjacent agricultural land, with wooded skylines to the north west. No public rights of way cross the site.

Perceptual qualities

Moderate-low

The site has a strong rural character and a high sense of tranquillity. The site is strongly associated with existing settlement nearby and development of the site would not detract from the rural character of the surrounding landscape.

Cultural and historical associations

Moderate-low

The HLC indicates that fields in this area were formed by pre-18th century enclosure. The site does not contain any known heritage assets.

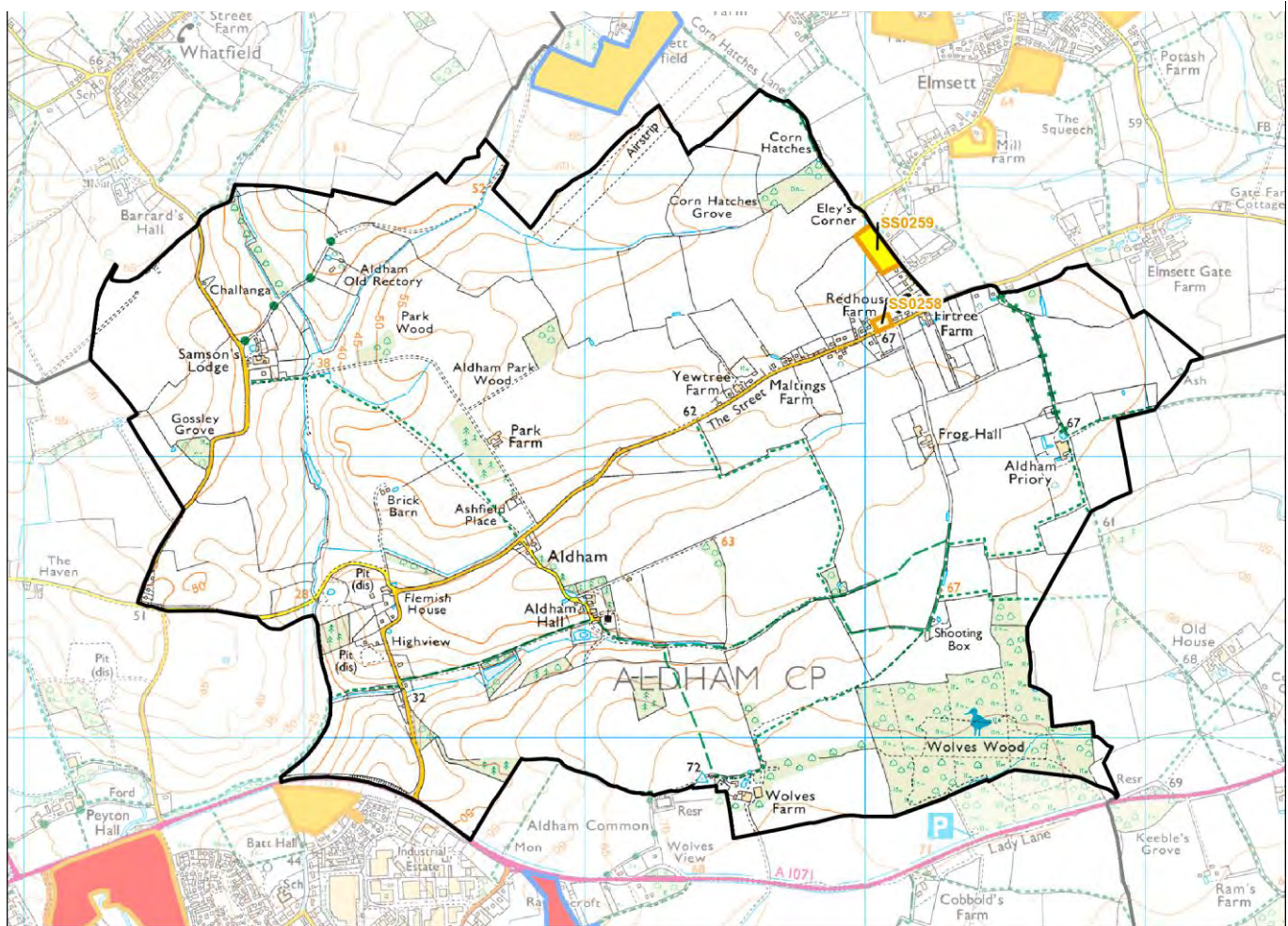
Overall Landscape Sensitivity - Residential development

Low

The site is assessed as having low landscape sensitivity to residential development, as development would relate well to existing settlement along The Street and the site does not make a significant contribution to the setting of the existing development. The small size of the site limits the extent of its impact on the wider landscape.

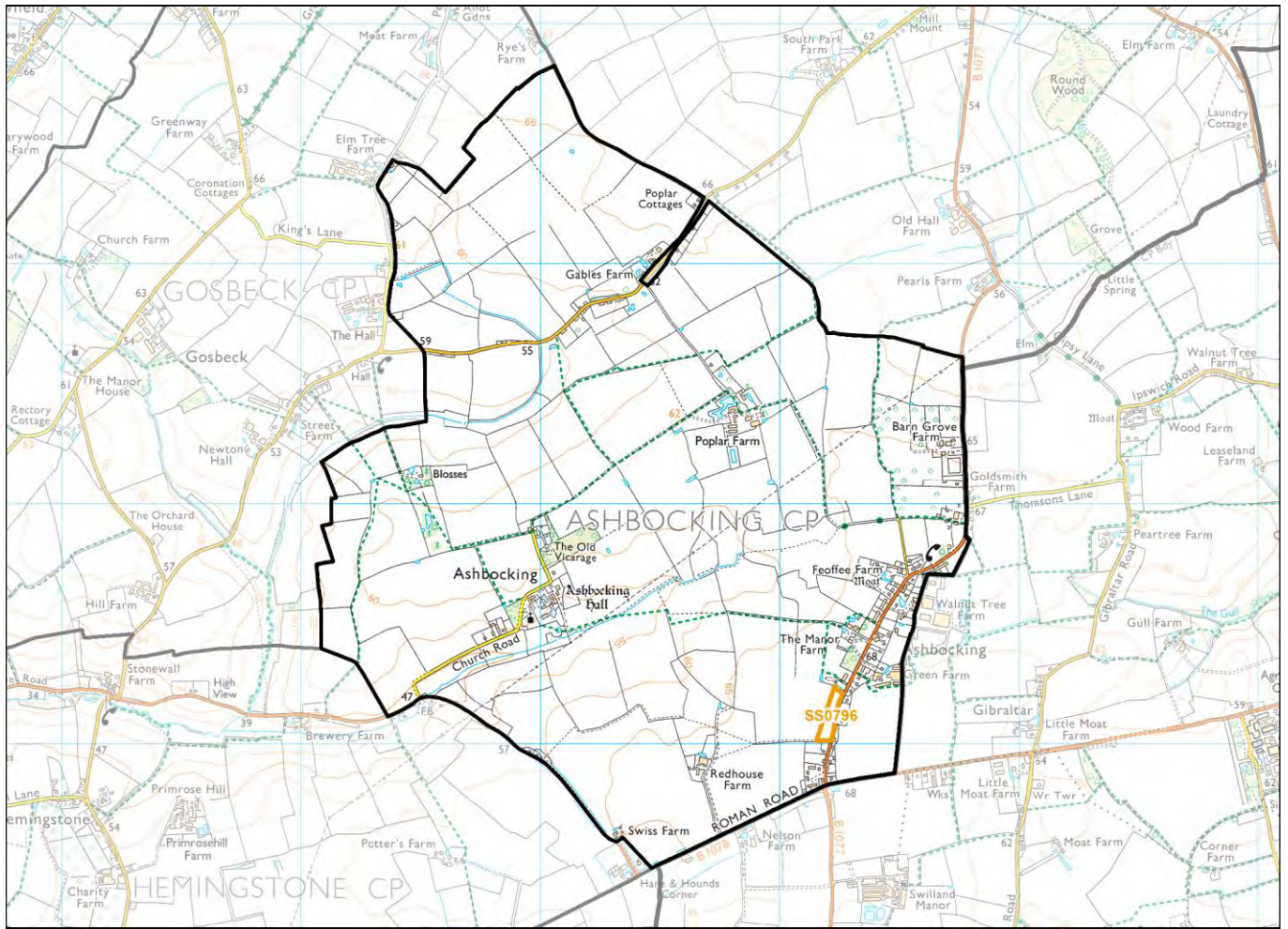
Aldham

Ratings Summary



- Employment
- Residential
- High
- Moderate-high
- Moderate
- Moderate-low
- Low

Ashbocking



 Employment  Residential

Site Name: Land to the west of B1077,
Ashbocking

Main SS ID: SS0796

LA/LS ID: SS0796 - LS01

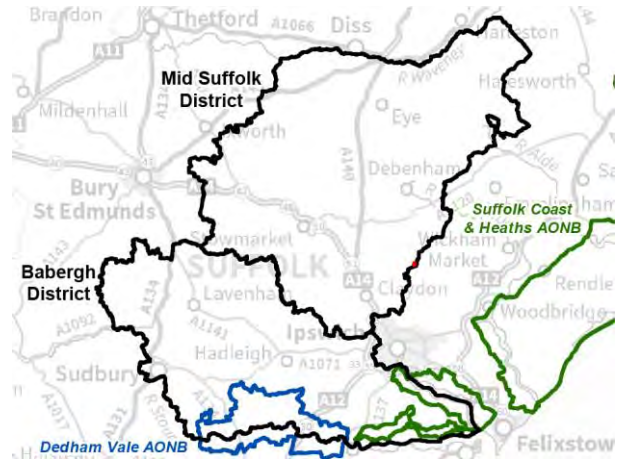
Type: SS0796 - Residential

Parish: Ashbocking

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low The site comprises a strip of land within a larger arable field, adjacent to the B1077. The land is flat and lies around 65m AOD. A low hedgerow lies along the B1077 with a more mature hedgerow to the north.

Settlement form and edge

Moderate-low The site is located adjacent to existing development in Ashbocking, which has a linear settlement form arranged along the B1077. Development of the site would not be at odds with the existing development pattern. There are no distinct edge features which contain the settlement.

Settlement setting

Moderate-low The site contributes to the undeveloped rural setting of the existing settlement, although due to the small size of the area, this effect is localised. The site does not make a significant contribution to the sense of separation between settlements.

Views

Moderate-low A public right of way is located close to the northern boundary of the site, although there are no prominent views due to intervening vegetation. There are long views across the site to the countryside beyond from the B1077 and existing dwellings along the road.

Perceptual qualities

Moderate The site is undeveloped and in agricultural use which contributes to a rural character. The existing development and traffic from the B1077 reduce tranquillity.

Cultural and historical associations

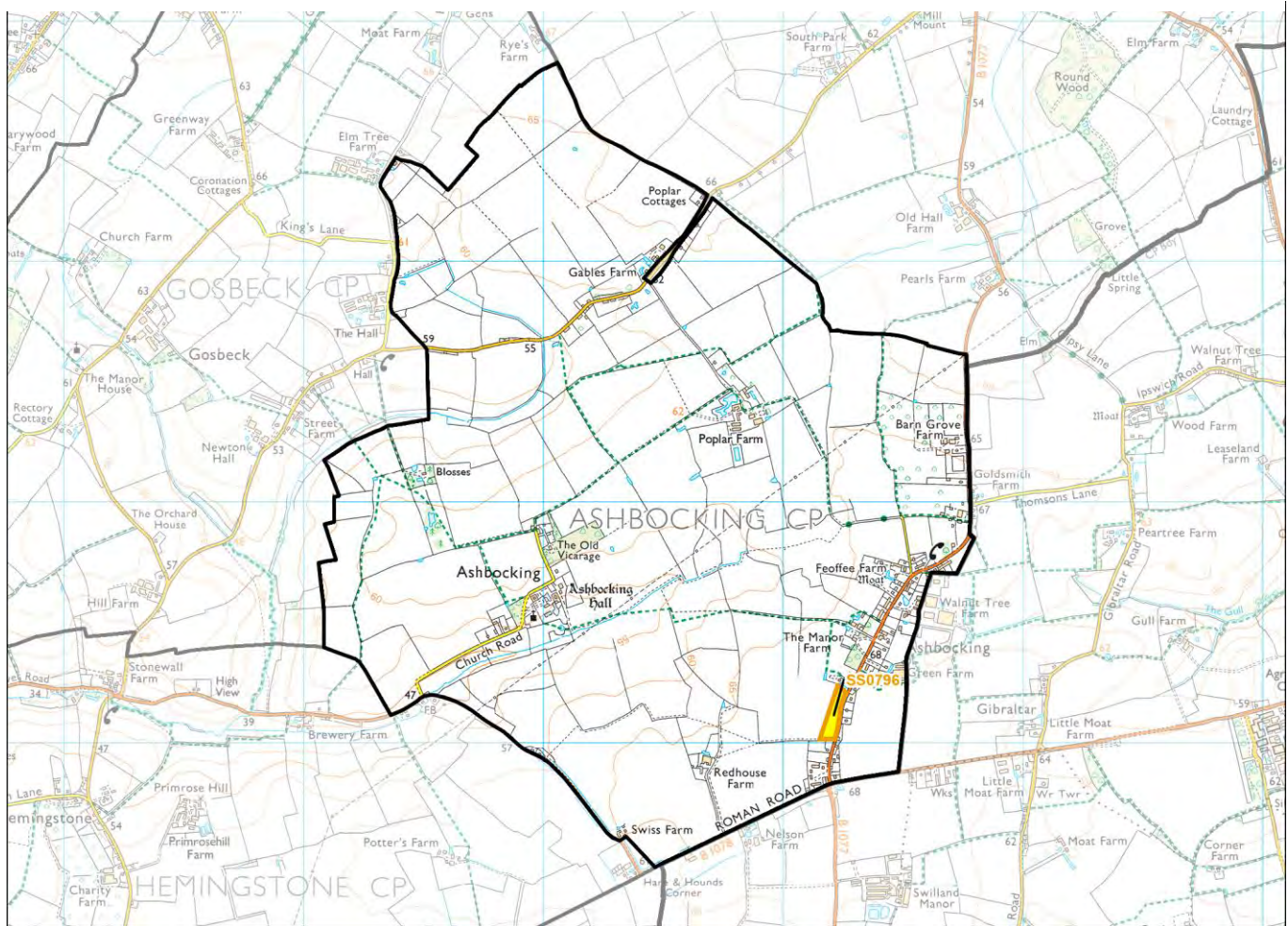
Moderate-low The HLC indicates that fields in this area are pre-18th century enclosure, although there has been some boundary loss within these fields. The site does not provide setting to any nearby heritage features.

Overall Landscape Sensitivity - Residential development

Moderate-low The site has low-moderate landscape sensitivity to residential development. The site relates well to the existing linear form of Ashbocking and there are no heritage or natural features within the site.

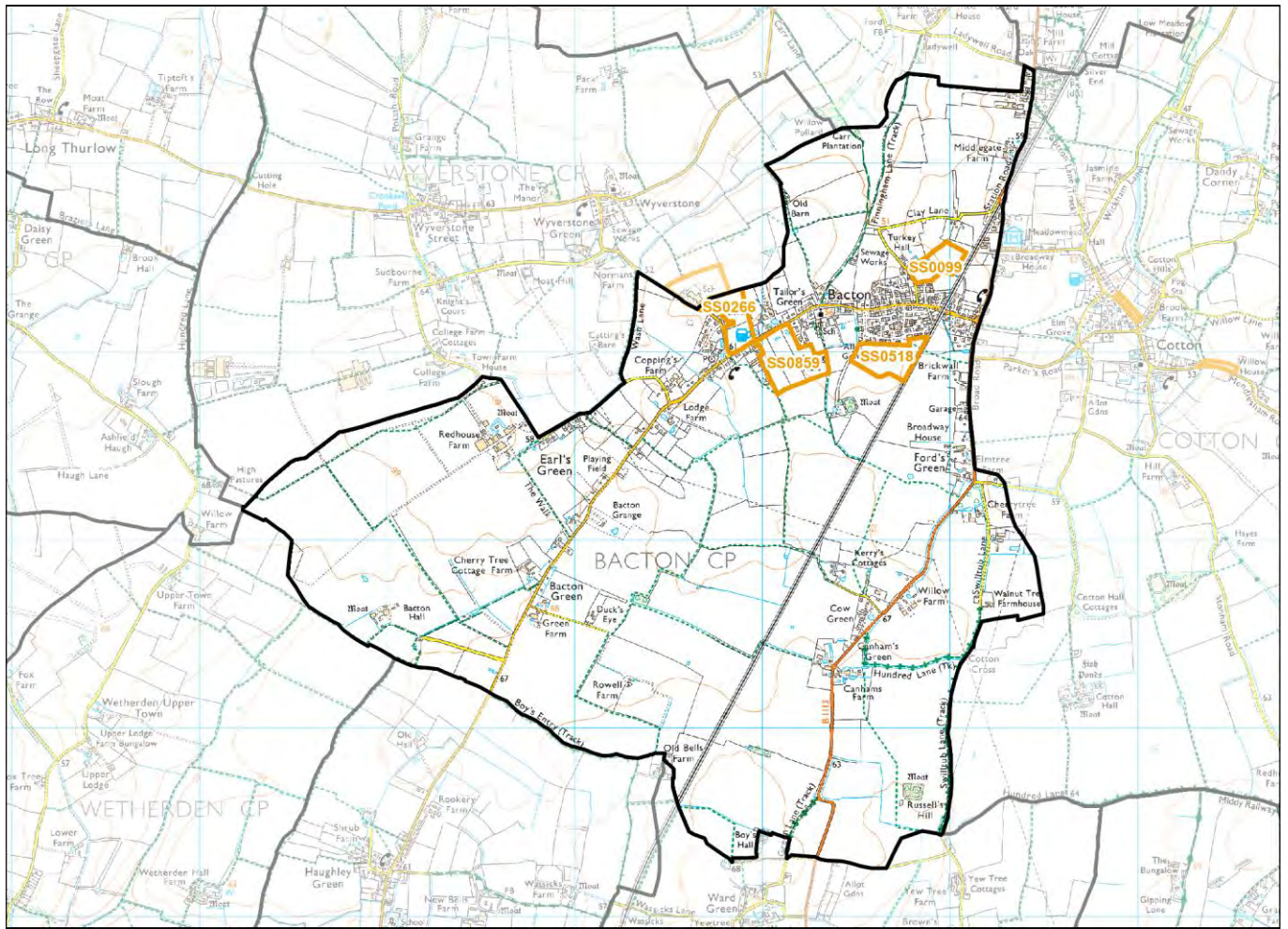
Ashbocking

Ratings Summary



- Employment
- Residential
- High
- Moderate-high
- Moderate
- Moderate-low
- Low

Bacton



 Employment  Residential

Site Name: Bacton - SS0266, SS0088

Main SS ID: SS0088

LA/LS ID: SS0266 - LA105

SS0088 - LA046

Type: SS0266 - Residential

SS0088 - Residential

Parish: Bacton

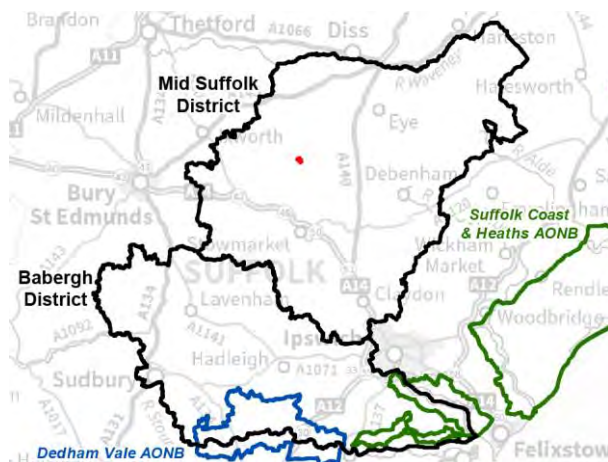
District: Mid Suffolk

SS0266 has planning permission

SS0088 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

The sites comprise a former school (SS0088) and a medium sized arable field (SS0266). The land is relatively flat and elevation is approximately 60m AOD. Fields are bound by hedges which include some mature trees. Site SS0088 is enclosed within tall hedgerows with hedgerow trees.

Settlement form and edge

Moderate

The sites are located to the west of existing development in Bacton. The sites are slightly disconnected from the main part of the settlement, although the current settlement has a dispersed, linear form and development on the sites would not represent a step change from the existing settlement form. The existing settlement edge is not contained by any significant boundary features.

Settlement setting

Moderate

The sites contribute to the undeveloped setting of the existing settlement, particularly along the approach from Wyverstone Road (both sites) and Church Road (SS0266), although this effect is localised. The sites contribute to the sense of separation between Bacton and Wyverstone Green, although a gap would still remain if the sites were developed.

Views

Moderate-low

A public right of way follows the northern boundary of SS0088, although mature boundary vegetation limits views. The southern boundary of SS0266 is marked by a low hedgerow, which enables views across the site from Church Road. The site is not visually prominent within the wider landscape.

Perceptual qualities

Moderate-low

The sites retain some of their rural character despite the proximity of development, due to the agricultural land use and presence of hedgerows with trees. The presence of the former school detracts from the rural character in SS0088. SS0088 has a more enclosed character than SS0266.

Cultural and historical associations

Moderate

The HLC indicates that fields in this area were formed by pre-18th century enclosure, although some field boundaries have been lost. The sites are adjacent to and provide an undeveloped setting to several listed buildings, including the Grade II* listed Manor House Christian Rest Home.

Overall Landscape Sensitivity - Residential development

Moderate

SS0088 and SS266 have planning permission. Both sites have an overall moderate landscape sensitivity. Sensitive features include the setting provided to several listed buildings, rural character and the sense of separation the sites provide between Bacton and Wyverstone. The sites are also slightly disconnected from the

existing settlement, especially SS0088, which is therefore more sensitive on its own. The cumulative effect of new development within Bacton will need to be considered, as there are a number of potential sites which would cumulatively impact on the settlement's form.

Site Name: Land north-east of Turkey Hall Lane,
Bacton

Main SS ID: SS0099

LA/LS ID: SS0099 - LA047

Type: SS0099 - Residential

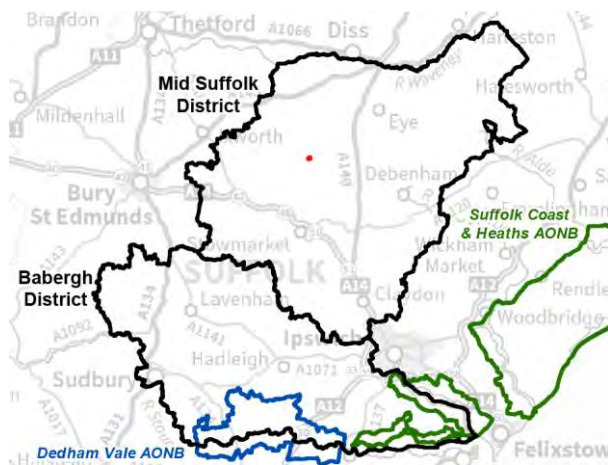
Parish: Bacton

District: Mid Suffolk

SS0099 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises a medium-sized arable field, located on flat land at approximately 55m AOD. The field is bound by hedgerows with frequent mature trees, although hedgerows along Turkey Hall Lane are fragmented and some lengths of hedgerow have been lost.

Settlement form and edge

Moderate-low

The site is located to the north of existing development in Bacton. The current settlement has a linear form and is mostly arranged along Church Road. Development on the site would be slightly at odds with the existing settlement pattern, although it would not cross any significant boundary feature containing the settlement edge.

Settlement setting

Moderate

The site contributes to the undeveloped setting of the existing settlement, particularly along the approach from Turkey Hall Lane. The site does not make a significant contribution to the sense of separation between settlements. However, development of the site would reduce the sense of separation between the village and Orchard Cottage, an isolated property on Clay Lane to the north.

Views

Moderate-low

There are occasional views across the site from Turkey Hall Lane, where lengths of hedgerow have been lost. Many views are precluded by mature boundary vegetation. There are no public rights of way within the site or which provide views of the site.

Perceptual qualities

Moderate

The presence of numerous mature hedgerow trees creates a semi-natural character within the site. The site is also associated with the existing development to the south as there are limited features along the southern boundary. Turkey Hall Lane is narrow and tree-lined, resulting in a rural character that is in keeping with the surrounding agricultural land use.

Cultural and historical associations

Moderate-low

The HLC indicates that fields in this area are pre-18th century enclosure, although there has been some boundary loss. A Grade II listed building (Turkey Hall) is located adjacent to the west of the site.

Overall Landscape Sensitivity - Residential development

Moderate-low

SS0099 has planning permission. The site has overall low-moderate landscape sensitivity to residential development. Sensitive features include undeveloped, rural character, hedgerows with frequent mature trees and the setting the site provides to the Grade II listed Turkey Hall. The cumulative effect of new development within Bacton will need to be considered, as there are a number of potential sites which would collectively impact on the settlement's form.

Site Name: Land south of Pretyman Avenue,
Bacton

Main SS ID: SS0518

LA/LS ID: SS0518 - LA106

Type: SS0518 - Residential

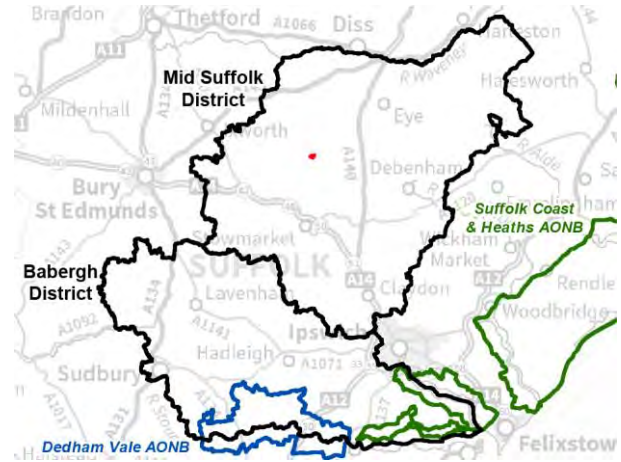
Parish: Bacton

District: Mid Suffolk

SS0518 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

The site occupies part of a large arable field which is currently disused. Land is relatively flat and at an elevation of approximately 60m AOD. The western boundary is marked by a thick hedgerow with mature trees. Several trees are also located along the eastern boundary which follows the railway line.

Settlement form and edge

Moderate-low

The site is located to the south of existing development in Bacton. The current settlement has a linear form and is mostly arranged along Church Road. Development on the site would be slightly at odds with the existing settlement pattern, although it would not cross any significant boundary feature containing the settlement edge.

Settlement setting

Moderate-low

The site contributes to the undeveloped setting of the existing settlement, although, this effect is localised. The site does not make a significant contribution to the sense of separation between settlements.

Views

Moderate

A public right of way crosses the north-eastern part of the site and offers views across the field. The site is also overlooked from the existing properties to the north. Views to the south are contained by a small copse of woodland. It is not visually prominent within the wider landscape.

Perceptual qualities

Moderate-low

The agricultural land use and presence of some hedgerows and trees contributes to the remaining rural character of the site, although it is also strongly associated with the existing development to the north due to the open character of the landscape. The railway line to the east of the site introduces intermittent noise in an otherwise tranquil landscape.

Cultural and historical associations

Moderate-low

The HLC indicates that fields in this area are post-1950s agricultural landscape. The historic core of Bacton (including the Grade I listed Church of St Mary) is located approximately 200m to the north-west of the site, although there is limited visual relationship due to intervening boundary vegetation.

Overall Landscape Sensitivity - Residential development

Moderate-low

SS0518 has planning permission. The site has overall low-moderate landscape sensitivity to residential development. Sensitive features include the thick mature hedgerows with frequent trees, open character of the landscape and the proximity of the site to the historic core of Bacton. The cumulative effect of new development within Bacton will need to be considered, as there are a number of potential sites which would collectively impact on the settlement's form.

Site Name: Land south of Church Road,
Bacton

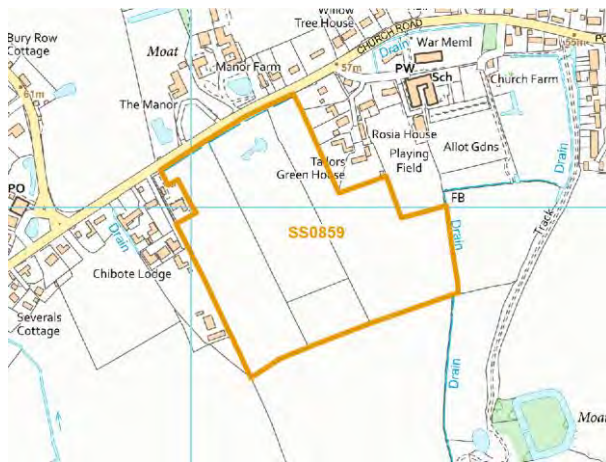
Main SS ID: SS0859

LA/LS ID:

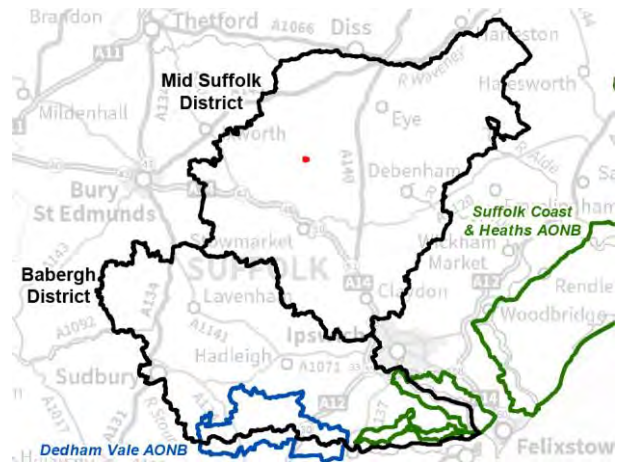
Type: SS0859 - Residential

Parish: Bacton

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises three pasture fields, located on relatively flat land at approximately 60m AOD. Fields are bound by clipped hedgerows with occasional trees. There are two in-field ponds, which are surrounded by small copses of trees. The site has a semi-natural character.

Settlement form and edge

Moderate

The site is located to the west of the main part of Bacton, although there is also existing development adjacent to the west. The current settlement has a linear form and is mostly arranged along Church Road. Development on the site would not represent a step change from the existing settlement form, although it would significantly increase the depth of the settlement along Church Road. The existing settlement edge is not contained by any significant boundary features.

Settlement setting

Moderate

The site contributes to the undeveloped setting of the existing settlement, including the historic core, which is located to the east of the site. The site does not make a significant contribution to the sense of separation between settlements.

Views

Moderate

A public right of way follows the eastern boundary of the site, with low-cut hedgerows enabling views across the fields. There are limited views from the public right of way to the south-west of the site. There are also views across the site from Church Road to the north.

Perceptual qualities

Moderate

The presence of trees and the in-field ponds creates a semi-natural character within the site, despite the proximity of development. The site has an open character due to the low-cut hedgerows.

Cultural and historical associations

Moderate

The HLC indicates that fields in this area were formed by pre-18th century enclosure. The historic core of Bacton is located approximately 150m to the north-east of the site and includes the Grade I listed Church of St Mary.

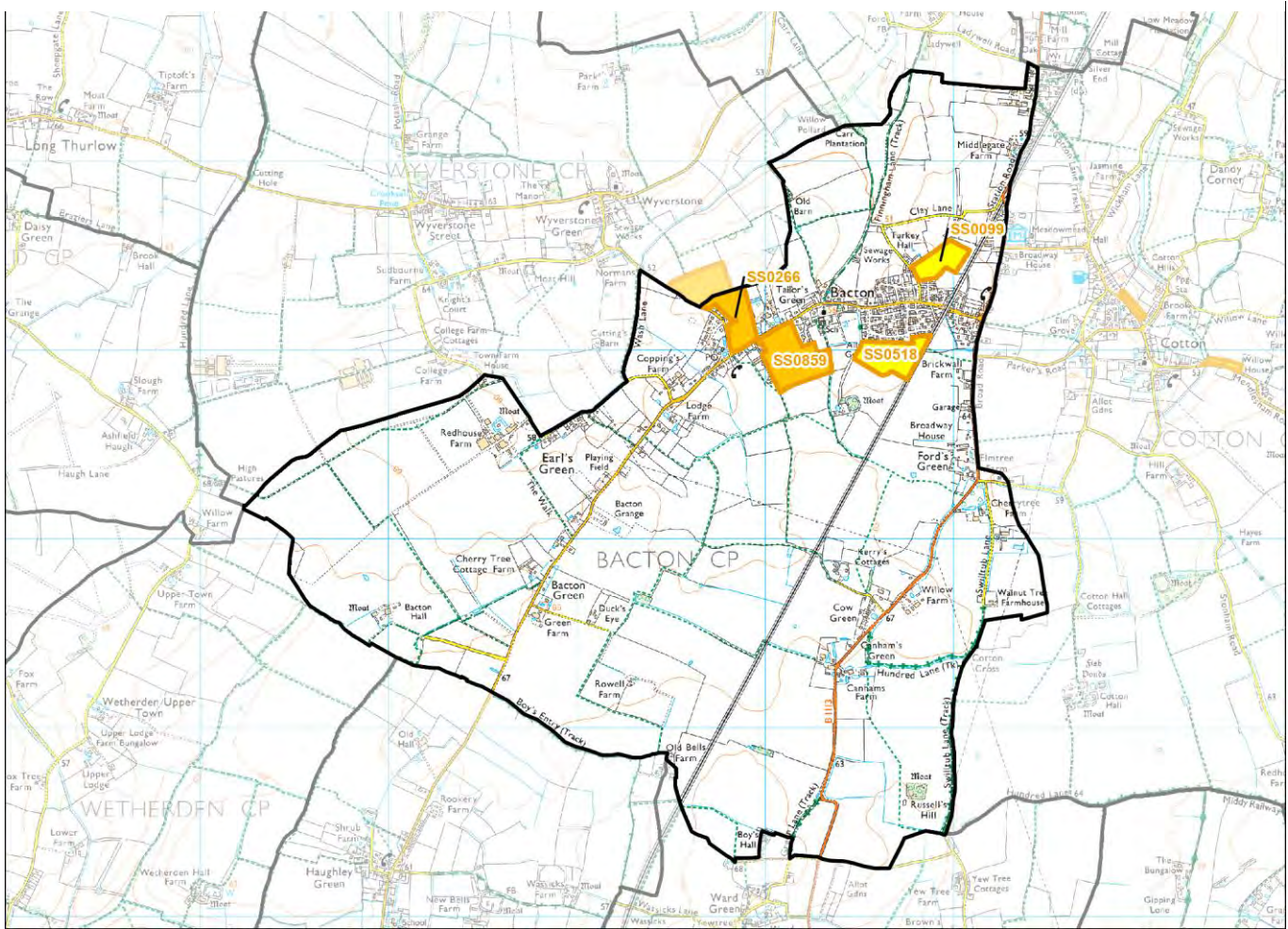
Overall Landscape Sensitivity - Residential development

Moderate

The site has overall Moderate landscape sensitivity to residential development. Sensitive features include the hedgerows with occasional trees, in-field ponds, the undeveloped setting the site provides to existing settlement and the proximity of the site to the historic core of Bacton (including the Grade I listed Church of St Mary). The cumulative effect of new development within Bacton will need to be considered, as there are a number of potential sites which would collectively impact on the settlement's form.

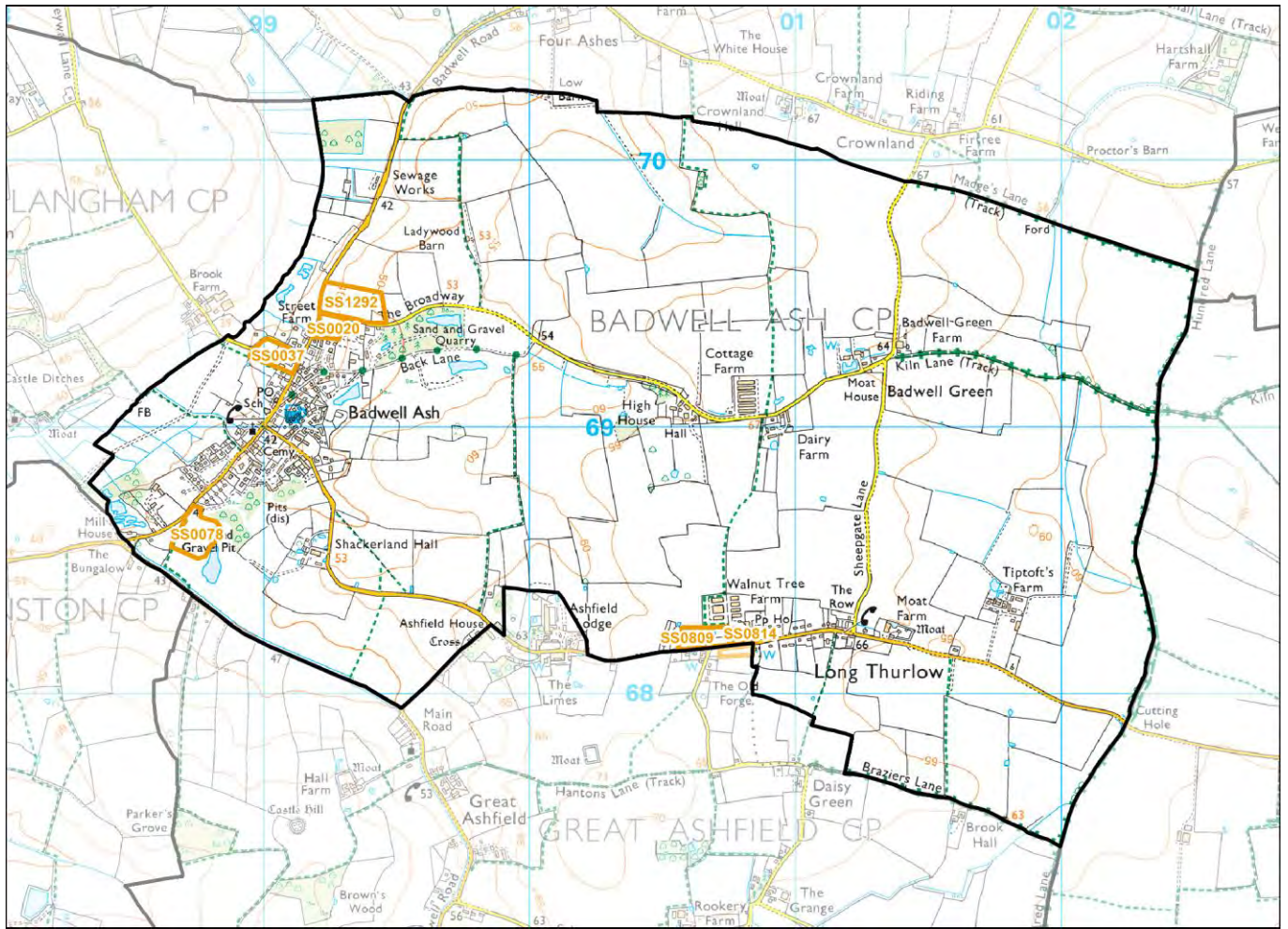
Bacton

Ratings Summary



- Employment
- Residential
- High
- Moderate-high
- Moderate
- Moderate-low
- Low

Badwell Ash



Employment Residential

Site Name: Land south of The Broadway,
Badwell Ash

Main SS ID: SS0020

LA/LS ID: SS0020 - LS01

Type: SS0020 - Residential

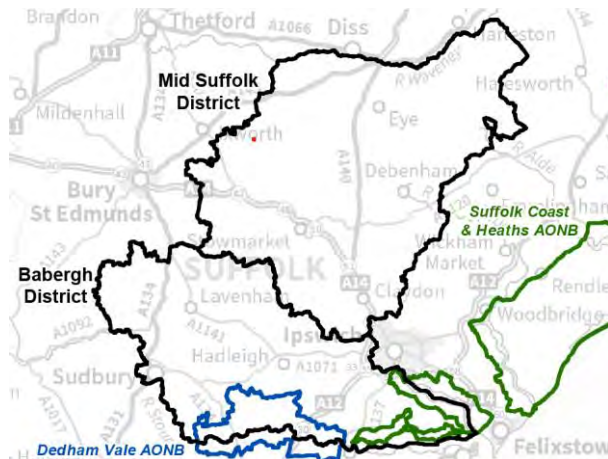
Parish: Badwell Ash

District: Mid Suffolk

SS0020 has planning permission



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Landscape Criteria

Physical and natural character

Low

The site comprises a small arable field, located on flat land at approximately 45m AOD. The field is enclosed by clipped hedgerows with occasional trees, with some lengths of wooden fencing.

Settlement form and edge

Low

The site is located to the north of existing development in Badwell Ash. A new residential development is located immediately adjacent to the east. The current settlement has a linear form and development on the site would not represent a step change from the existing settlement form. The site is enclosed by The Broadway and The Street, and development would be well associated with the existing settlement.

Settlement setting

Moderate-low

The site contributes to the undeveloped setting of the existing settlement, although due to the small size of the field, this effect is localised. The site does not make a significant contribution to the sense of separation between settlements.

Views

Moderate-low

There are views into the site from The Street and The Broadway, enabled by the low hedgerows. There are no public rights of way enabling views of the site. The site is not visually prominent within the local landscape.

Perceptual qualities

Moderate-low

The presence of hedgerows and trees contributes to a rural character, although the site is also associated with the existing development to the south and east. The area has a sense of tranquillity.

Cultural and historical associations

Moderate-low

The HLC indicates that this area is industrial and associated with the sand and gravel quarry to the east. A Grade II listed building (Barn to the South East of Street Farmhouse) is adjacent to the south-west of the site.

Overall Landscape Sensitivity - Residential development

Low

SS0020 has planning permission. The site has low landscape sensitivity to residential development. Development on the site would relate well to the existing settlement. Sensitive features include the nearby Grade II listed barn and the undeveloped rural character of the site. If this site were to be developed in combination with one or more sites around Badwell Ash, the cumulative landscape sensitivities and impact of development would need to be considered as there are several potential development sites around the village.

Site Name: Land west of The Street,
Badwell Ash

Main SS ID: SS0037

LA/LS ID: SS0037 - LS01

Type: SS0037 - Residential

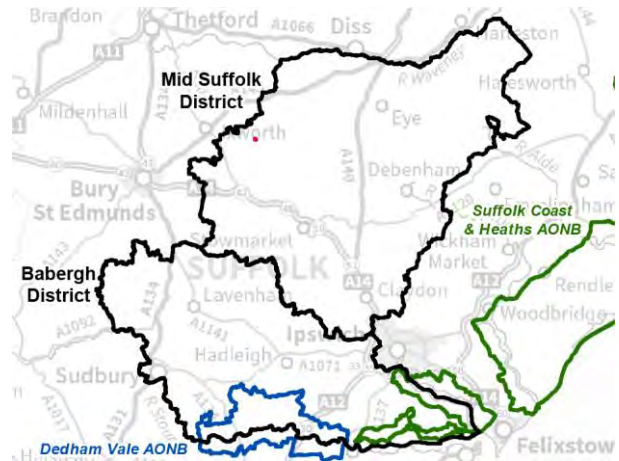
Parish: Badwell Ash

District: Mid Suffolk

SS0037 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises several horse paddocks, stables and an exercise arena located on flat land at approximately 40m AOD. Wooden fences enclose the paddocks and the site boundaries are formed of hedgerows with trees. A pond is located within the site and is surrounded by mature trees.

Settlement form and edge

Low

The site is located to the north-west of existing development in Badwell Ash. The current settlement has a linear form and development on the site would not represent a step change from the existing settlement form. The existing settlement edge is not contained by any significant boundary features.

Settlement setting

Moderate-low

The site contributes to the undeveloped setting of the existing settlement, although due to the small size of the field, this effect is localised. The site does not make a significant contribution to the sense of separation between settlements.

Views

Low

A public right of way is located to the south of the site although mature boundary vegetation limits views. There are glimpsed views of the site from The Street to the east. The site is not visually prominent within the wider landscape.

Perceptual qualities

Moderate-low

The site is associated with existing development to the north, south and east. Mature trees contribute to the semi-natural character. Existing structures and the use of the land for horse paddocks creates a settlement edge character.

Cultural and historical associations

Moderate-low

The HLC classifies this area as part of a built-up area. A Grade II* listed building (The Wurlie) is located 35m south of the site, although there is limited intervisibility between the site and the building.

Overall Landscape Sensitivity - Residential development

Moderate-low

SS0037 has planning permission. The site has low-moderate sensitivity to residential development. Development on the site would relate well to the existing settlement. Sensitive features include the mature trees and pond within the site. If this site were to be developed in combination with one or more sites around Badwell Ash, the cumulative landscape sensitivities and impact of development would need to be considered as there are several potential development sites around the village.

Site Name: Land south-east of Hunston Road,
Badwell Ash

Main SS ID: SS0078

LA/LS ID: SS0078 - LS01

Type: SS0078 - Residential

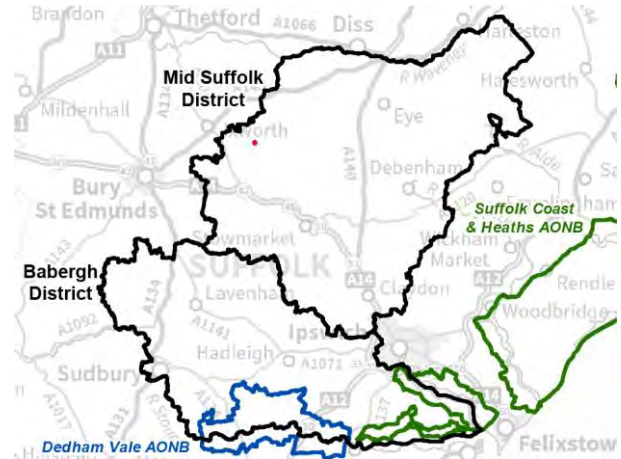
Parish: Badwell Ash

District: Mid Suffolk

SS0078 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises part of a large arable field centred around a waterbody on the site of a former sand and gravel pit. Elevation is approximately 47m AOD and the land is flat. Small copses of priority habitat deciduous woodland are located along the western edge of the site.

Settlement form and edge

Moderate

The site is located to the south of existing development in Badwell Ash. The current settlement has a linear form and development on the site would not represent a step change from the existing settlement form, although it is slightly disconnected due to the presence of woodland. The existing settlement edge is well vegetated and screened within the landscape. The boundaries of the site are not well screened and are currently open.

Settlement setting

Moderate-low

The site contributes to the undeveloped setting of the existing settlement, particularly when approaching the site from the south. The site does not make a significant contribution to the sense of separation between settlements.

Views

Moderate-low

A public right of way follows the western boundary, enabling views across the site. Views out of the site are mostly limited by trees along the boundaries. The site is not visually prominent within the wider landscape.

Perceptual qualities

Moderate

The presence of numerous mature trees creates a semi-natural character within the site. Despite the proximity of development, the site is characterised by high levels of tranquillity and dark night skies.

Cultural and historical associations

Low

The HLC indicates that fields in this area are industrial and relate to mineral extraction. A Grade II listed building (Mill House) is located less than 100m to the west of the site on the opposite side of Hunston Road. Mature boundary vegetation means there is little intervisibility between the site and Mill House.

Overall Landscape Sensitivity - Residential development

Moderate-low

SS0078 has planning permission. The site has low-moderate sensitivity to residential development. Sensitive features include the woodland along the edges of the site, views across the open site from the public right of way and the undeveloped setting that the site provides to the existing settlement. If this site were to be developed in combination with one or more sites around Badwell Ash, the cumulative landscape sensitivities and impact of development would need to be considered as there are several potential development sites around the village.

Site Name: Badwell Ash Parish -
SS0558, SS0809, SS0814

Main SS ID: SS0558

LA/LS ID: SS0558 - LS01
SS0814 - LS01

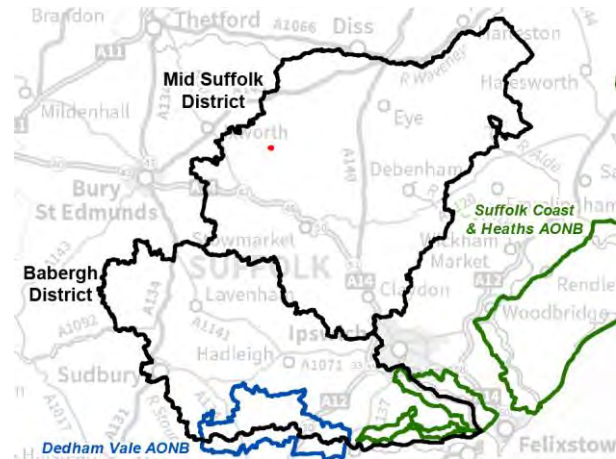
Type: SS0558 - Residential
SS0809 - Residential
SS0814 - Residential

Parish: Badwell Ash

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low The sites comprise small fields located on flat land at Long Thurlow, with elevation at 68m AOD. Land use is agriculture and grassland. The sites are mostly bound by hedgerows with frequent mature trees.

Settlement form and edge

Low The sites are located adjacent to existing development within the small settlement of Long Thurlow. The current settlement has a linear form arranged along Long Thurlow Road. Development of the sites would not represent a step change from the existing settlement form. There are no significant boundary features which contain the settlement.

Settlement setting

Moderate-low The sites make a small contribution to the undeveloped setting of the existing settlement, and gaps between development although this is limited due to the small size of the sites. The sites do not make a significant contribution to the sense of separation between settlements overall.

Views

Low Views into the sites are mostly limited by the mature boundary vegetation. SS0558 is more visually prominent from Long Thurlow Road as some lengths of the hedgerow boundary are missing. The sites are not visually prominent within the wider landscape.

Perceptual qualities

Moderate-low The presence of numerous mature trees and hedgerows is a valued natural characteristic within the sites. SS809 and SS814 have an enclosed character, while SS0558 is more open (although contained from the wider landscape). The sites are well associated with existing development in Long Thurlow.

Cultural and historical associations

Moderate-low The HLC identifies SS809 and SS814 as part of the built up area. Land within SS0558 is identified as 18th century enclosure. There are no heritage features within the sites. Rowan Cottage is a Grade II listed building located adjacent to SS814 and SS0558, while a Grade II listed thatched cottage is located to the south of SS809.

Overall Landscape Sensitivity - Residential development

Moderate-low Overall, the sites have low-moderate landscape sensitivity to residential development. Sensitive features include the mature hedgerow boundaries with trees, the exposed edge of site SS0558 on Long Thurlow Road, the contribution the sites make to the rural setting of the existing settlement, and the undeveloped setting provided to nearby listed buildings. If any or all of these sites were to be developed in combination with one or more sites, the cumulative landscape sensitivities and impact of development would need to be considered as there are several potential development sites and further sites at Badwell Ash.

Site Name: Land north Of The Broadway,
Badwell Ash

Main SS ID: SS1292

LA/LS ID: SS1292 - LS01

Type: SS1292 - Residential

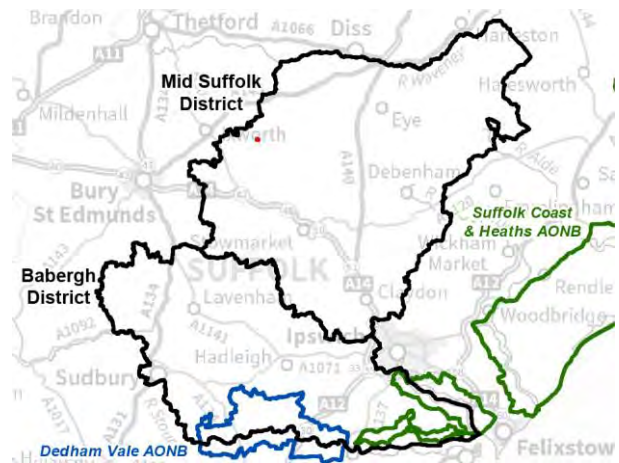
Parish: Badwell Ash

District: Mid Suffolk

SS1292 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises part of larger arable field, located on very gently sloping land between 45m and 50m AOD. A hedgerow with trees is located along the southern boundary of the site, while the hedgerow along the western boundary has been lost in recent years.

Settlement form and edge

Moderate

The site is located approximately 100m to the north of existing development in Badwell Ash. The current settlement has a linear form and development on the site would represent significant expansion of the existing settlement form. The site is slightly disconnected from the main part of the existing settlement, however new residential development directly to the south provides a link between the site and the existing settlement. Development would not cross The Broadway, which currently contains the settlement of Badwell Ash.

Settlement setting

Moderate-low

The site contributes to the undeveloped setting of the existing settlement, although due to the small size of the area, this effect is localised. The site does not make a significant contribution to the sense of separation between settlements.

Views

Moderate-low

The loss of hedgerows on the western boundary of the site enables views into the site from The Street. Hedgerows on the southern boundary limit views from The Broadway. There are no public rights of way within or close to the site. The site is not visually prominent within the wider landscape.

Perceptual qualities

Moderate-low

The site has an agricultural and undeveloped character, although and has limited association with the adjacent development to the south. The loss of hedgerow boundaries has created an open character.

Cultural and historical associations

Moderate-low

The HLC indicates that fields in this area are pre-18th century enclosure. A Grade II listed building is located approximately 115m to the south-west of the site however there is little intervisibility.

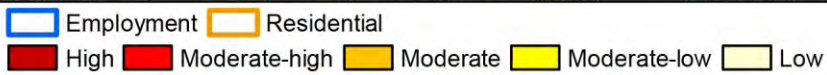
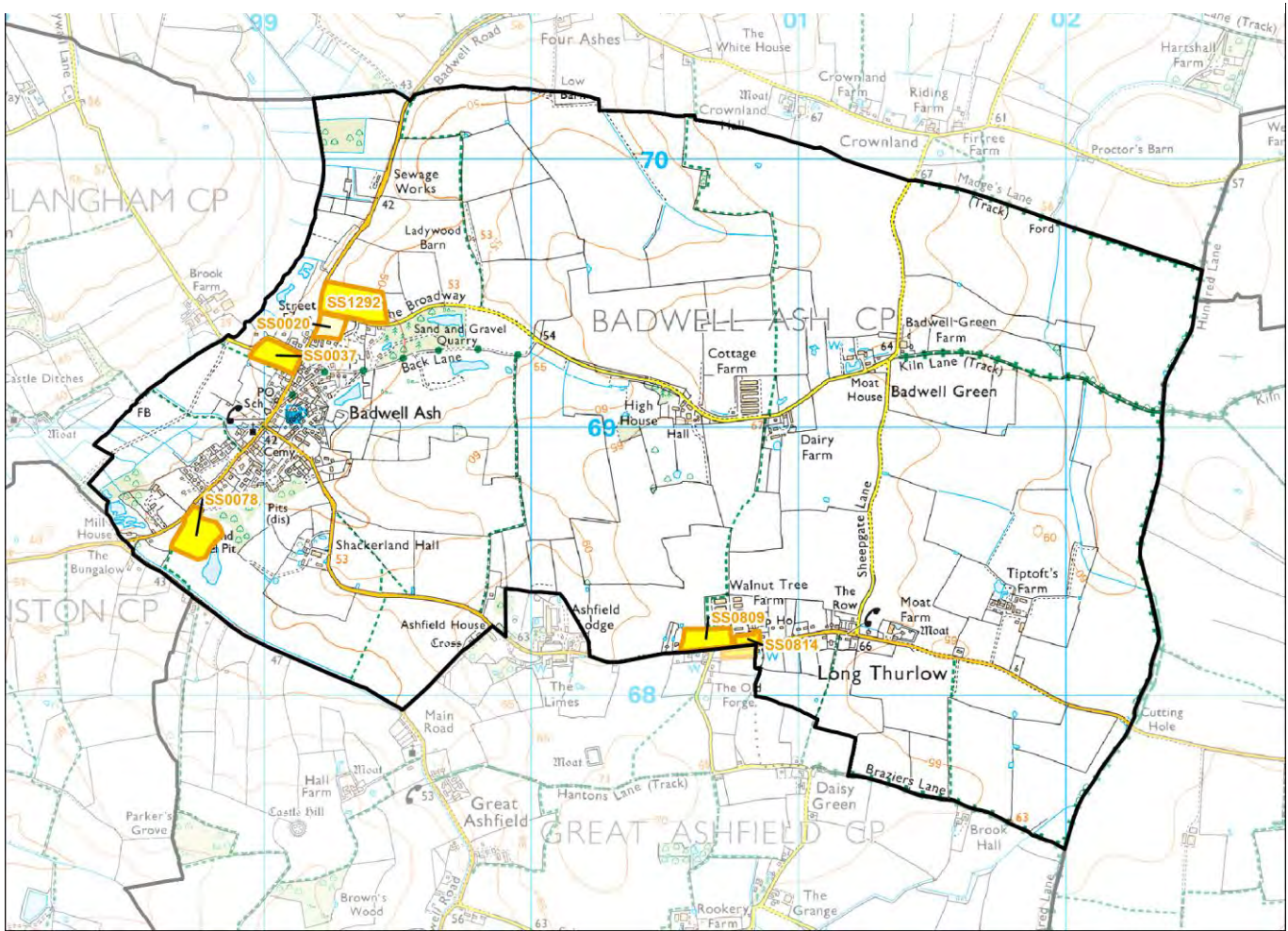
Overall Landscape Sensitivity - Residential development

Moderate-low

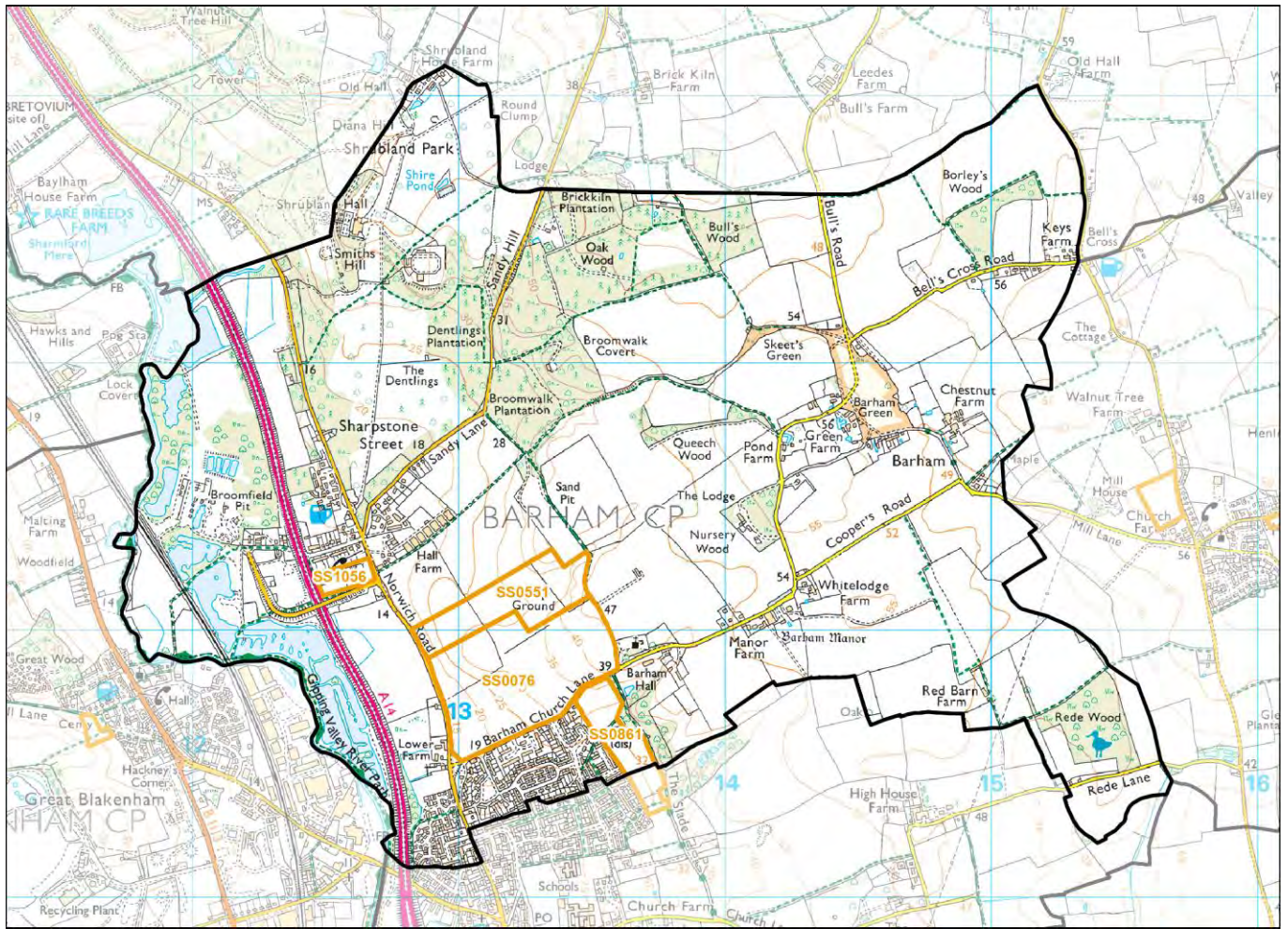
SS1292 has planning permission. The site has overall low-moderate landscape sensitivity to residential development. Development of the site would slightly at odds with the existing linear settlement, but proximity to new development in the south limits sensitivity. Sensitive features include the open character of the site and the undeveloped setting provided to existing settlement. If this site were to be developed in combination with one or more sites around Badwell Ash, the cumulative landscape sensitivities and impact of development would need to be considered as there are several potential development sites around the village.

Badwell Ash

Ratings Summary



Barham



 Employment  Residential

Site Name: Barham - SS0076, SS0551

Main SS ID: SS0076

LA/LS ID: SS0551 - LA001
SS0076 - LA002

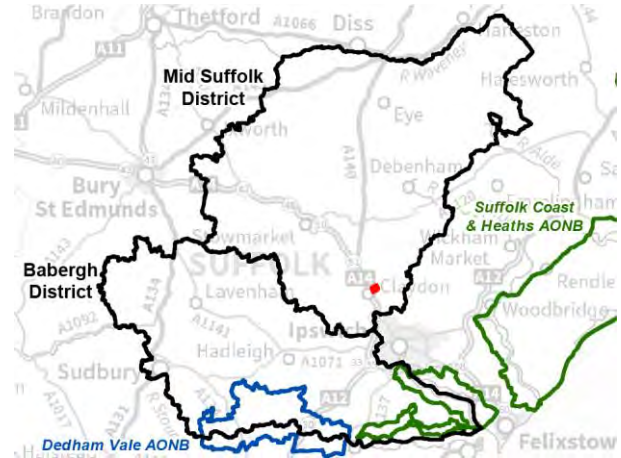
Type: SS0551 - Residential
SS0076 - Residential

Parish: Barham

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-high

Gently sloping land associated with the River Gipping, which is located to the west. Elevation falls from 45m in the east to 15m AOD in the west. The current land use is arable agriculture. Fields are bound by hedgerows, with occasional hedgerow trees on the skyline. Sandy Lane Pit SSSI is located 150m north east of the sites, designated for its geological importance.

Settlement form and edge

Moderate-high

SS0076 is bound to the south by Barham Church Lane and both sites are bound to the west by Norwich Road. SS0076 is adjacent to existing development in Claydon; however, development is likely to be perceived as encroachment into the countryside as the existing settlement is contained by Barham Church Lane. Development of SS0076 alone or both of these sites would significantly increase the size of the existing settlement. Development of SS0551 alone would not have any relationship with the existing settlement of Claydon.

Settlement setting

Moderate

The sites contribute to the open, rural setting of the existing settlement and provide a sense of separation between the main settlement of Claydon and Sharpstone Street to the north, including properties on Sandy Lane. Development on these sites would decrease the gap between the settlements, but would not result in total loss of separation.

Views

Moderate

The sites are visually prominent due to the sloping landform, especially from Norwich Road to the west and the bridleway to the east of the sites. There are views across the River Gipping to the industrial development and pylons on the opposite valley side. There are few landscape features to provide screening. Views are sometimes limited by occasional hedgerows and vegetation along the bridleway to the east.

Perceptual qualities

Moderate

The sites comprise part of a rural agricultural landscape with a strong sense of openness. Traffic noise from the nearby A14 dual carriageway significantly detracts from tranquillity.

Cultural and historical associations

Moderate-high

The HLC indicates that fields are pre-18th century enclosure. The Church of St Mary, a Grade I listed building, is located immediately to the east of SS0076. Development of this site may compromise the setting of this asset and tranquil character of the area.

Overall Landscape Sensitivity - Residential development

Moderate-high

Both sites have moderate-high landscape sensitivity to residential development. Sensitivities include the sloping landform, open and rural setting the landscape provides to existing development, long views and separation provided between Claydon and houses to the north on Sandy Lane. Development would cross Barham Church Lane, which currently contains the settlement of Claydon to the south.

Landscape mitigation

Limit development to the southern portion of the site, adjacent to existing development (planning application submitted April 2017, pending at time of writing) to limit coalescence of Barham and properties on Sandy Lane. Do not develop further north (i.e. site SS0551)

Use existing boundary vegetation to screen development, especially along the eastern edge.

Maintain the rural character and setting provided to St Mary's Church (Grade I listed).

Site Name: Land north of Pesthouse Lane,
Barham

Main SS ID: SS1056

LA/LS ID: SS1056 - LA119

Type: SS1056 - Residential

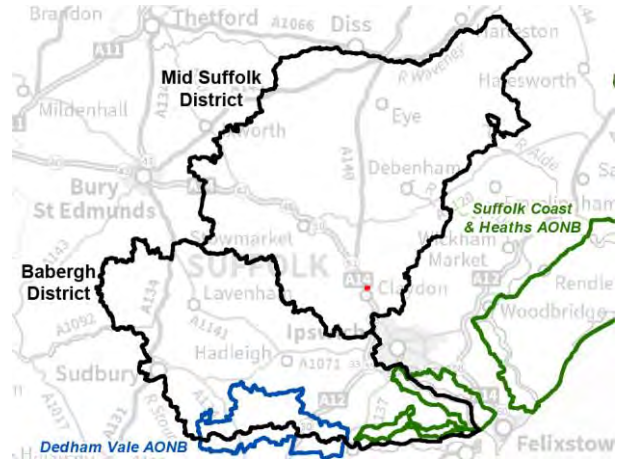
Parish: Barham

District: Mid Suffolk

SS1056 has planning permission



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Landscape Criteria

Physical and natural character

Low

Land is flat, lying at 15m AOD. It is currently unmanaged and there are some derelict sheds/agricultural buildings on the site. The area is bound by tall but thin hedgerows along its southern and eastern boundaries.

Settlement form and edge

Low

The site is bound by Pesthouse Lane, Norwich Road, and the A14 dual carriageway, separated by hedgerows with tall hedgerow trees which provide a buffering effect for noise and views from the roads. It is adjacent to existing properties on The Crescent, and development here would be unlikely to significantly alter the form of the existing settlement.

Settlement setting

Low

The site is adjacent to properties on The Crescent, although due to the neglected character of the area, the site does not make a significant contribution to the setting of the existing settlement. The site does not contribute to the sense of separation between settlements.

Views

Moderate-low

Intervisibility with Pesthouse Road and Norwich Road is partially limited by dense hedgerows with tall hedgerow trees. The site has strong intervisibility with the A14 dual carriageway, which runs along the western edge of the site. National Cycle Route 51 runs along the eastern edge of the site on Norwich Road. Public rights of way follow the southern and western boundaries of the site, and are well enclosed by vegetation with limited intervisibility of the site.

Perceptual qualities

Low

The site has a degraded and neglected character, although remaining features including hedgerows with trees contribute positively to perceptual character. Noise and movement from the adjacent A14 dual carriageway are intrusive on the landscape.

Cultural and historical associations

Low

The HLC identifies the site as part of the built-up area. The site is 100m south of Shrubland Hall, a Grade I Registered Park and Garden, with associated Grade II listed buildings including Shrubland Hall Lodge, gateways and screening walls. However, there is no intervisibility due to intervening buildings and vegetation.

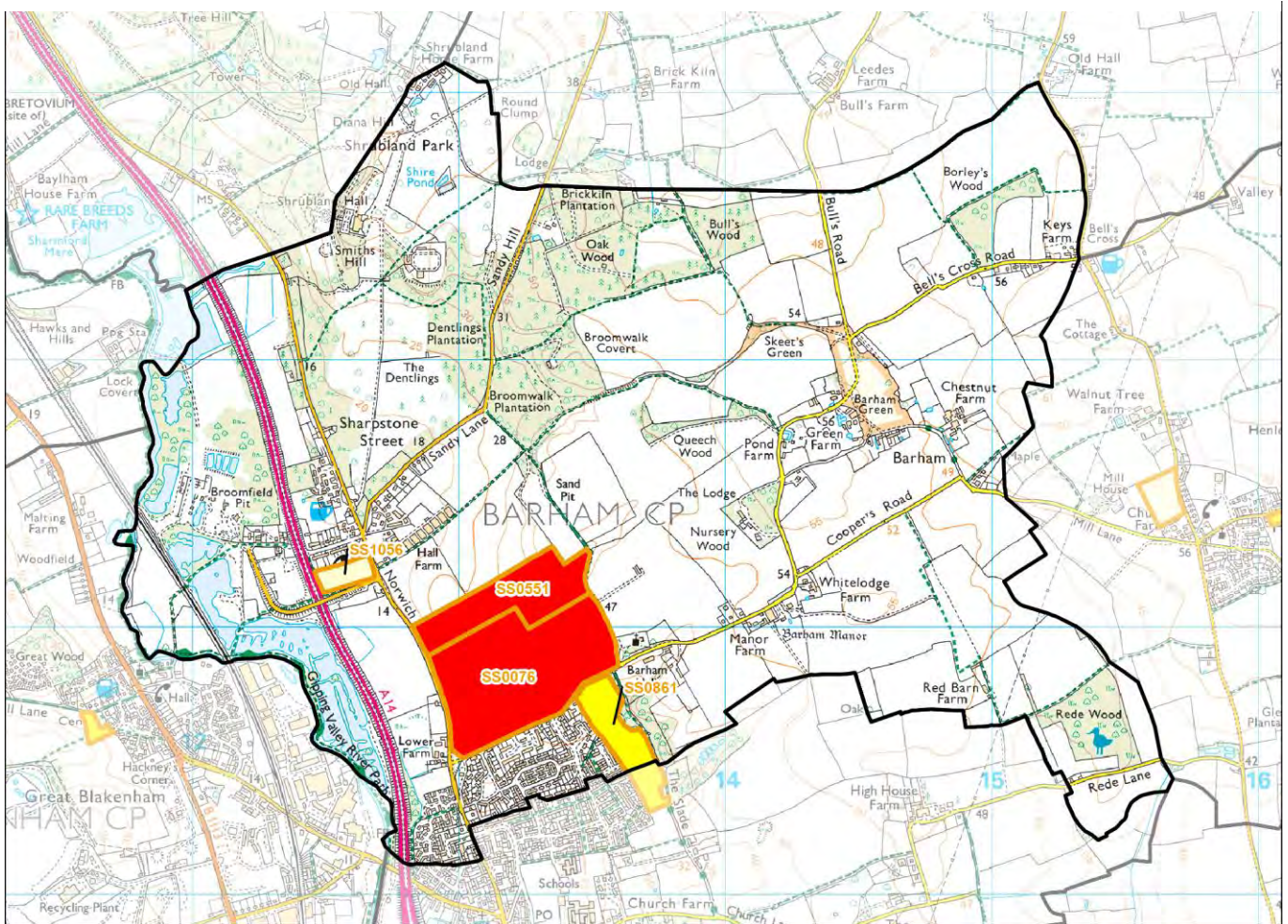
Overall Landscape Sensitivity - Residential development

Low

SS1056 has planning permission. The site has low landscape sensitivity to residential development. Development would be in keeping with the existing form of adjacent settlement and would be contained from the wider landscape by surrounding roads. The site does not contain any designated natural or cultural heritage features.

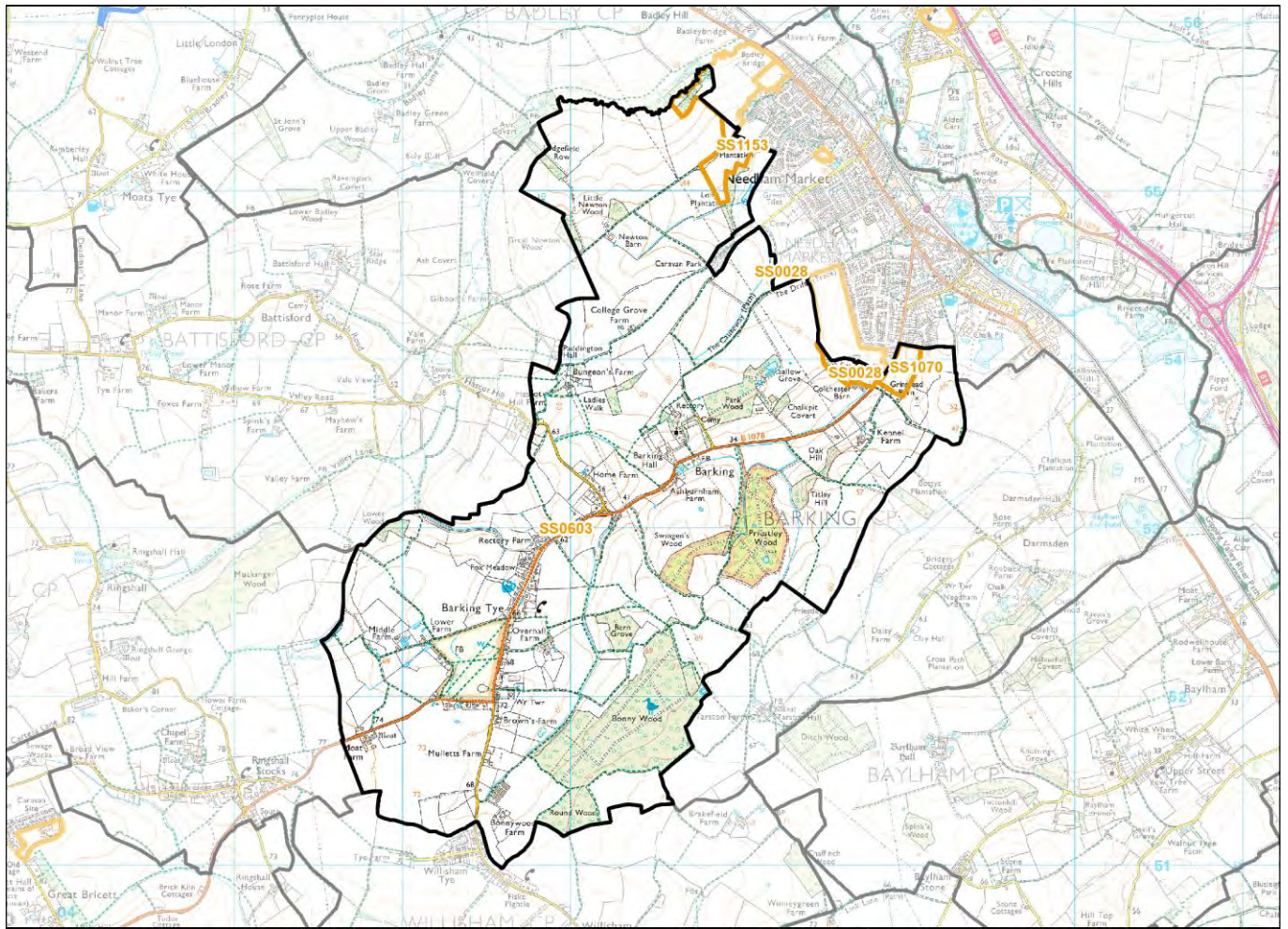
Barham

Ratings Summary



- Employment
- Residential
- High
- Moderate-high
- Moderate
- Moderate-low
- Low

Barking



 Employment  Residential

Site Name: Land north of Barking Road and west of Hascot Hill, Barking

Main SS ID: SS0603

LA/LS ID: SS0603 - LS01

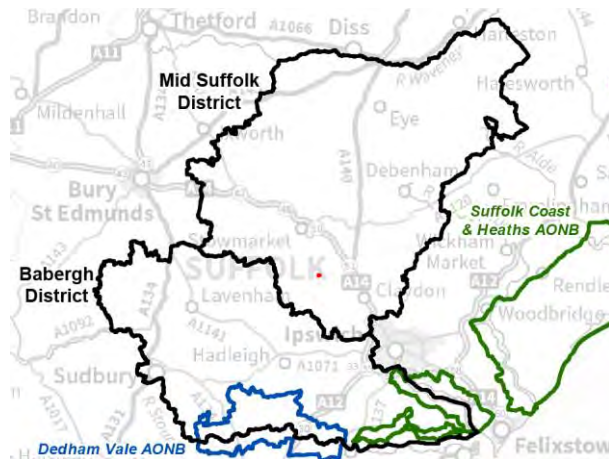
Type: SS0603 - Residential

Parish: Barking

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low The site comprises part of an arable field, located on slightly sloping land around 60m AOD. The site is elevated above the adjacent B1078. Several trees are located on the boundary of the site.

Settlement form and edge

Moderate-low The site is located adjacent to existing development in Barking Tye. The current settlement has a linear form and development on the site would not represent a step change from the existing settlement form. There are no distinct edge features which contain the settlement from the wider landscape.

Settlement setting

Moderate-low The site contributes to the undeveloped setting of the existing settlement, although due to the small size of the area, this effect is localised. The site does not make a significant contribution to the sense of separation between settlements.

Views

Moderate A public right of way follows the western boundary of the site, enabling views across the site. There are long views across the site to the countryside to the north-east and north-west. There are views into the site from the B1078 and existing properties along the road.

Perceptual qualities

Moderate-low The site is undeveloped and in agricultural use which contributes to a rural character. However, it is also associated with existing development and traffic from the B1078 which create human influences in the landscape.

Cultural and historical associations

Moderate The HLC indicates that fields in this area are pre-18th century enclosure. Two Grade II listed buildings (Timberleys and Walnut Tree Cottage) are located to the south of the site, on the opposite side of the B1078.

Overall Landscape Sensitivity - Residential development

Moderate-low The site has low-moderate landscape sensitivity to residential development. Sensitive features include the undeveloped character, long views across the site to the wider countryside, elevation above the B1078 and the setting provided to nearby listed buildings.

Site Name: Land east of Barking Road,
Needham Market

Main SS ID: SS1070

LA/LS ID:

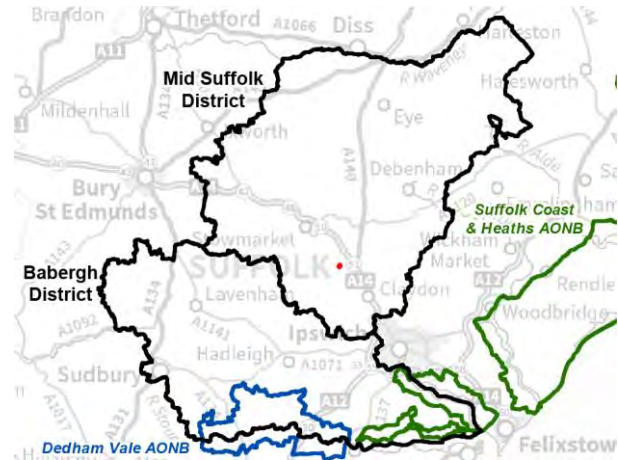
Type: SS1070 - Residential

Parish: Barking

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

A gently sloping arable field, ranging in elevation from 25m AOD in the west to 35m AOD in the east, elevated above Barking Road. The site is bound by dense hedgerows containing frequent mature trees to the east, while there are gaps in the western hedgerow.

Settlement form and edge

Moderate

Development of the site would be slightly at odds with the existing settlement pattern, extending the settlement to the south-west along the B1078. The development of the site is likely to be perceived as an intrusion into the undeveloped countryside.

Settlement setting

Moderate

The undeveloped site contributes to the undeveloped setting of existing development in the south of Needham Market. The development of the site would cause a loss in the sense of separation between Needham Market and Grinstead Barn to the south, although not between settlements.

Views

Moderate

Views into the site are available from parts of the B1078, where hedgerow boundaries allow. Some properties on the southern settlement edge of Needham Market and Grinstead Barn also overlook the site. There are no public rights of way crossing the site. There are views from the site of the slopes to the west (SS0028) and the settlement edge of Needham Market to the west.

Perceptual qualities

Moderate-low

A rural, agricultural site with mature hedgerow boundaries, impacted by traffic noise from the B1078 and light pollution from Needham Market, reducing tranquillity.

Cultural and historical associations

Moderate-low

The site does not contain or provide setting to any known features of cultural heritage significance. The field pattern of the site is dated by the HLC to be of pre-18th century origin.

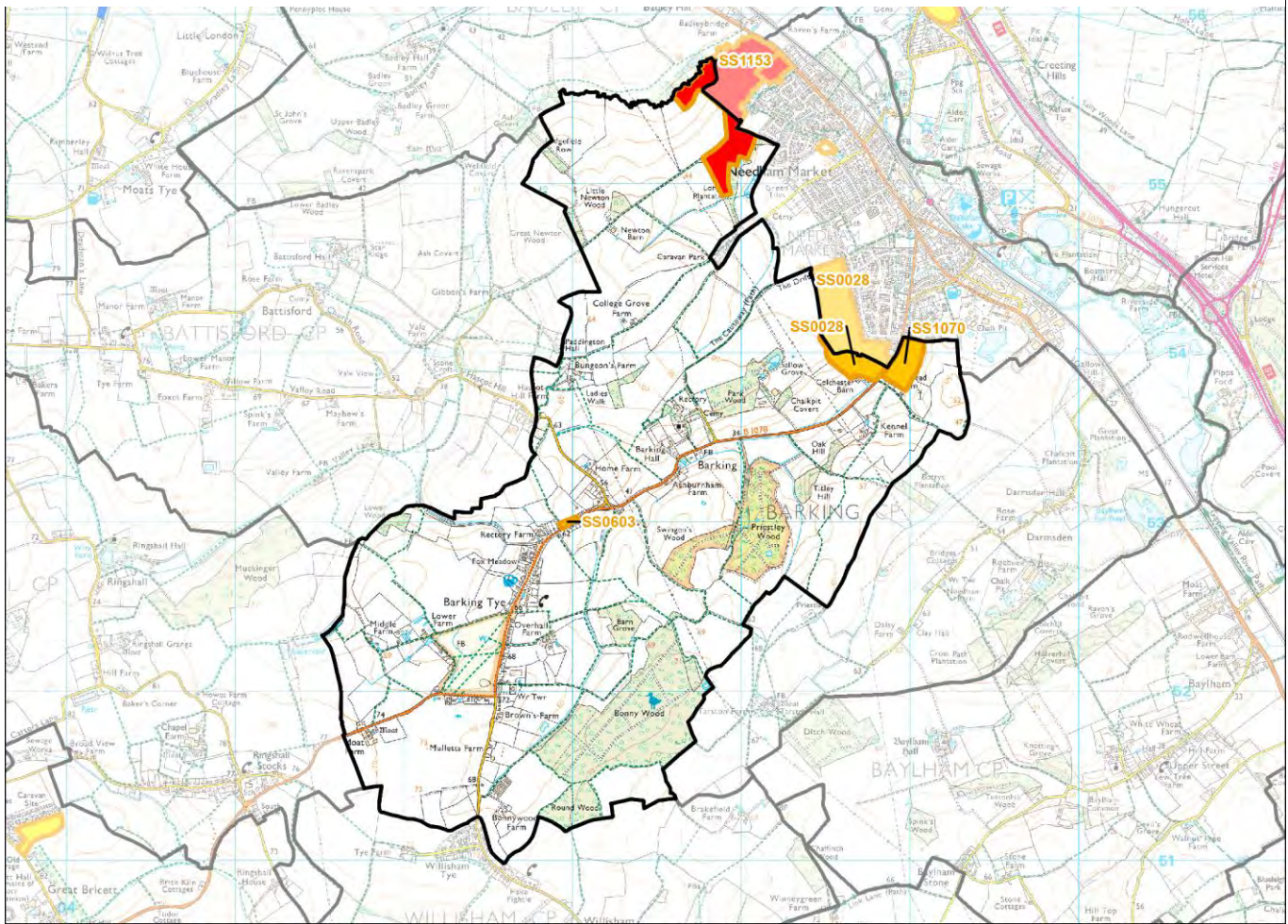
Overall Landscape Sensitivity - Residential development

Moderate

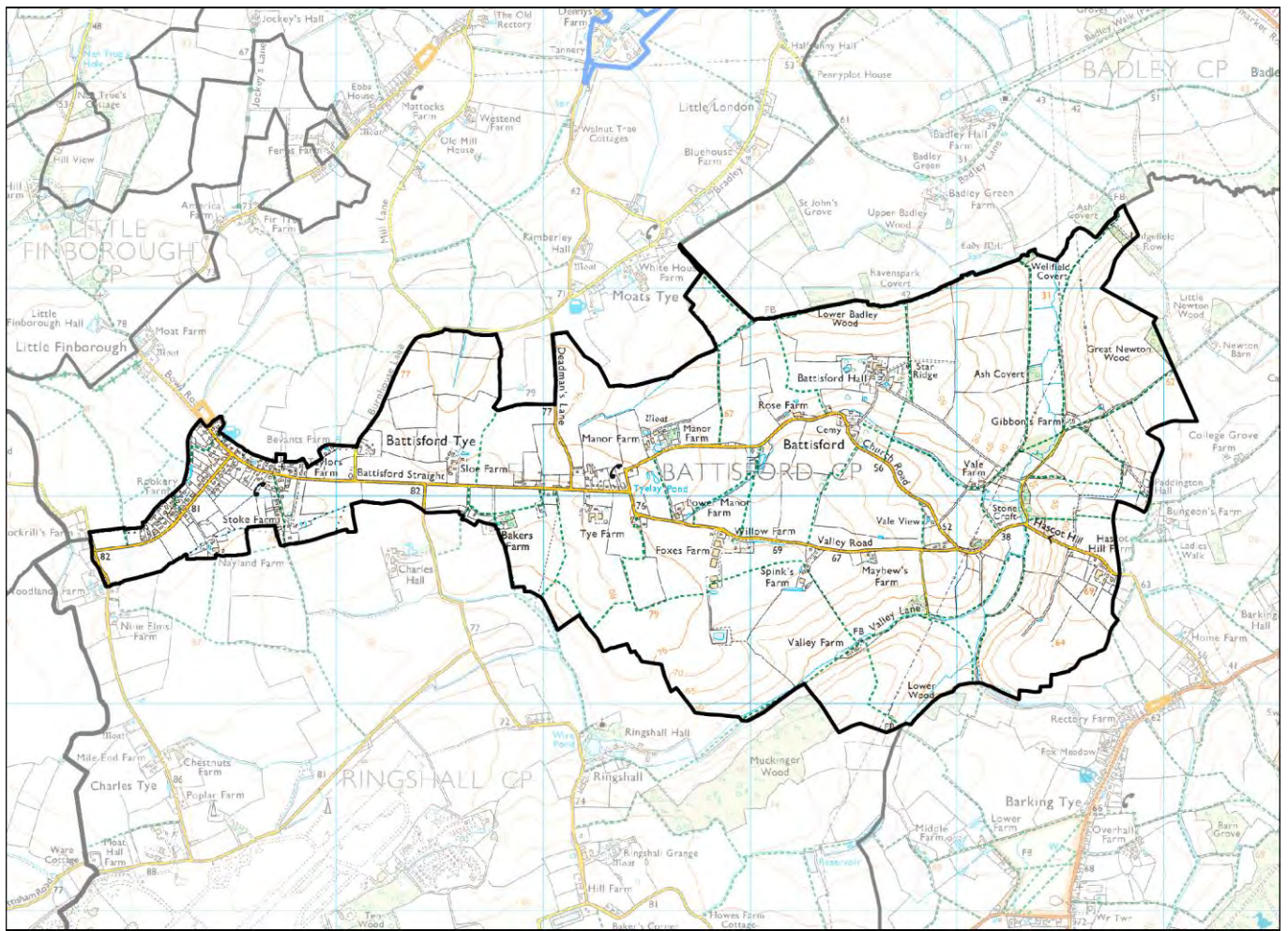
The site has an overall moderate landscape sensitivity, as it has a sloping landform, is raised above Barking Road and provides a rural setting to Needham Market. Factors which decrease sensitivity include the lack of semi-natural or heritage features and the impact of traffic along Barking Road B1078. If this site were to be developed in combination with SS0028 the cumulative landscape sensitivities and impact of development on Needham Market would need to be considered.

Barking

Ratings Summary



Battisford



 Employment  Residential

Site Name: Land east of Bowl Road and north-west of Cobbold Close, Battisford

Main SS ID: SS0612

LA/LS ID: SS0612 - LS01

Type: SS0612 - Residential

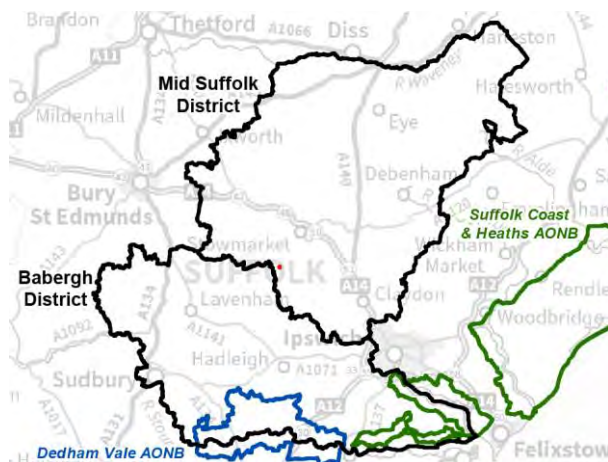
Parish: Battisford

District: Mid Suffolk

SS0612 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

The site is located on relatively flat land around 75m AOD, bound by hedgerows and mature trees. The site has already been developed.

Settlement form and edge

Low

The site is located to the west of existing development in Battisford Tye. The current settlement has a dispersed, linear form and development on the site would be in keeping with the existing settlement form. The boundaries of the site are well vegetated which could provide screening to any development.

Settlement setting

Low

The site contributes to the undeveloped setting of the existing settlement, although due to the small size of the field and dense boundary vegetation this effect is localised. The site does not make a significant contribution to the sense of separation between settlements.

Views

Low

Views in and out of the site are limited by the dense boundary vegetation. There are no public rights of way crossing the site.

Perceptual qualities

Moderate-low

The presence of numerous trees on the edges of the site creates a semi-natural, enclosed character. Despite the proximity of development, the site is characterised by high levels of tranquillity and dark night skies.

Cultural and historical associations

Moderate-low

The HLC indicates that fields in this area are pre-18th century enclosure. There are no nearby designated heritage assets.

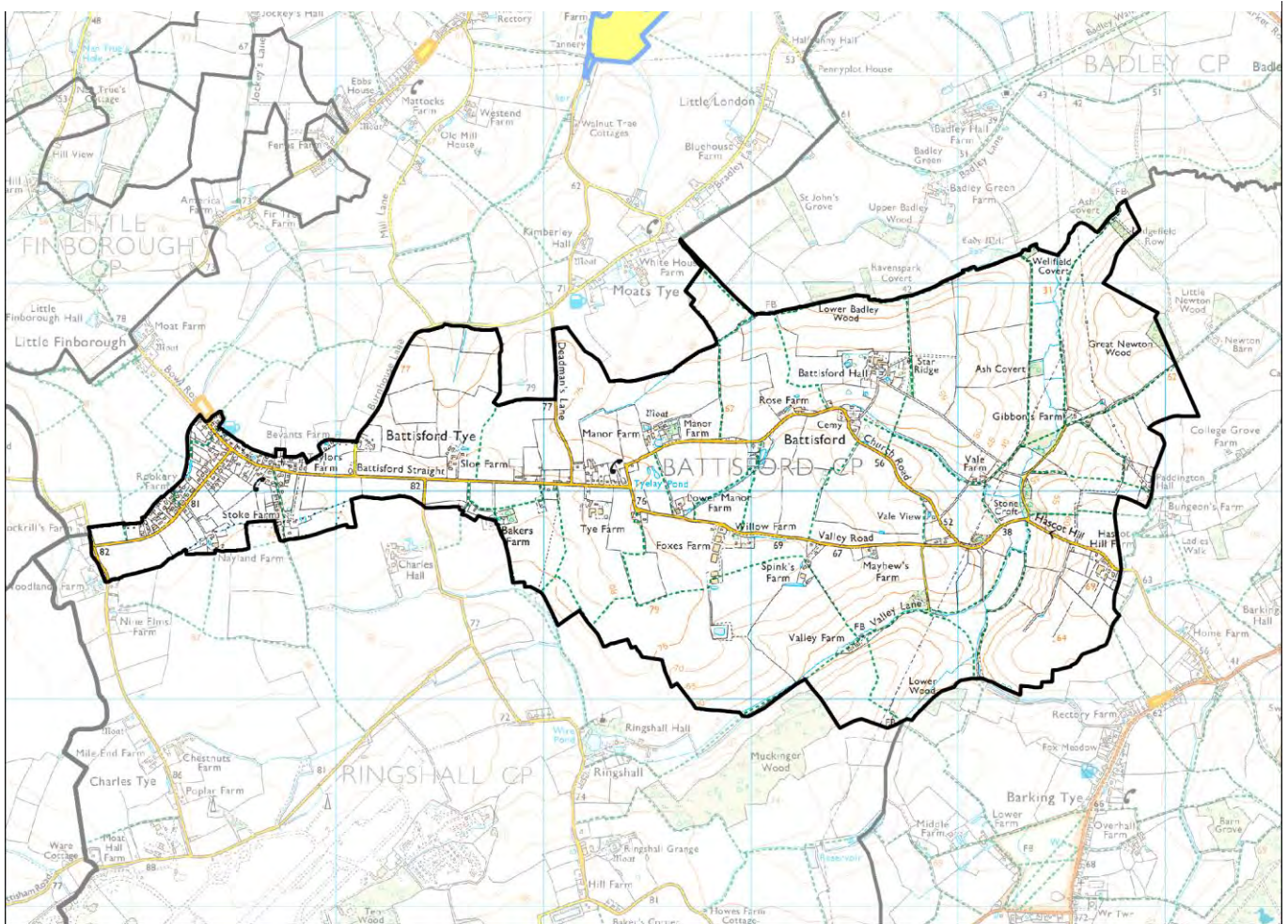
Overall Landscape Sensitivity - Residential development

Low

SS0612 has planning permission. The site has low landscape sensitivity to residential development. Development would relate well to the existing settlement pattern at Battisford Tye and the existing boundary vegetation could be used to screen any development within the wider landscape. The site has already been developed.

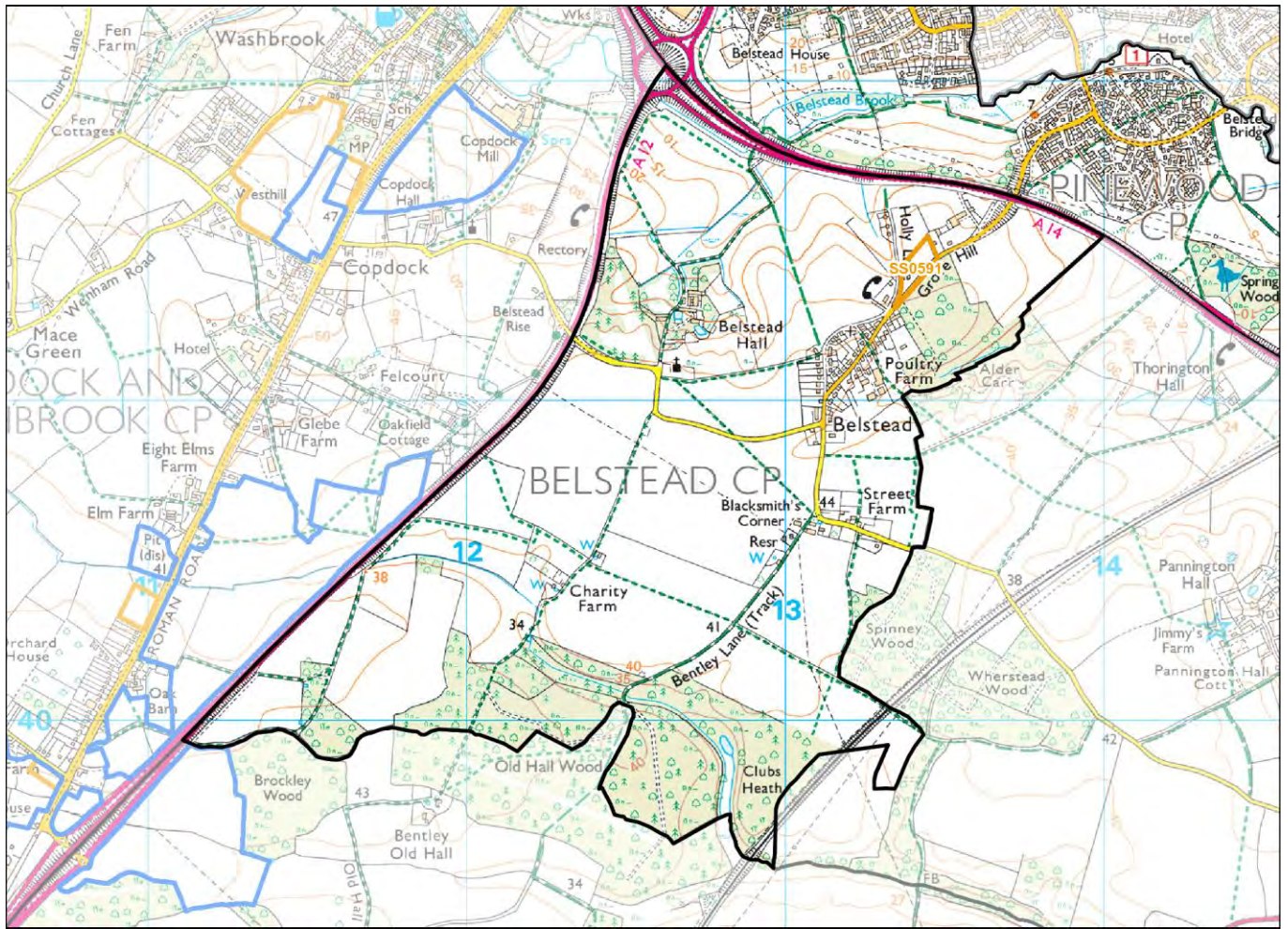
Battisford

Ratings Summary



Employment Residential
High Moderate-high Moderate Moderate-low Low

Belstead



 Employment  Residential

Site Name: 6 Acre Field,
Belstead

Main SS ID: SS0591

LA/LS ID: SS0591 - LA005

Type: SS0591 - Residential

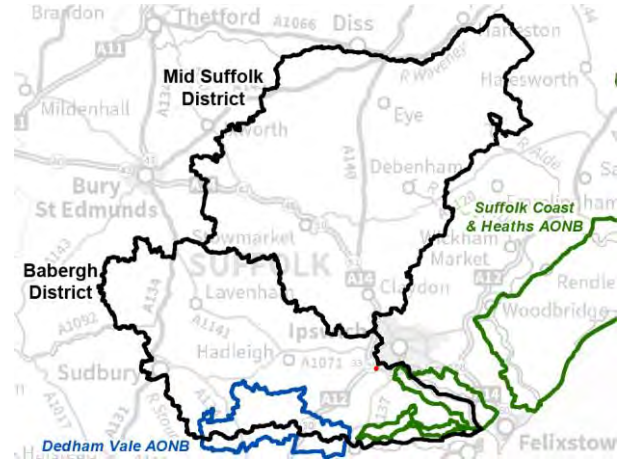
Parish: Belstead

District: Babergh

SS0591 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

A small parcel of unmanaged land at around 30m AOD, associated with the wider valley of Belstead Brook (located to the north). There are several hedgerow trees located along Grove Hill, although there is no hedgerow. An area of priority habitat deciduous woodland is located to the south of the site.

Settlement form and edge

Moderate

The existing original settlement at Belstead is contained by Chapel Road and mature vegetation. Development of this site is likely to be perceived as a continuation of linear development along Grove Hill, along with the built out Moyes Place to the east of the site, extending the existing nucleated form of Belstead.

Settlement setting

Moderate

The site makes a small contribution to the rural setting of existing development in Belstead. Development of the site would result in a narrowing of the gap between Belstead and the suburbs of Ipswich, although it would not cross the distinct barrier feature of the A14 dual carriageway.

Views

Moderate

There are long views across the site from Grove Hill and Holly Lane to the north and east. Views to the north are terminated by woodland screening the A14 dual carriageway. There are views into the site from properties along Grove Hill.

Perceptual qualities

Moderate-low

The open views of agricultural land beyond contribute to the rural character of the site. Traffic from the A14 dual carriageway impacts on the rural character and tranquillity of the site, and there are views north-west towards the superstores at the A14/A12 interchange.

Cultural and historical associations

Moderate

The HLC indicates that the fields are pre-18th century enclosure. There are two Grade II listed buildings, 4 and 5 Holly Lane, located approximately 140m to the north of the site, and the site provides an undeveloped setting to these heritage assets.

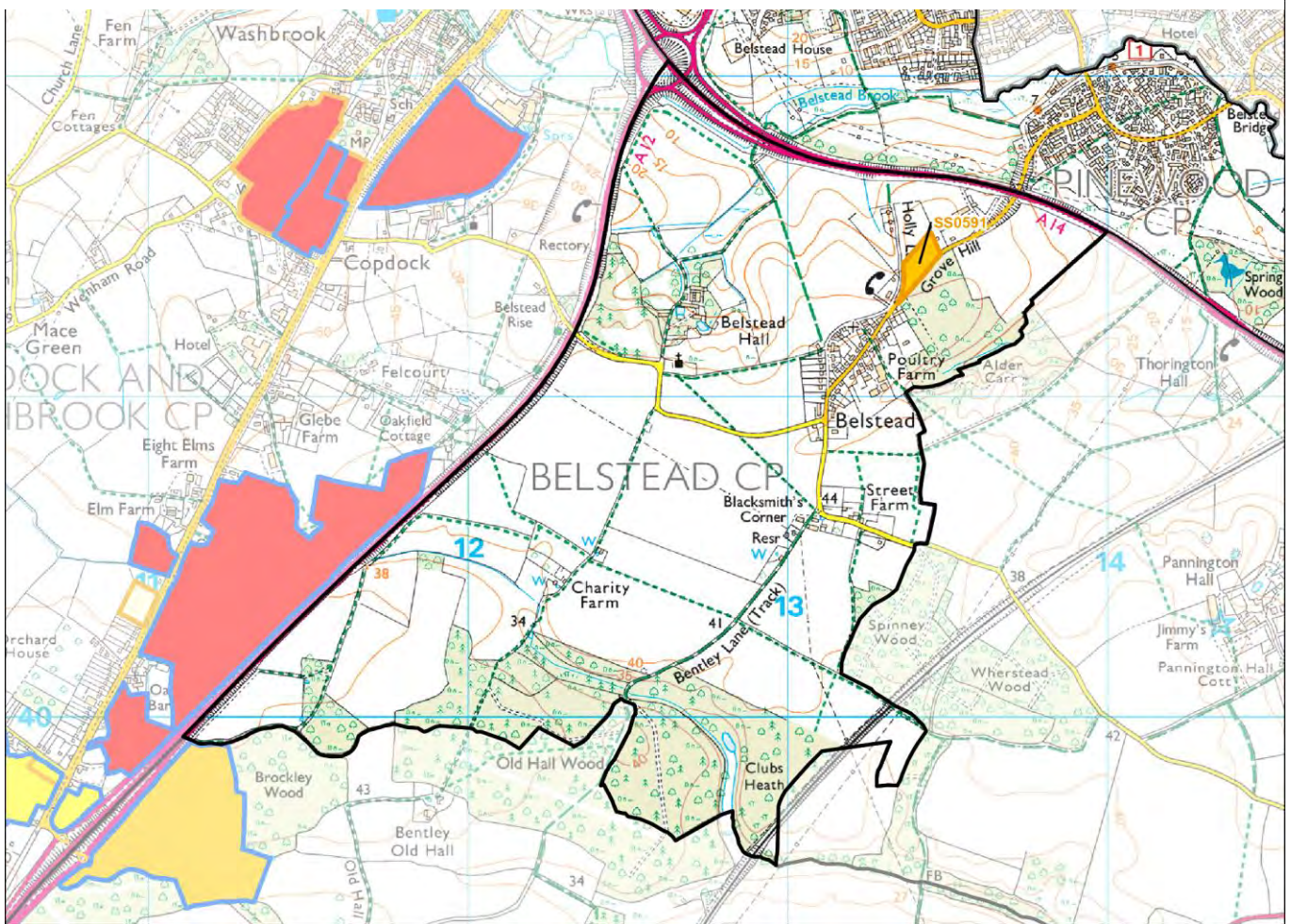
Overall Landscape Sensitivity - Residential development

Moderate

SS0591 has planning permission. The site has overall moderate landscape sensitivity due to the small-scale nucleated pattern of the existing settlement, long views and the undeveloped setting that it provides to Belstead and nearby listed buildings. Features reducing sensitivity include noise from the nearby A14 dual carriageway, views to the superstores to the north-west and the new development at Moyes Place.

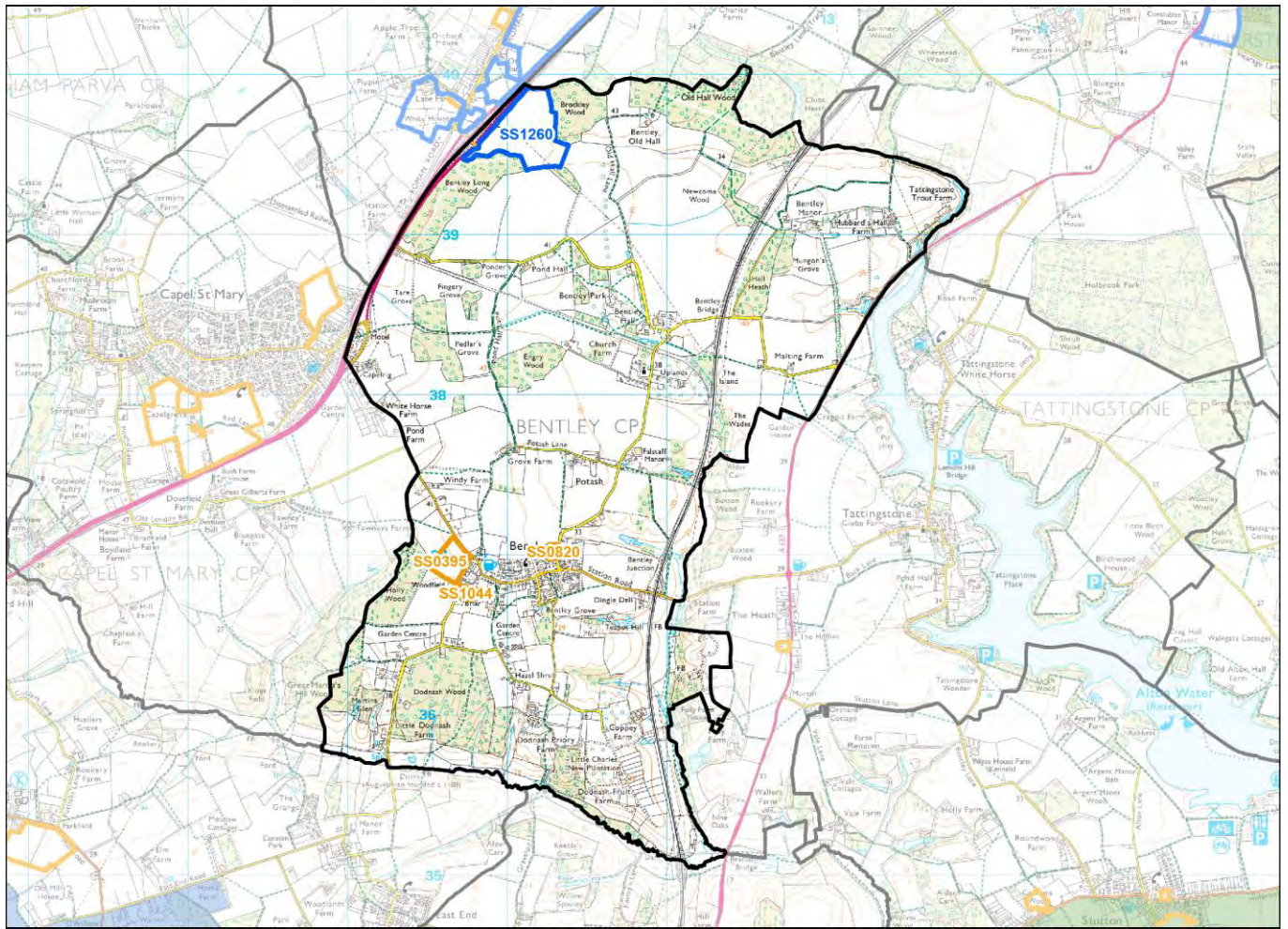
Belstead





Ratings Summary



- Employment
- Residential
- High
- Moderate-high
- Moderate
- Moderate-low
- Low

Bentley



 Employment  Residential  Dedham Vale AONB  Suffolk Coast & Heaths AONB

Site Name: Land south of Station Road and west of Bergholt Road, Bentley

Main SS ID: SS0395

LA/LS ID:

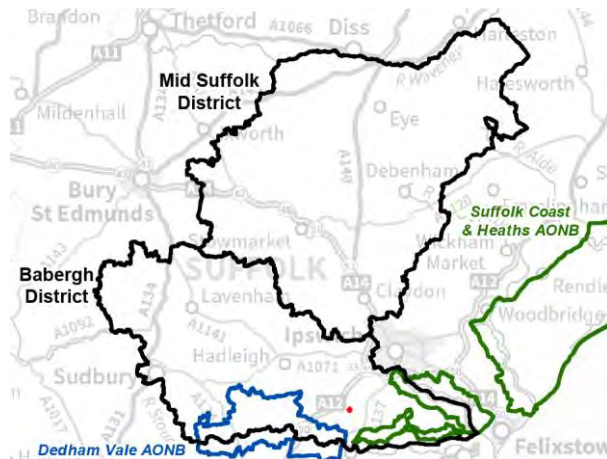
Type: SS0395 - Residential

Parish: Bentley

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate-low

A relatively flat parcel of land which forms part of a larger arable field, at approximately 40m AOD. Thick hedgerows with mature trees enclose the field. Great Martin's Hill Wood is a coniferous plantation adjacent to the south-west of the site which is designated a County Wildlife Site.

Settlement form and edge

Moderate

The site is located on the western edge of Bentley. The existing settlement has a linear form, arranged along Station Road and development of the site would not represent a step-change in settlement form. However, development may be perceived as encroachment into the countryside as there is no boundary feature to contain the development.

Settlement setting

Moderate-low

The site forms part of the undeveloped, rural setting to the west of the settlement. The site does not make a significant contribution to the sense of separation between Bentley and Capel St Mary (located to the north-west).

Views

Moderate-low

Views into the site from surrounding roads are limited by the mature boundary vegetation, however gaps in the hedgerow allow infrequent views into the site. Mature woodland within Great Martin's Hill Wood forms a backdrop to views.

Perceptual qualities

Moderate

The site has an undeveloped, agricultural character, with relatively high levels of tranquillity despite the proximity of the site to existing development.

Cultural and historical associations

Moderate-low

The HLC indicates that the field is post-18th century enclosure. The site does not contain or contribute to the setting of any nearby heritage features.

Overall Landscape Sensitivity - Residential development

Moderate-low

The site is assessed as having low-moderate landscape sensitivity as it is not prominent within the landscape and would not be significantly at odds with the existing settlement pattern. Sensitive features include the adjacent County Wildlife Site, the undeveloped setting the site provides to the west of Bentley and the rural and tranquil character.

If this site were to be developed in combination with one of more sites around Bentley the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land west of Church Lane, Bentley

Main SS ID: SS0820

LA/LS ID: SS0820 - LS01

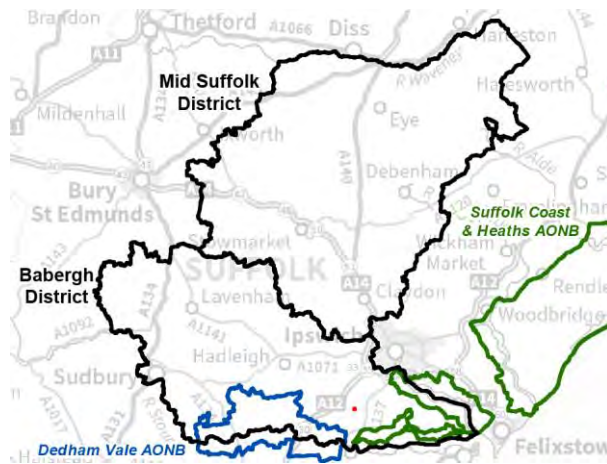
Type: SS0820 - Residential

Parish: Bentley

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate-low The site comprises a small part of a much larger arable field, at an elevation of approximately 35m AOD. Mature hedgerows with trees form the southern and eastern boundaries of the site.

Settlement form and edge

Moderate-low The site is located to the north and west of existing settlement in Bentley. Development of the site would not represent a significant change in the form of the settlement. The existing settlement edges are contained by mature vegetation along property boundaries and roads.

Settlement setting

Moderate-low The site contributes to the rural setting of several existing dwellings. However due to the small size of the site, development of the site would not result in a significant change to the setting of the existing settlement.

Views

Moderate-low Views into the site from the south and east are limited by surrounding vegetation. There are open views into the site from other directions, including from a public right of way located 100m to the north of the site. The site is not visually prominent within the wider landscape.

Perceptual qualities

Moderate-low Despite the proximity of existing development, the site retains much of its rural character, with agricultural land uses and mature hedgerows and trees. The site has localised tranquillity.

Cultural and historical associations

Moderate-low The HLC indicates that the field is post-18th century enclosure. The site does not contain or contribute to the setting of any nearby heritage features.

Overall Landscape Sensitivity - Residential development

Moderate-low The site is assessed as having low-moderate landscape sensitivity, due to the typical land cover, limited visibility of the site and lack of heritage features. Development of the site would not be at odds with the existing settlement pattern and would not cause a significant change to the rural setting of Bentley. If this site were to be developed in combination with one or more sites around Bentley the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land east of Bergholt Road, Bentley

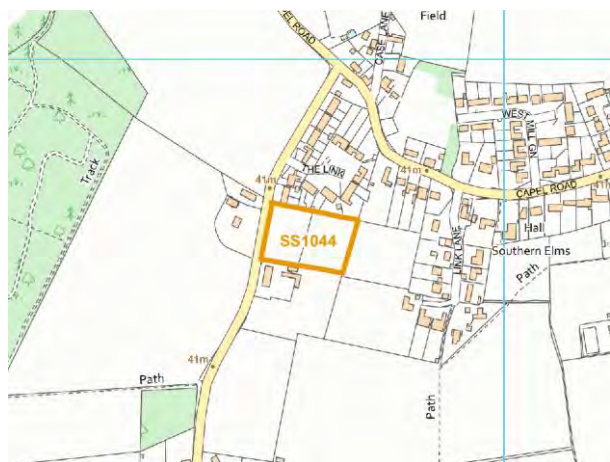
Main SS ID: SS1044

LA/LS ID:

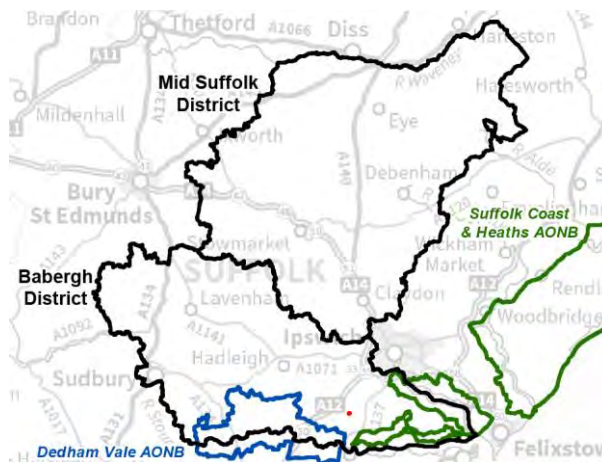
Type: SS1044 - Residential

Parish: Bentley

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises two small paddocks which are bound by a mixture of tall mature hedgerows and wooden fences. The land is flat and located at an elevation of approximately 40m AOD.

Settlement form and edge

Moderate-low

The site is located on the south-western edge of Bentley. The existing settlement has a linear form, arranged along Station Road and development of the site would not represent a step-change in settlement form. The site is contained from the wider countryside by Bergholt Road to the west and is more likely to be perceived as in-fill development.

Settlement setting

Moderate-low

The site contributes to the undeveloped setting of several properties on the edge of Bentley but does not make a significant contribution to the setting of the settlement as a whole. It does not contribute to the sense of separation between settlements.

Views

Low

Views into and out of the site are limited by the mature vegetation. The site is not visible from any nearby public rights of way, nor is it visually prominent within the wider landscape.

Perceptual qualities

Moderate-low

Despite the proximity of existing development, the site retains much of its rural character, with agricultural land uses and mature hedgerows and trees. The site has localised levels of tranquillity.

Cultural and historical associations

Low

The HLC identifies the site as part of the existing built-up area of Bentley. The site does not contain or contribute to the setting of any nearby heritage features.

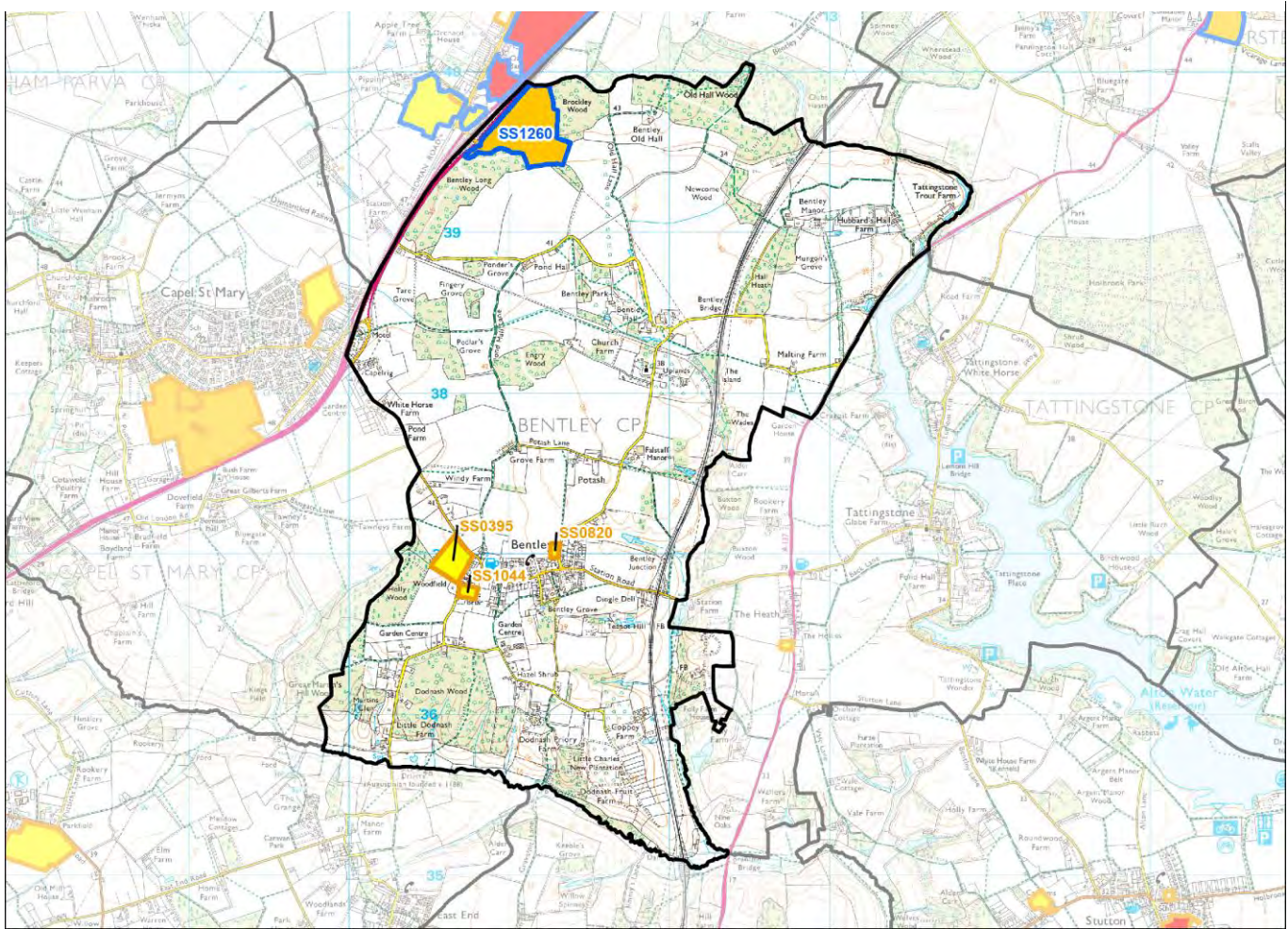
Overall Landscape Sensitivity - Residential development

Moderate-low

The site is assessed as having low-moderate landscape sensitivity, due to the typical land cover, limited visibility of the site and lack of heritage features. Development of the site would not be at odds with the existing settlement pattern and would not cause a significant change to the rural setting of Bentley. If this site were to be developed in combination with one of more sites around Bentley the cumulative landscape sensitivities and impact of development would need to be considered.

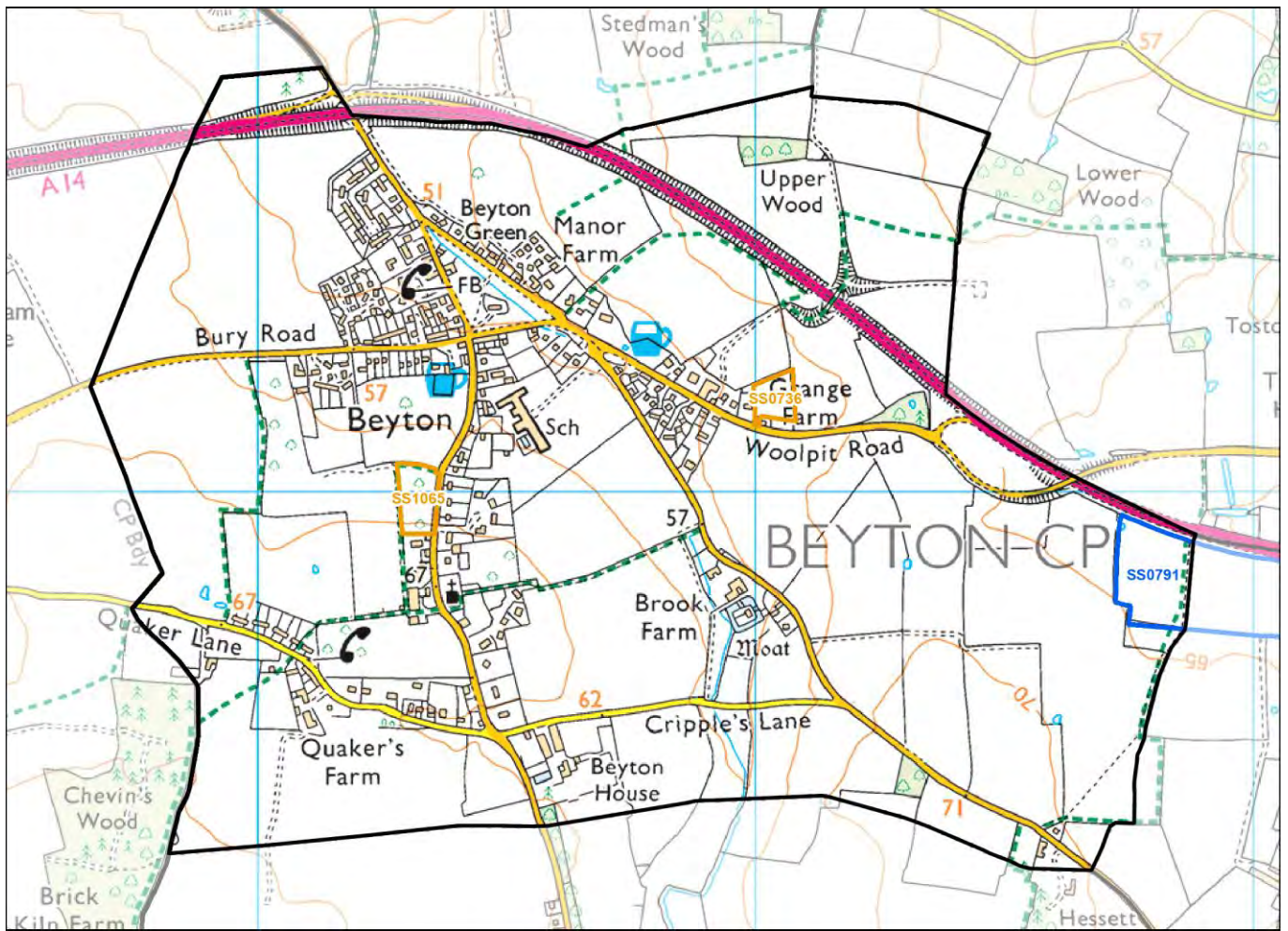
Bentley

Ratings Summary



- Employment
- Residential
- High
- Moderate-high
- Moderate
- Moderate-low
- Low

Beyton



Employment Residential

Site Name: Land north of Tostock Road,
Beyton

Main SS ID: SS0736

LA/LS ID: SS0736 - LS01

Type: SS0736 - Residential

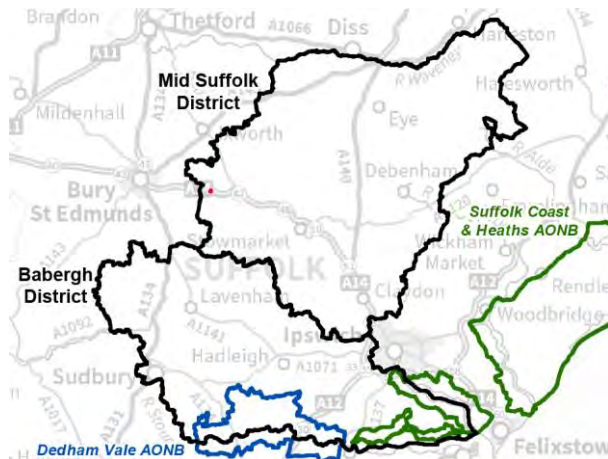
Parish: Beyton

District: Mid Suffolk

SS0736 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low The site comprises a small grassland field, located on flat land at approximately 60m AOD. Field boundaries comprise a mixture of thick mature hedgerows with trees and fencing.

Settlement form and edge

Moderate-low The site is located to the east of existing development in Beyton. The current settlement has a dispersed, linear form and development on the site would not represent a step change from the existing settlement form. The boundaries of the site are well vegetated and could provide screening to any development.

Settlement setting

Moderate-low The site contributes to the undeveloped setting of the existing settlement, although due to the small size of the field, this effect is localised. The site does not make a significant contribution to the sense of separation between settlements.

Views

Moderate-low Views in and out of the site are limited by the dense boundary vegetation. There are no public rights of way crossing the site. The site is overlooked from existing properties to the west and south of the site.

Perceptual qualities

Moderate-low The presence of numerous trees within the site boundary contributes to a semi-natural character. The A14 dual carriageway is located approximately 150m to the north-east of the site. Noise from the road detracts from tranquillity.

Cultural and historical associations

Moderate The HLC defines this area as a green edge of the built-up area. Beyton Conservation Area is located approximately 35m to the west of the site, although due to intervening properties, the site's contribution to the setting of the Conservation Area is limited.

Overall Landscape Sensitivity - Residential development

Moderate-low SS0736 has planning permission. The site has low-moderate landscape sensitivity to residential development. Development would relate well to the existing settlement character in Beyton and existing mature boundary vegetation could be used to screen development. Sensitive features include the undeveloped character of the site and the proximity to Beyton Conservation Area. If this site was developed in combination with one or more sites around Beyton, the cumulative impact of development on landscape sensitivity would need to be considered.

Site Name: Land west of Church Road,
Beyton

Main SS ID: SS1065

LA/LS ID: SS1065 - LS01

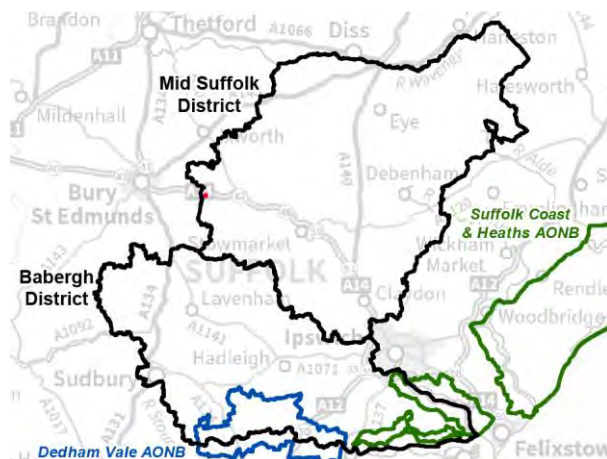
Type: SS1065 - Residential

Parish: Beyton

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low The site occupies part of a larger arable field, located on relatively flat land at approximately 65m AOD. The field is bound by hedgerows and trees.

Settlement form and edge

Moderate The site is located amongst existing development in Beyton. The current settlement has a dispersed, linear form and development on the site would not represent a step change from the existing settlement form. The open western boundary of the site would not be well contained within the landscape and screening planting may be required.

Settlement setting

Moderate The site contributes to the undeveloped setting of the existing settlement, although due to the small size of the area, this effect is localised. The site contributes to the sense of separation between the historically separate centres of Beyton and Beyton Green, although linear development along the eastern side of Church Road has diminished the sense of separation.

Views

Moderate A public right of way follows the northern and western boundaries of the site, enabling views across the site. Views out of the site are mostly limited by trees along the site boundaries. The western boundary of the site is more open, and there are views across the adjacent countryside.

Perceptual qualities

Moderate-low The presence of numerous trees creates a semi-natural character within the site. Despite the proximity of development, the site is characterised by high levels of tranquillity and dark night skies.

Cultural and historical associations

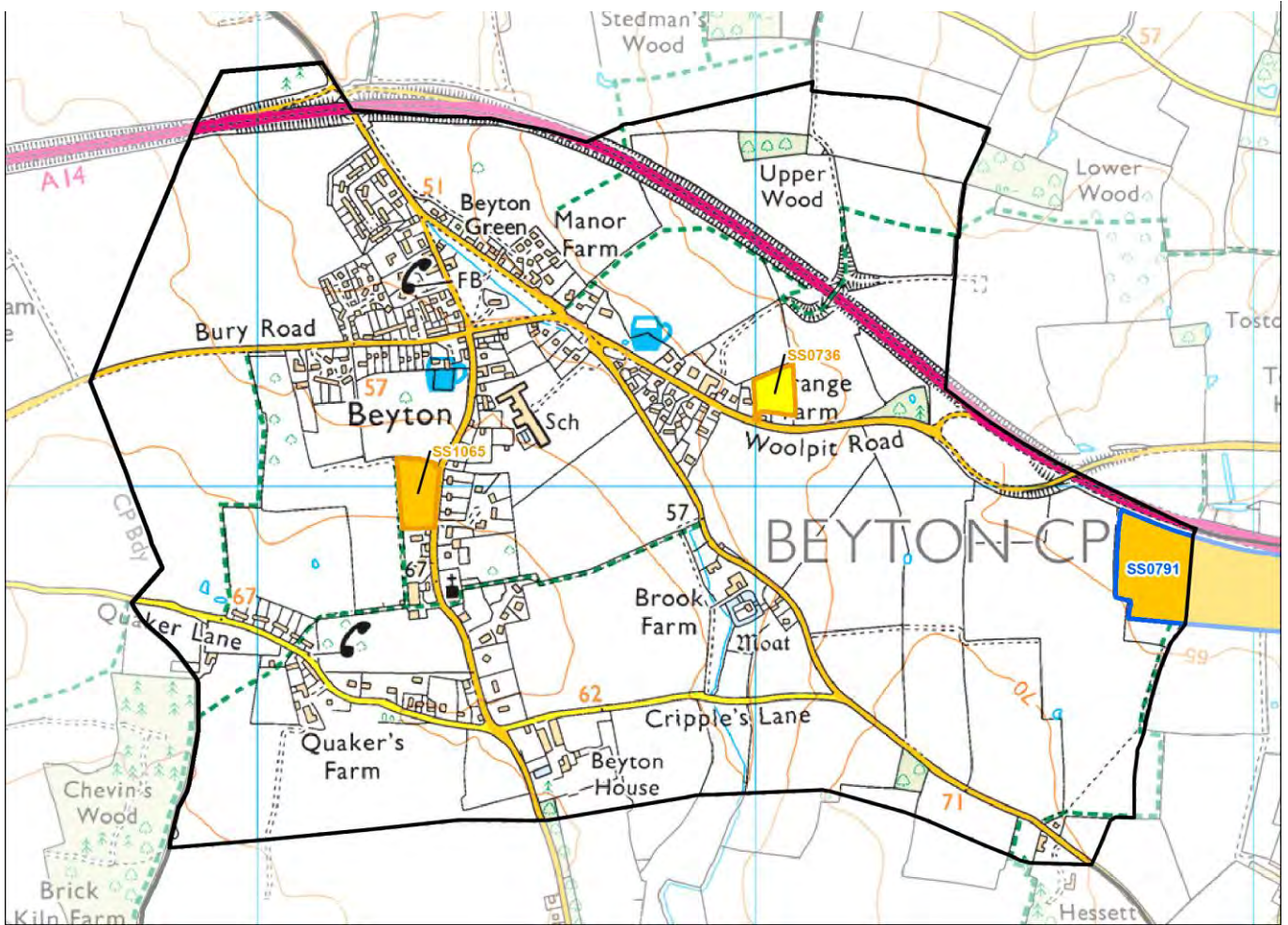
Moderate-high The HLC indicates that fields in this area are pre-18th century enclosure, although many field boundaries have been lost. The site is adjacent to the north of (and partially overlaps) Beyton Conservation Area and provides part of the undeveloped setting to this heritage designation.

Overall Landscape Sensitivity - Residential development

Moderate The site has moderate sensitivity to residential development. Although development would not be at odds with the existing settlement pattern, it may further diminish the sense of separation between the historic cores of Beyton and Beyton Green. Other sensitive features include the undeveloped character, long views across the adjacent countryside and location partially within Beyton Conservation Area.

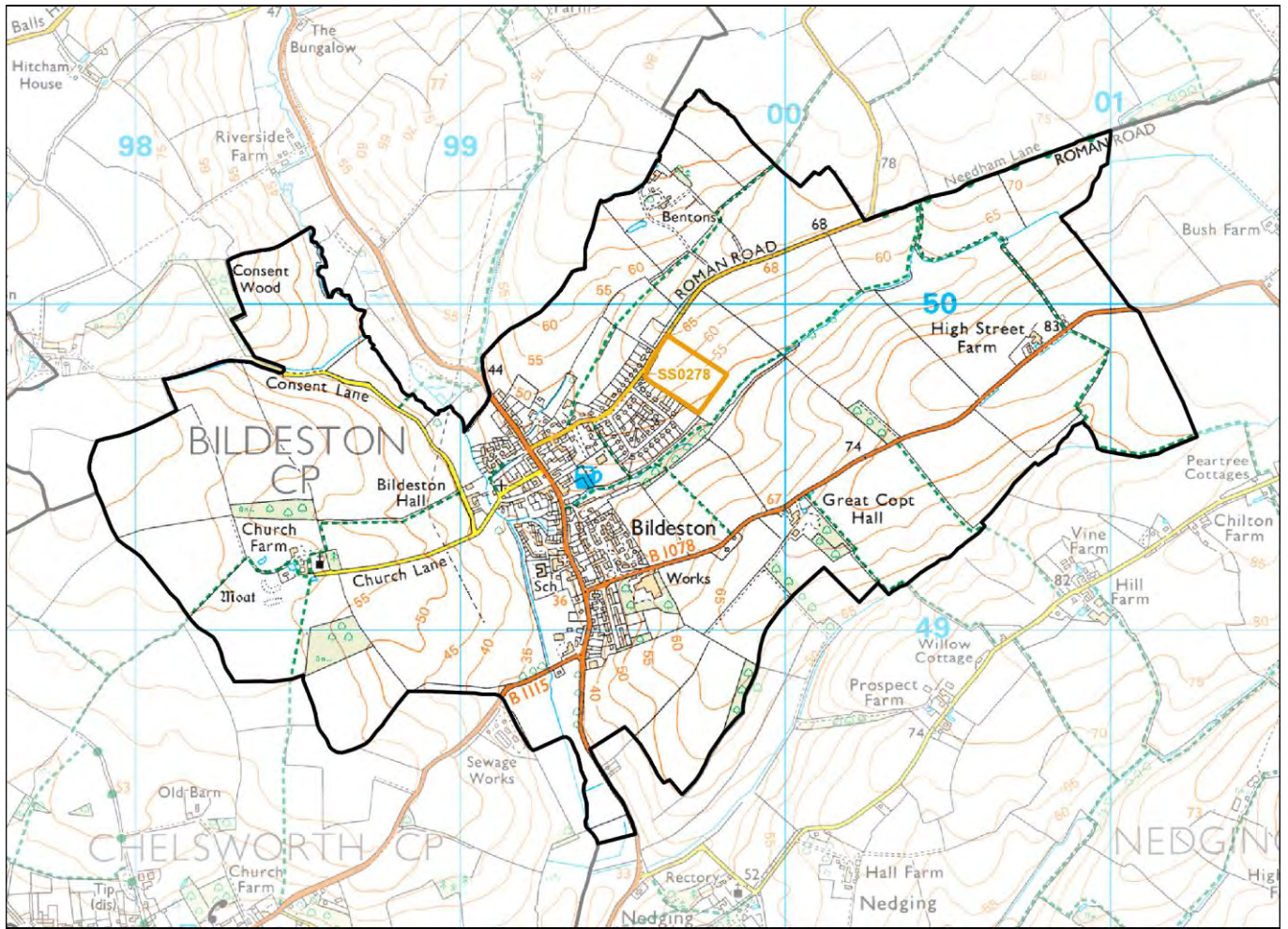
Beyton

Ratings Summary



- Employment
- Residential
- High
- Moderate-high
- Moderate
- Moderate-low
- Low

Bildeston



Employment Residential

Site Name: Land south of Wattisham Road,
Bildeston

Main SS ID: SS0278

LA/LS ID: SS0278 - LA048

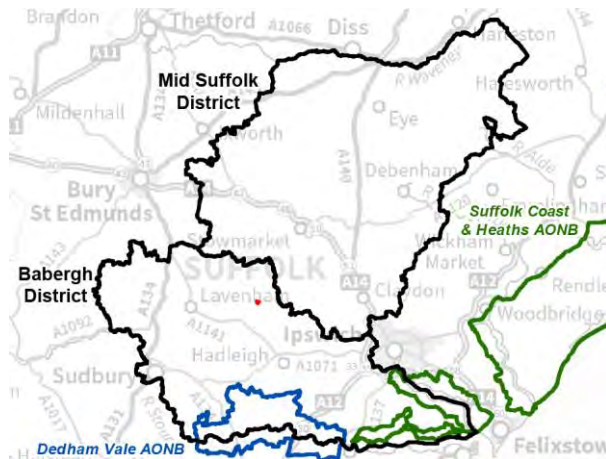
Type: SS0278 - Residential

Parish: Bildeston

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate

The site comprises part of a larger arable field located on sloping land associated with a small valley. Elevation ranges from 50m AOD in the east to 65m AOD in the west. Land rises towards Wattisham Road, located to the north-west of the site. The field is bound by thick hedgerows with mature trees.

Settlement form and edge

Moderate

The site is located to the east of existing development in Bildeston. The existing settlement has a geometric pattern and development of this site would not represent a step-change in settlement form, although it would slightly encroach into the countryside. There are no significant boundary features to contain the site from the wider landscape.

Settlement setting

Moderate-low

The site contributes to the undeveloped setting of the existing settlement, although due to the small size of the area, this effect is localised. The site does not contribute to the setting of the historic core of the settlement. The site does not make a significant contribution to the sense of separation between settlements.

Views

Moderate

There are views across the site to the countryside beyond from Wattisham Road, where there are gaps in boundary vegetation. There are also views over the site from the public footpath to the south-east and existing development to the west.

Perceptual qualities

Moderate

The site is undeveloped and used for agriculture which results in a rural character with localised tranquillity. Despite the proximity of development. The site is characterised by dark night skies.

Cultural and historical associations

Moderate-low

The HLC indicates that fields in this area are pre-18th century enclosure. The historic core of Bildeston is designated as a Conservation Area, but the site does not contribute to the setting of this part of the settlement.

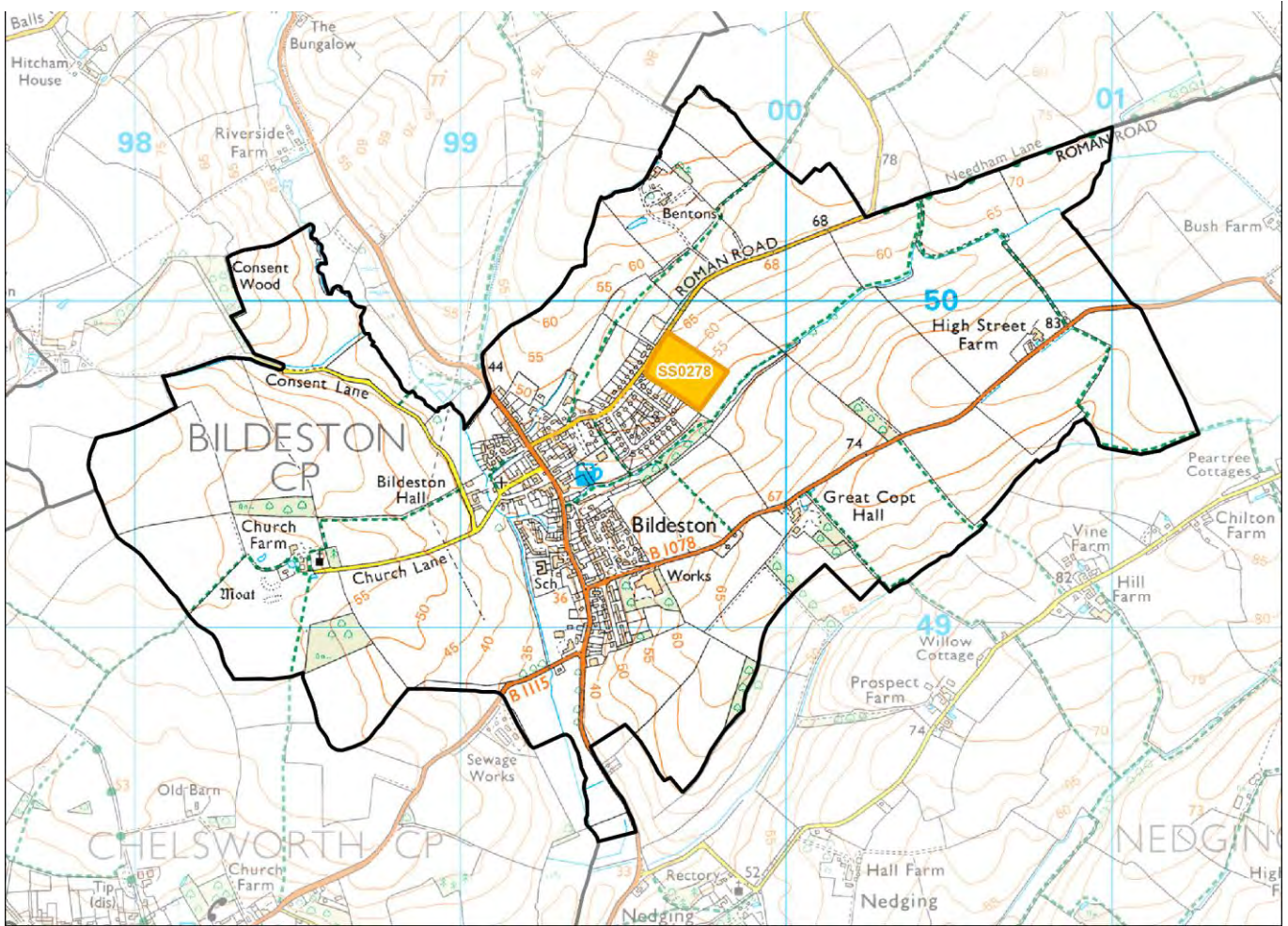
Overall Landscape Sensitivity - Residential development

Moderate

The site has overall moderate landscape sensitivity to residential development. Sensitive features include the sloping landform, views across the site to the wider countryside and rural character with relative levels of tranquillity.

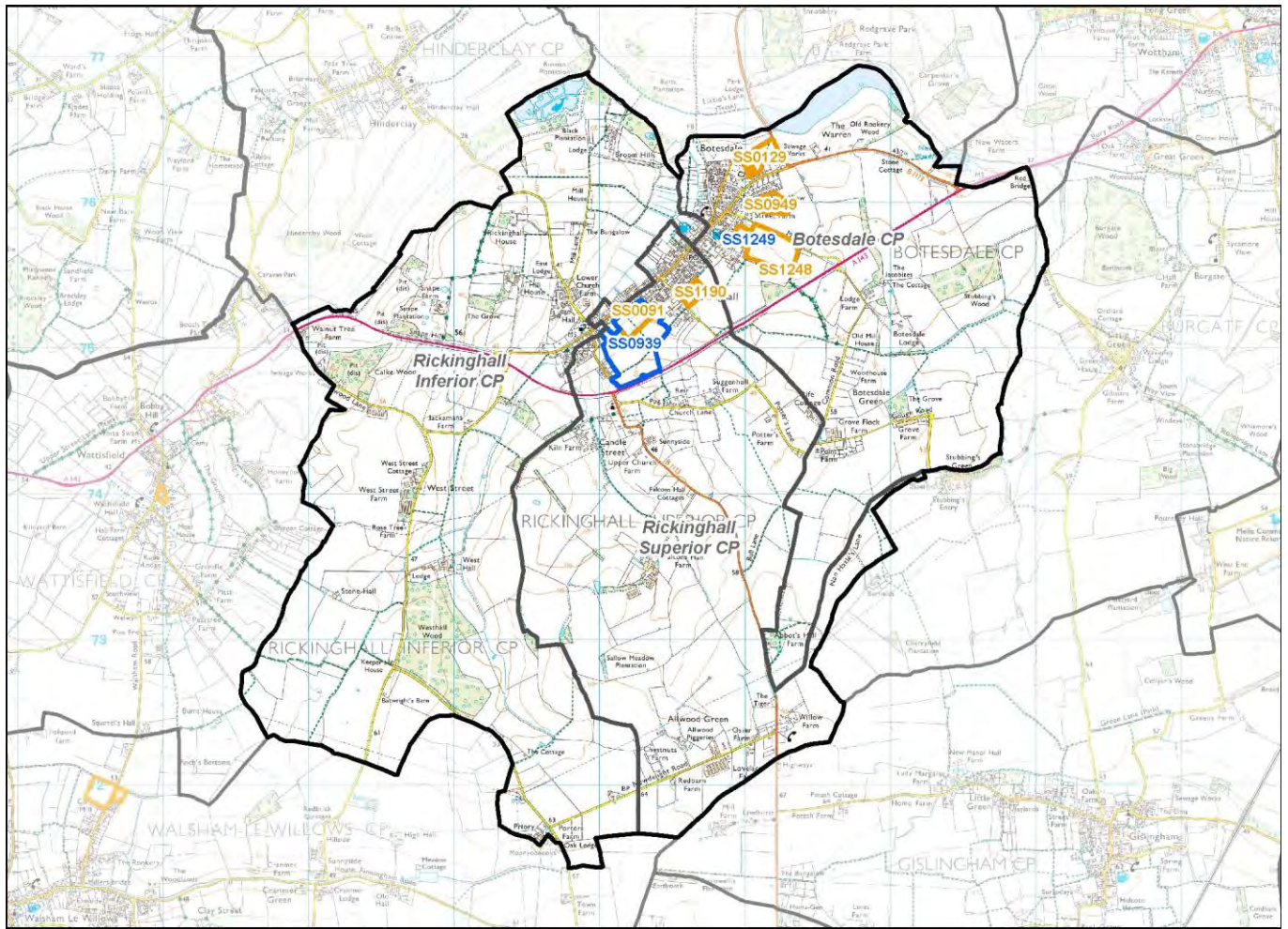
Bildeston

Ratings Summary



- Employment
- Residential
- High
- Moderate-high
- Moderate
- Moderate-low
- Low

Botesdale and Rickinghall



 Employment  Residential

Site Name: Botesdale and Rickinghall - SS0091, SS0939

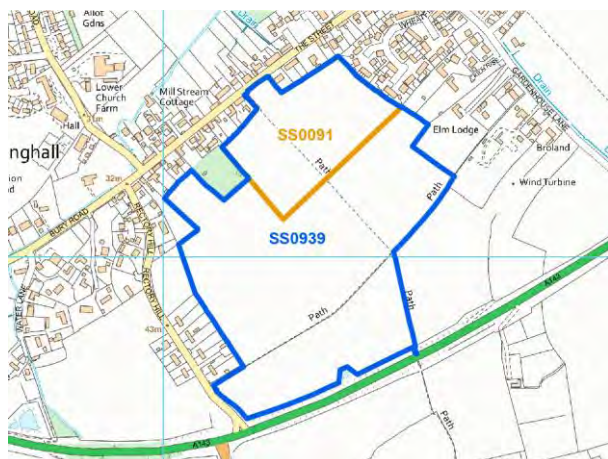
Main SS ID: SS0091

LA/LS ID: SS0091 - LA051

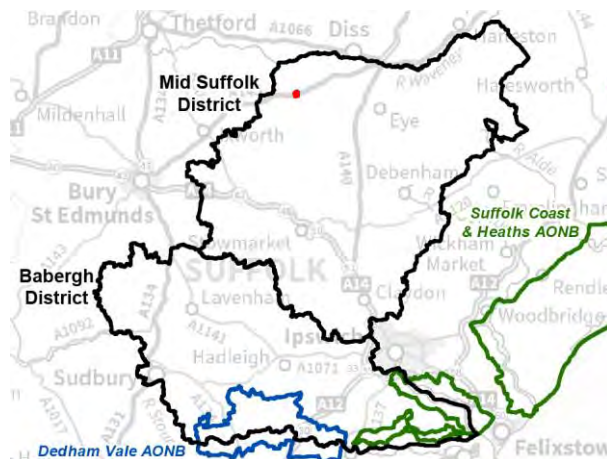
Type: SS0091 - Residential
SS0939 - Employment

Parish: Botesdale and Rickinghall

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

The sites comprise several medium to large sized arable fields, located on sloping land between 35m and 50m AOD. Fields are well enclosed by mature hedgerows with occasional mature trees. SS0091 comprises a small field adjacent to Rickinghall, while SS0939 encompasses a larger area which also overlaps with SS0091.

Settlement form and edge

Moderate-high

The sites are located to the south of existing development in Rickinghall/Botesdale. The current settlement has a linear form and development on the site would be at odds with the existing settlement pattern due to the expansive nature of the site (particularly in the case of SS0939). There is no significant boundary feature which contains the existing settlement. Development would significantly increase the size of the current settlement.

Settlement setting

Moderate-high

The sites contribute to the undeveloped setting of the existing settlement. They also contribute to the remaining sense of separation between the historic centres of Botesdale and Rickinghall, although there is already a sense of merging due to linear development along The Street.

Views

Moderate

Two public rights of way cross the sites and enable views. Views out of the sites are mostly limited by trees, especially along the southern boundary. The sites are not visually prominent within the wider landscape.

Perceptual qualities

Moderate

The sites have an agricultural and undeveloped character, although they are strongly associated with the adjacent development to the north. Traffic from the nearby A143 detracts from tranquillity.

Cultural and historical associations

Moderate-high

The HLC indicates that fields in this area are formed by pre-18th century enclosure. The sites area adjacent to the Conservation Area and provides part of the rural setting to this heritage asset and the numerous listed buildings that it contains.

Overall Landscape Sensitivity - Residential development

Moderate-high

SS0091 has moderate-high sensitivity to residential development. Although smaller in scale than SS0939, development would detract from the historic linear settlement pattern, reduce the sense of separation between the historic cores of Botesdale and Rickinghall and impact on the rural setting of the settlement.

Overall Landscape Sensitivity - Employment development

High

SS0939 has high landscape sensitivity to employment development, as the large-scale site would detract from and be out of scale with the historic linear pattern of Botesdale and Rickinghall (part of the Conservation Area), which is adjacent to the north of the site. Development would also impact on the rural setting of the settlement. If this site were to be developed in combination with one or more sites around the settlement, the cumulative landscape sensitivities and impact of development would need to be considered.

Landscape mitigation

Mitigation options should aim to restore and replace the hedgerow boundaries.

Site Name: Land south of Back Hills,
Botesdale and Rickinghall

Main SS ID: SS0129

LA/LS ID: SS0129 - LA049

Type: SS0129 - Residential

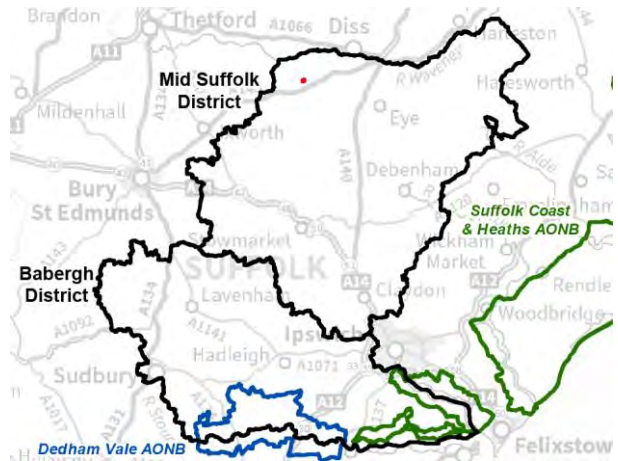
Parish: Botesdale and Rickinghall

District: Mid Suffolk

SS0129 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises a medium sized disused agricultural field, located on relatively flat land at approximately 35m AOD. The field contains numerous in-field trees and is bound by a mixture of hedgerows and lines of trees. Trees along the western edge of the site are identified as deciduous woodland priority habitat.

Settlement form and edge

Moderate-low

The site is located to the north-east of existing development in Botesdale, contained by Back Hills to the north and Hall Lane to the east. The current settlement has a linear form and development on the site would not represent a step change from the existing settlement form. The existing settlement edge is well vegetated and screened within the landscape.

Settlement setting

Moderate-low

The site contributes to the undeveloped setting of the existing settlement, although due to the small size of the field, this effect is localised. The site does not make a significant contribution to the sense of separation between settlements.

Views

Moderate

A public right of way crosses the site from the south-western to the north-eastern corner, enabling views. There are also views of the site from Back Hills, as there is no field boundary along the northern edge of the site. The site is not visually prominent within the wider landscape.

Perceptual qualities

Moderate

The presence of numerous trees creates a semi-natural character within the site. Despite the proximity of development, the site is characterised by high levels of tranquillity and dark night skies. There are views of existing dwellings along Diss Road to the south.

Cultural and historical associations

Moderate

The HLC indicates that fields in this area are part of the built-up area. The Conservation Area partially falls within the site, with the site proving part of the wider setting to this heritage designation. A Grade II listed building (Tollgate House) is located 75m to the south of the site, although there is little intervisibility with the site.

Overall Landscape Sensitivity - Residential development

Moderate

SS0129 has planning permission. The site has moderate landscape sensitivity to residential development. Sensitive features include the location of the site partially within and adjacent to the Conservation Area, frequent mature trees which contribute to the semi-natural character of the site, the sense of tranquillity, and the open views across the site from the public right of way. It is noted that the site has been acquired by Burgess Homes at the time of the site visit. The cumulative effect of development on Botesdale and Rickinghall should be considered if this site is developed, as there are a number of potential sites around the village.

Site Name: Land north of Mill Road,
Botesdale and Rickinghall

Main SS ID: SS0949

LA/LS ID: SS0949 - LA052

Type: SS0949 - Residential

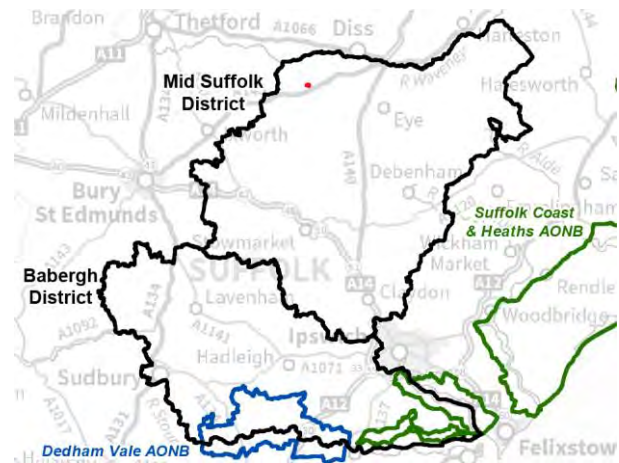
Parish: Botesdale and Rickinghall

District: Mid Suffolk

SS0949 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises part of an arable field located on relatively flat land at approximately 45m AOD. Field boundaries are formed of hedgerows in mixed condition, with occasional trees. Some hedgerows have been lost. It is noted that this land has been acquired by Bennett Homes at the time of site visit.

Settlement form and edge

Moderate-low

The site is located to the north-west of existing development in Botesdale and Rickinghall. The current settlement has a linear form and development on the site would not represent a step change from the existing settlement form. The existing settlement edge is not well integrated into the landscape, although there are few boundary features to contain any new development.

Settlement setting

Moderate

The site contributes to the undeveloped setting of the existing settlement, including the historic core of Botesdale and Rickinghall. The site does not make a significant contribution to the sense of separation between settlements.

Views

Moderate-low

There are views across the site from adjacent roads and dwellings, including those on Park View. Views of the wider landscape are limited by hedgerows with mature trees. There are no public rights of way crossing the site. The site is not visually prominent within the wider landscape.

Perceptual qualities

Moderate-low

The site has an undeveloped and rural character, although there is also an association with the adjacent settlement of Botesdale and Rickinghall. There are views of existing dwellings to the north and west of the site. The site has an open character due to the low field boundaries.

Cultural and historical associations

Moderate

The HLC indicates that fields in this area are pre-18th century enclosures. A Conservation Area is adjacent to the west of the site. There are no designated heritage features within the site.

Overall Landscape Sensitivity - Residential development

Moderate

SS0949 has planning permission. The site has moderate landscape sensitivity to residential development. Development would not be at odds with the existing linear character of Botesdale and Rickinghall. Sensitivities include the proximity to the Conservation Area, the open character and the undeveloped setting that the landscape provides to existing development. New development would not represent a step change in settlement form, but would represent significant expansion of the village into undeveloped countryside. If this site were to be developed in combination with one or more sites around the settlement, the cumulative landscape sensitivities and impact of development would need to be considered as there are several potential sites around the village.

Site Name: Land north of Gardenhouse Lane,
Botesdale and Rickinghall

Main SS ID: SS1190

LA/LS ID: SS1190 - LA050

Type: SS1190 - Residential

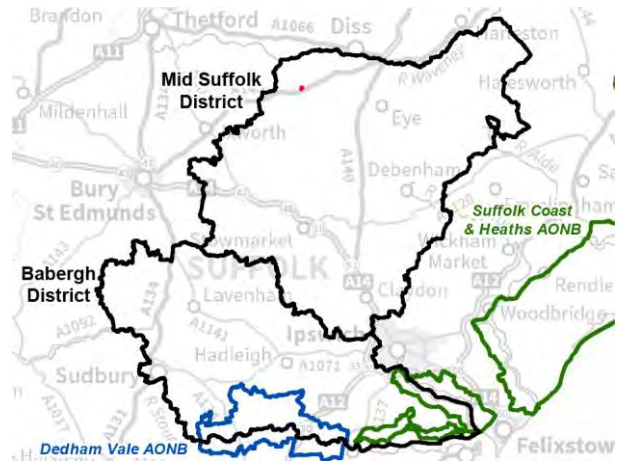
Parish: Botesdale and Rickinghall

District: Mid Suffolk

SS1190 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low The site comprises part of larger arable field, located on flat land at approximately 40m AOD. Hedgerows enclose the northern and western boundaries of the site.

Settlement form and edge

Moderate-low The site is located to the south of existing development in Botesdale and Rickinghall. The current settlement has a linear form and development on the site would not represent a step change from the existing settlement form. The site does not cross any significant boundary features.

Settlement setting

Moderate-low The site contributes to the undeveloped setting of the existing settlement, although due to the small size of the area, this effect is localised. The site does not make a significant contribution to the sense of separation between settlements.

Views

Moderate A public right of way follows the northern boundary of the site, enabling views across the site. The open aspect of the site enables views across adjacent fields.

Perceptual qualities

Moderate-low The site has an agricultural and undeveloped character, although it is strongly associated with the adjacent development to the north. Traffic from the nearby A143 detracts from tranquillity.

Cultural and historical associations

Moderate-low The HLC indicates that fields in this area are pre-18th century enclosure. A Grade II listed building (Garden Cottage) is located adjacent to the site on the opposite side of Gardenhouse Lane. The Conservation Area is located approximately 100m to the north of the site, although there is little intervisibility.

Overall Landscape Sensitivity - Residential development

Moderate-low SS1190 has planning permission. The site has overall low-moderate landscape sensitivity to residential development. Development of the site would be in keeping with the existing linear form of the settlement. Sensitive features include the open character of the site and the undeveloped setting provided to existing settlement, including Grade II listed Garden Cottage. If this site were to be developed in combination with one or more sites around the settlement, the cumulative landscape sensitivities and impact of development would need to be considered as there are several potential sites around the village.

Site Name: Botesdale - SS1248, SS1249

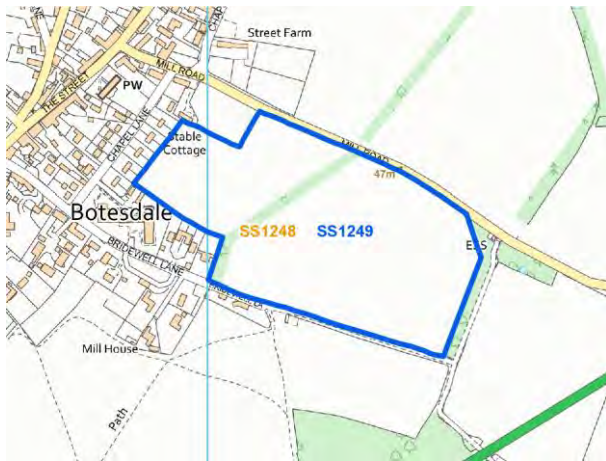
Main SS ID: SS1248

LA/LS ID:

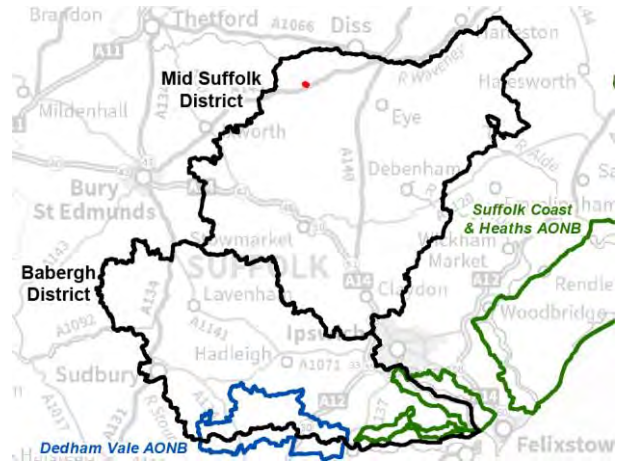
Type: SS1248 - Residential
SS1249 - Employment

Parish: Botesdale and Rickinghall

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

The sites comprise two arable fields, located on gently sloping land between 40 and 50m AOD. Field boundaries are formed of hedgerows and lines of mature trees. Field boundaries are absent along Mill Lane.

Settlement form and edge

Moderate

The sites are located to the east of existing development in Botesdale and Rickinghall. The current settlement has a linear form arranged along The Street. Development on the sites would extend the settlement footprint along Mill Lane and would not be in keeping with the existing settlement form. However, there is no existing boundary feature containing the edge of the settlement.

Settlement setting

Moderate

The sites contribute to the undeveloped setting of the existing settlement, including parts of the historic settlement core. The sites do not make a significant contribution to the sense of separation between settlements.

Views

Moderate

A public right of way follows the eastern and southern boundaries of the sites, although views are often limited by the mature vegetation. There are long views across the sites from Mill Road to the countryside beyond. The sites are visible from the wider landscape, although they are not particularly prominent.

Perceptual qualities

Moderate

The sites have an open character and retain their rural character despite proximity to Botesdale and Rickinghall. The sites are characterised by good levels of tranquillity and dark night skies, although traffic noise from the A143 can detract from tranquillity.

Cultural and historical associations

Moderate-low

The HLC indicates that fields in this area are formed by pre-18th century enclosure. A Grade II listed building (The Bridewell) is adjacent to the south-west of the sites. A Conservation Area is located approximately 40m to the north-west of the sites.

Overall Landscape Sensitivity - Residential development

Moderate

SS1248 has moderate sensitivity to residential development. Sensitive features include the open character of the site, long views and undeveloped setting provided to heritage features. Development of the site would alter the existing form of the settlement.

Overall Landscape Sensitivity - Employment development

Moderate-high

SS1249 has moderate-high sensitivity to employment development. Sensitive features include the open character of the site, long views and undeveloped setting provided to heritage features and to the Conservation Area. Development of the site would significantly alter the existing form of the settlement. If this site were to be developed in combination with one or more sites around the settlement, the cumulative landscape sensitivities and impact of development would need to be considered.

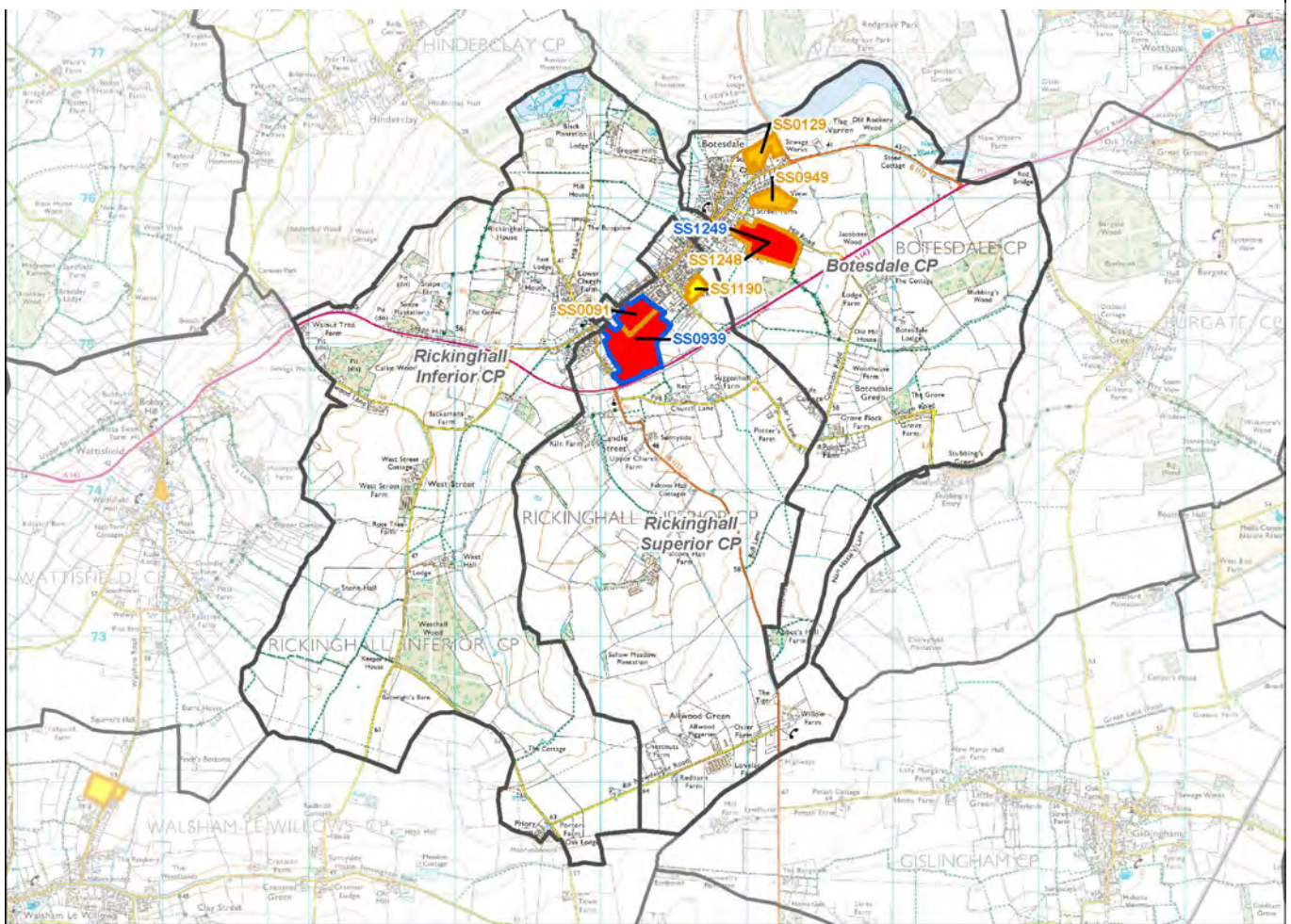
Landscape mitigation

Mitigation for employment development: use existing vegetation to help screen new development and integrate it into the existing

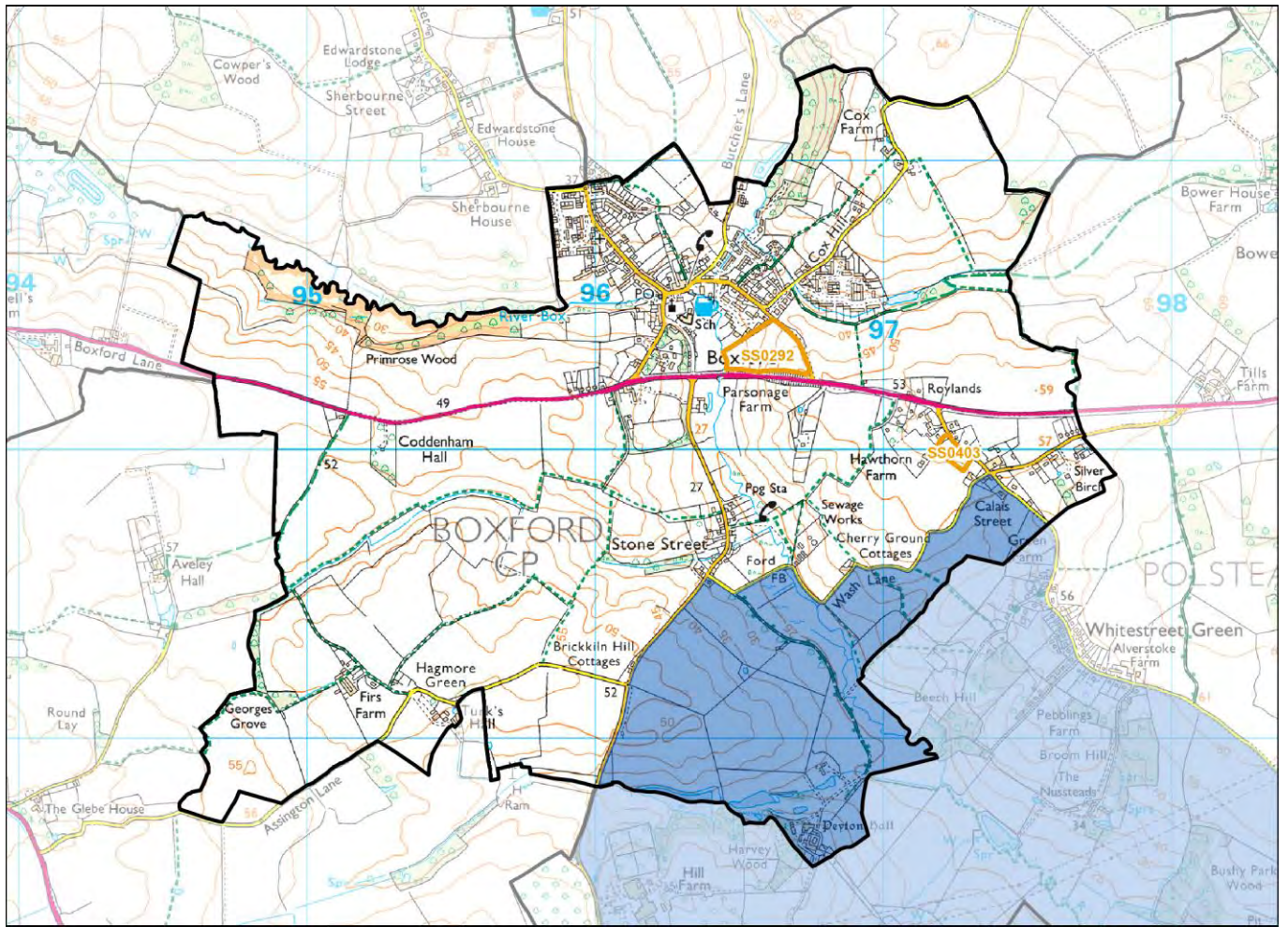
landscape structure. Design low-profile buildings which are in keeping with the local vernacular architecture. Limit the size and extent of development and avoid large scale buildings such as warehouses in this sensitive location.




Botesdale and Rickinghall

Ratings Summary



Boxford



 Employment  Residential  Dedham Vale AONB

Site Name: Land west of Sand Hill,
Boxford

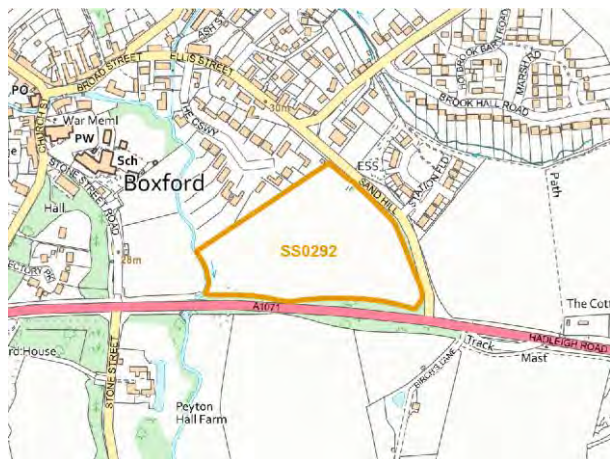
Main SS ID: SS0292

LA/LS ID:

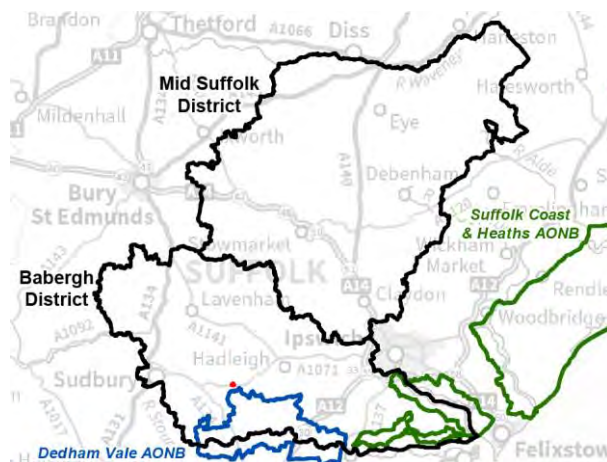
Type: SS0292 - Residential

Parish: Boxford

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate

The site comprises an hay field on the edge of Boxford. The land slopes up to the south-east; elevation is between 30m and 50m AOD. Thick mature hedgerows with frequent trees are located along the site boundaries.

Settlement form and edge

Moderate-low

The site is located to the south of existing development in Boxford. The existing settlement has a relatively dispersed pattern and developed of the site would not be at odds with the existing settlement form. The A1071 is located to the south of the site and contains the land from the wider countryside.

Settlement setting

Moderate

The site contributes to the undeveloped setting of the existing settlement, including forming part of the wider setting to the historic core. The site does not make a significant contribution to the sense of separation between settlements.

Views

Moderate-low

The sloping nature of the land increases the visual prominence of the landscape; however, the surrounding thick boundary vegetation precludes many views in to and out of the site. No public rights of way cross the site.

Perceptual qualities

Moderate-low

The agricultural land use and lack of development lead to a remnant rural character despite the proximity of development. Traffic from the adjacent A1071 detracts from tranquillity and rural qualities on the site.

Cultural and historical associations

Moderate-high

The site is adjacent to Boxford Conservation Area, located to the north and west and provides part of the undeveloped setting to the historic core of the settlement. The HLC indicates that fields in this area are pre 18th century enclosure.

Overall Landscape Sensitivity - Residential development

Moderate

The site has overall moderate landscape sensitivity to residential development. Sensitive features include the sloping landform, location adjacent to Boxford Conservation Area and the undeveloped setting the site provides to existing development. If this site were to be developed in combination with one of more sites around Boxford the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land south of Hadleigh Road,
Calais Street,
Boxford

Main SS ID: SS0403

LA/LS ID: SS0403 - LS01

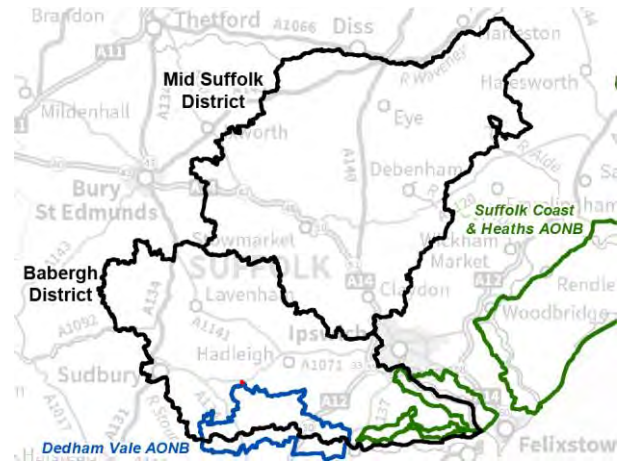
Type: SS0403 - Residential

Parish: Boxford

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises a small part of a much larger arable field, as well as a barn that is enclosed by tall mature hedgerows in the north-west. The land is flat and located at approximately 55m AOD. A hedgerow is located on the north-western boundary of the site.

Settlement form and edge

Moderate-low

The site is located adjacent to existing development along Hadleigh Road/Calais Street, which is separate from the main settlement of Boxford. The current settlement has a dispersed, linear form and development on the site would not represent a step change from the existing settlement form.

Settlement setting

Moderate-low

The site contributes to the undeveloped setting of the existing settlement, although due to the small size of the area, this effect is localised. The site does not make a significant contribution to the sense of separation between settlements.

Views

Moderate

There are open views across the site from Hadleigh Road, to the wider countryside beyond, which includes parts of the nationally designated Dedham Vale AONB. The small area surrounding the barn is visually enclosed by mature hedgerow boundaries. The site itself is not visually prominent within the wider landscape. Pylons and large-scale farm infrastructure mark more distant views to the west.

Perceptual qualities

Moderate-low

The site is undeveloped and currently used for agriculture, although it is strongly associated with the existing adjacent development.

Cultural and historical associations

Moderate-low

The HLC indicates that fields in this area are pre-18th century enclosure. Three Grade II listed buildings are located to the south-east, between 50 and 110m from the site boundary. Development may impact on the setting of these heritage assets.

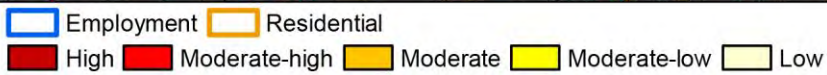
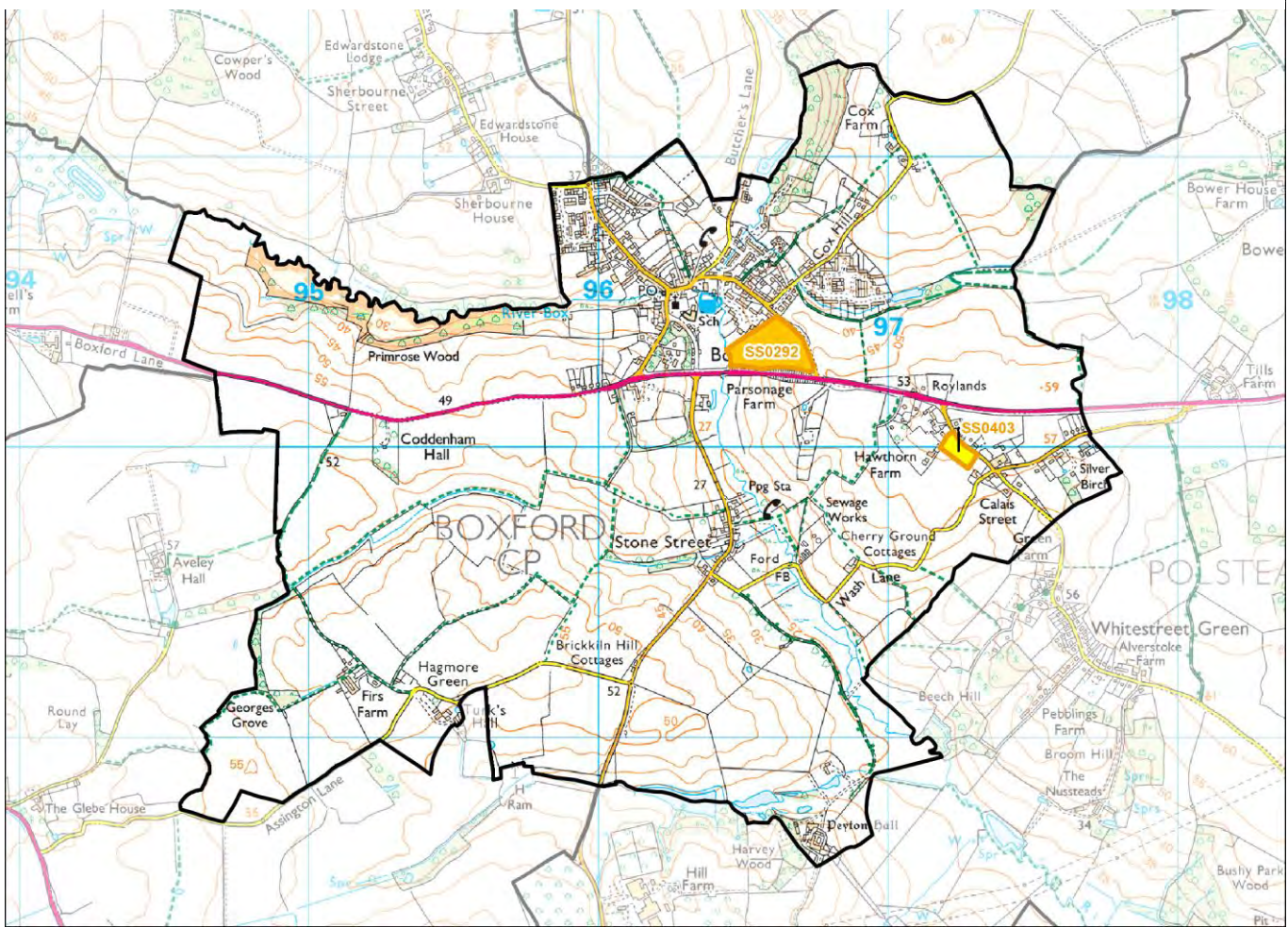
Overall Landscape Sensitivity - Residential development

Moderate-low

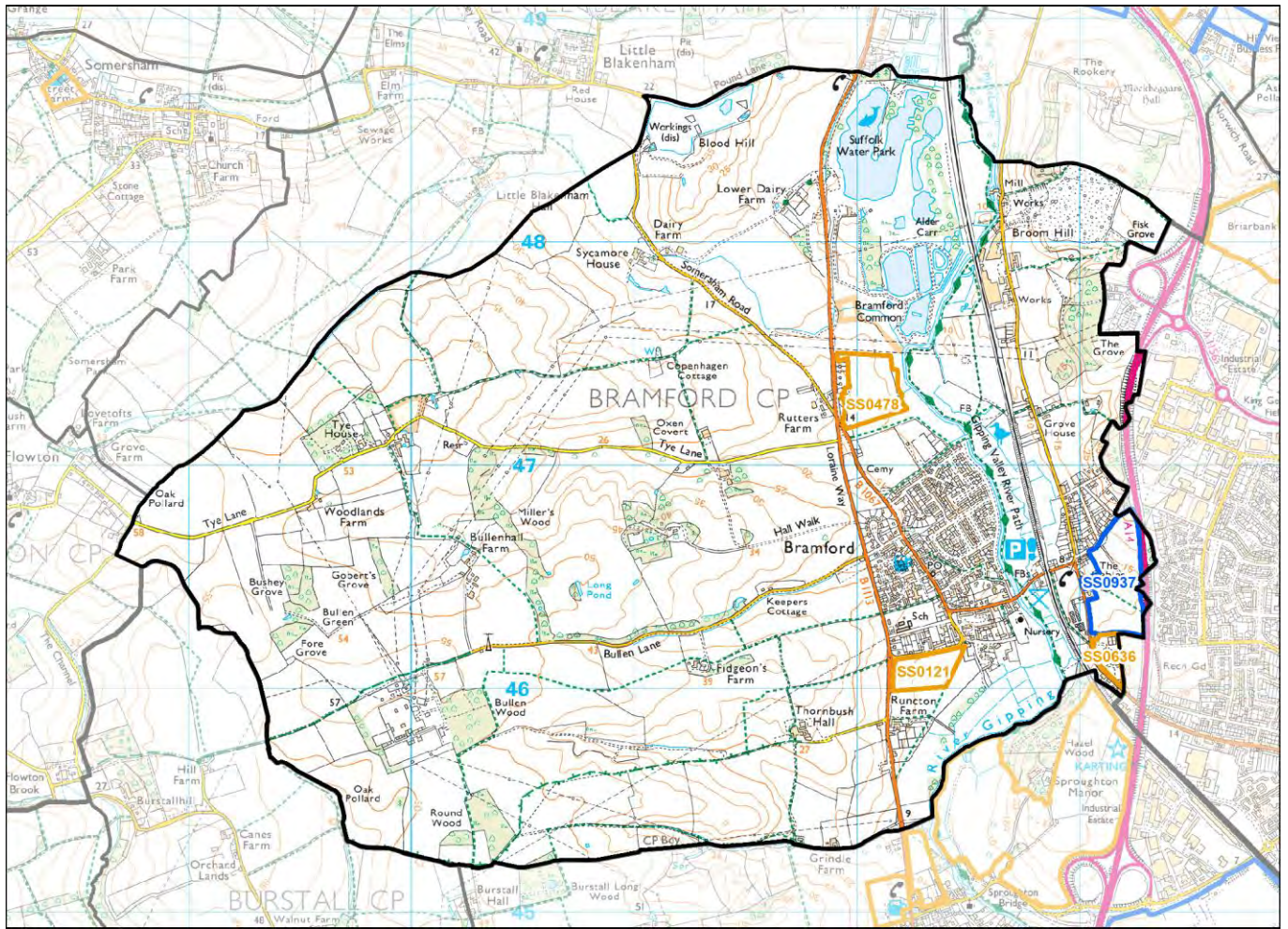
The site has overall low-moderate landscape sensitivity to residential development. Sensitivities include the undeveloped setting provided to existing development (including Grade II listed buildings) and open views across the site which include parts of the nationally designated Dedham Vale AONB.

Boxford

Ratings Summary



Bramford



 Employment  Residential

Site Name: Land south of Fitzgerald Road,
Bramford

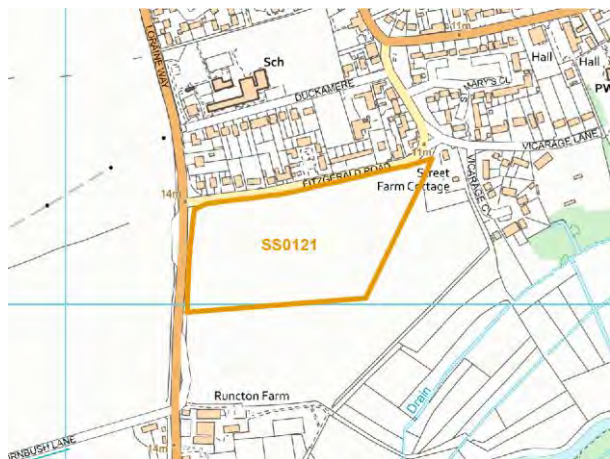
Main SS ID: SS0121

LA/LS ID: SS0121 - LA006

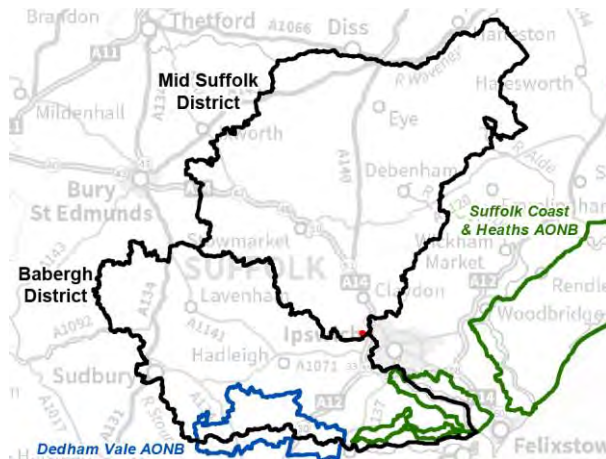
Type: SS0121 - Residential

Parish: Bramford

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

Flat land lying between 10 and 15m AOD, associated with the floodplain of the River Gipping. It is currently under arable use. Field boundaries are formed of a mixture gappy hedgerows and wooden fencing. There are areas of floodplain grazing marsh priority habitat 120m to the south east.

Settlement form and edge

Moderate

The site is located on the southern edge of Bramford, adjacent to existing houses on Fitzgerald Road which form a hard urban edge to the settlement. Development is likely to be perceived as encroachment into the countryside as there are no boundary features on the southern edge of the site to contain development from the wider landscape. The site is enclosed by roads along the northern (Fitzgerald Road) and western (Lorraine Way (B1113)) edges.

Settlement setting

Moderate

The site provides an undeveloped setting to existing development which is adjacent to the north. It also provides a sense of separation between Bramford and Runcton Farm, located to the south.

Views

Moderate

There are expansive views across open sloping fields to the west. The site is visually prominent in a local context due to the flat, open landform and low field boundaries. It is particularly visible from the public footpath that runs along the eastern edge of the site, as well as from the surrounding roads. Views to the east are characterised by woodland, including Hazel Wood. There are views of the spire of the Grade I listed Church of St Mary the Virgin to the north-east of the site.

Perceptual qualities

Moderate

The site has a rural character due to the undeveloped character and agricultural land use. The low hedgerows create an open and expansive character. Traffic noise from the B1113 limits tranquillity.

Cultural and historical associations

Moderate-low

The HLC indicates that fields in this area are pre-18th century enclosure, although there has been some modern boundary modification. Street Farm Cottage, a Grade II listed building, is located 20m to the north east of the site.

Overall Landscape Sensitivity - Residential development

Moderate

The site has moderate sensitivity to residential development. Development is likely to be perceived as encroachment into the countryside and would diminish the sense of separation between Bramford and Runcton Farm. The open character of the site enables long views from adjacent roads and footpaths. Factors which decrease sensitivity include the lack of designated natural and heritage features within the site. The site is not prominent within the wider landscape. If this site were to be developed in combination with one or more sites around Bramford the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land east of The Street, Bramford

Main SS ID: SS0478

LA/LS ID: SS0478 - LA007

Type: SS0478 - Residential

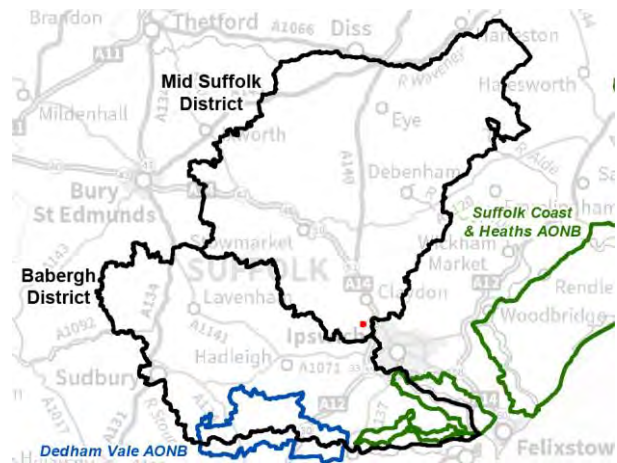
Parish: Bramford

District: Mid Suffolk

SS0478 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

The site is flat and open, lying between 10m AOD and 15m AOD. The land is associated with River Gipping to the east and is currently disused scrubland. The site is bound by gappy hedgerows, interspersed with mature hedgerow trees. The easternmost boundary of the site is approximately 40m from the River Gipping County Wildlife Site.

Settlement form and edge

Moderate-low

The site is located to the east of an existing row of houses along Loraine Way. The site is located adjacent to new development on the northern edge of Bramford (Thacker Close/Stoddart Road), which connects the site to the (new) settlement edge of Bramford. Development of the site is unlikely to be perceived as encroachment into the countryside.

Settlement setting

Moderate

The site forms part of the wider rural setting to existing development in Bramford and isolated houses along Loraine Way. Development on this site will contribute to increased coalescence between the village of Bramford and more isolated properties to the north (around Rutters Farm), although a sense of separation would remain.

Views

Moderate

The flat landscape and relative lack of semi-natural features or built infrastructure means that views often extend across the site and adjacent fields, only occasionally intercepted by hedgerows or occasional trees. Electricity pylons and overhead cables are prominent features in views to the north of the site. There are views of the site from the public footpath which runs 50m parallel to the southern edge of the site and Gipping Valley River Path, located 50m to the east.

Perceptual qualities

Moderate-low

The site has a rural character as a result of the agricultural land use, surrounding farmland and views of semi-natural habitats, particularly on the eastern edge near the River Gipping. The sense of tranquillity is detracted from by traffic noise from Loraine Way, and from the frequent passing of trains along the railway line to the east of the site.

Cultural and historical associations

Moderate-low

There are no designated heritage assets within the site, however Grade II listed Rutters Farmhouse and an associated outbuilding are located 100m opposite to the west across Loraine Way. The HLC indicates that the northern part of the site is formed from industrial uses (relating to mineral extraction), while the southern part of the site is pre-18th century enclosure. There has been some modification to field boundaries in the past century.

Overall Landscape Sensitivity - Residential development

Moderate-low

SS0478 has planning permission. The site has moderate-low landscape sensitivity to residential development. Development on the site would be well connected to existing development on the settlement edge of Bramford. Sensitive features included the open character, with long views east, and the proximity to the River Gipping County Wildlife Site. Factors which decrease sensitivity include the lack of designated heritage assets, flat landform and disturbance experienced from traffic and trains on nearby transport corridors. If this site were to be

developed in combination with one or more sites around Bramford the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land between Bramford Road and the A14, Bramford

Main SS ID: SS0636

LA/LS ID: SS0636 - LA107

Type: SS0636 - Residential

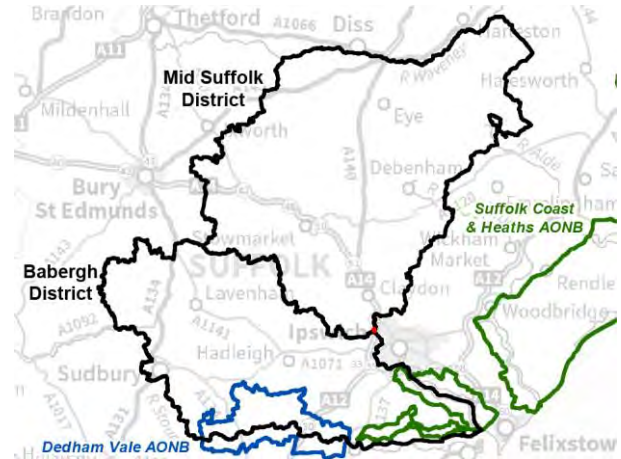
Parish: Bramford

District: Mid Suffolk

SS0636 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises the landscaped grounds of Riverhills Health Club and Spa. Land is gently sloping, between 20m AOD and 25m AOD. There are no priority habitats within or adjacent to the site, although it is enclosed by mature deciduous trees. The site is contained by Bramford Road to the west and the A14 dual carriageway to the east.

Settlement form and edge

Moderate-low

The site is located on the western fringes of Ipswich. The A14 dual carriageway contains most of the existing development within Ipswich. Although this site is located beyond this boundary feature there are some existing pockets of development, so development of the site would not represent a step-change in settlement form.

Settlement setting

Low

As the site is already characterised by development, it does not make a significant contribution to the setting of existing settlement.

Views

Moderate-low

There is some intervisibility with the public right of way which runs along the northern edge of the site and from Bramford Road, however these views are often screened by the mature boundary vegetation.

Perceptual qualities

Low

Rural character is limited as the site is already developed, although the high vegetation coverage provides a sense of enclosure and seclusion from the surrounding roads. Traffic noise from adjacent roads negatively impacts on the sense of tranquillity.

Cultural and historical associations

Low

There are no designated historical or heritage assets within or close to the site. The HLC defines the site as post-medieval park and leisure.

Overall Landscape Sensitivity - Residential development

Low

SS0636 has planning permission. The site has low landscape sensitivity to residential development. The site is already developed and is well screened from the wider landscape by mature boundary vegetation. It is well associated with existing development on the fringes of Ipswich. There are no designated natural or heritage features. If this site were to be developed in combination with one or more sites around Bramford the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land east of Bramford Road / B1067, Bramford

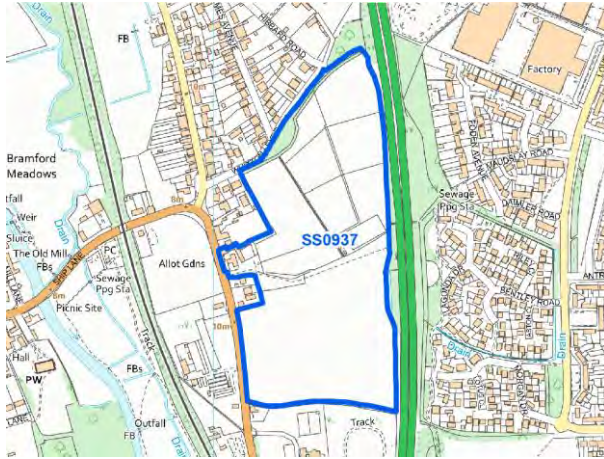
Main SS ID: SS0937

LA/LS ID:

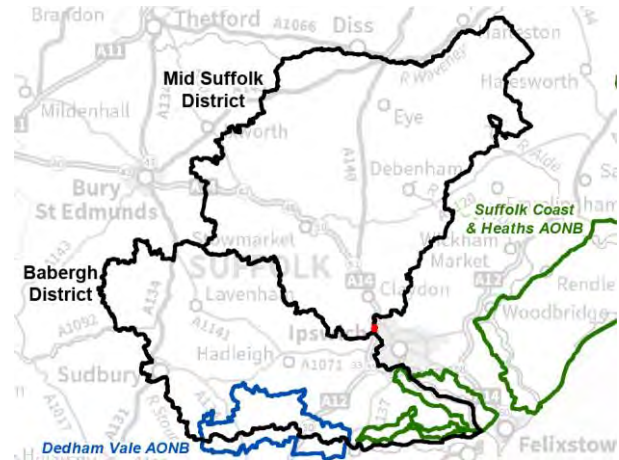
Type: SS0937 - Employment

Parish: Bramford

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

Very gently sloping landform associated with the River Gipping, which lies 175m to the west of the site. Elevation is between 15m AOD and 25m AOD. The site is partially disused agricultural land and partially used for horse grazing, including an exercise arena.

Settlement form and edge

Moderate

The site is located on the western fringes of the Ipswich urban area. The A14 dual carriageway contains most of the existing development within Ipswich. Although this site is located beyond this boundary feature there are some existing pockets of development, so development of the site would not represent a step-change in settlement form. The site is contained by the A14 dual carriageway to the east and Bramford Road (B1067) to the west. A group of properties along Whitton Leyer mark the northern edge of the site. Hedgerows enclose the site and provide a buffer from views and noise of the A14 dual carriageway.

Settlement setting

Moderate

Development on this site would contribute to increased coalescence between Bramford and western Ipswich, although the River Gipping forms a distinct barrier between the two settlements. The site contributes to the undeveloped setting of existing development to the north.

Views

Moderate-low

Views across the site are often screened by trees and hedgerows. Two public footpaths cross through the site and a restricted byway runs along the southern edge of the site, enabling views across the landscape.

Perceptual qualities

Moderate-low

Although the site is undeveloped, the remaining rural character and tranquillity is strongly detracted from by noise from the A14 dual carriageway.

Cultural and historical associations

Moderate-low

There is a Grade II listed building (The Gables) located adjacent to the north-west of the site boundary. The HLC indicates that field enclosures are pre-18th century, but they have been subdivided more recently.

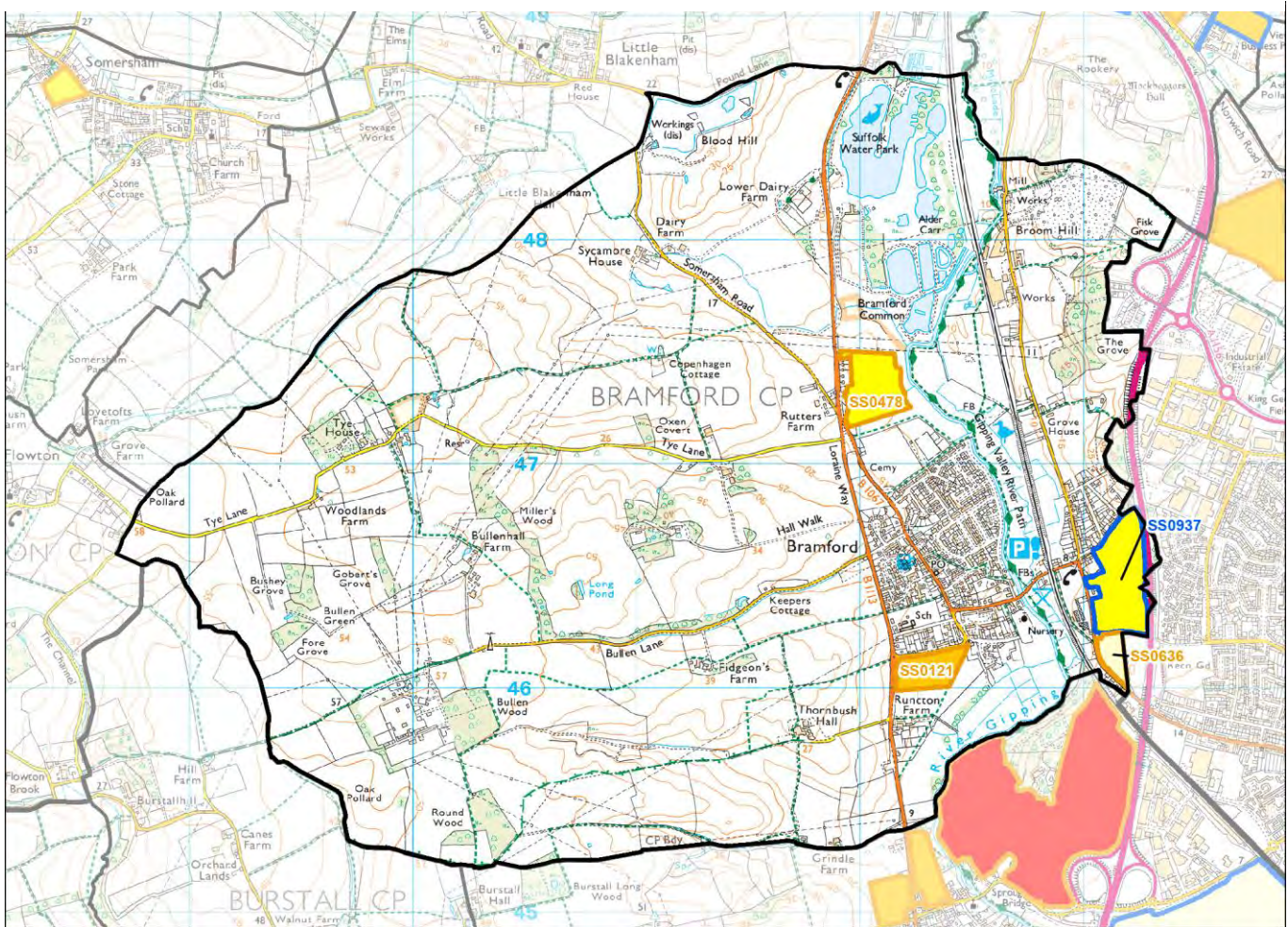
Overall Landscape Sensitivity - Employment development

Moderate-low

The site has low-moderate landscape sensitivity to employment development. Sensitivities include the undeveloped setting the landscape provides to existing development and the contribution the site makes to the gap between Ipswich and Bramford. Although the site is located beyond the A14 (which contains the urban area of Ipswich), there is already significant development beyond the road. If this site were to be developed in combination with one or more sites around Bramford the cumulative landscape sensitivities and impact of development would need to be considered.

Bramford

Ratings Summary



- Employment
- Residential
- High
- Moderate-high
- Moderate
- Moderate-low
- Low

Site Name: Land south of Ipswich Road, Brantham

Main SS ID: SS0185

LA/LS ID: SS0185 - LA053

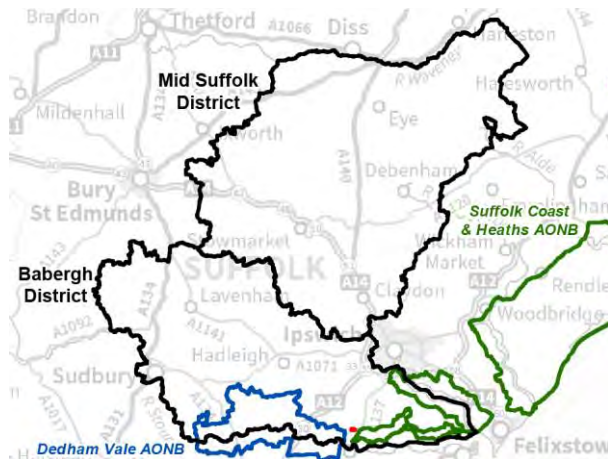
Type: SS0185 - Residential

Parish: Brantham

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate-low

This site comprises a strip of land within a larger arable field, to the south of the A137. The northern and western field boundaries are marked by hedgerows with occasional trees and supplemented by wooden fencing. The landform is relatively flat is at an elevation of approximately 35m AOD.

Settlement form and edge

Moderate-high

The site is located on the northern edges of Brantham. There is existing linear development on the northern side of the A137, which relates well to the site. Development would impact the green around which the historic part of the settlement is centred. Development of the site would not be at odds with the existing form of the settlement but may increase the perception of ribbon development along the A137.

Settlement setting

Moderate

The site provides an undeveloped backdrop to existing properties in the north of Brantham, including the historic core of the settlement. It does not contribute to the sense of separation between settlements.

Views

Moderate

The existing boundary vegetation partially screens views into the site from the surrounding roads. The tower of the Church of St Michael and All Angels is a distinct feature in views to the south of the site.

Perceptual qualities

Moderate

There is existing development adjacent to the site, however, it does retain a rural and undeveloped character. Traffic noise from the A137 can detract from the rural characteristics. The site is surrounded by parts of the Dedham Vale AONB, although there is little intervisibility between the site and the surrounding countryside.

Cultural and historical associations

Moderate

The HLC identifies the site as part of the post-1950 agricultural landscape. The sites are located in proximity to the Grade II* listed Church of St Michael and All Angels and an associated Grade II listed lychgate. These features are located approximately 270m to the south of the site, with the church tower overlooking the site.

Overall Landscape Sensitivity - Residential development

Moderate

The site is assessed as having moderate landscape sensitivity. Sensitive features include the setting provided to the historic core of the settlement and the undeveloped, rural character, as well as its proximity to the Dedham Vale AONB. Detracting features include traffic noise from the adjacent A137. If this site were to be developed in combination with one of more sites around Brantham the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land west of Brantham Hill, Brantham

Main SS ID: SS0211

LA/LS ID:

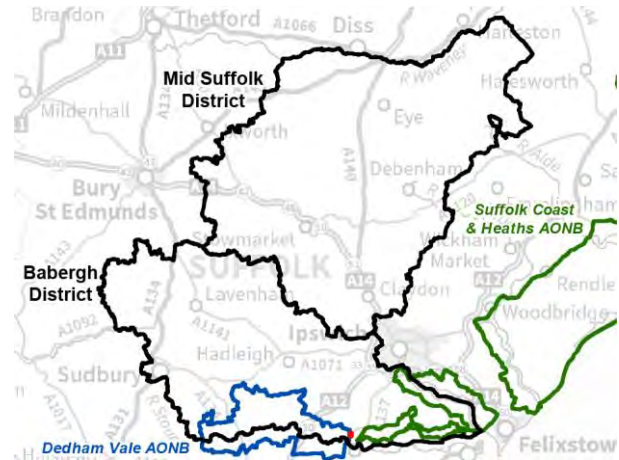
Type: SS0211 - Residential

Parish: Brantham

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate

The site comprises sloping land between 10m near the A137 in the south-east to 35m AOD in the north-west. Land use is arable agriculture. Field boundaries are hedgerows with frequent mature trees although the field boundary adjacent to the A137 has been lost. A series of ponds and associated woodland are located in the north-eastern corner of the site.

Settlement form and edge

Moderate

The site is located on the western edge of Brantham. The majority of the existing settlement is located the opposite side of the A137, which is located to the east and south of the site. The site is likely to be perceived an encroachment into the countryside.

Settlement setting

Moderate

The undeveloped sloping character of the landscape forms a rural backdrop to the existing development. The sloping profile of the landform increases the visual prominence of the site and therefore its contribution to the setting of the existing settlement.

Views

Moderate-high

The site is visible from Sandy Lane, a bridleway which is located along the western boundary. There are open views across the site, particularly from the north of the site where the elevated land enables longer views. The site is visually prominent from the A137 following its eastern and southern boundaries.

Perceptual qualities

Moderate

The site is located 25m to the east of the nationally designated landscape of the Dedham Vale AONB. There is little intervisibility from the bridleway due to the mature vegetation along Sandy Lane. The agricultural land use and features include ponds, woodland and hedgerows result in an intact rural character, despite the proximity of development. Traffic from the A137 can detract from the rural character of the landscape.

Cultural and historical associations

Moderate-low

The HLC identifies the site as part of the post-1950 agricultural landscape. A Grade II listed building (Thatched Cottage) is located to the east of the site.

Overall Landscape Sensitivity - Residential development

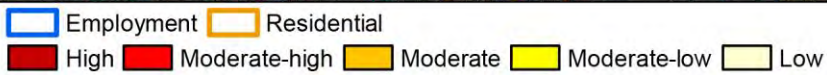
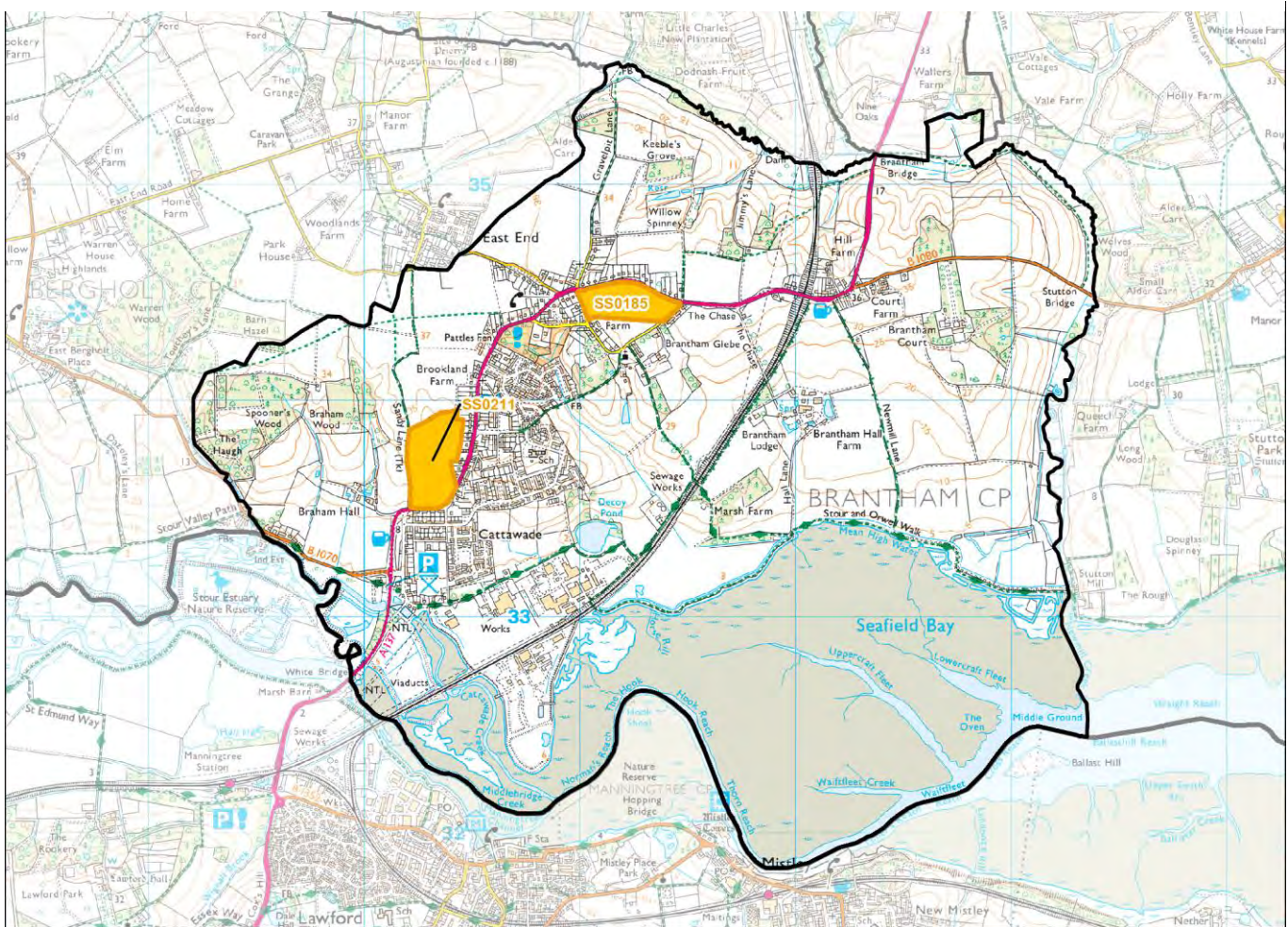
Moderate

The site is assessed as having moderate landscape sensitivity. Sensitive features include the sloping landform, undeveloped agricultural character which provides a setting to existing settlement and long views from the elevated part of the site.

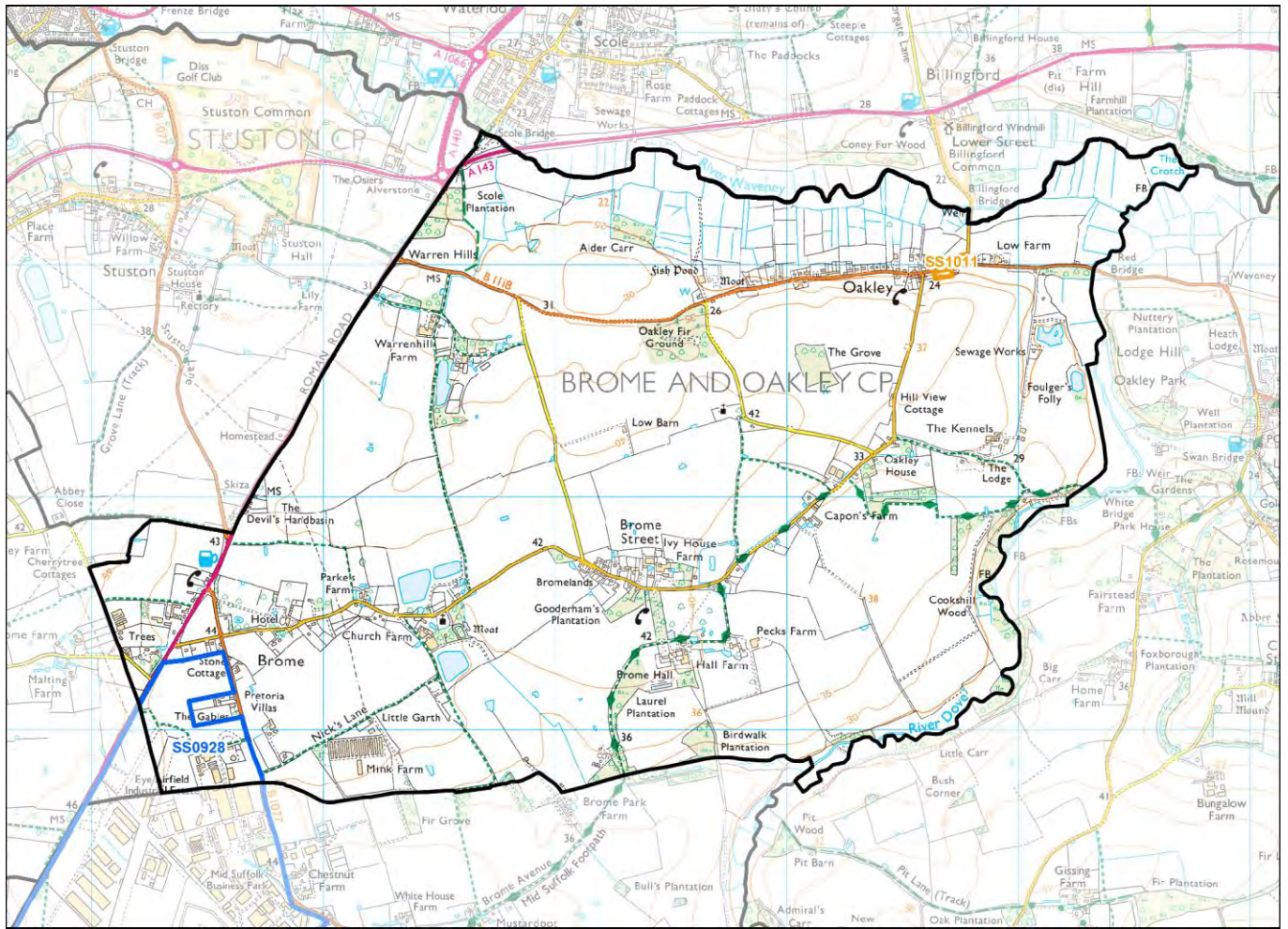
If this site were to be developed in combination with one of more sites around the settlement the cumulative landscape sensitivities and impact of development would need to be considered.

Brantham

Ratings Summary



Brome & Oakley



 Employment  Residential

Site Name: Brome and Oakley - SS0542, SS1011

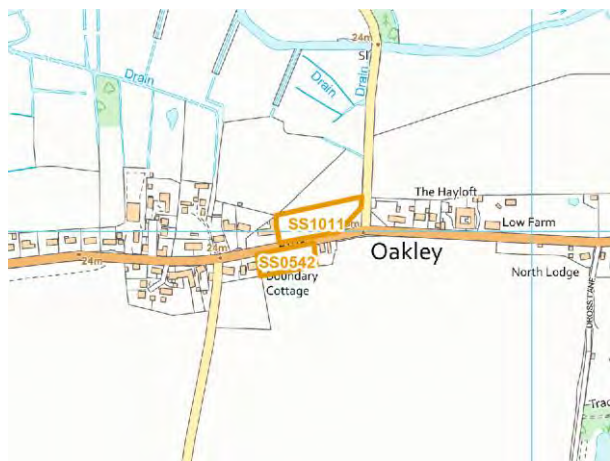
Main SS ID: SS0542

LA/LS ID: SS0542 - LS01
SS1011 - LS01

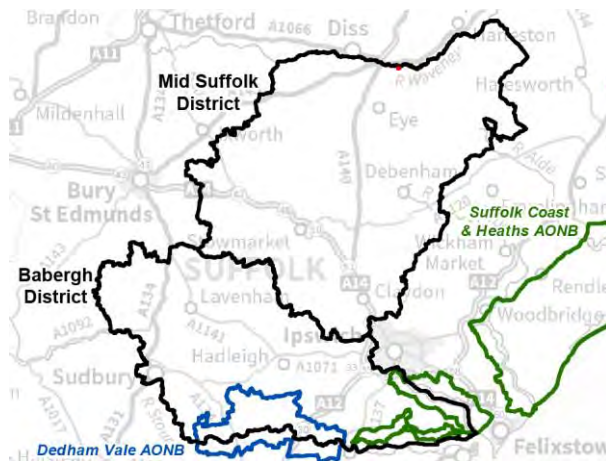
Type: SS0542 - Residential
SS1011 - Residential

Parish: Brome & Oakley

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate

These sites comprise the northern edge of a large arable field (SS0542) and the southern edge of a pasture field (SS1011). The fields are bound by hedgerows which have been replaced by post and wire fencing in some places but contain frequent mature hedgerow trees. The northern field is part of an area of priority habitat floodplain grazing marsh, associated with the River Waveney to the north. The land is relatively flat at an elevation of around 25m AOD, although SS0542 is at the bottom of a slope.

Settlement form and edge

Low

Development of the sites would generally fit with the existing linear settlement pattern of Oakley along the B1118 and is unlikely to be perceived as an advancement into the undeveloped countryside.

Settlement setting

Moderate

The landscape as a whole makes a positive contribution to the character of the settlement as part of a rural setting. Development of the sites would reduce the sense of separation between Oakley to the west and more dispersed and isolated residential properties to the east along the B1118 including Low Farm.

Views

Moderate

Low hedgerow boundaries allow views into the sites from the B1118, as well as from adjacent residential properties. The upward sloping landform to the south of SS0542 provides a rural setting to the settlement and has localised visual prominence.

Perceptual qualities

Moderate

The sites retain many semi-natural features including floodplain grazing marsh and hedgerow boundaries with mature hedgerow trees. Traffic on the B1113 slightly detracts from the rural character. The sites experience dark night skies.

Cultural and historical associations

Moderate-low

The sites do not contain any identified features of cultural heritage significance; however, they provide a rural setting to Weaver's Cottage, a Grade II listed building to the east. The HLC identifies the field pattern of the site to be post-1950s agricultural landscape.

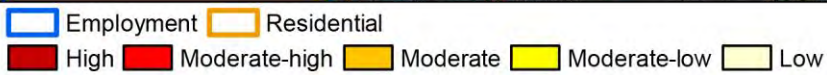
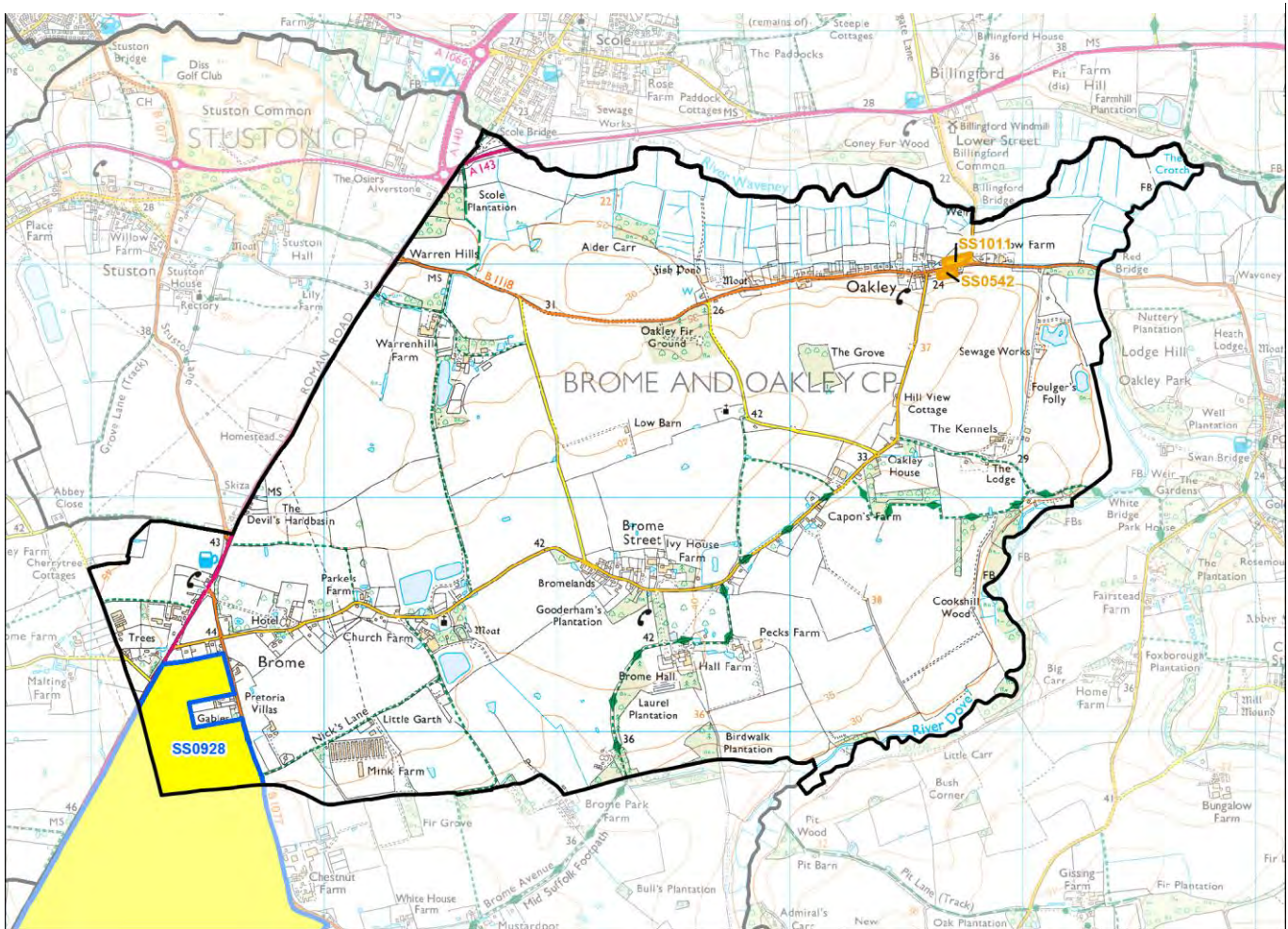
Overall Landscape Sensitivity - Residential development

Moderate

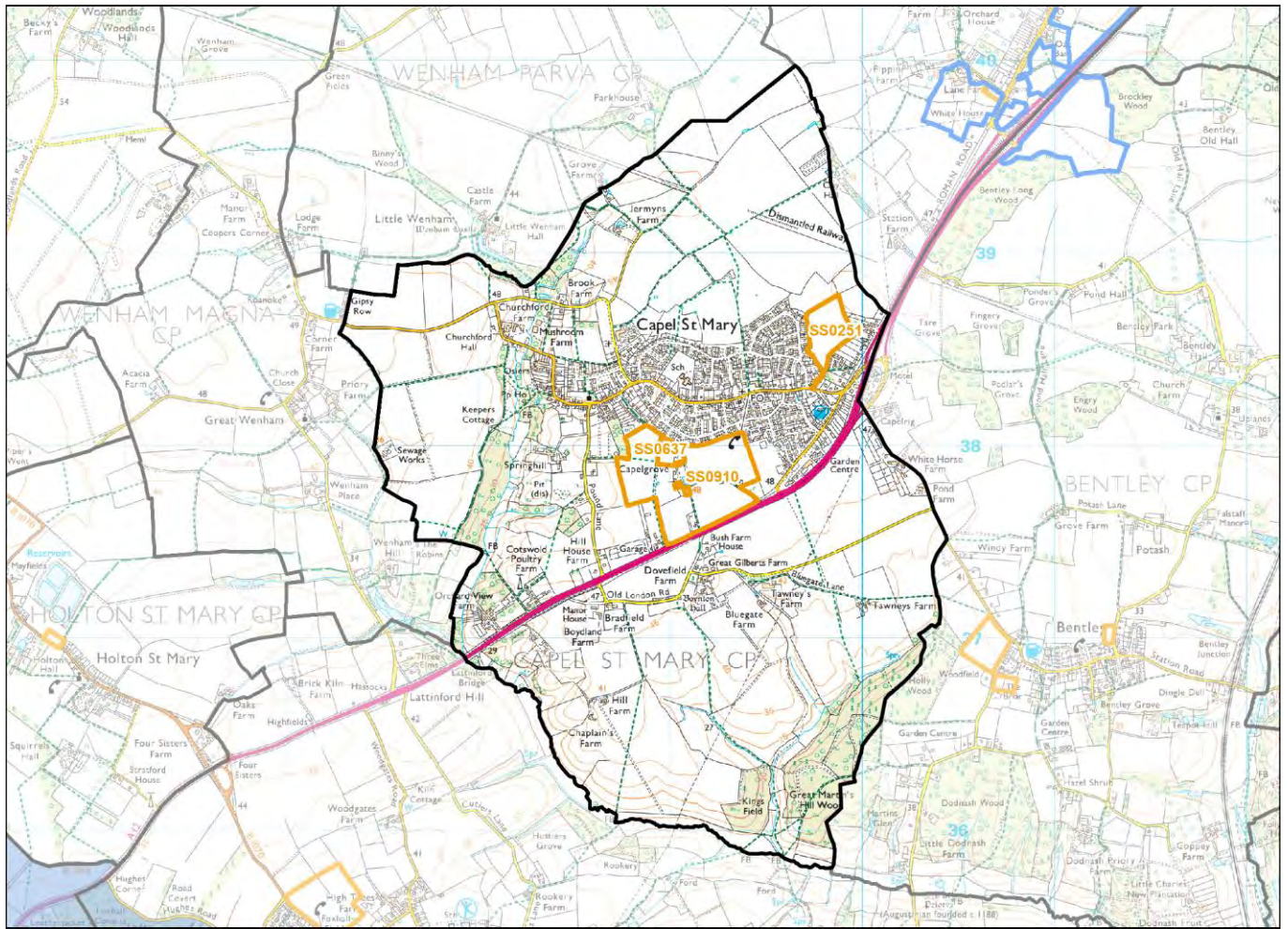
Both sites have moderate landscape sensitivity to residential development. Sensitivity is elevated by the presence of priority habitat floodplain grazing marsh which creates a semi-natural character, the setting provided to the adjacent Grade II listed building, and the localised visual prominence. The development of the sites is unlikely to significantly alter the existing settlement pattern.




Brome & Oakley

Ratings Summary



Capel St Mary



 Employment  Residential  Dedham Vale AONB

Site Name: Land east of Longfield Road,
Capel St Mary

Main SS ID: SS0251

LA/LS ID: SS0251 - LA054

Type: SS0251 - Residential

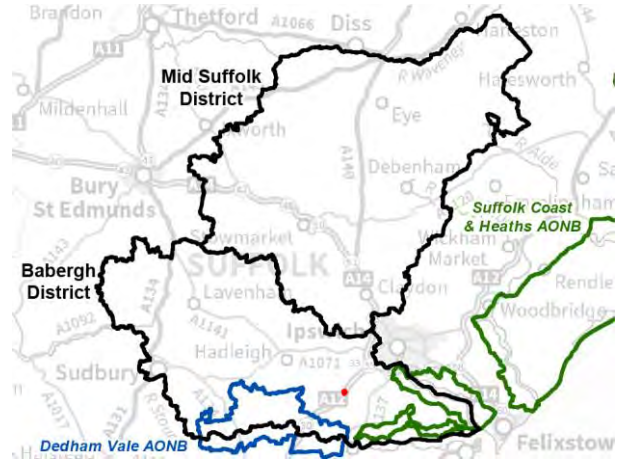
Parish: Capel St Mary

District: Babergh

SS0251 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

Land is flat, lying at 45m AOD and is currently unmanaged. The site is bound by a mixture of garden fences and hedgerows, with occasional bands of mature trees. There is a small area of deciduous woodland priority habitat adjacent to the southern edge, alongside the access road.

Settlement form and edge

Moderate-low

The site is contained by existing development to the south, east and west. Development here would be well integrated into the existing settlement and would be unlikely to significantly alter the form of the existing settlement. The existing settlement edge is not well integrated into the landscape.

Settlement setting

Moderate-low

Development on this site would result in loss of views over undeveloped land and a reduced sense of openness for existing properties on Longfield Road and London Road. However, the site makes limited contribution to the setting of the existing settlement as a whole.

Views

Moderate-low

The site is contained by development to the east, west and south. The site is overlooked by existing properties on Longfield Road to the west and London Road to the east. There are no public rights of way within the site. Views to the north are limited by trees.

Perceptual qualities

Moderate-low

The site has an undeveloped rural character, despite its proximity to development. Traffic noise from the A12 dual carriageway negatively impacts upon tranquillity.

Cultural and historical associations

Moderate-low

The HLC identifies the site to be within an area of pre-18th century enclosure. The HER identifies the potential for historic features from the prehistoric and medieval periods, although these have a limited impact on the landscape.

Overall Landscape Sensitivity - Residential development

Moderate-low

SS0251 has planning permission. The site has low-moderate landscape sensitivity to residential development. Development on the site would integrate well with the existing settlement and would not cause coalescence with nearby settlements. The simple landform and lack of designated natural or cultural heritage features also reduce sensitivity. Sensitivities include the open undeveloped character of the site.

Site Name: Capel St Mary - SS0637, SS0910

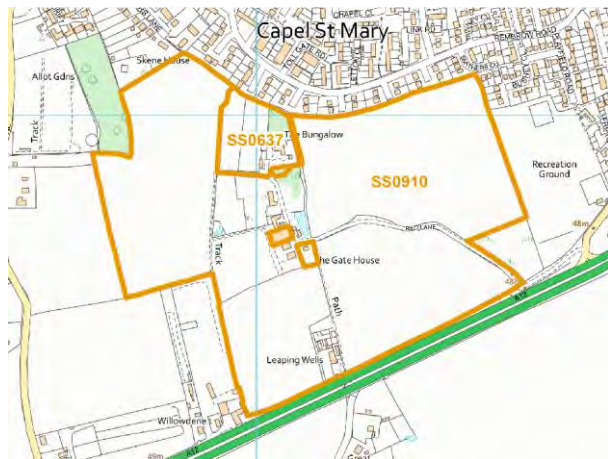
Main SS ID: SS0637

LA/LS ID: SS0637 - LA055
SS0910 - LA055

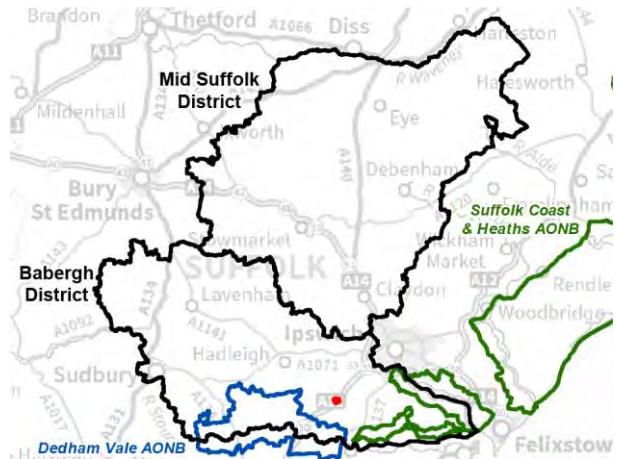
Type: SS0637 - Residential
SS0910 - Residential

Parish: Capel St Mary

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate-low

Land is flat, lying at around 48m AOD. SS0637 is in use as paddocks, and SS0910 for arable cropping. Fields are generally enclosed by thick, well vegetated hedgerows, which help to provide a sense of enclosure and act as a buffer from the nearby dual carriageway. There is a small block of deciduous woodland priority habitat to the north-west of SS0637.

Settlement form and edge

Moderate

The sites directly abut the southern edge of Capel St Mary, the edge of which is marked by hedgerows and trees. Development on this site would significantly increase the size of the existing settlement, however the A12 would act as containment from the wider landscape. Although the site is relatively well contained, development here may be viewed as encroachment into the countryside.

Settlement setting

Moderate

The sites provide an undeveloped, agricultural setting to existing development on the southern edge of Capel St Mary. The sites provide a sense of separation between Capel St Mary and outlying farmsteads to the south, although the A12 forms a distinct barrier feature between them.

Views

Moderate

There is some intervisibility with existing properties on the southern edge of Capel St Mary, as well as from Pound Lane to the west. There are views across the land from the public rights of way that cross the site. Wider views are limited by the mature boundary vegetation. The sites are not visually prominent.

Perceptual qualities

Moderate

Small lanes enclosed by high hedgerows and mature trees contribute to the rural character of the area. Proximity to the A12 dual carriageway decreases tranquillity.

Cultural and historical associations

Moderate

There are two Grade II listed buildings within SS0910 - Capel Grove and its associated stables - and the site provides an undeveloped setting to these heritage assets. The HLC indicates the field origins to be from horticultural activity.

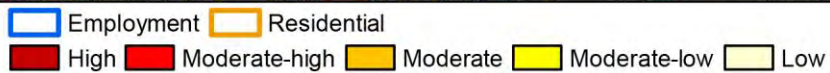
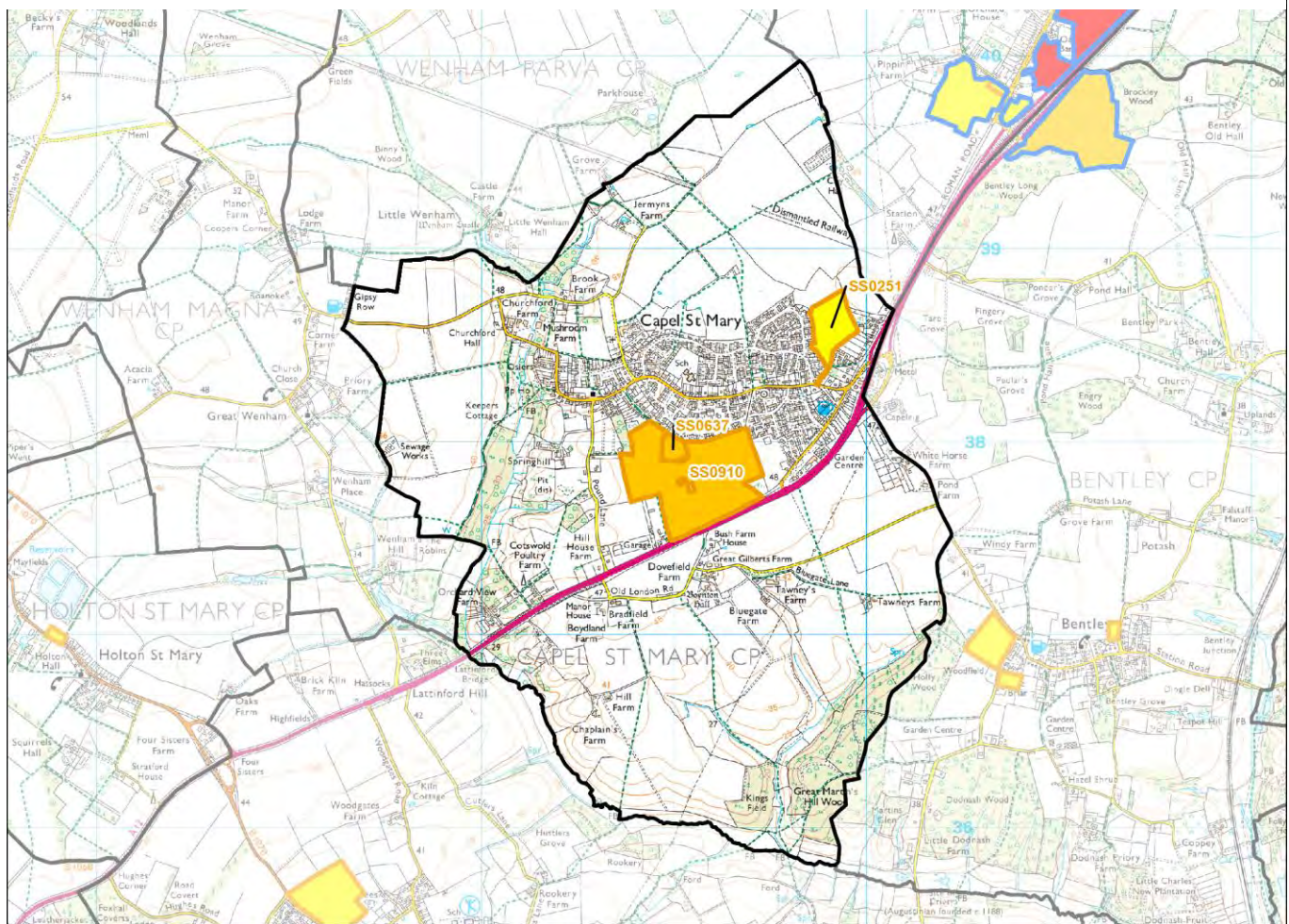
Overall Landscape Sensitivity - Residential development

Moderate

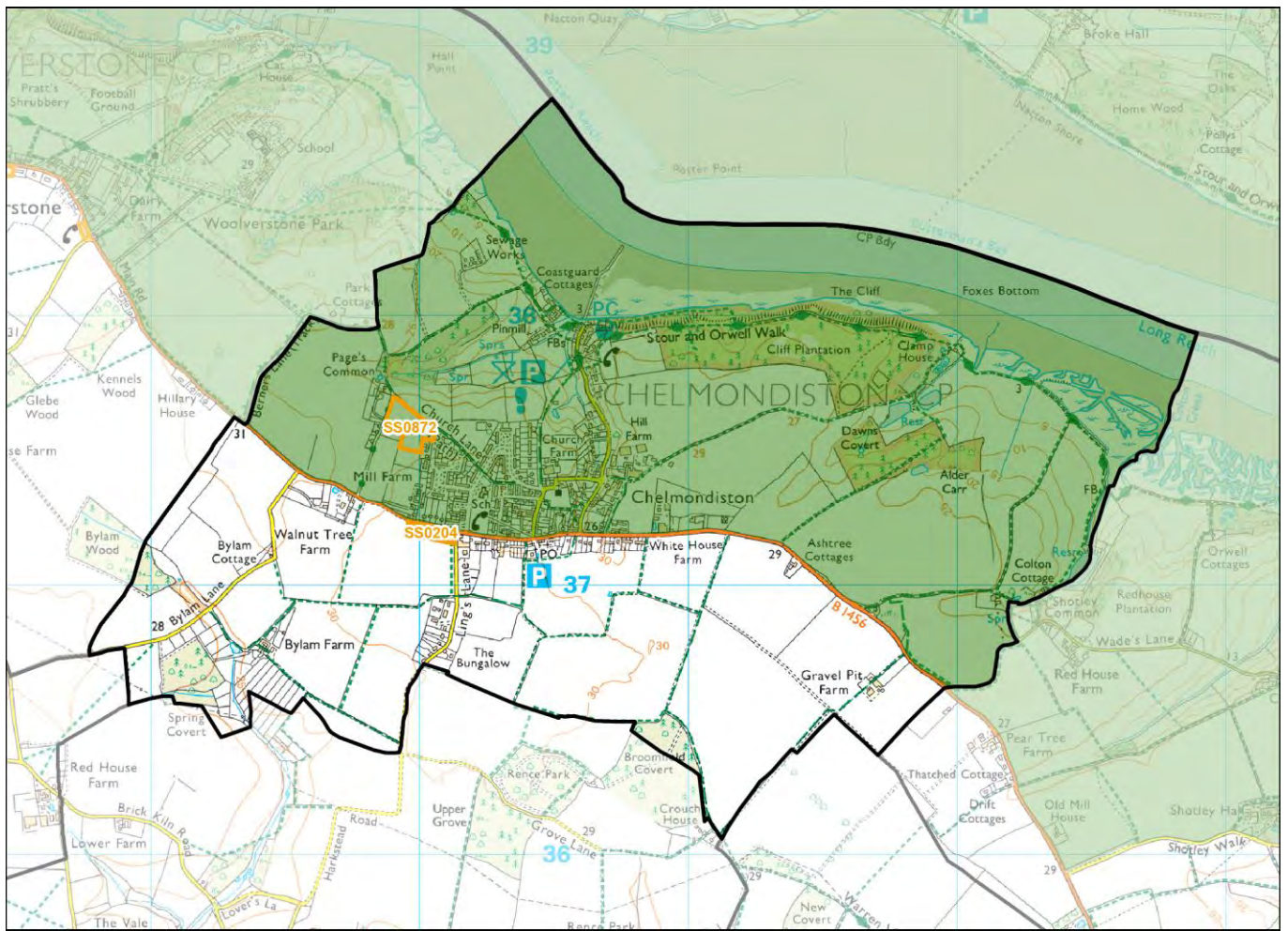
Sites SS0637 and SS0910 are combined to make LA055. Site SS0910 has overall moderate landscape sensitivity to residential development. Sensitivities include the undeveloped setting the landscape provides to existing development, the rural character of the site and the listed buildings that it contains. The smaller site SS0637 has an overall low-moderate landscape sensitivity to residential development due to the smaller-scale of the site and the reduced impact development is likely to have on the existing settlement form and setting.

Capel St Mary

Ratings Summary



Chelmondiston



 Employment  Residential  Suffolk Coast & Heaths AONB

Site Name: Land south of B1456,
Chelmondiston

Main SS ID: SS0204

LA/LS ID: SS0204 - LS01

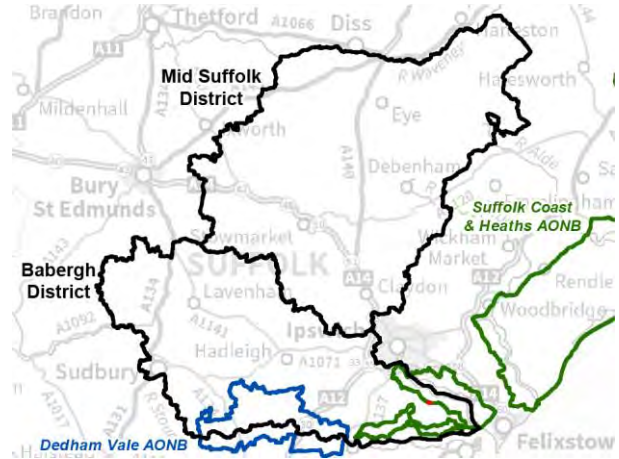
Type: SS0204 - Residential

Parish: Chelmondiston

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate-low The site is a small part of a much larger arable field on the western edges of Chelmondiston. Elevation is around 30m AOD. The northern boundary of the site is marked by a mature hedgerow with some hedgerow trees.

Settlement form and edge

Moderate-low Development of the site would not represent a step-change in the form of the settlement, as there is other development south of Main Road. There are no existing boundary features to contain the site from the surrounding countryside.

Settlement setting

Moderate-low The site contributes to the rural setting of the western edges of Chelmondiston, and rural approach from the south. The site does not make a contribution to the sense of separation between settlements.

Views

Moderate There are long views across the site to the south, although views to the west are limited by woodland. There are clear views into the site from the public right of way which runs along the eastern edge of the site, and from Ling's Lane. There are more distant views of the site from other nearby public footpaths to the south.

Perceptual qualities

Moderate The site is located adjacent to the nationally designated landscape of Suffolk Coast and Heaths AONB. The AONB is located to the north of the site, encompassing the settlement of Chelmondiston. There is little intervisibility between the site and undeveloped areas of the AONB. This is an agricultural site with an open character. Traffic on the B1456 detracts from the rural character of the landscape.

Cultural and historical associations

Low The HLC identifies enclosures in this area to be post-18th century enclosure. The site does not contain or contribute to the setting of any known heritage features.

Overall Landscape Sensitivity - Residential development

Moderate-low The site is assessed as having overall low-moderate landscape sensitivity. Sensitive features include the long views to the south, and the open, rural character of the site. Development of the site may be perceived as encroachment of the settlement into the countryside.

Site Name: Land east of Richardson Lane,
Chelmondiston

Main SS ID: SS0872

LA/LS ID: SS0872 - LS01

Type: SS0872 - Residential

Parish: Chelmondiston

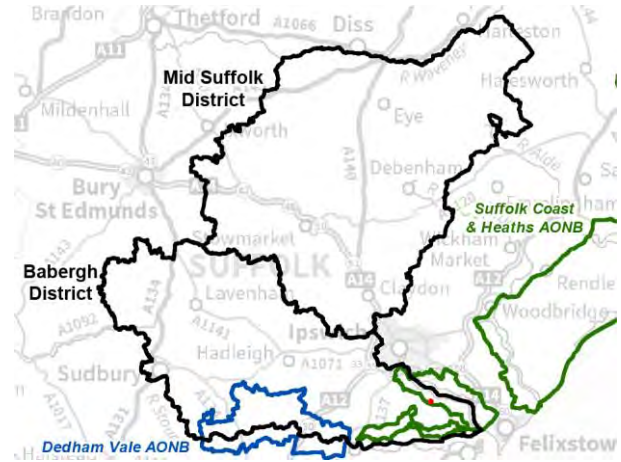
District: Babergh

SS0872 has planning permission

SS0872 is within an AONB



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Landscape Criteria

Physical and natural character

Moderate-low The site comprises a slightly sloping unmanaged pasture field at an elevation of approximately 30m AOD. The field is enclosed by mature hedgerow boundaries with frequent trees.

Settlement form and edge

Moderate The site located to the north-west of Chelmondiston. Development of the site would not be at odds with the existing settlement form although it may be perceived as encroachment into the countryside. The edge of the existing settlement is not well-defined by any particular feature.

Settlement setting

Moderate The undeveloped, pastoral character of the site contributes to the rural setting of the existing properties on the north-western edge of the settlement. It provides some separation between Page's Common and Chelmondiston however it does not make any significant contribution to the sense of separation between settlements.

Views

Moderate There are views across the site from Church Lane, a bridleway which crosses the northern boundary of the site. Views from surrounding roads are limited by the mature boundary vegetation. There are views from the site north to the River Orwell.

Perceptual qualities

Moderate-high The site is located within the nationally designated landscape of the Suffolk Coast and Heaths AONB. A rural, undeveloped site with limited views to other development, and good levels of tranquillity.

Cultural and historical associations

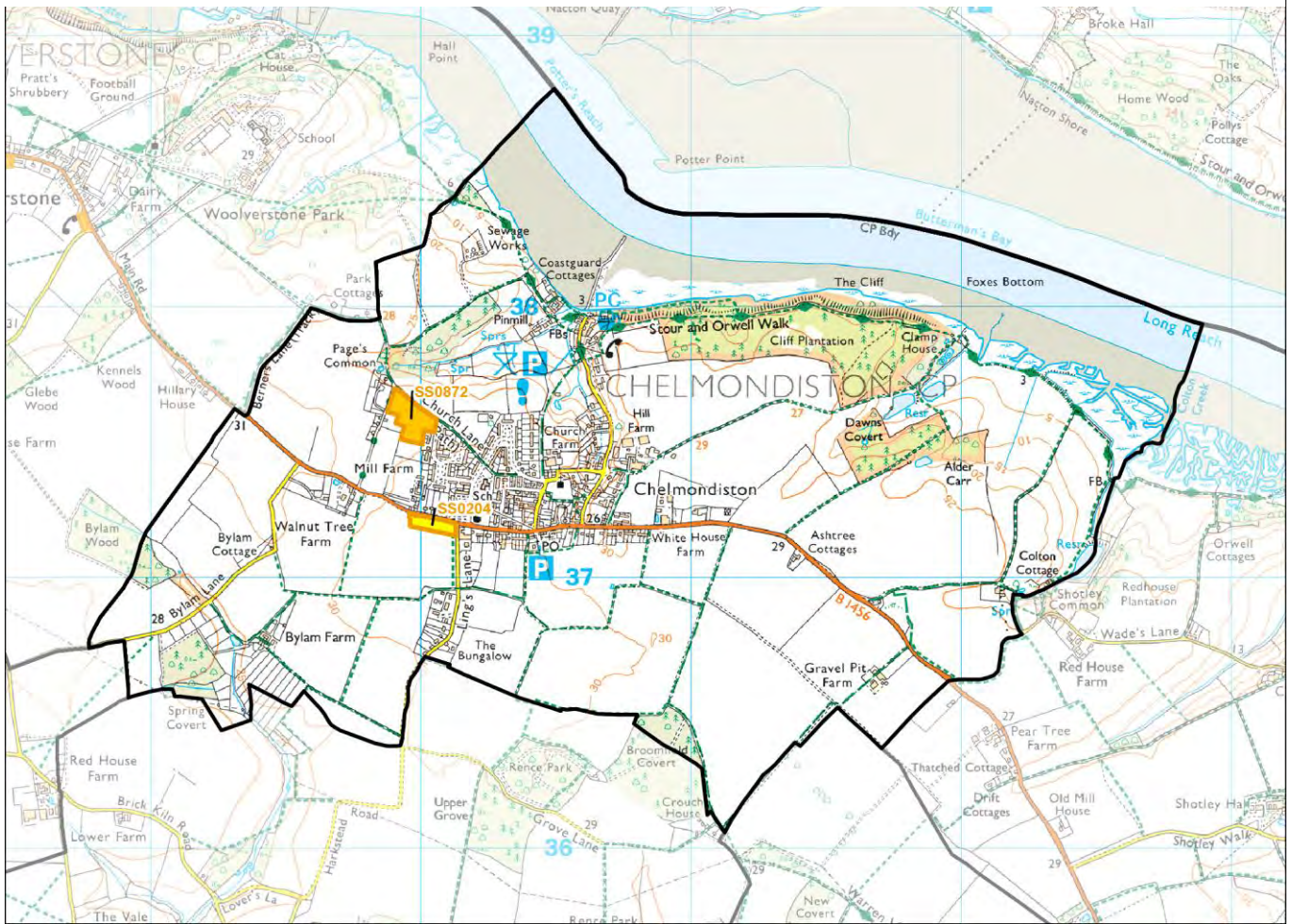
Moderate-low The HLC indicates that enclosures in this area are post 18th century. Two Grade II listed buildings (6 and 7, Richardsons Lane) are located to the north-west of the site. Wooverstone Conservation Area is located 165m to the north of the site, although mature vegetation limits intervisibility.

Overall Landscape Sensitivity - Residential development

Moderate SS0872 has planning permission. The site is assessed as having overall moderate landscape sensitivity. Sensitive features include the undeveloped, pastoral character of the landscape, the setting provided to Chelmondiston and the Church Lane bridleway, views to the River Orwell and the location of the site within the Suffolk Coast and Heaths AONB.

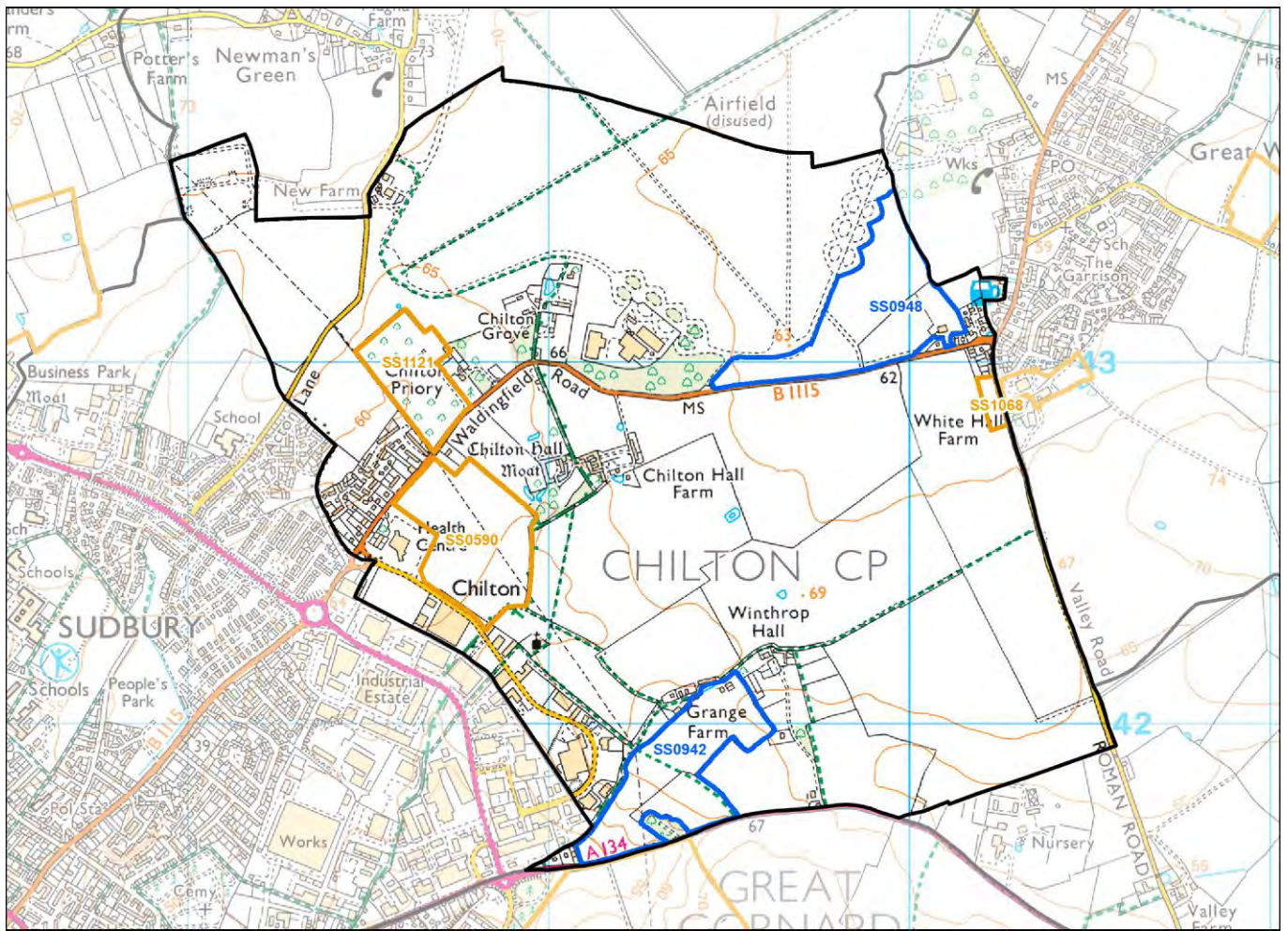
Chelmondiston

Ratings Summary



- Employment
- Residential
- High
- Moderate-high
- Moderate
- Moderate-low
- Low

Chilton



 Employment  Residential

Site Name: Land east of Waldringfield Road and north of Church Field Road, Sudbury

Main SS ID: SS0590

LA/LS ID:

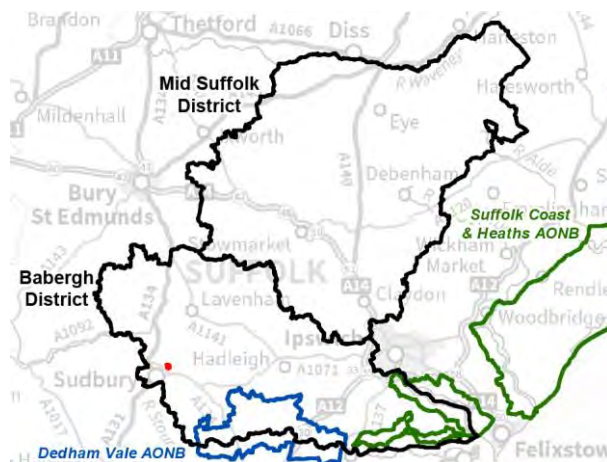
Type: SS0590 - Residential

Parish: Chilton

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate-low

The site is comprised of flat land, lying at around 60m AOD. Land use is currently rough grassland including some scrub and young trees. The site is bound by deciduous woodland (including some priority habitat). Post and wire fencing encloses the site along Church Field Road.

Settlement form and edge

Moderate-low

The site is bound to the north-west by Waldringfield Road and to the south by Church Field Road. The site is associated with existing development to the south and west including the Sudbury Community Health Centre which overlooks it. Development of the site would be in keeping with the existing landform. The existing woodland surrounding the site and would screen any new development from the wider landscape.

Settlement setting

Moderate

The site contributes to the undeveloped setting of existing development in Sudbury, although this is mostly industrial development on the edges of the settlement. Development of the site would reduce the sense of separation between Chilton and outlying farmsteads, including Chilton Hall Farm.

Views

Moderate

The site provides an undeveloped setting to the bridleway along the eastern edge of the site. The site is visible from parts of Church Field Road to the south, although woodland visually encloses the site from most directions. Small scale overhead power lines mark skylines within the site. The bell tower of the Church of St Mary is partially visible on skylines to the east of the site.

Perceptual qualities

Moderate-low

The site currently provides a sense of openness and softens the settlement edge, in contrast to the urban character of the nearby industrial estate. Proximity to Chilton and Waldringfield Road limits the sense of tranquillity at this site. It experiences significant light pollution due to its proximity to the settlement.

Cultural and historical associations

Moderate-high

The site is located to the 150m to the south-west of Chilton Hall (Grade II* listed building) and its Grade II Registered Park and Garden, although this area is visually screened by mature vegetation. The Church of St Mary (Grade I listed) is located 180m to the south east of the site and its tower is visible in views from the site. The HLC indicates that enclosures in this site are of pre-18th century origin.

Overall Landscape Sensitivity - Residential development

Moderate

The site has an overall moderate landscape sensitivity to residential development. Sensitive features including the proximity of the site to Chilton Hall (Grade II* listed building within a Grade II Registered Park and Garden) and the Grade I listed church of St Mary. The site has a strong association with the existing settlement edge and its development would not cross any distinctive boundary features or be at odds with the existing settlement pattern of Chilton.

Site Name: Land north of Newton Road / A134,
Great Cornard

Main SS ID: SS0942

LA/LS ID:

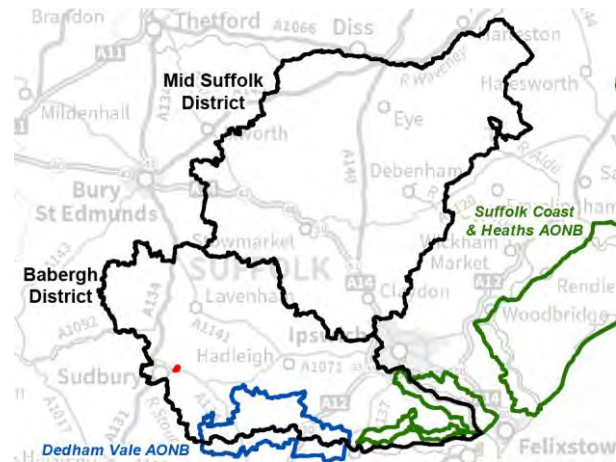
Type: SS0942 - Employment

Parish: Chilton

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate-low

Gently sloping land, between 50m AOD and 65m AOD. Land use is mainly arable agriculture with an area of scrub/disused land in the south-western corner of the site. Field boundaries area marked by thick hedgerows with many mature trees.

Settlement form and edge

Moderate-low

The site lies directly to the east of Chilton Industrial Estate, which is located on the eastern outskirts of Chilton. Mature planting on the edges of Chilton Industrial Estate help integrate existing development into the landscape and limits the association with the site. The A134 Newton Road is adjacent to the southern boundary of the site. Development may be perceived as encroachment into the countryside, however, the existing mature hedgerows could be utilised to screen development from the wider landscape.

Settlement setting

Moderate

The landscape contributes to the transition between rural and urban landscapes, providing a rural setting to the existing settlement. Development of the site is likely to facilitate the loss of the rural gap between Chilton Industrial Estate on the settlement edge and Grange Farm to the north of the site.

Views

Moderate

The mature hedgerow boundaries surrounding the site generally limit views in and out from adjacent land. The site provides a rural setting for several public rights of way including footpaths and a bridleway, which cross and border the site. Hedgerow boundaries limit views of the site from the bridleway to the west. Views extend to the rolling undeveloped land to the south from more elevated parts of the site.

Perceptual qualities

Moderate-low

The site has a rural character, particularly away from the industrial estate and major roads. It is adjacent to Churchfield Road accessible greenspace, although views are screened by mature hedgerows. The sense of tranquillity is limited due to traffic noise from the A134. The site experiences significant light pollution due to its proximity to Sudbury.

Cultural and historical associations

Moderate

The HLC indicates that field boundaries are of pre-18th century origin. The tower of the Grade I listed Church of St Mary is partially visible on distant skylines, located 500m to the north-west. Chilton Hall, (Grade II* listed building) and its associated Grade II Registered Park and Garden, are located 800m to the north of the site, although intervisibility is screened by mature vegetation.

Overall Landscape Sensitivity - Employment development

Moderate

The site has an overall moderate landscape sensitivity to employment development. Development would result in loss of the rural gap between the settlement edge of Chilton and Grange Farm. Other sensitivities include the undeveloped setting the site provides to existing development and public rights of way crossing it. The sensitivity of the site is limited by its close association with existing employment development and the lack of designated natural or cultural heritage features.

If this site were to be developed in combination with one of more sites around Chilton and Sudbury, the

cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: The Hollies,
Chilton Airfield,
Chilton

Main SS ID: SS0948

LA/LS ID:

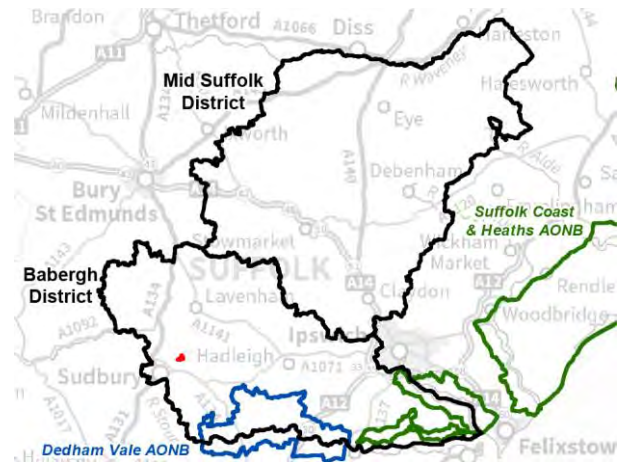
Type: SS0948 - Employment

Parish: Chilton

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate

The site comprises several flat arable fields, lying at around 63m AOD. Fields are open and mainly unenclosed, apart from intermittent bands of hawthorn hedge, and occasional trees. A grass verge separates the road from the field edge. A small area of young deciduous woodland is located to the west of the site. Woldingfield Airfield, directly to the north-west of the site, is a County Wildlife Site.

Settlement form and edge

Moderate-high

Development of the site would significantly alter the form and size of the existing settlement, expanding onto currently open land to the west of Great Woldingfield. Development is likely to be perceived as encroachment into the countryside. Woldingfield Road bounds the southern edge of the site.

Settlement setting

Moderate-high

The site provides a rural setting to the village of Great Woldingfield. Development of the site is likely to facilitate the coalescence of the small village of Great Woldingfield and Sudbury town, as significant parts of Woldingfield Road to the west are already developed. However, a gap between the two settlements would remain.

Views

Moderate

Due to the flat and open landform, the site has high intervisibility with the surrounding landscape and is visually prominent from Woldingfield Road and Acton Road. Small areas of deciduous woodland to the east and west of the site provide some screening for nearby farmsteads and properties in Great Woldingfield. The site is also visible in distant views from footpaths crossing the airfield to the north.

Perceptual qualities

Moderate-low

The site has an intact rural character, although its character is slightly reduced by fragmented hedgerow boundaries. The site is open due to the flat landform and intermittent hedgerows. The sense of tranquillity is limited by traffic noise from Woldingfield Road. The site experiences relatively little light pollution, despite its proximity to a larger settlement.

Cultural and historical associations

Moderate

There are numerous Grade II listed buildings in south western Great Woldingfield, including a number of thatched cottages. There is some intervisibility between these listed buildings and the site, but they tend to be well enclosed by vegetation. The HER identifies part of the site to be part of the former WWII Sudbury Airfield. The Grade II listed Chilton Hall Registered Park and Garden is situated around 300m to the south-west of the site and contains the Grade II* listed Chilton Hall as well as another Grade II listed building. However, intervisibility between Chilton Park and the site is screened by mature vegetation. The HLC indicates that field boundaries are of post-medieval military origin.

Overall Landscape Sensitivity - Employment development

Moderate-high

The site has moderate-high landscape sensitivity to employment development. Large-scale employment development on the edge of Great Woldingfield would contrast with the existing small-scale village. Development is likely to be perceived as encroachment into the countryside and would diminish the gap between Sudbury and Great Woldingfield. Other sensitive features include the visual prominence of the flat and open landscape and

proximity of designated habitats and listed buildings.

If this site were to be developed in combination with one of more sites around Great Waldingfield the cumulative landscape sensitivities and impact of development would need to be considered.

Landscape mitigation

Maintain the setting of heritage assets to west of site (Chilton Hall Registered Park and Gardens), and listed buildings in village to east (listed buildings).

Limit development extent to maintain sense of separation between Chilton to the south-west and Great Waldingfield to the east.

Screen new development with vegetation, using this opportunity to expand and strengthen the existing hedgerow network.

Site Name: Land north-west of
Waldingfield Road,
Chilton

Main SS ID: SS1121

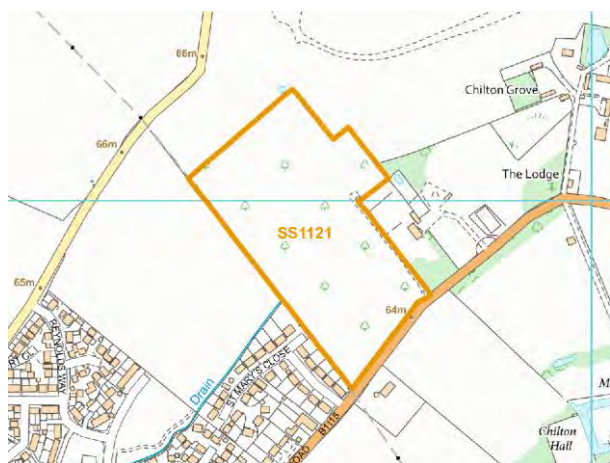
LA/LS ID: SS1121 - LA041

Type: SS1121 - Residential

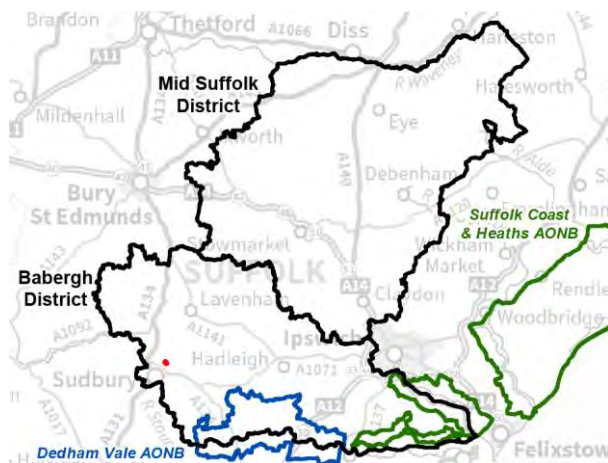
Parish: Chilton

District: Babergh

SS1121 has planning permission



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Landscape Criteria

Physical and natural character

Moderate The site comprises flat land, lying at an elevation of around 60m AOD. The former orchard, is in the process of being developed for residential use. Fields are bound by hedgerows and garden fences. A small area of mature priority habitat deciduous woodland is situated to the east of the site.

Settlement form and edge

Moderate The site is bound by Waldingfield Road to the south east, and by Acton Lane to the north west. It is adjacent to existing residential development on the north eastern settlement edge of Sudbury, which is currently well integrated into the landscape by vegetation. Development of the site does not significantly alter the form of the existing settlement or cross a significant boundary feature, although it does extend the settlement along Waldingfield Road and is likely be viewed as encroachment into the countryside.

Settlement setting

Moderate The development of the site and decreases the sense of separation between Sudbury and nearby farmsteads.

Views

Moderate Hedgerows often limit views into and out of the site. There is some intervisibility with existing properties to the south west of the site on St Marys Close, Reynolds Way and Aubrey Drive, and with the public footpaths which are located 60m to the north-east of the site. Views of the site from Acton Lane are limited by a band of woodland. There are some views to sloping agricultural land to the north-west.

Perceptual qualities

Moderate The Proximity to Waldingfield Road existing development in Sudbury limits the sense of tranquillity.

Cultural and historical associations

Moderate The site is opposite Grade II* listed Chilton Hall and its associated Grade II Registered Park and Garden, which is located to the south of Waldingfield Road, although dense boundary vegetation prevents views into this area from the site. The HLC indicates field boundaries to have origins from horticultural activity.

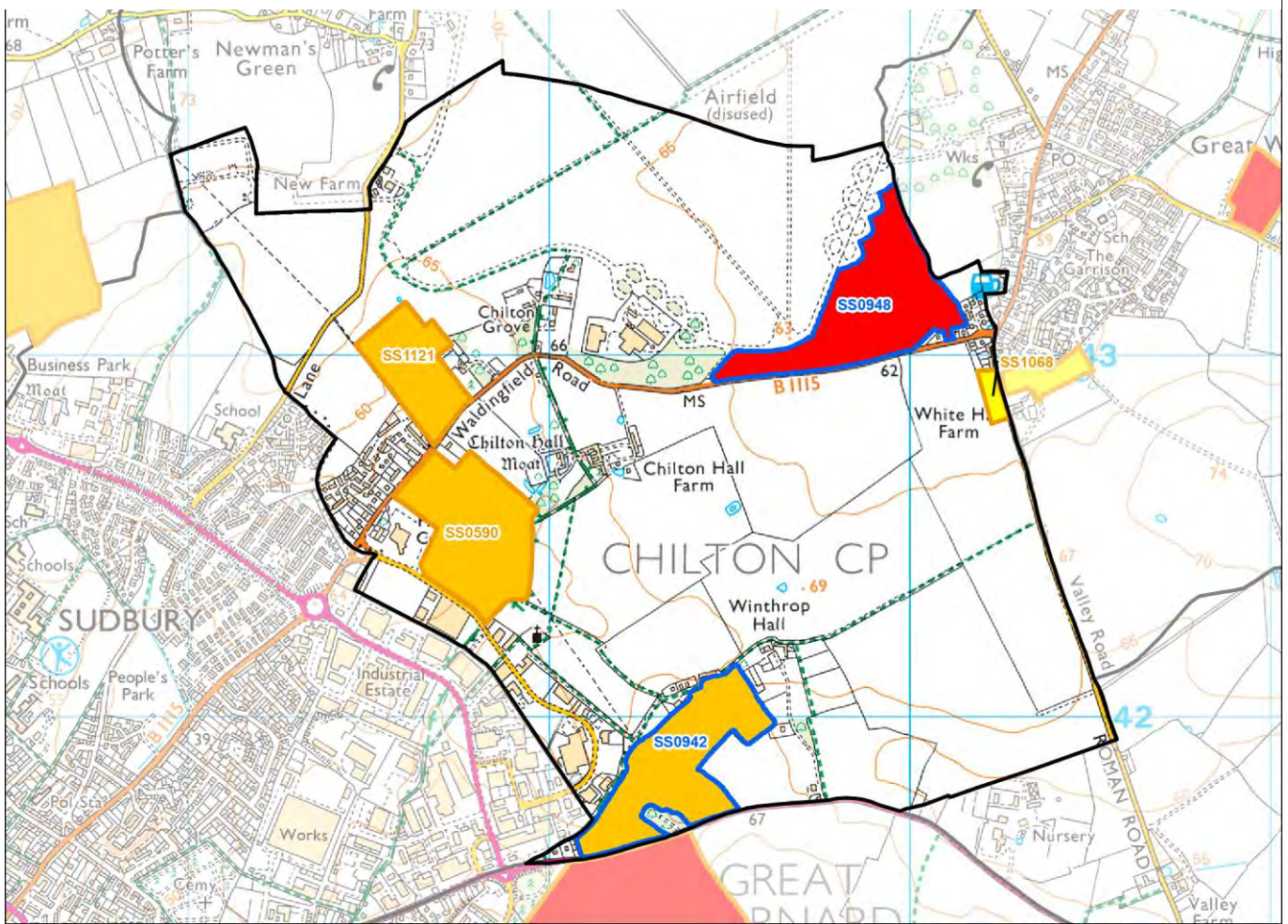
Overall Landscape Sensitivity - Residential development

Moderate SS1121 has planning permission. The site has Moderate landscape sensitivity to residential development. Development is likely to be perceived as encroachment into the countryside. Other sensitivities include the proximity to designated heritage features and undeveloped setting the landscape provides to existing development.

If this site were to be developed in combination with one of more sites around Sudbury the cumulative landscape sensitivities and impact of development would need to be considered.

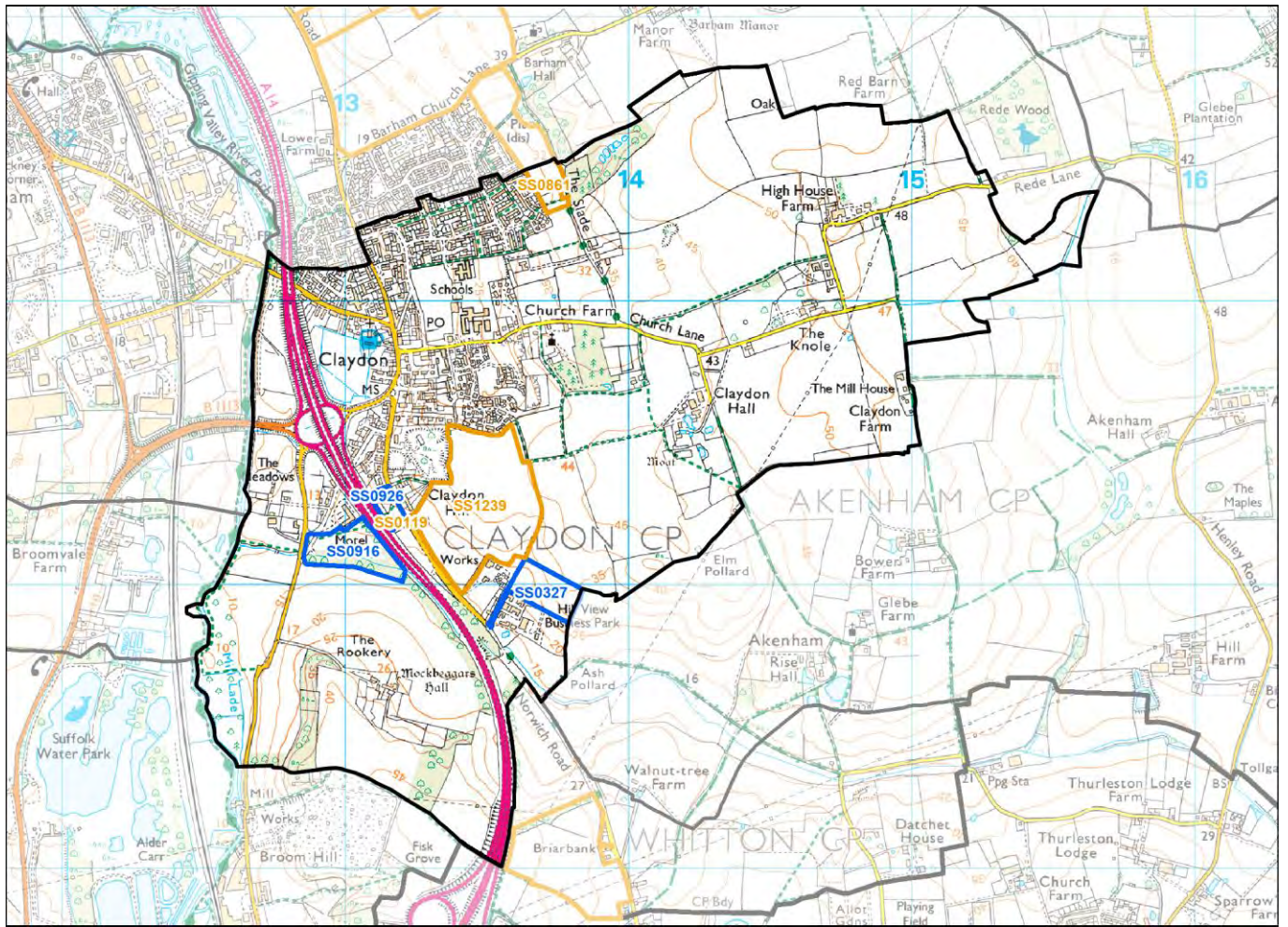
Chilton

Ratings Summary



- Employment
- Residential
- High
- Moderate-high
- Moderate
- Moderate-low
- Low

Claydon



 Employment  Residential

Site Name: Claydon - SS0119, SS0926

Main SS ID: SS0119

LA/LS ID:

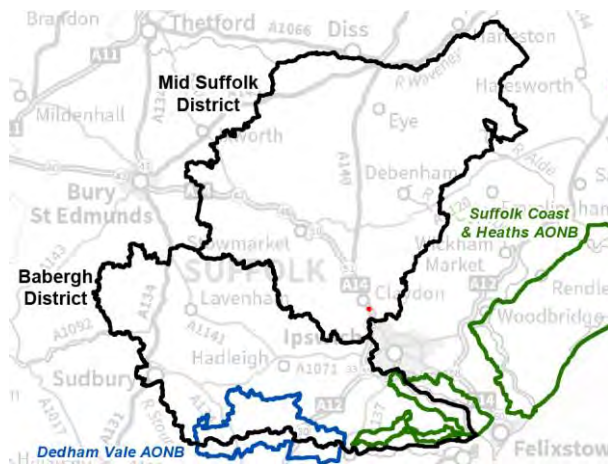
Type: SS0926 - Employment
SS0119 - Residential

Parish: Claydon

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

Land is flat, lying at around 15m AOD, and comprises a single unmanaged pasture field. Dense trees on the western boundary provide a buffer between the sites and the A14 dual carriageway. There are trees on the southern boundary and scrubby vegetation along Old Ipswich Road to the east. The northern boundary is marked by a hedgerow.

Settlement form and edge

Moderate-low

The sites lie south and west of the settlement edge of Claydon. The settlement edge to the east is bound by Old Ipswich Road and to the north by a hedgerow. The area is strongly associated with existing development. The sites are bound to the west by the A14 dual carriageway and east by Old Ipswich Road. Development on these sites would not cross a distinctive boundary feature or represent a step-change in settlement form.

Settlement setting

Low

The sites make a limited contribution to the undeveloped character and setting of properties along Old Ipswich Road. The area does not contribute to the sense of separation between settlements.

Views

Moderate-low

The sites are relatively enclosed as a result of the boundary vegetation. There is some intervisibility with properties on Old Ipswich Road. A footpath crosses the centre of the sites, and there are clear views of the sites from the footpath. The sites are not prominent within the wider landscape.

Perceptual qualities

Moderate-low

The sites are undeveloped, however they are strongly associated with the existing settlement edge of Claydon and road infrastructure. Any remaining sense of tranquillity is likely to be negatively affected by proximity to the A14 dual carriageway.

Cultural and historical associations

Low

The HLC identifies the sites as a post-1950 agricultural landscape with no historic value. There are no recorded historic features within the sites. There are two Grade II listed buildings 120m north-east of the sites however there is no intervisibility.

Overall Landscape Sensitivity - Residential development

Moderate-low

Overall, the site is considered to have low-moderate sensitivity to both residential and employment development as it is a small, flat and well enclosed area impacted by proximity to Claydon and the A14, with no designated features. Factors which increase sensitivity include the undeveloped nature of the sites and setting provided to existing development.

Overall Landscape Sensitivity - Employment development

Moderate-low

Overall, the site is considered to have low-moderate sensitivity to both residential and employment development as it is a small, flat and well-enclosed area impacted by proximity to Claydon and the A14, with no designated features. Factors which increase sensitivity include the undeveloped nature of the site and setting provided to existing development.

Site Name: Land at Hill View Farm,
Claydon

Main SS ID: SS0327

LA/LS ID:

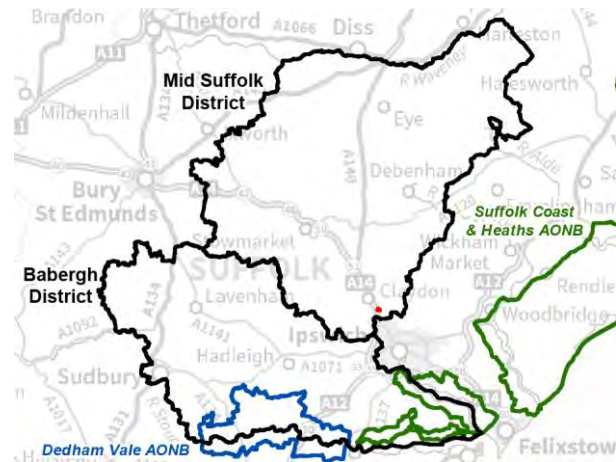
Type: SS0327 - Employment

Parish: Claydon

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

Gently sloping land rising from 20m to 35m AOD, used for arable agriculture. The land is associated with a small watercourse located 200m to the south of the site. There are no recorded priority habitats in the site and semi-natural features are limited to hedgerows enclosing the south-eastern edges of the site.

Settlement form and edge

Moderate

The site is 380m south-east of the settlement edge of Claydon and has no relationship with the existing settlement. The site lies north-east of a small collection of industrial units (Hill View Business Park) and a water treatment works with limited landscape features integrating the buildings into the landscape. Development on this site would be associated with the existing industrial development and would not cross a distinctive boundary feature. However, it would be perceived as development advancement into the surrounding countryside.

Settlement setting

Moderate

The site, in combination with the surrounding fields, contributes to a rural and undeveloped setting to Claydon. The site does not contribute to the sense of separation between settlements.

Views

Moderate

The site is open, and has occasional views from Old Ipswich Road, Hill View Business Park and the water treatment works. A public footpath runs along the north-western edge of the site, and there are clear views into the site from this right of way, as well as some limited views of the site from the footpath to the south-east. There is little intrusion on public views from the wider landscape.

Perceptual qualities

Moderate

There is a sense of openness, enhanced by the surrounding flat and expansive arable fields. The site has a rural character due to agricultural land use and limited development (aside from the existing business park). The rural character and sense of tranquillity is negatively impacted by significant traffic noise from the nearby A14 dual carriageway.

Cultural and historical associations

Low

There are no recorded designated heritage features within or near to the site. The HLC identifies the site as a post-1950 agricultural landscape with no historic value.

Overall Landscape Sensitivity - Employment development

Moderate

Overall, the site is considered to have a moderate sensitivity to employment development as it is a sloping, open and undeveloped landscape, which provides a rural setting to Claydon and Hill View Business Park and is visible from public rights of way. Factors which decrease sensitivity include proximity to the A14, existing employment development and the lack of designated natural or historic features. The cumulative effect of development on this site and potential residential development at SS1239 should be considered.

Site Name: Land south of Church Lane, Claydon

Main SS ID: SS0861

LA/LS ID: SS0861 - LA003

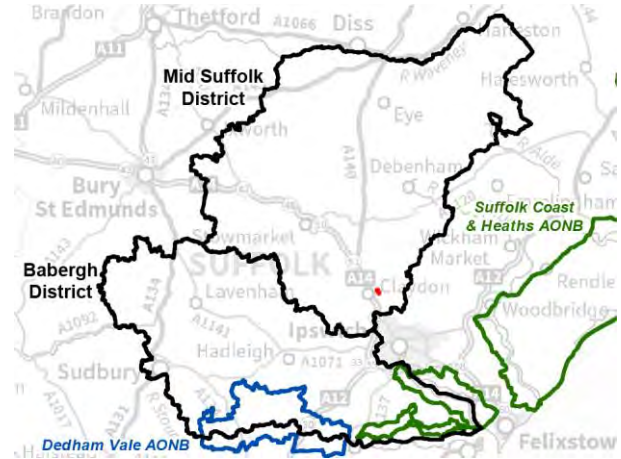
Type: SS0861 - Residential

Parish: Claydon

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

Land is very gently sloping, between 25m and 35m AOD. The site is comprised of several fields, which are currently used for arable agriculture. Fields are subdivided by gappy hedgerows. There is a strong hedgerow along Barham Church Lane on the northern boundary. There are no recorded priority habitats within the site, although the eastern edge is bound by priority habitat deciduous woodland. The western edge backs onto houses and driveways and is bound by wooden post and rail fencing.

Settlement form and edge

Moderate-low

The site lies to the east of the existing settlement edge of Claydon. There are few landscape features which integrate the settlement edge into the landscape, particularly in the south. Claydon has expanded from its historic linear settlement form, and development on this site would not represent a step-change in settlement form. A band of deciduous woodland to the east provides a boundary feature between the site, Barham Hall and the wider landscape. Barham Church Lane provides containment to the site along the north western edge.

Settlement setting

Moderate

The site provides an undeveloped, rural setting and approach to the east of Claydon. The site does not contribute to the separation of settlements; however it contributes to the gap between Claydon, Barham Hall and the Church of St Mary Church.

Views

Moderate

Views into the site from the east are limited by woodland, providing enclosure to the site. Views from Barham Church Lane are limited by hedgerows. The sloping landform of the site results in views from Claydon into the site. Three footpaths cross the site, and the site is visible from these public rights of way. There are limited views from the recreation ground to the south due to intervening vegetation. The site is not prominent in the wider landscape.

Perceptual qualities

Moderate-low

The site has a rural character resulting from the surrounding farmland and woodland. Settlement at Claydon is an intrusive element and impacts on the tranquillity and potential for dark skies of the site.

Cultural and historical associations

Moderate

The field pattern was formed by pre-18th century enclosure, and this pattern is still intact. There are no recorded heritage assets within the site boundary. The Grade I listed Church of St Mary lies 180m north-east of the site.

Overall Landscape Sensitivity - Residential development

Moderate-low

Overall, this site is considered to have a low-moderate sensitivity to residential development as it is a well-enclosed site, adjacent to existing development. The site is in close proximity to the Grade I listed Church of St Mary, but intervisibility is limited by vegetation. Factors which decrease sensitivity include the lack of sensitive landscape features and proximity to Claydon.

Site Name: Land to the west of A14,
Claydon

Main SS ID: SS0916

LA/LS ID:

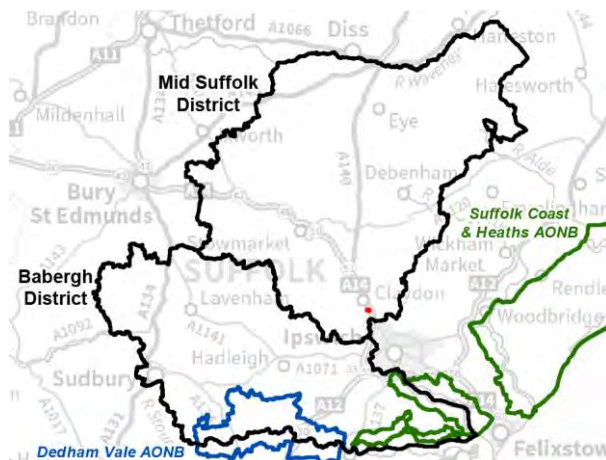
Type: SS0916 - Employment

Parish: Claydon

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

Land is flat, lying at around 10m AOD. The site comprises a triangular area of grassland which is currently a building site. The site is bound by tall hedgerows and mature trees. A small watercourse runs along the southern edge of the site and is lined by a narrow strip of mixed woodland.

Settlement form and edge

Moderate-low

The site is separated from the settlement edge of Claydon by the A14 dual carriageway. The site lies to the south of the Premier Inn complex, which is enclosed by a strong hedgerow boundary. Development on this site would be perceived as development advancement, however, would not represent a step-change in settlement form. The existing boundary vegetation on the site can be utilised to screen new development from the wider landscape.

Settlement setting

Low

The site provides a limited contribution as an undeveloped area south of the Premier Inn and west of the A14. It does not contribute to the gap between settlements due to distance.

Views

Moderate

Views from Paper Mill Lane are limited by trees. A footpath runs through the north of the site, and there are clear views from this public right of way into the site. There is some intervisibility with the existing Premier Inn complex to the north.

Perceptual qualities

Moderate-low

Proximity to the A14 and Premier Inn result in high levels of light pollution and low levels of tranquillity. This is not a remote site, and there are few rural characteristics. The dense boundary vegetation creates a sense of enclosure. The site experiences traffic noise from the A14 to the east as well as disturbance from passing trains to the west.

Cultural and historical associations

Low

There are no recorded heritage assets within the site. The Grade II listed Mockbeggars Hall lies 400m south, and there is no intervisibility. The field pattern was formed from post-1950s agricultural intensification and of low historical value.

Overall Landscape Sensitivity - Employment development

Moderate-low

Overall, the site is considered to have low-moderate sensitivity to employment development due to the enclosed nature of the site, flat landform and proximity to the A14 and Premier Inn complex. Factors which increase sensitivity include the strong vegetation along the boundaries and views from the public right of way crossing through the site.

If this site were to be developed in combination with one of more sites around Claydon the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land east of Old Ipswich Road,
Claydon

Main SS ID: SS1239

LA/LS ID:

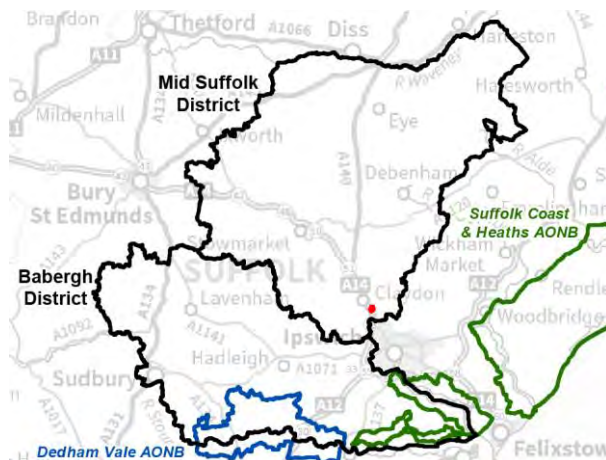
Type: SS1239 - Residential

Parish: Claydon

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate

Land is sloping, ranging from 15m to 40m AOD, and is currently in use for arable agriculture. Land is associated with a small watercourse located approximately 85m to the south-west. There are no recorded priority habitats in the site. Semi-natural features are limited to the hedgerows with occasional hedgerow trees which surround the site. Internal hedgerows have been lost. A block of priority habitat deciduous woodland lies to the north-west of the site.

Settlement form and edge

Moderate-high

The site lies to the south of Claydon. The settlement boundary is well integrated into the surrounding landscape by soft edge features e.g. woodland, hedgerows and trees. Development on this site would have a poor relationship with the existing settlement edge to the north and north-west due to the intervening woodland. Development on the site would be viewed as advancement into the countryside and would increase the size of Claydon. The eastern edge of the site opens onto surrounding countryside and there are few landscape features to act as containment.

Settlement setting

Moderate

The site provides an open, agricultural setting to the south of Claydon. It contributes to the gap between Claydon and the water treatment works and Hill View Business Park. Development on this site would remove the gap between the residential edge of Claydon and the employment development.

Views

Moderate

There are limited views from the settlement edge of Claydon and Old Ipswich Road due to vegetation and hedgerows. Views are possible where there are gaps in the hedgerows. There is also some limited intervisibility with the A14 to the west. Footpaths follow the eastern, northern and part of the western boundary of the site, and there are clear views from these public rights of way into the site. There are also limited views from National Cycle Route 51 (which follows Old Ipswich Road). The site has strong intervisibility with the wider landscape due to the prominent elevated and sloping landform.

Perceptual qualities

Moderate

The site is enclosed to the north and west but has a sense of openness in the east and south due to the limited hedgerows and boundary vegetation. The rural character and sense of tranquillity is compromised by traffic noise and views from the nearby dual carriageway.

Cultural and historical associations

Moderate-low

The HLC indicates that fields are part of the post-1950 agricultural landscape, resulting from boundary loss and field reorganisation. There are no recorded heritage assets in the site. A Grade II listed post-medieval lime kiln and complex of chalk pits are located 130m to the west of the site. There is limited intervisibility between the limekiln and the site due to intervening vegetation.

Overall Landscape Sensitivity - Residential development

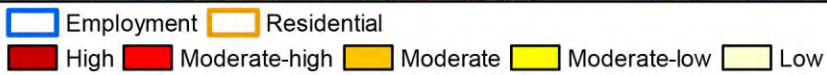
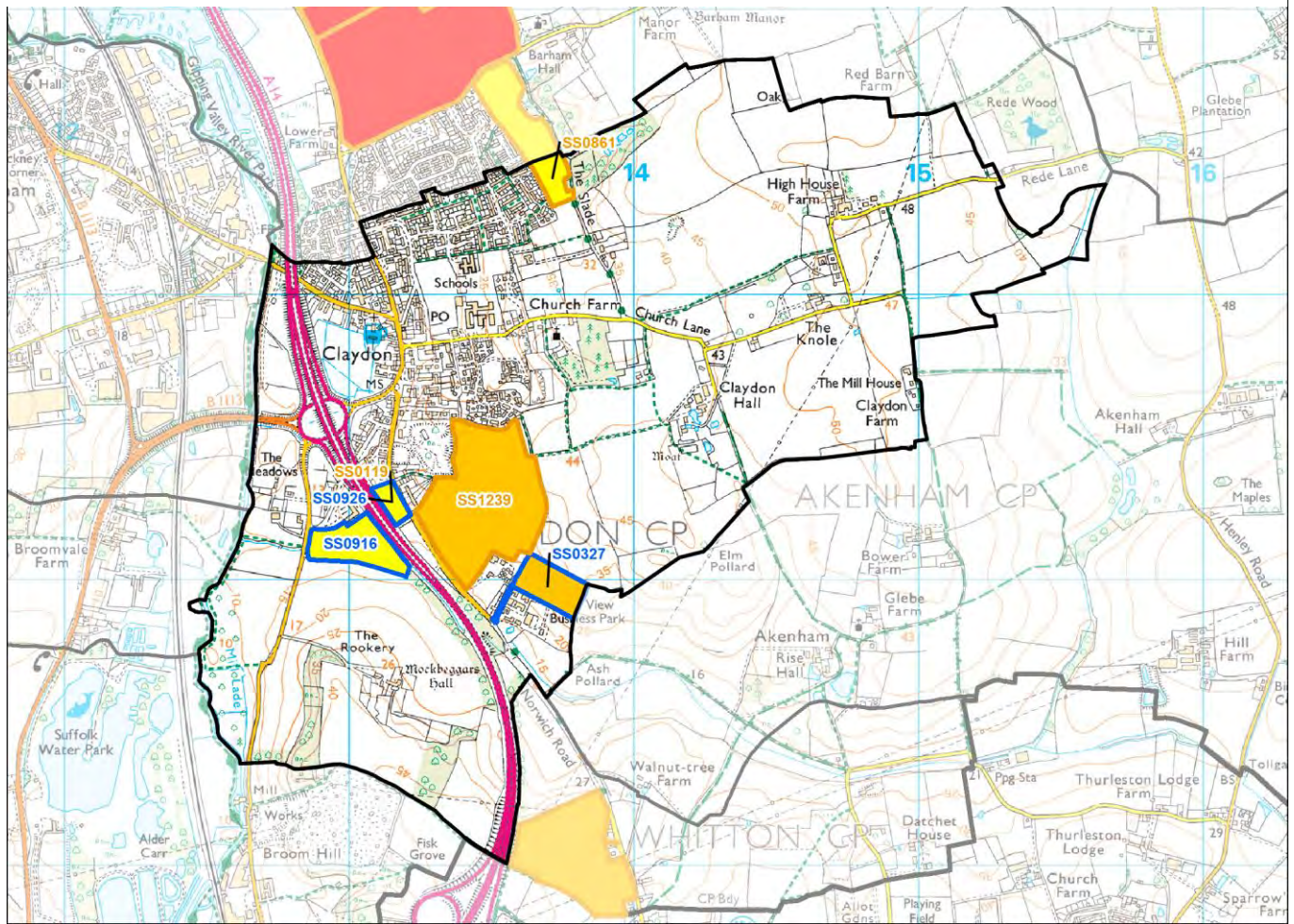
Moderate

Overall, this site is considered to have a moderate sensitivity to residential development. The existing settlement edge is well integrated into the landscape and development would be viewed as encroachment into the

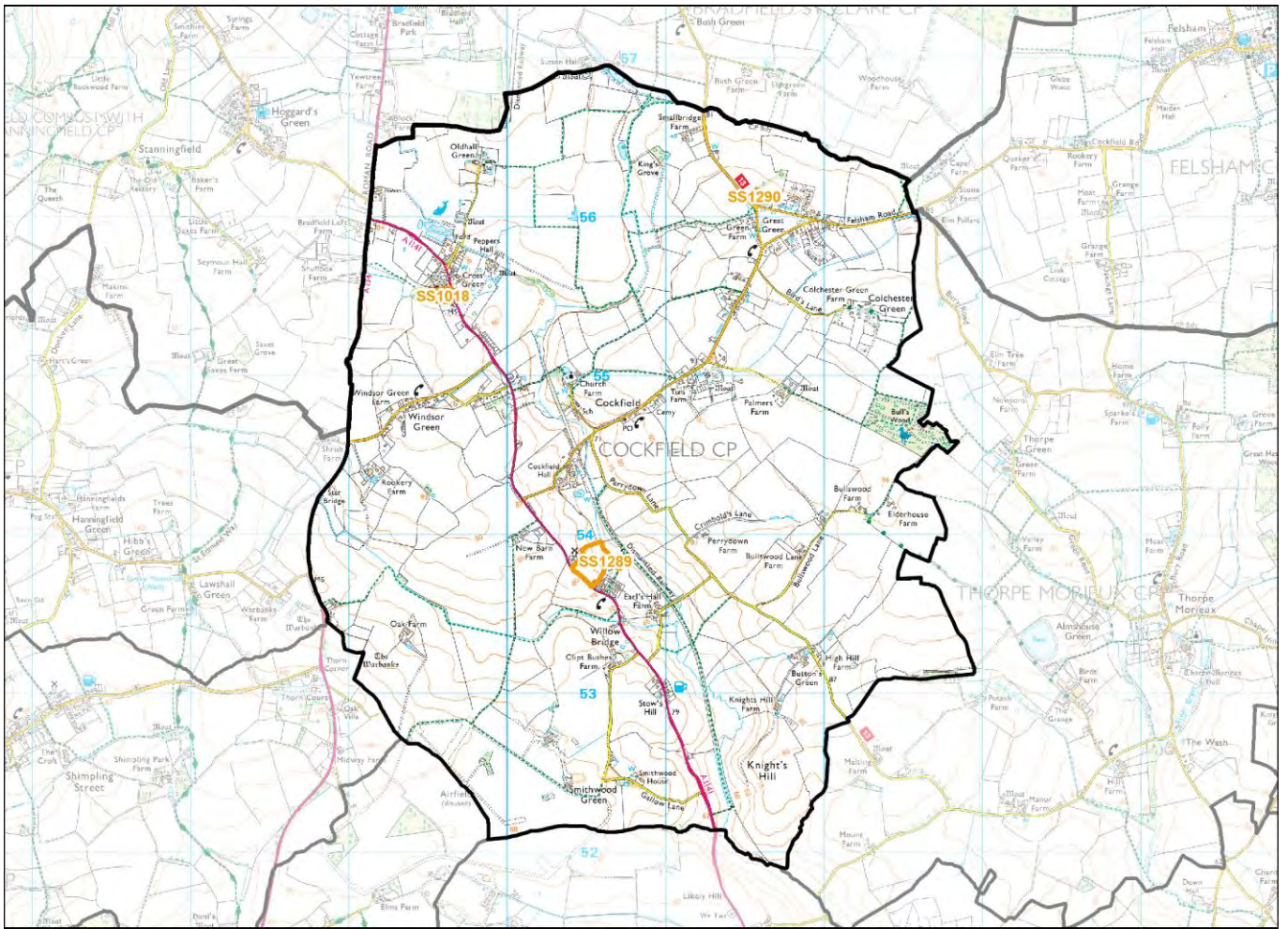
countryside. It is a partially open and slightly elevated, undeveloped landscape which contributes to the gap between the residential edge of Claydon and the employment development at Hill View Business Park. Factors which decrease sensitivity include the lack of designated features and proximity to Claydon and the A14.

Claydon

Ratings Summary



Cockfield



 Employment  Residential

Site Name: Land to the west of A1141,
Cockfield

Main SS ID: SS1018

LA/LS ID:

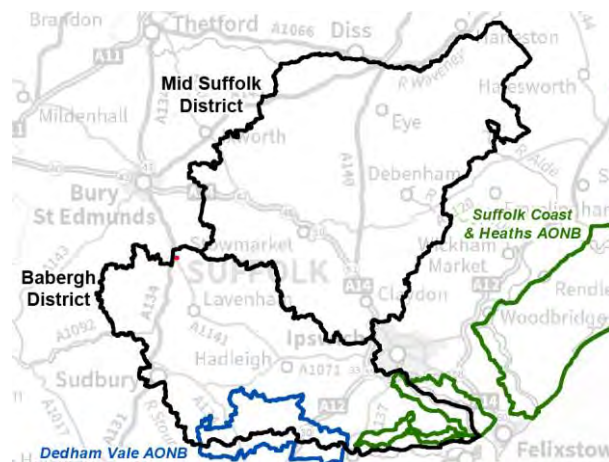
Type: SS1018 - Residential

Parish: Cockfield

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate

Land is flat, lying at around 80m AOD, and is currently disused pasture. A small watercourse runs along the southern edge of the site. The site is bound by hedgerows and mature trees, although there is no boundary along the western edge of the site.

Settlement form and edge

Moderate

The site is located on the southern edge of the hamlet of Cross Green. It is bound to the east by the A1141, and to the north by existing properties. Open, undeveloped farmland surrounds the south and west of the site. The existing settlement edge is well integrated into the landscape by mature vegetation. Although the site is relatively small, it would impact on the historic form of the settlement.

Settlement setting

Moderate-high

The site contributes to the rural setting of existing properties in Cross Green. Development of the site would contribute to an increased sense of coalescence between Cross Green and outlying farmsteads.

Views

Moderate

The site is visible from the public footpath that runs to the south of the site, and in glimpsed views from the A1141 and A134. It is directly overlooked by properties on Meadow Close. There are open views to the west due to the lack of boundary vegetation.

Perceptual qualities

Moderate-high

The site has a strong traditional rural character as a result of the high proportion of thatched properties, low density of houses and strong semi-natural character resulting from the presence of mature trees and vegetation. It is within an area which experiences dark night skies. The boundary vegetation creates a sense of enclosure. Traffic noise from the A114 and A134 detracts from the rural and tranquil setting of the village.

Cultural and historical associations

Moderate-high

The site is adjacent to the west of Cross Green Conservation Area. A large proportion of the properties in Cross Green are Grade II listed, many of which are thatched properties. There are no historic features within the boundaries of the site. The HLC indicates that field boundaries are of pre-18th century origin and are likely to have been meadow or managed wetland.

Overall Landscape Sensitivity - Residential development

Moderate-high

The site has moderate-high landscape sensitivity to residential development. It is enclosed and well screened from existing properties. The site provides part of the undeveloped setting to the Cross Green Conservation Area and development would impact on the intact historic settlement form and character. If this site were to be developed in combination with one or more sites around Cross Green the cumulative landscape sensitivities and impact of development would need to be considered.

Landscape mitigation

Limit the number of new houses and design buildings in keeping with the traditional local character.

Use existing vegetation to screen new development and consider planting along the northern edge of the site to contain new

development and limit intervisibility from the north.

Explore the opportunity for habitat creation for biodiversity benefit and to help assimilate new development into the landscape and maintain the rural setting of the village.

Site Name: Land north of MacKenzie Place,
Cockfield

Main SS ID: SS1289

LA/LS ID: SS1289 - LS01

Type: SS1289 - Residential

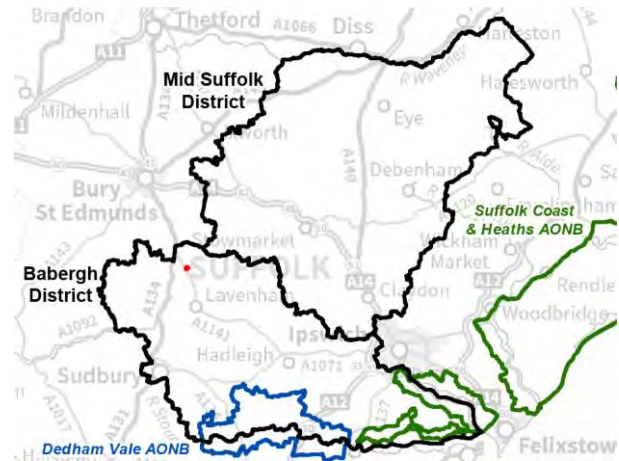
Parish: Cockfield

District: Babergh

SS1289 has planning permission



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Landscape Criteria

Physical and natural character

Moderate

The site comprises parts of two small fields. The western half of the site, adjacent to the A1141 road is currently being developed. Remaining land use is grassland. Land is gently rolling and ranges between 65m and 80m AOD. Mature hedgerows with frequent trees form field boundaries, although some boundaries have been removed.

Settlement form and edge

Moderate

The site is located to the north-west of a small area of existing development at MacKenzie Place and Crowbrook Place. This existing development and the site are separate from the rest of Cockfield, which is located approximately 1km to the north-east. Development of the site would fit with the form of existing development, although it would significantly increase the amount of built development within this area.

Settlement setting

Moderate

The site contributes to the undeveloped setting of the existing settlement, although due to the small size of the area, this effect is localised. The site separates the existing development at MacKenzie Place and Mill Farm which is located 180m to the north-west.

Views

Moderate

A public right of way follows the south-eastern northern boundary of the site. A footpath follows the route of the disused railway to the north-east of the site, although woodland along this route limits views. The sloping landform of the site enables views to nearby fields to the north.

Perceptual qualities

Moderate-low

The site has an agricultural and undeveloped character. Mature boundary vegetation creates a sense of enclosure and introduces semi-natural features into the landscape. Traffic noise from the adjacent A1141 detracts from tranquillity.

Cultural and historical associations

Moderate-low

The HLC indicates that fields in this area are pre-18th century enclosure. A disused windmill is located at Mill Farm to the north-west of the site and is identified on the HER.

Overall Landscape Sensitivity - Residential development

Moderate

SS1289 has planning permission. The site has overall moderate landscape sensitivity to residential development. Sensitivities include the rolling landform, separation provided between development at MacKenzie Place and Mill Farm and views across the site nearby countryside from public footpaths. Development of the site would be in keeping with the existing form of adjacent settlement although it would also increase the amount of built development in this location.

Site Name: Land east of Bury Road,
Cockfield

Main SS ID: SS1290

LA/LS ID: SS1290 - LS01

Type: SS1290 - Residential

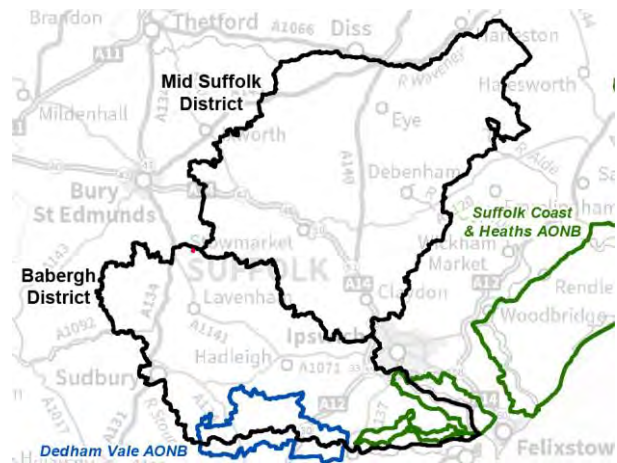
Parish: Cockfield

District: Babergh

SS1290 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low The site comprises part of larger arable field, located on flat land at approximately 80m AOD. Boundaries are generally marked by a mixture of hedgerows with mature trees and bands of woodland. The hedgerow adjacent to Bury Road has been lost, although several mature trees remain.

Settlement form and edge

Moderate-low The site is located to the north-west of existing development in Great Green. The existing settlement of Great Green is arranged around a central triangular shaped green. Development of the site would not be at odds with the existing settlement pattern and is not located beyond and boundary features.

Settlement setting

Moderate-low The site contributes to the undeveloped setting of the existing settlement, although due to the small size of the area, this effect is localised. The site does not make a significant contribution to the sense of separation between settlements.

Views

Moderate-low There are views into the site from Bury Road due to the lack of hedgerow along this boundary. There are no public rights of way crossing the site. Several properties on the opposite site of Bury Road overlook the site.

Perceptual qualities

Moderate-low The site has an agricultural and undeveloped character. The surrounding hedgerows and strips of woodland create an enclosed character on the site, although there are also views to existing development in Great Green. Tranquillity is slightly detracted from by distant traffic noise.

Cultural and historical associations

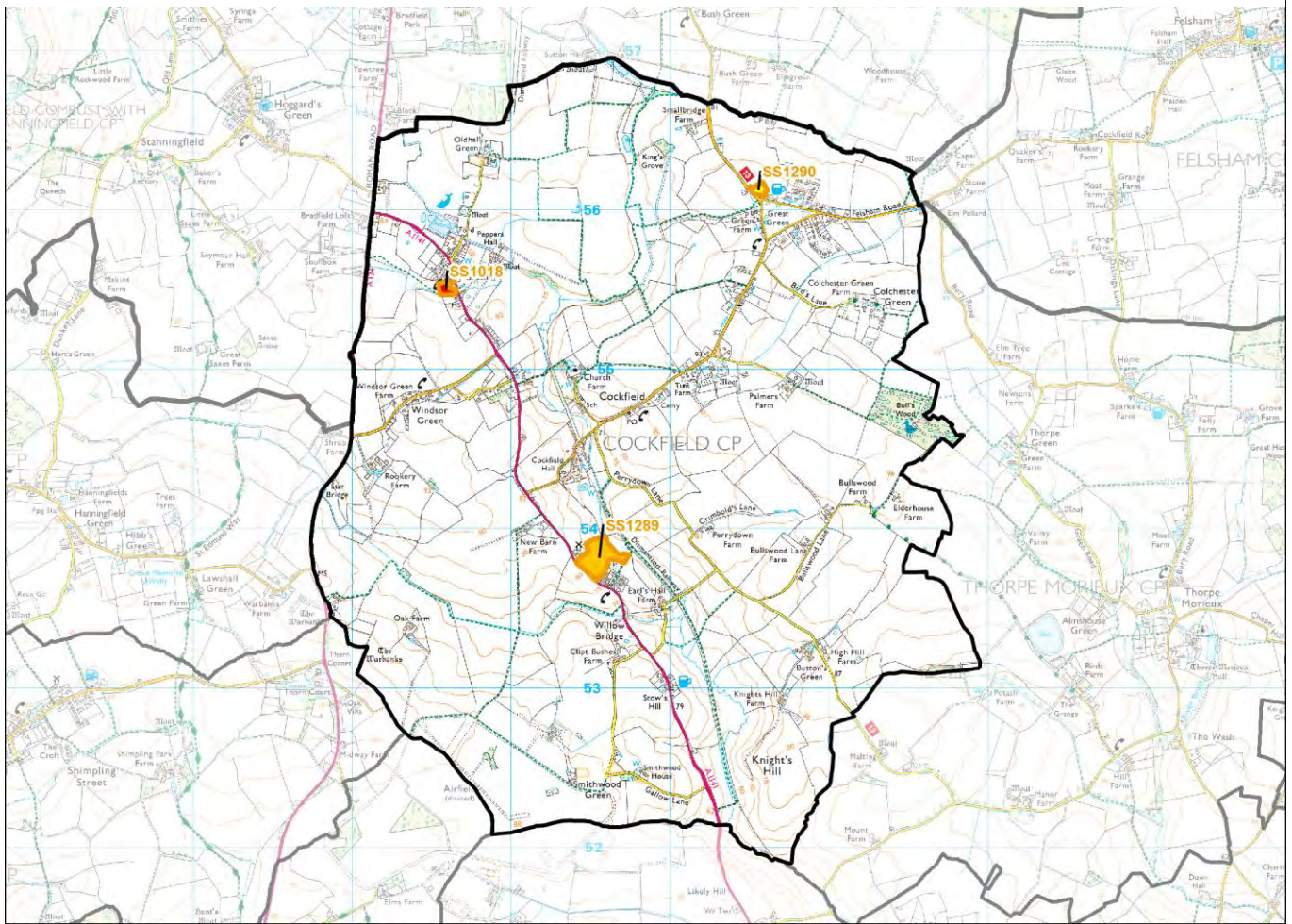
Moderate-low The HLC indicates that fields in this area are pre-18th century enclosure, although the field pattern has been modified in the past century. Several Grade II listed buildings are located in Great Green, although there is little intervisibility due to the surrounding mature vegetation.

Overall Landscape Sensitivity - Residential development

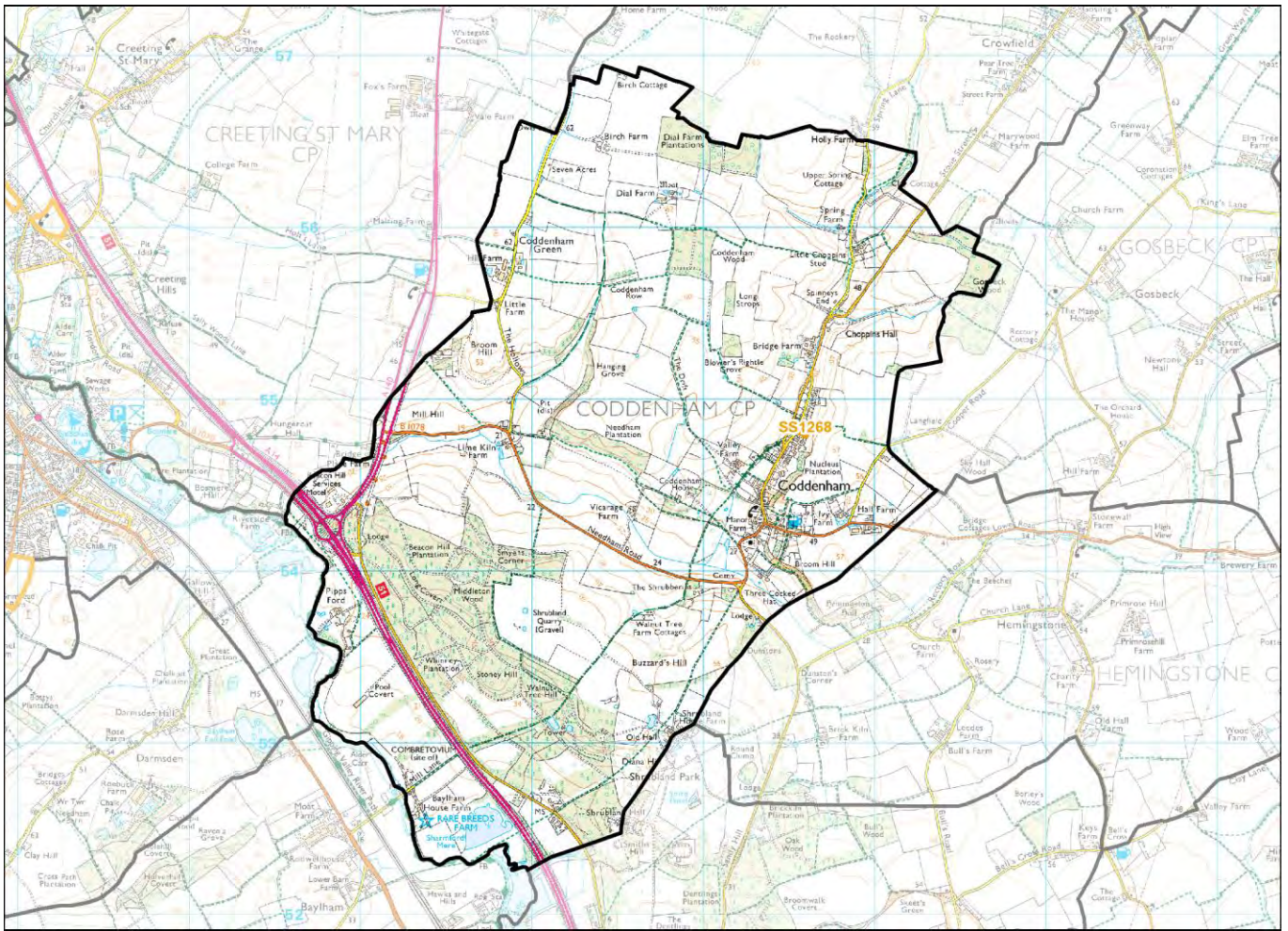
Moderate-low SS1290 has planning permission. The site has overall low-moderate landscape sensitivity to residential development. Development of the site would be in keeping with the existing form of the settlement, centred around the triangular green. Sensitive features include the historic settlement pattern, undeveloped character of the site and the undeveloped setting provided to existing settlement.

Cockfield

Ratings Summary



Coddenham



 Employment  Residential

Site Name: Land east of School Lane,
Coddendam

Main SS ID: SS1268

LA/LS ID:

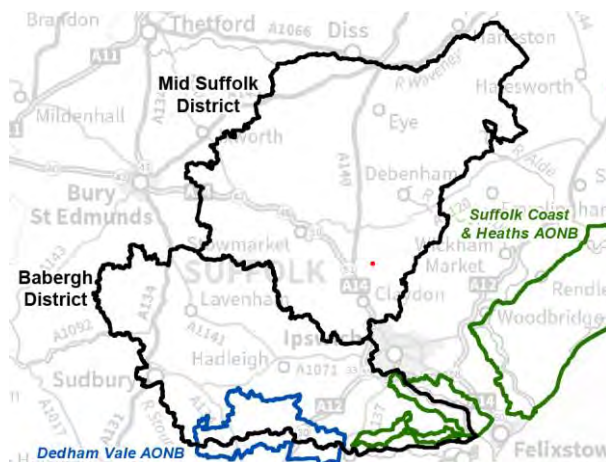
Type: SS1268 - Residential

Parish: Coddendam

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises a small unmanaged area of scrub and woodland located on sloping land between 30 and 40m AOD. The site contains numerous mature trees and is bound by a mixture of hedgerows and wooden fencing. Part of the site is priority habitat deciduous woodland.

Settlement form and edge

Low

The site is located amongst existing development in Coddendam. The current settlement has a linear form and development on the site would be perceived as in-fill with the existing settlement form. The boundaries of the site are also well vegetated which could provide screening to any development.

Settlement setting

Moderate-low

The site contributes an undeveloped, wooded setting of the existing settlement, although due to the small size of the area, this effect is localised to properties on Green Hill. The site does not make a significant contribution to the sense of separation between settlements.

Views

Moderate-low

A public right of way follows the northern boundaries of the site, enabling views across the site. Views out of the site are mostly limited by trees along the site boundaries. The rising profile of the landform increases the visual prominence of the area.

Perceptual qualities

Moderate

The presence of numerous trees and woodland creates a semi-natural character within the site. Despite the proximity of development, the site is characterised by high levels of tranquillity and dark night skies.

Cultural and historical associations

Low

The HLC indicates this area to be an undeveloped part of the wider built-up area. The site does not contribute to the setting of any nearby designated heritage assets.

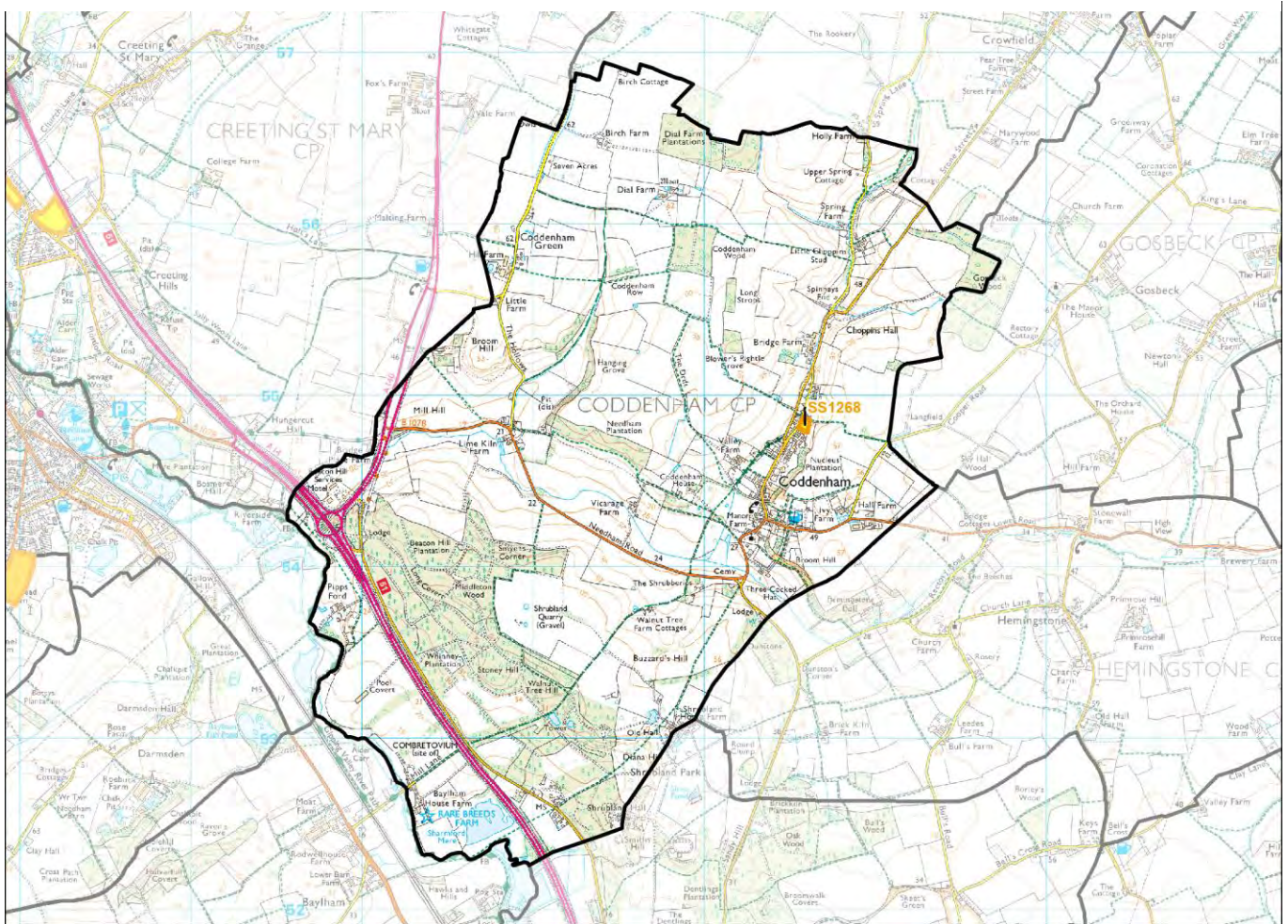
Overall Landscape Sensitivity - Residential development

Moderate-low

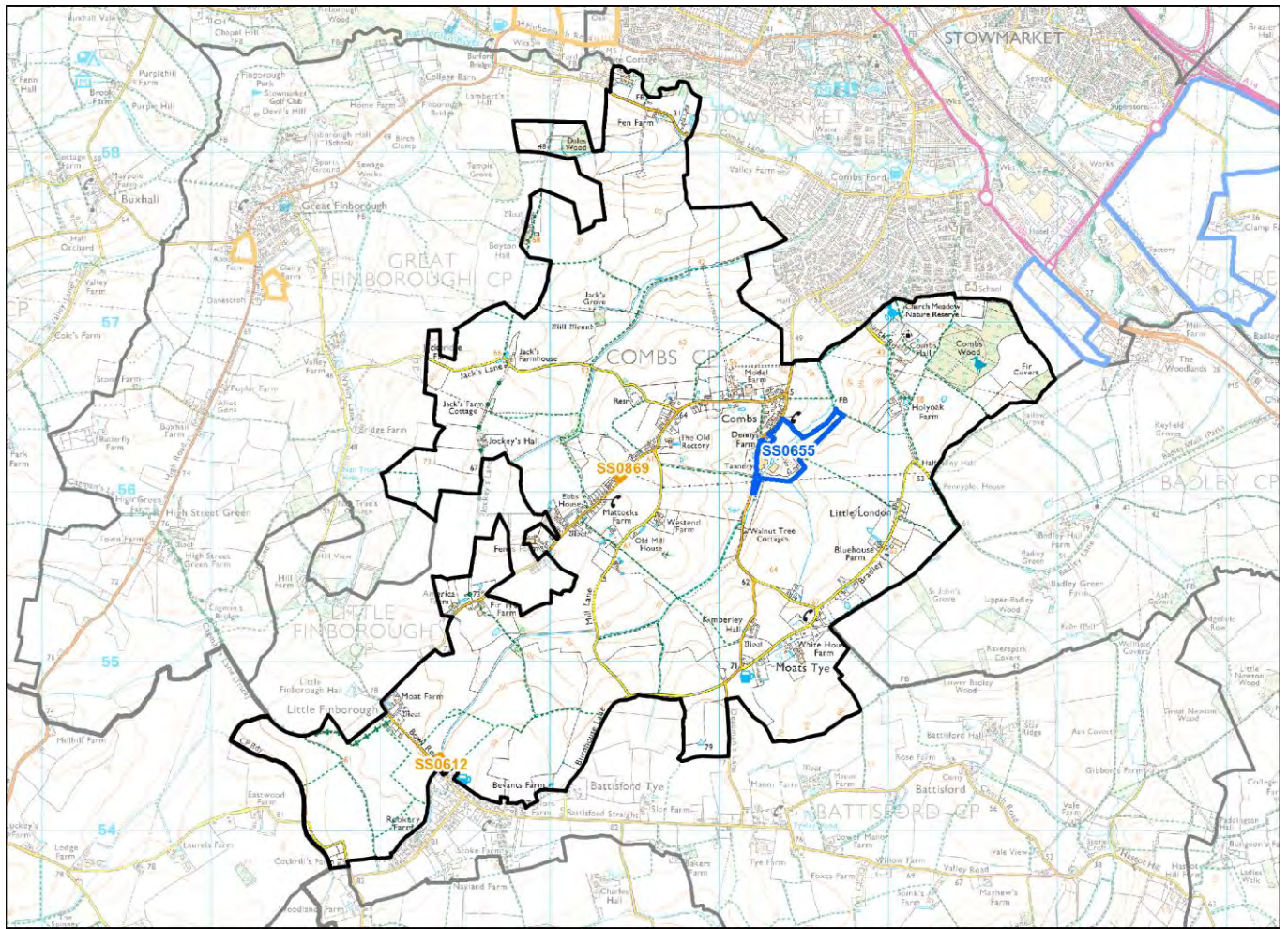
The site has low-moderate landscape sensitivity to residential development. Sensitivities include the sloping landform, deciduous woodland and tranquil perceptual qualities. Development would relate well to the existing settlement pattern.

Coddenham

Ratings Summary



Combs



 Employment  Residential

Site Name: Land to the east of Tannery Road, Combs

Main SS ID: SS0655

LA/LS ID:

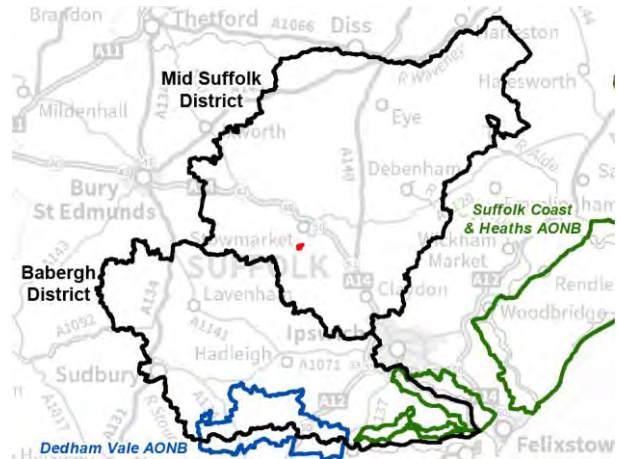
Type: SS0655 - Employment

Parish: Combs

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises an area of sloping land associated with a small watercourse. Elevation ranges between 40 and 50m AOD. The south-western part of the site is occupied by existing industrial development, while the north-eastern part of the site is characterised by several small, unmanaged grassland fields. The site contains numerous in-field trees and much of the site is bound by mature hedgerows with numerous trees.

Settlement form and edge

Moderate-low

The site is located to the south of existing residential development in Combs and the south-western part of the site is already characterised by industrial uses; much of the site is already covered by warehouses/industrial units. Development on the site would not represent a step change from the existing settlement form. The boundaries of the site are well vegetated which could provide screening to any development.

Settlement setting

Moderate

The north-eastern part of the site contributes to the undeveloped setting of the existing settlement, particularly existing properties along Tannery Road. The site does not make a significant contribution to the sense of separation between settlements.

Views

Moderate

A public right of way crosses the centre of the site, terminating at the industrial area. This enables views across the site. There are also views of the site from existing properties on Tannery Road. The dense boundary vegetation screens views from many vantage points. The gently sloping valley sides aid screening of views.

Perceptual qualities

Moderate-low

The south-western part of the site is characterised by existing industrial development including large buildings and areas of hardstanding, which introduce anthropological influences into the site. The north-eastern part retains an undeveloped, rural character although it is associated with the adjacent residential and employment development.

Cultural and historical associations

Moderate

The HLC indicates that fields in this area are primarily part of the post-1950 agricultural landscape. Two Grade II listed buildings are located within the site (The Tannery House and a Bark Store associated with the tannery). Five other listed buildings (four Grade II and one Grade II*) are located with 50m of the site boundary. The western part of the site has been in industrial use since at least 1720, when the tannery was established.

Overall Landscape Sensitivity - Employment development

Moderate-low

The site has overall low-moderate sensitivity to employment development. In particular, the south-western part of the site has historically been used for industrial purposes. Sensitive features include the numerous in-field and hedgerow trees and undeveloped setting provided to existing development and historic buildings.

Site Name: Land west of Bildeston Road, Combs

Main SS ID: SS0869

LA/LS ID: SS0869 - LS01

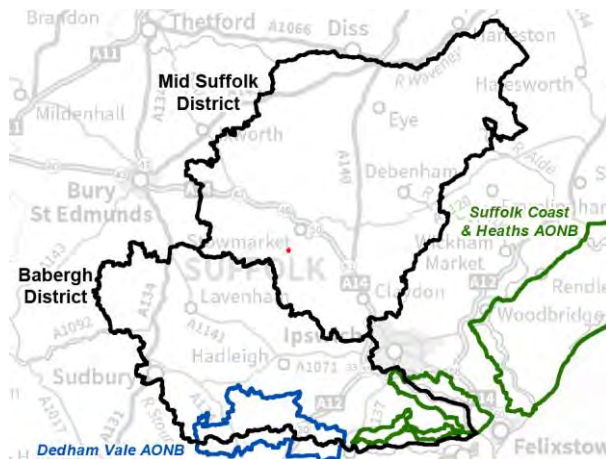
Type: SS0869 - Residential

Parish: Combs

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low The site comprises part of a larger arable field, located on flat land at approximately 55m AOD. Field boundaries include hedgerows and trees, although part of the hedgerow along Bildeston Road has been lost.

Settlement form and edge

Moderate-low The site is located between two areas of linear development within Combs. The current settlement has a dispersed, linear form and development on the site would not represent a step change from the existing settlement form. However, it would increase the perception of linear development along Bildeston Road.

Settlement setting

Moderate The site contributes to the undeveloped setting of the existing settlement, although due to the small size of the area, this effect is localised. The site separates the two currently unconnected areas of Combs. Development of the site would not be out of place and would not detract from the strongly rural agricultural character of the area.

Views

Moderate The site is not visually enclosed and there are long views across adjacent countryside. Overhead lines cross the site and associated pylons are prominent in views. There are open views of the site from Bildeston Road, and from the public rights of way to the east and west of the site.

Perceptual qualities

Moderate-low The undeveloped, agricultural use of the site with long views across the adjacent countryside creates a rural character. However, views of pylons and adjacent development detract from the rural qualities. Intermittent traffic along Bildeston Road disrupts the otherwise tranquil nature of the area.

Cultural and historical associations

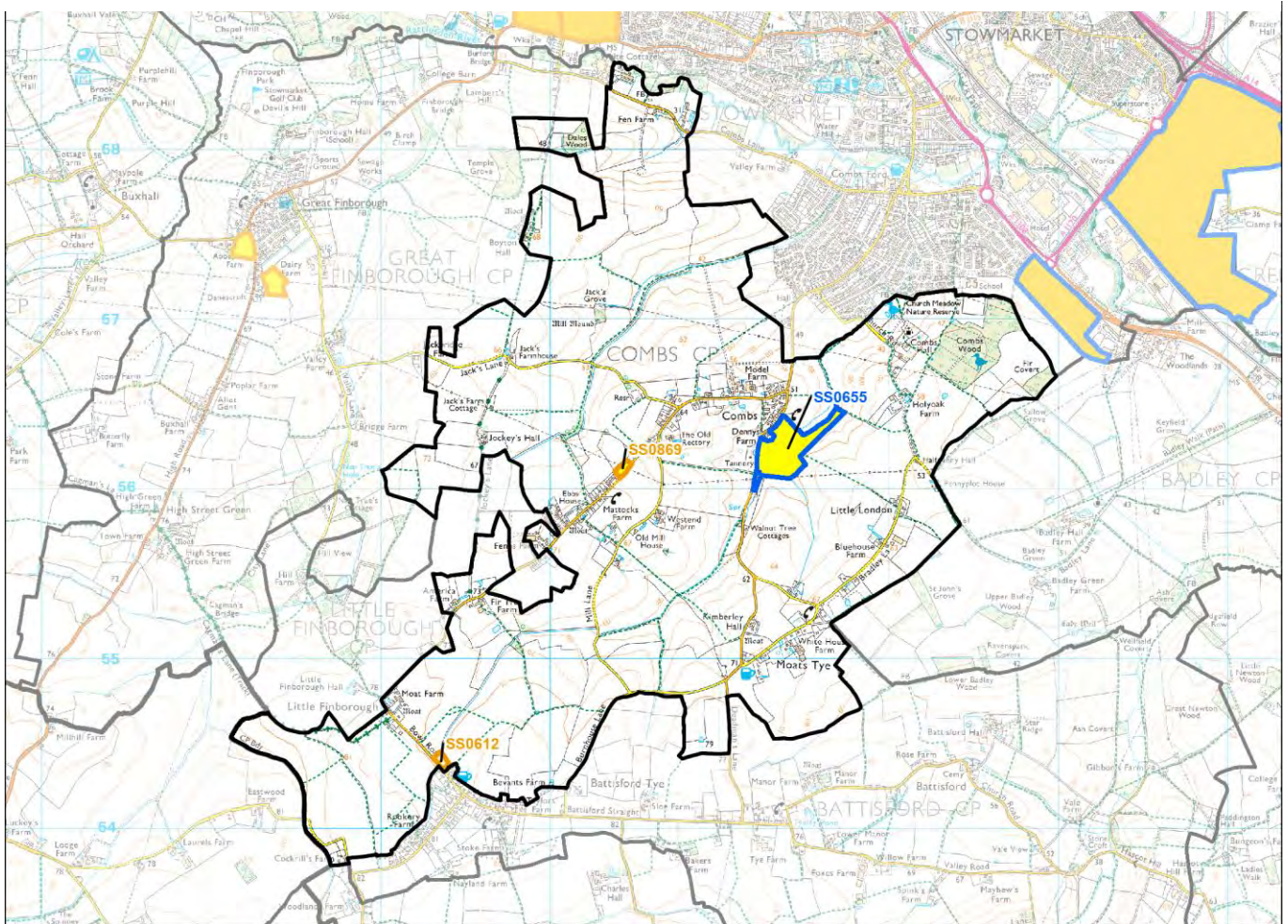
Moderate-low The HLC indicates that fields in this area are pre-18th century enclosure, although some field boundaries have been lost. The site does not contribute to the setting of any nearby designated heritage assets.

Overall Landscape Sensitivity - Residential development

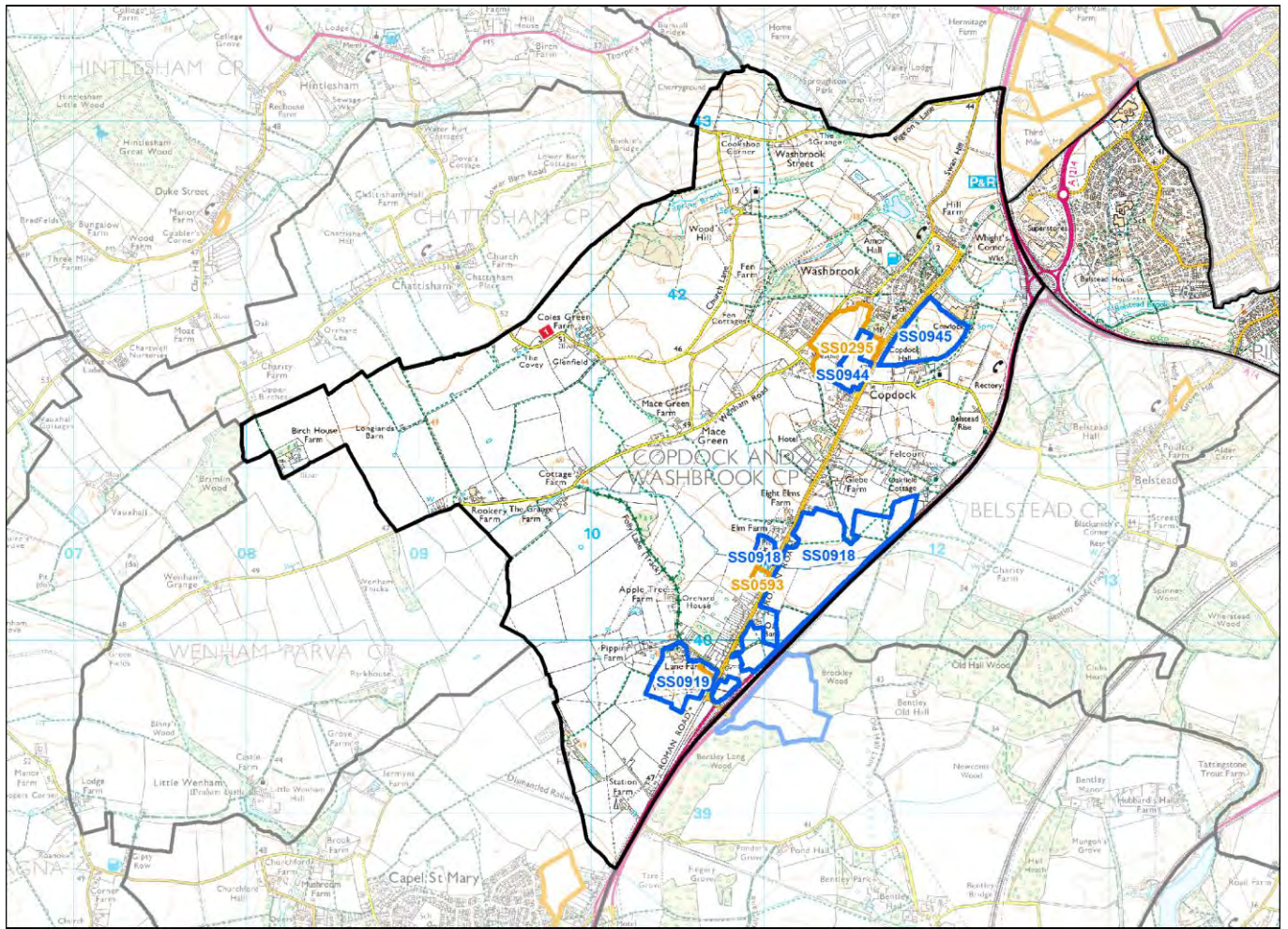
Moderate-low The site has low-moderate sensitivity to residential development. Sensitivities include long views across the site to the adjacent countryside and the undeveloped character. Development would fit with the existing linear settlement pattern although it would increase the linear development along Bildeston Road.

Combs

Ratings Summary



Copdock and Washbrook



 Employment  Residential

Site Name: Copdock and Washbrook - SS0227, SS0919, SS0620

Main SS ID: SS0227

LA/LS ID:

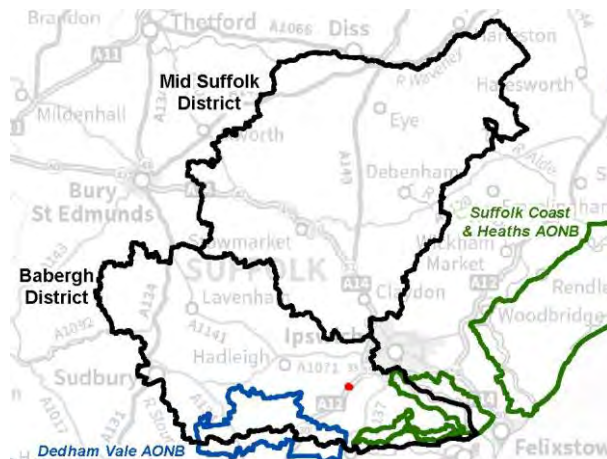
Type: SS0227 - Residential
SS0919 - Employment
SS0620 - Residential

Parish: Copdock and Washbrook

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate-low SS0227 lies to the east of London Road, and SS0919 and SS0620 lie to the west. Land in all three sites is flat, lying at around 45m AOD. The sites comprise numerous fields, which are mostly used for pasture, although there are some areas of arable and discussed land. Fields in SS0919 and SS0620 are enclosed by low but good-quality hedgerows. Some fields are divided by post and wire fences with occasional small trees. Hedgerows in SS0227 have been lost.

Settlement form and edge

Moderate The sites lie to the south of linear development along London Road. The site is separate from the main parts of Copdock and Washbrook. Development of the sites would slightly alter the form of the current development by adding a nucleated form to the end of a low-density linear settlement.

Settlement setting

Moderate-low The sites make a localised contribution to the rural agricultural setting of existing settlement. The sites do not contribute to the gap between distinct areas of settlement.

Views

Moderate-low The sites are flat and relatively open, resulting in some local views from Folly Lane and London Road. Planting along the A12 results in limited intervisibility with the sites. A footpath runs along the western boundary of SS0919, and there are views into SS0919 and SS0620 from this public right of way. There is no access to SS0227.

Perceptual qualities

Moderate-low The sites have a rural agricultural character as a result of predominantly agricultural land use and scattered farm buildings. There are occasional pockets of tranquillity, especially around Folly Lane, but this is compromised by proximity to the A12 dual carriageway, particularly in SS0227. Overhead cables are intrusive elements within the sites.

Cultural and historical associations

Moderate-low There are no recorded historical or heritage assets within the sites. The HLC indicates that the field pattern is of pre-18th century origin, and this pattern is still intact. The Grade II listed Woodsend and No 1 Woodsend lie between the sites. London Road which separates SS0227 from SS0919 and SS0620 follows the route of the Roman road.

Overall Landscape Sensitivity - Residential development

Moderate-low SS0620 has low-moderate landscape sensitivity to residential development. Development of the small-scale sites would not be at odds with the existing settlement pattern along London Road. Features which reduce sensitivity include proximity to the A12, lack of designated features and the flat landscape. If these sites, individually or together, were to be developed in combination with one of more sites around Copdock and Washbrook the cumulative landscape sensitivities and impact of development would need to

considered.

Overall Landscape Sensitivity - Employment development

Moderate-low

SS0919 and SS0227 have low-moderate sensitivity to employment development. The sites contribute to the rural setting of existing development along London Road. The sites are removed from the main settlements of Copdock and Washbrook. Features which reduce sensitivity include proximity to the A12, lack of designated features and the flat landscape.

Site Name: Copdock and Washbrook -
SS0295, SS0944

Main SS ID: SS0295

LA/LS ID: SS0295 - LA008

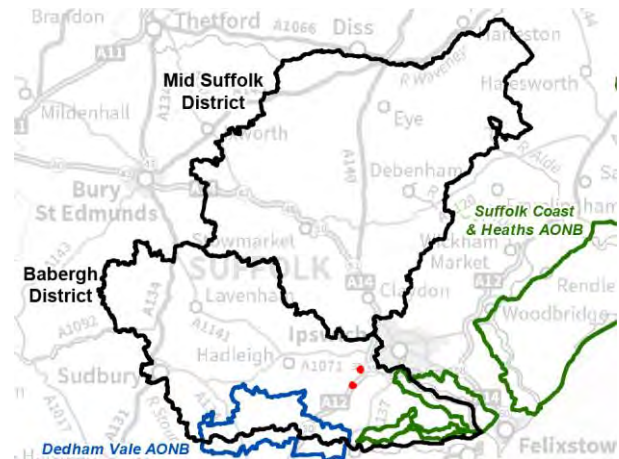
Type: SS0295 - Residential
SS0944 - Employment

Parish: Copdock and Washbrook

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate-low

Gently sloping dry valley landform, ranging from 50m in the south to 30m AOD in the north. The sites comprise a mixture of arable and pasture fields, and allotments in the east, adjacent to London Road. Fields are regular, small-medium sized and divided by good quality hedgerows with occasional hedgerow trees. Some fields are not enclosed but have wide grass verges and/or ditches. There is a small area of priority habitat deciduous woodland to the north east of the sites.

Settlement form and edge

Moderate

The sites lie south and west of two areas of Copdock and Washbrook. The settlement edge to the north-east and west is well integrated into the landscape by mature vegetation, while the settlement edge to the north-west is more open.

Copdock and Washbrook are linked low-density linear settlements, which have been altered by modern development. Development on these sites would be perceived as settlement advancement, however it would not cross a distinctive boundary feature.

Settlement setting

High

The sites currently contribute to the undeveloped, rural setting of the existing villages, and provide separation between the distinct areas of settlement. Development of these sites would result in the coalescence of these separate areas of settlement which characterise Copdock and Washbrook.

Views

Moderate

The sites are well enclosed by vegetation, and there are only glimpsed views into the site from London Road to the east and Elm Lane to the south. The hedgerows have been lost along Back Lane to the west, and there are clear views into SS0295. There are no public rights of way through the sites, however National Cycle Route 1 runs along Elm Lane to the south, and there are glimpsed views to the sites. The School Hill allotments are within the sites, and there are clear views across the site from these. The sites are not visually prominent within the wider landscape.

Perceptual qualities

Moderate

Open fields bound by hedgerows, grass verges and skylines marked by trees give the sites a rural character, although traffic noise from the adjacent dual carriageway on London Road detracts from the rural character of the area. There is a sense of enclosure on the Elm Lane to the south of the sites, where fields are bound by hedges and mature trees, and high grassy banks limit views from the road. These characteristics also contribute to a strong sense of tranquillity. Telegraph poles and overhead wires cross the south of the sites and intrude on the rural character.

Cultural and historical associations

Moderate-low

The HLC indicates field boundaries are of pre 18th-century origin, and this field pattern is still intact. There are no recorded heritage assets within the sites. The Grade II listed Belldown House lies immediately to the south-east of the sites, and three other Grade II listed buildings lie within 50m of SS0295.

Overall Landscape Sensitivity - Residential development

Moderate-high

Overall, these sites are considered to have moderate-high landscape sensitivity to residential development as it is a rural, undeveloped and relatively tranquil landscape which contributes to the rural setting of Copdock and Washbrook and provides separation between these low-density linear settlements.

Overall Landscape Sensitivity - Employment development

High

Overall, this site has a high landscape sensitivity to employment development as it is a rural, undeveloped and relatively tranquil landscape which contributes to the rural setting of Copdock and Washbrook and provides separation between these low-density linear settlements. Large-scale employment development would be at odds with the existing dispersed settlement pattern.

Landscape mitigation

Retain important valley landform.

Increase wooded screening along Back Lane.

Develop in way to maintain separation between Washbrook and Copdock.

Maintain all mature trees

Site Name: Land south-west of London Road,
Copdock and Washbrook

Main SS ID: SS0593

LA/LS ID: SS0593 - LA009

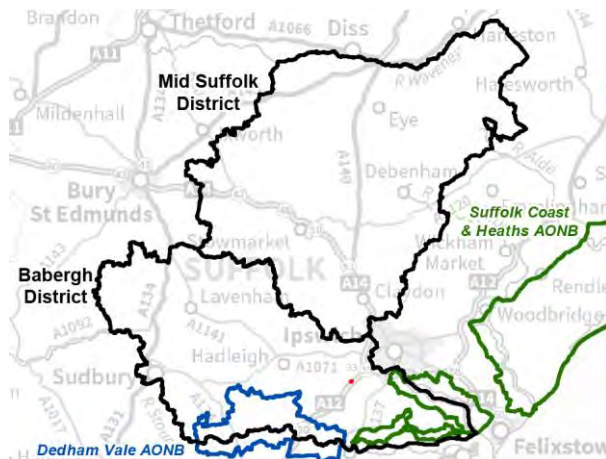
Type: SS0593 - Residential

Parish: Copdock and Washbrook

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate-low

A small area of flat land, lying at 45m AOD. Land is currently used as paddocks and is subdivided by fencing. There are no recorded priority habitats within the site. Semi-natural features are limited to the tall, thick hedgerows surrounding the site. A small area of priority habitat deciduous woodland lies north of the site.

Settlement form and edge

Low

The site is located north of a row of linear development along London Road, which is removed from the main parts of Copdock and Washbrook. Development of this site would increase linear development along London Road but would not be at odds with the existing settlement pattern or cross a distinctive boundary feature.

Settlement setting

Moderate-low

The site provides a limited contribution as a rural undeveloped area to existing settlement. The site also contributes to the gap between settlement along London Road and Elm Farm to the north, although development on this site would still leave some sense of separation.

Views

Low

The site is enclosed by tall, dense hedgerows and therefore there is very limited intervisibility from London Road to the east. There are no public rights of way within or close to the site, and it is not visually prominent in the wider landscape.

Perceptual qualities

Moderate-low

The site has a sense of enclosure and some rural character, although this is impacted by the sub-division of the site from paddocks. Proximity to London Road reduces the tranquillity of the site.

Cultural and historical associations

Low

The HLC indicates that the field pattern formed through pre-18th-century enclosure. There are no recorded heritage assets within the site. London Road along the eastern boundary follows the route of a Roman road. There are two Grade II listed buildings 130m south-west of the site, however there is limited intervisibility due to intervening vegetation.

Overall Landscape Sensitivity - Residential development

Low

Overall, this site is considered to have low sensitivity to residential development as it is an enclosed site with no public access or designated features. Development of the site would fit well with the existing linear form of adjacent settlement.

Site Name: Land east of London Road,
Copdock and Washbrook

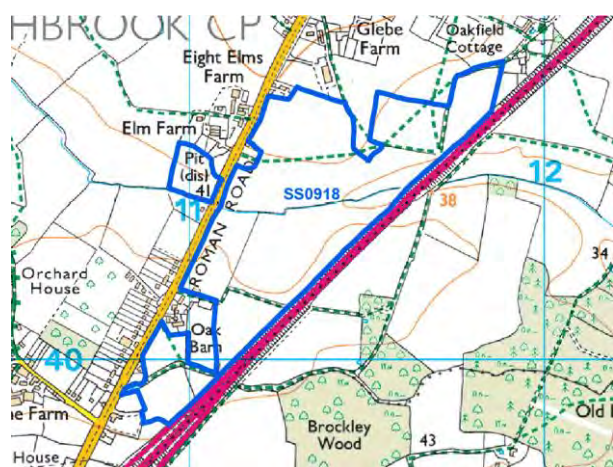
Main SS ID: SS0918

LA/LS ID:

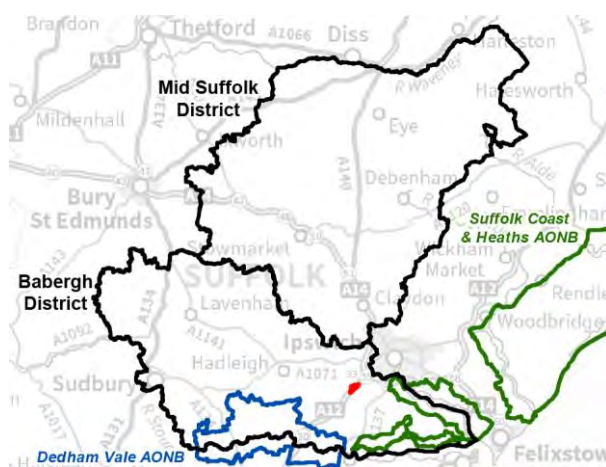
Type: SS0918 - Employment

Parish: Copdock and Washbrook

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate-low

A wedge-shaped piece of land between London Road and the A12 dual carriageway, lying between 38m and 45m AOD. Land use is mostly arable with some areas used as paddocks. A small watercourse runs east-west through the north of site. A small area of the site is located to the west of London Road, to the south of Elm Farm. There are no recorded priority habitats within the site. Internal field boundaries are defined by tall hedgerows. There are mixed gappy hedgerows along London Road, with some post and wire fencing and wide grassy verges.

Settlement form and edge

Moderate-high

The site is located to the east and north of existing linear development along London Road, and to the south of Copdock. Copdock is a dispersed linear settlement, and development of a large-scale employment site would contrast with the existing dispersed settlement pattern. There are isolated farmsteads and associated buildings around the site, and development on this site would also not fit with the pattern of outlying farmsteads.

Settlement setting

Moderate-high

The site contributes to the rural character of existing properties along London Road and to the scattered farmsteads. The site provides separation between Redhouse Farm, Elm Farm, Eight Elms Farm and Glebe Farm. Development on this site would detract from the rural setting and result in the coalescence of these separate farmsteads.

Views

Moderate

This is a semi-enclosed site due to roadside vegetation and internal hedgerow boundaries. A number of public rights of way cross the site, and there are clear views extend across the site from these. Views from the wider landscape are often limited by boundary vegetation. Views are possible from existing development close to the site. There are limited views from London Road due to vegetation and from the A12 due to the high banks.

Perceptual qualities

Moderate-low

A partially enclosed rural and undeveloped area. Traffic noise resulting from the site's proximity to London Road and the A12 detracts from the sense of tranquillity.

Cultural and historical associations

Moderate

The HLC indicates the field pattern was formed by pre-18th century enclosure, and this pattern is still largely intact. There are cropmarks of a prehistoric rectilinear enclosure in the north of the site. Redhouse Farmhouse and barns are Grade II listed properties within 50m of the south of the site.

Overall Landscape Sensitivity - Employment development

Moderate-high

Overall, this site is considered to have a moderate-high landscape sensitivity to employment development as it retains a historic field pattern, contributes to the rural undeveloped setting of existing development and the separation of the villages from scattered farmsteads. Development of a large-scale employment site would alter the existing dispersed settlement form. Factors which decrease sensitivity include the proximity to the A12 and flat landscape.

If this site were to be developed in combination with one of more sites around Copdock and Washbrook the cumulative landscape sensitivities and impact of development would need to be considered. LUC | B-124

Landscape mitigation

Ensure new development does not significantly contrast the dispersed, linear settlement pattern of Copdock and Washbrook. Screen any new development with planting to minimize the impact it may have on the setting on adjacent roads PROWs and residential properties.

Avoid building on the more visually prominent elevated areas of the gently sloping fields.

Retain historic and ecologically valued hedgerow boundaries, using development as an opportunity to expand and strengthen the existing hedgerow network.

Ensure new development does not reduce the sense of separation between scattered surrounding farmsteads.

Site Name: Land south of Mill Lane and west of London Road, Copdock and Washbrook

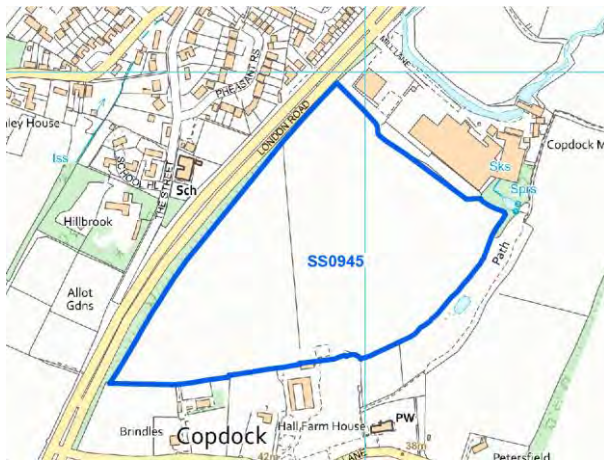
Main SS ID: SS0945

LA/LS ID:

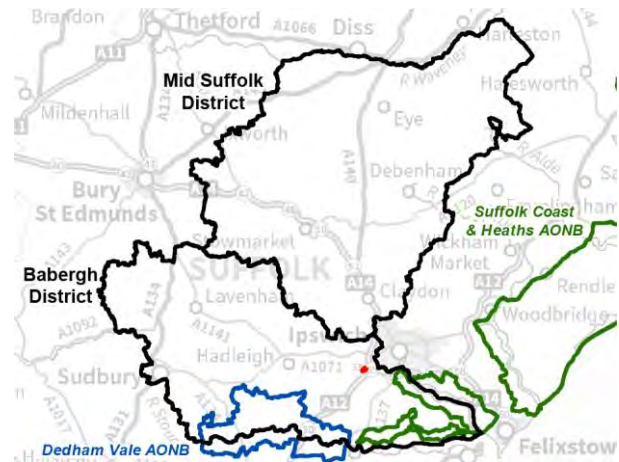
Type: SS0945 - Employment

Parish: Copdock and Washbrook

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate

An exposed hilly landform located east and south of the main settlement of Washbrook, the site falls from 45m AOD in the south to 20m AOD in the north. Land use is hay growing. There are no recorded priority habitats within the site. Fields are bound by gappy hedgerows. A tall mature hedgerow boundary follows the route at London Road to the north-west

Settlement form and edge

Moderate-high

The site is separated from the settlement edge of Washbrook by London Road, which forms a strong boundary feature. To the north east of the site is Copdock Mill, a light industrial site which is separated from the site by dense hedgerows and mature broadleaved trees. Washbrook is a small linear settlement, and employment development on this site would not fit the current settlement form.

Settlement setting

Moderate

The site provides a hilly rural backdrop to the settlements of Washbrook and Copdock, and to the historic Copdock Hall and St Peters Church. The site contributes to the sense of separation between Copdock and Washbrook, and between Copdock Mill and Copdock Hall. Development on this site would decrease the gap between Copdock and Washbrook but there would still be a gap between the settlements. Development on this site would close the gap between the employment development at Copdock Mill and Copdock Hall.

Views

Moderate

Views into the site from London Road are screened by mature vegetation and raised banks. There is limited intervisibility between Washbrook and the site. There is intermittent intervisibility between Church Lane and the site. There are some more distant views to the settlement edge of Ipswich to the north-east. A public right of way runs between London Road and Copdock Hall, allowing clear views of the site. There are also some views from surrounding footpaths, although these are limited by hedgerows. There are views to the superstores on the outskirts of Ipswich.

Perceptual qualities

Moderate

The site has a rural and semi-enclosed character. Tranquillity is reduced by traffic noise from the London Road and the A12, as well as distant views of pylons to the north towards Ipswich.

Cultural and historical associations

Moderate

The HLC indicates the field pattern was formed by pre-18th century enclosure, and this field pattern is still largely intact. There are no recorded heritage assets within the site. The Grade II listed Copdock Hall and Grade II* listed St Peters Church lie to the south of the site and are clearly visible. Whilst the two Grade II listed buildings at Copdock Mill to the north of the site are screened by larger warehouse buildings.

Overall Landscape Sensitivity - Employment development

Moderate-high

Overall, this site is considered to have a moderate-high sensitivity to employment development due to the prominence of the sloping landform, rural character, proximity to listed buildings, undeveloped setting provided to Washbrook and Copdock and views from footpaths. Factors which decrease sensitivity include separation from the settlement edge of Washbrook and lack of natural heritage assets.

If this site were to be developed in combination with one of more sites around Copdock and Washbrook the cumulative landscape sensitivities and impact of development would need to be considered.

Landscape mitigation

Design buildings to take account of prominent location, ensuring they are a suitable height and colour and in an appropriate layout to limit their visual impact.

Screen any new development with planting, particularly from listed buildings to the south, that currently overlook the site.

Ensure development does not close the rural gap between Washbrook to the north and Copdock Hall to the south.

Protect the rural setting of heritage assets provided by the rural landscape.

Maintain wide rural corridor along footpath.

Site Name: Land south east of A12,
Copdock

Main SS ID: SS1260

LA/LS ID:

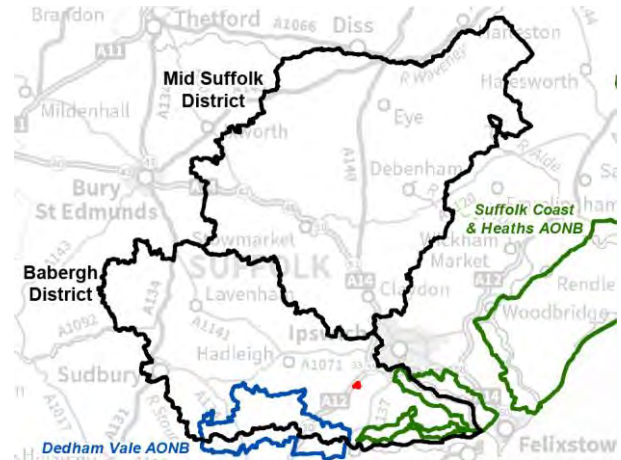
Type: SS1260 - Employment

Parish: Copdock and Washbrook

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate

The site comprises two relatively flat arable fields at an elevation of approximately 40m AOD. Fields are enclosed by wooden fencing, with occasional remnant hedgerows. Brockley Wood and Bentley Long Wood are adjacent to the site; both are areas of ancient woodland designated as County Wildlife Sites.

Settlement form and edge

N/A

The site is not adjacent to existing settlement and is located on the south-eastern side of the A12. A row of dwellings is located along London Road, 270m to the north-west of the site, however there is little relationship between them.

Settlement setting

N/A

The site does not make a significant contribution to the setting of existing settlement due to distance. It does not contribute to the sense of separation between distinct areas of settlement as it is relatively isolated.

Views

Moderate-low

There are passing views of the site from the A12, enabled by the flat landform and low field boundaries. The site is also visible from public rights of way on the northern and western boundaries of the site.

Perceptual qualities

Moderate

The undeveloped character of the arable farmland with adjacent woodland forming an undeveloped backdrop to views across the site creates the perception of a rural landscape. Traffic noise from the A12 detracts from the rural qualities and negatively impacts on tranquillity.

Cultural and historical associations

Moderate-low

The HLC identifies enclosures in this area as pre-18th century enclosure. Grade II listed buildings at Woodsend and No 1 Woodsend are located approximately 200m to the north-west of the site, however there is limited intervisibility and contribution to setting.

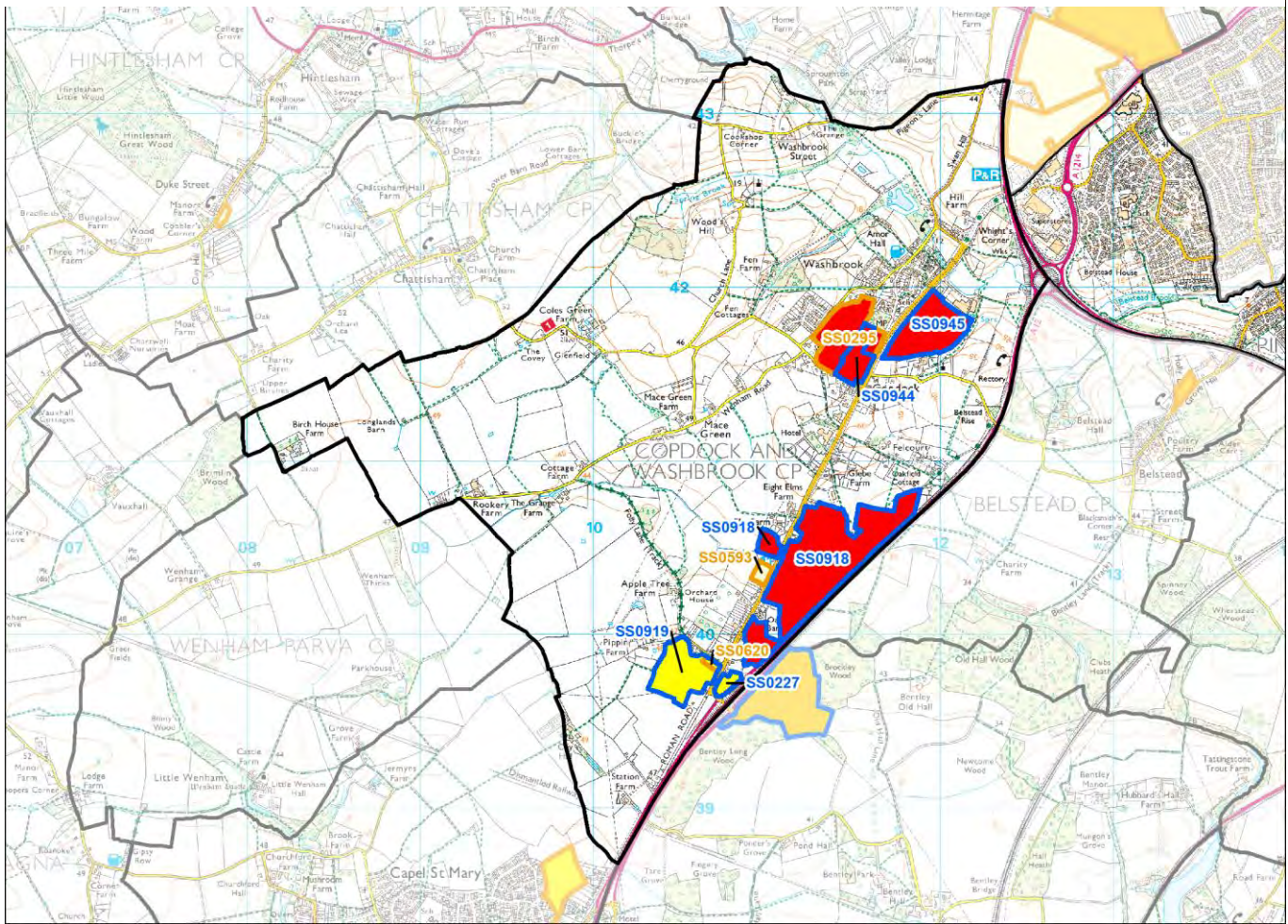
Overall Landscape Sensitivity - Employment development

Moderate

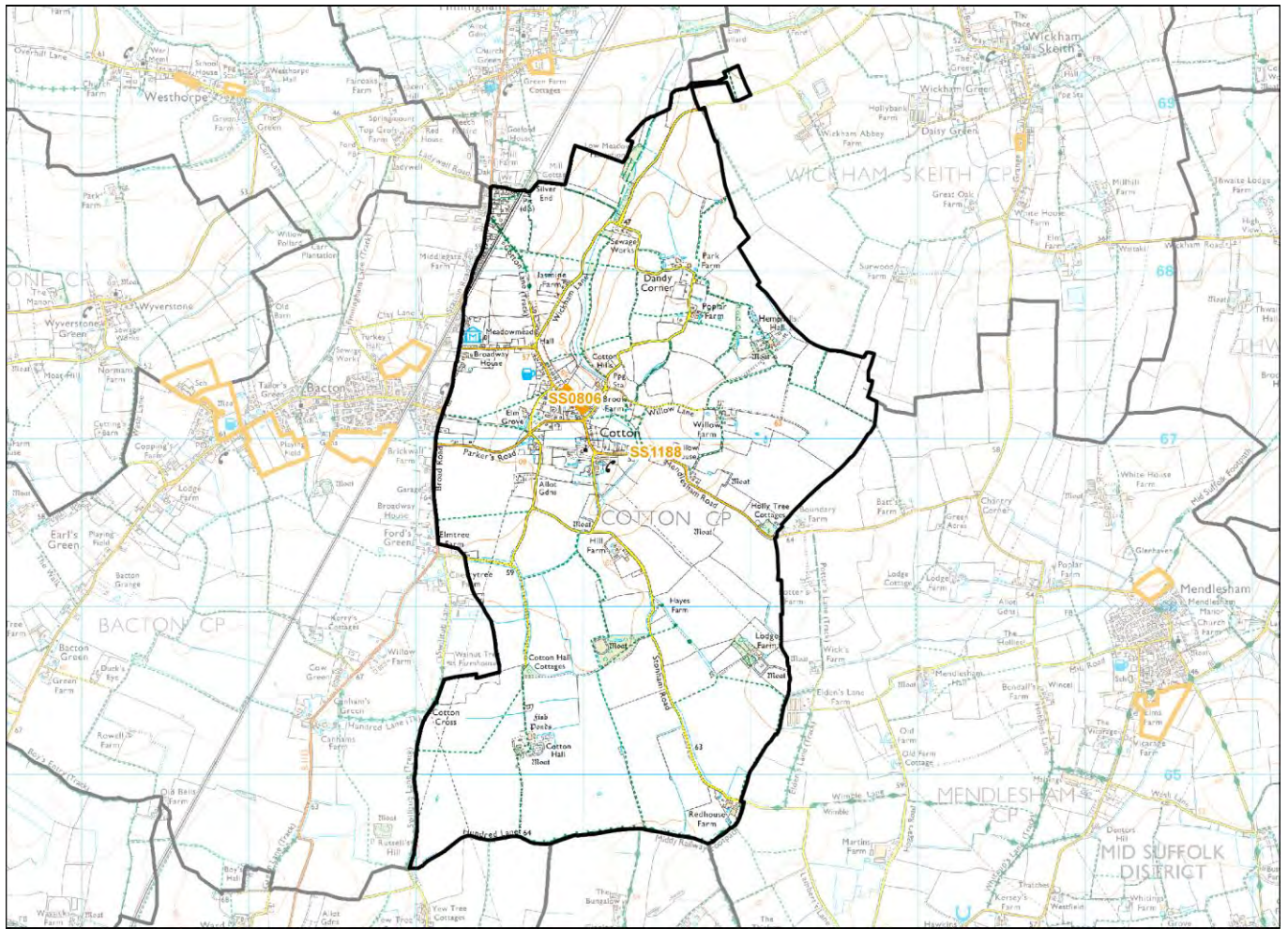
The site is assessed as having overall moderate landscape sensitivity to employment development. Sensitivities include the undeveloped, rural character of the landscape and the adjacent County Wildlife Sites. Any development should be carefully screened within the landscape.

Copdock and Washbrook

Ratings Summary



Cotton



 Employment  Residential

Site Name: Land north-east of Mill Hill,

Main SS ID: SS0806

Cotton

LA/LS ID:

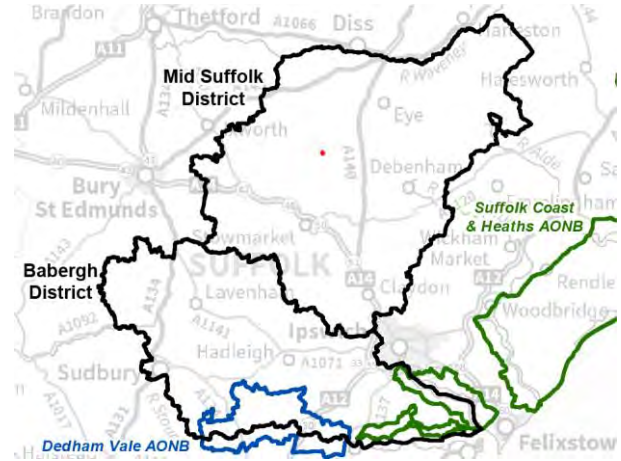
Type: SS0806 - Residential

Parish: Cotton

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises the south-western edge of a pasture field which is bound by tall mature hedgerows. The field lies at the top of a slope, at an elevation of around 55m AOD.

Settlement form and edge

Low

Development of the site would be in keeping with the existing linear settlement pattern of Cotton and is unlikely to be perceived as an advancement into the undeveloped countryside.

Settlement setting

Low

The site does not contribute to the rural gap between Cotton and any surrounding settlements. Enclosure of the site prevents it from providing a significant contribution to the setting of existing development in Cotton.

Views

Low

The site is visually enclosed by tall mature hedgerow boundaries along Mill Hill. Surrounding residential properties to the east overlook the site, while views from those to the west are screened by mature vegetation.

Perceptual qualities

Moderate

The site has a traditional agricultural character with mature hedgerow boundaries visually enclosing it, despite its proximity to existing development. Hedgerow boundaries limit the influence of passing cars on Mill Hill and the site experiences dark night skies.

Cultural and historical associations

Moderate-low

The site does not contain or provide setting to any known features of cultural heritage significance. The HLC identifies the field pattern of the site to be pre-18th century enclosure.

Overall Landscape Sensitivity - Residential development

Moderate-low

The site has an overall Low-moderate landscape sensitivity to residential development, as its development is unlikely to significantly alter the existing linear settlement pattern of Cotton. The site is visually enclosed and does not contain or provide setting to any known cultural or natural heritage features, further limiting its sensitivity to development.

Site Name: Land north of Mendlesham Road,
Cotton

Main SS ID: SS1188

LA/LS ID: SS1188 - LS01

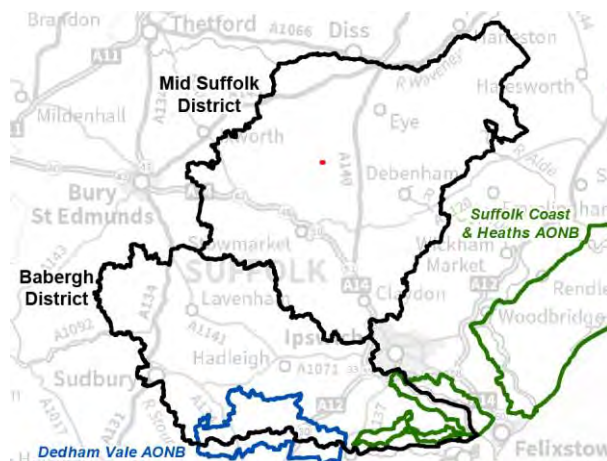
Type: SS1188 - Residential

Parish: Cotton

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

The site is partially developed, and comprises an area of unmanaged grassland situated between detached residential properties along Mendlesham Road. The site is enclosed by hedgerow boundaries and contain mature hedgerow trees. The site also contains mature trees and shrubbery. The site is almost flat, at an elevation of around 55m AOD.

Settlement form and edge

Moderate

The site has a limited association with existing development within Cotton. Development of the site is likely to exaggerate the linear extension of the settlement along Mendlesham Road, away from the main settlement. Development of this site is unlikely to be perceived as a significant advancement into the undeveloped countryside.

Settlement setting

Moderate-low

The site makes a localised contribution to the setting of Cotton from the approach along Mendlesham Road. The site does not make a significant contribution to the sense of separation between settlements.

Views

Moderate-low

Low hedgerow boundaries allow views into the site from Mendlesham Road to the south. The site is adjacent to Carters Meadow, an amenity greenspace directly to the east of the site, although visibility is limited by mature vegetation. The site is not visually prominent.

Perceptual qualities

Moderate-low

The site contains some semi-natural features including mature trees and hedgerows. Passing cars have an intermittent negative impact on the tranquillity of the site. The site experiences dark night skies.

Cultural and historical associations

Moderate-low

The site does not contain or provide a rural setting to any known features of cultural heritage significance. There are three Grade II listed buildings within 200m west of the site however, they have no intervisibility with the site. The HLC identifies enclosures in this area to be pre-18th century enclosure.

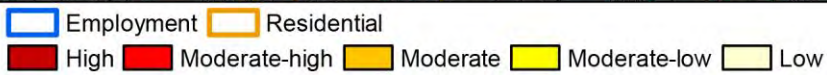
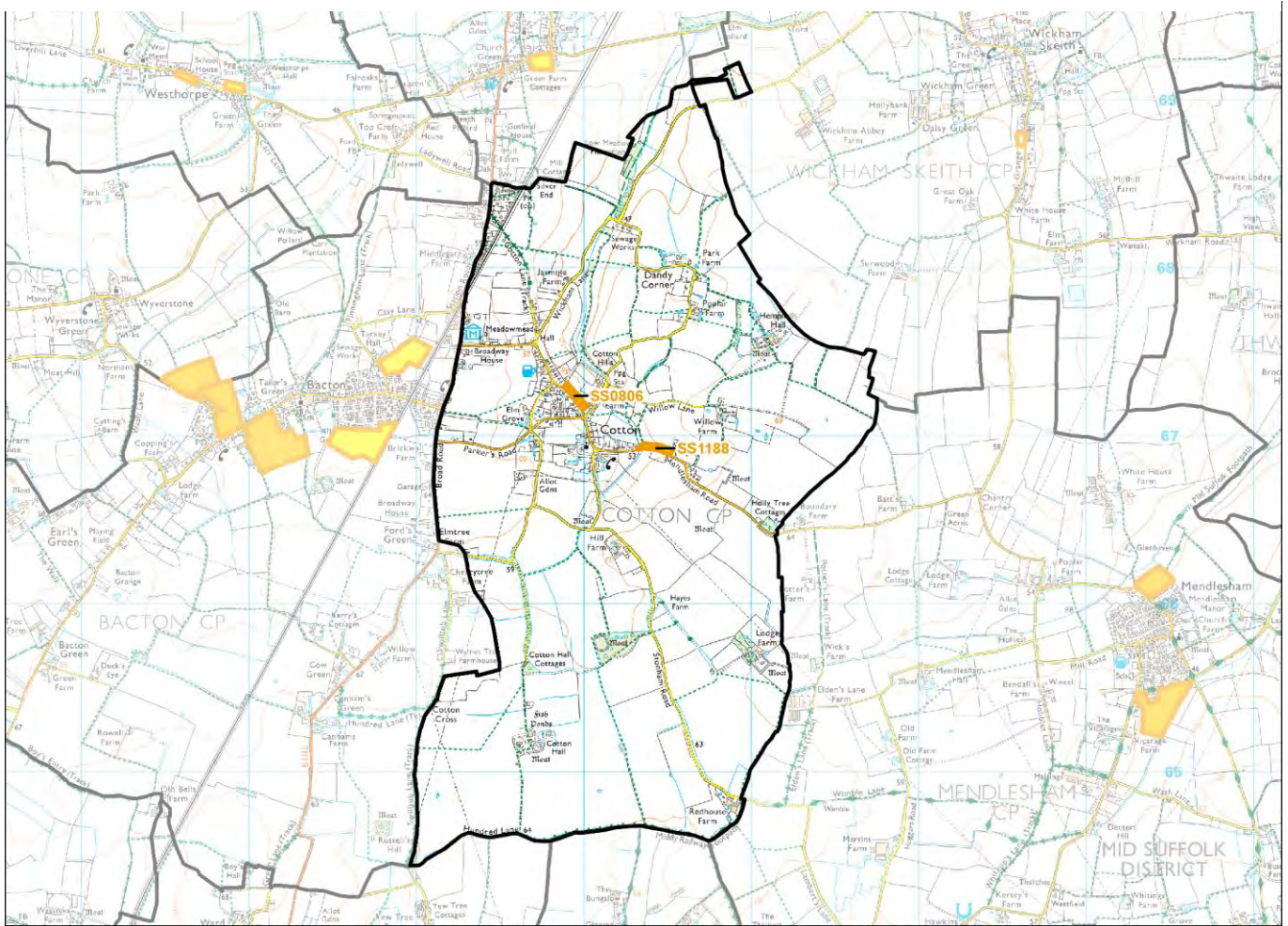
Overall Landscape Sensitivity - Residential development

Moderate-low

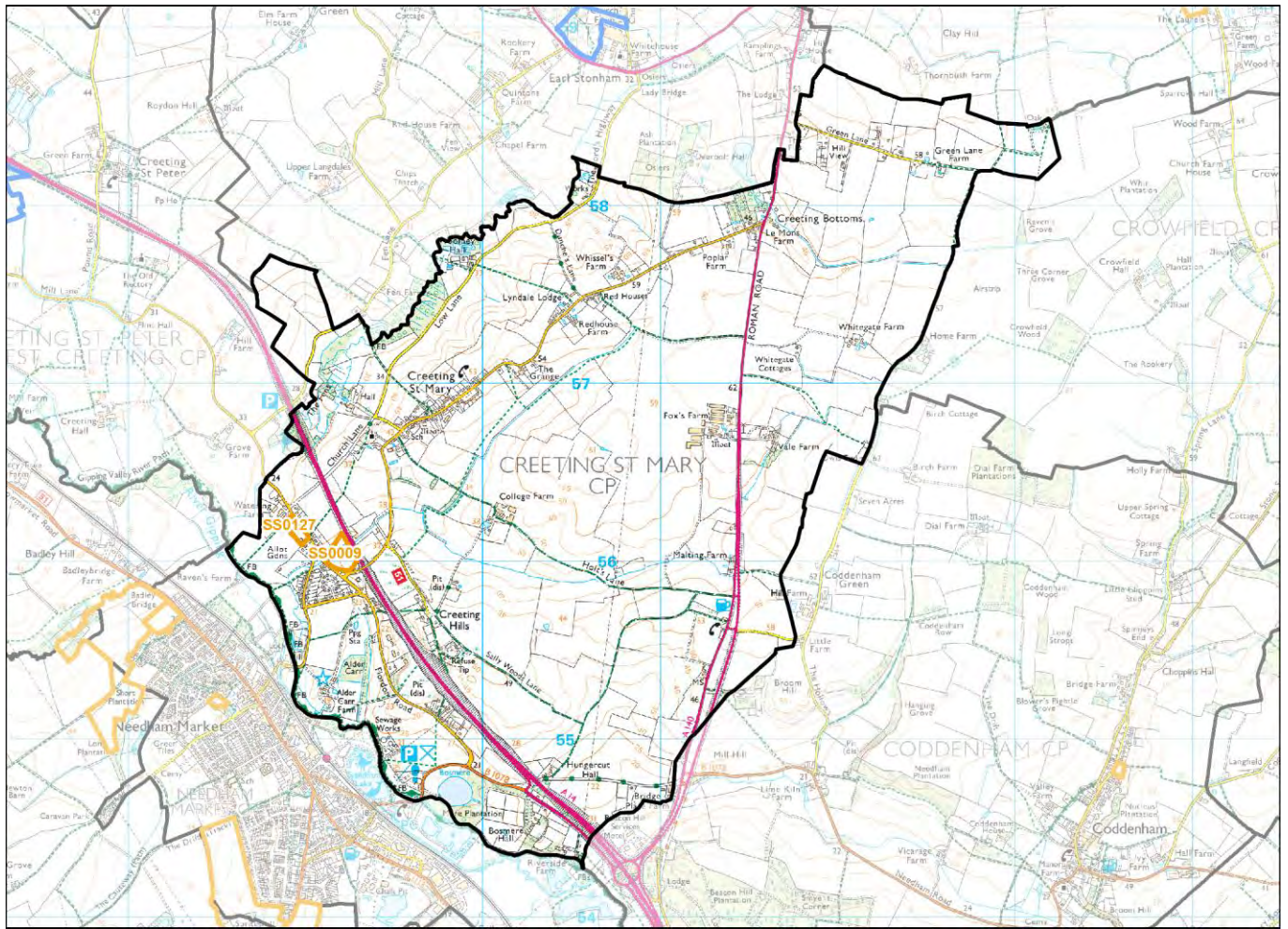
The site has an overall low-moderate landscape sensitivity to residential development. Development would further exaggerate the linear development along Mendlesham Road, away from the main settlement. Other sensitivities include views of the site from Mendlesham Road and the hedgerows with mature trees which create a semi-natural character. The eastern part of the site is currently under construction.

Cotton

Ratings Summary



Creeping St Mary



 Employment  Residential

Site Name: Land between Jack's Green Road and A14, Creeting St Mary

Main SS ID: SS0009

LA/LS ID: SS0009 - LS01

Type: SS0009 - Residential

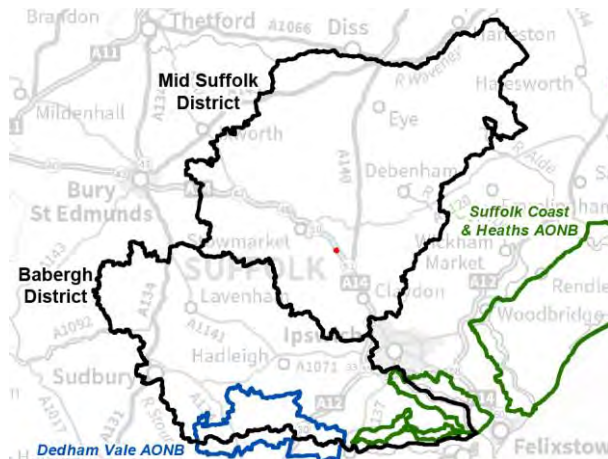
Parish: Creeting St Mary

District: Mid Suffolk

SS0009 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises a small pasture field and paddock, located on gently sloping land between 20 and 25m AOD. The field is bound by a mixture of hedgerows, lines of trees and wooden fencing. A small watercourse crosses the site, separating the pasture land and paddock.

Settlement form and edge

Moderate-low

The site is located adjacent to existing development along St Mary's Road and Jack's Green Road (which is separate from the main part of Needham Market). Development on this site would not be at odds with the existing adjacent settlement. The A14 dual carriageway is located to the east of the site and creates a hard boundary which contains the site from the wider countryside.

Settlement setting

Moderate-low

The site contributes to the undeveloped setting of the existing settlement, although this effect is localised to properties immediately adjacent to the site. The site does not make a significant contribution to the sense of separation between settlements.

Views

Moderate-low

There are views across the site from Jack's Green Road, however longer views are limited by vegetation. No public rights of way cross the site.

Perceptual qualities

Moderate-low

The agricultural land use and presence of hedgerows/trees contributes to a rural character. Traffic noise from the adjacent A14 dual carriageway and occasional trains negatively impacts on levels of tranquillity.

Cultural and historical associations

Low

The HLC indicates that fields in this area are meadow or managed wetland. The site does not contribute to the setting of any nearby designated heritage assets.

Overall Landscape Sensitivity - Residential development

Moderate-low

SS0009 has planning permission. The site has low-moderate landscape sensitivity to residential development. Development on the site would relate well to the existing adjacent settlement. Sensitivities include the lines of trees, small watercourse and undeveloped setting that the site provides to existing settlement.

Site Name: Land west of Jacks Green Road,
Creeting St Mary

Main SS ID: SS0127

LA/LS ID: SS0127 - LS01

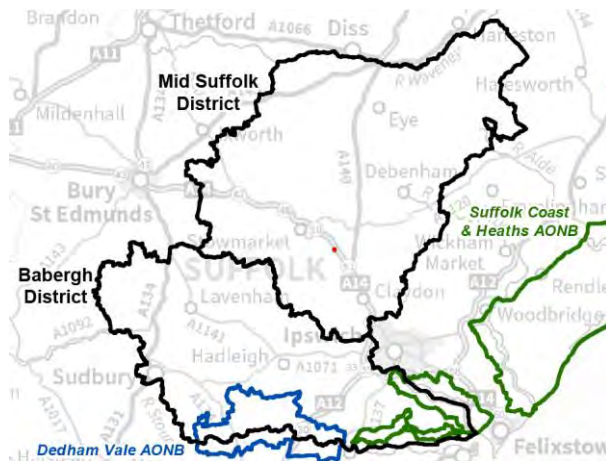
Type: SS0127 - Residential

Parish: Creeting St Mary

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises the north-eastern part of an arable field, located on flat land at approximately 25m AOD. The north-western and south-eastern field boundaries comprises hedgerows with trees. The field boundary along Jack's Green Road is open.

Settlement form and edge

Moderate-low

The site is located adjacent to existing development along Jack's Green Road (which is separate from the main part of Needham Market). Development on this site would fit with the existing linear pattern of settlement. The site does not cross any significant boundary features, although the south-western boundary of the site is open and may require screening.

Settlement setting

Moderate-low

The site contributes to the undeveloped setting of existing settlement along Jack's Green Road, although due to the small size of the area, this effect is localised. The site does not contribute to the sense of separation between settlements.

Views

Moderate

A public right of way follows the north-eastern and north-western boundaries of the site, enabling views across the site. The site is visually prominent from Jack's Green Road due to the lack of boundary vegetation. The open character of the site enables views across the site to the undeveloped countryside beyond.

Perceptual qualities

Moderate-low

The site is undeveloped and retains a rural character despite the proximity of development. The lack of hedgerows along Jack's Green Road creates an open character. Traffic noise from the nearby A14 dual carriageway and occasional trains negatively impact on tranquillity.

Cultural and historical associations

Moderate-low

The HLC indicates that fields in this area are pre-18th century enclosure. The site does not contribute to the setting of any nearby designated heritage assets.

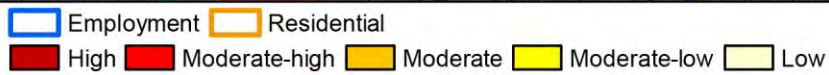
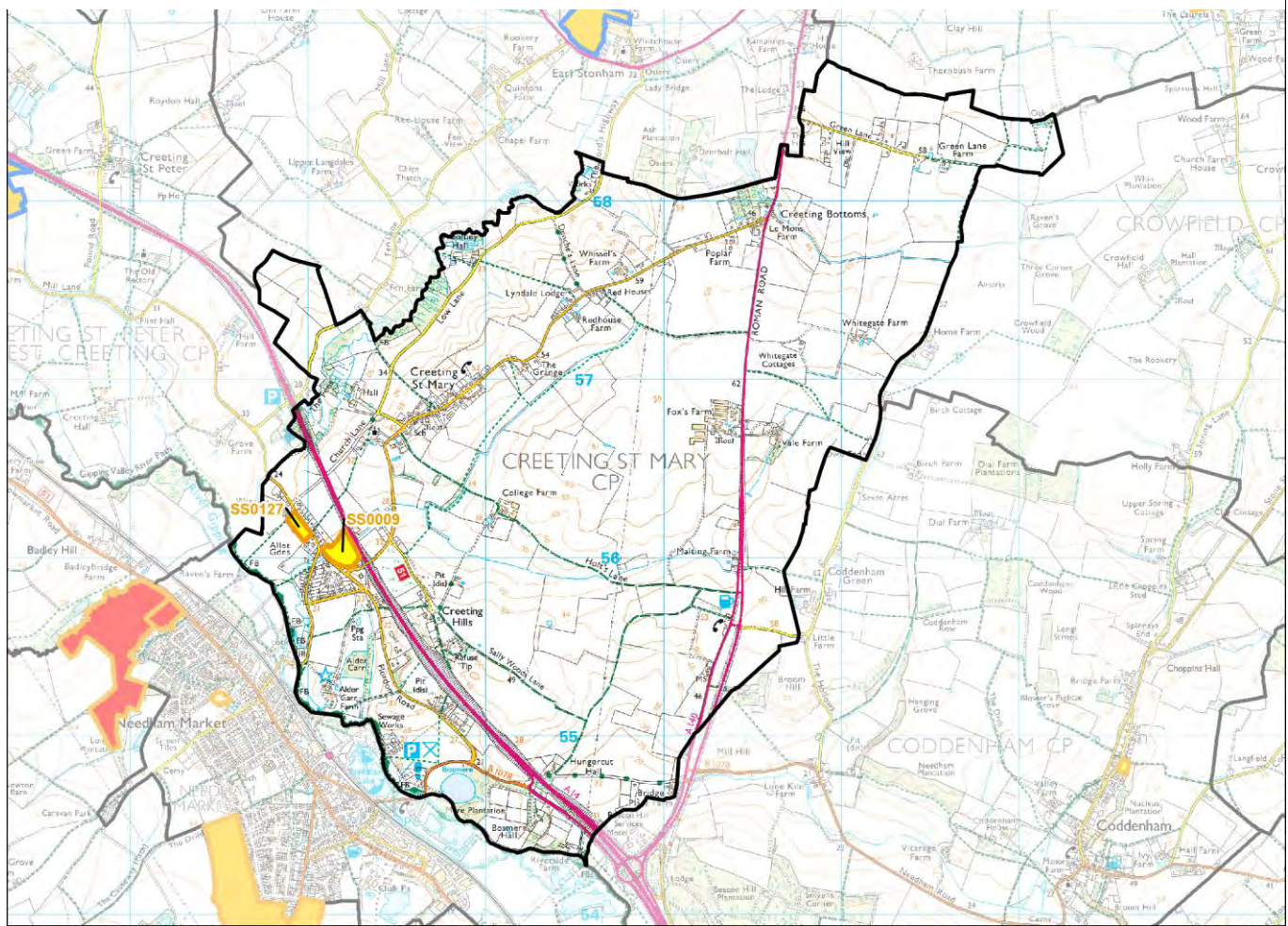
Overall Landscape Sensitivity - Residential development

Moderate-low

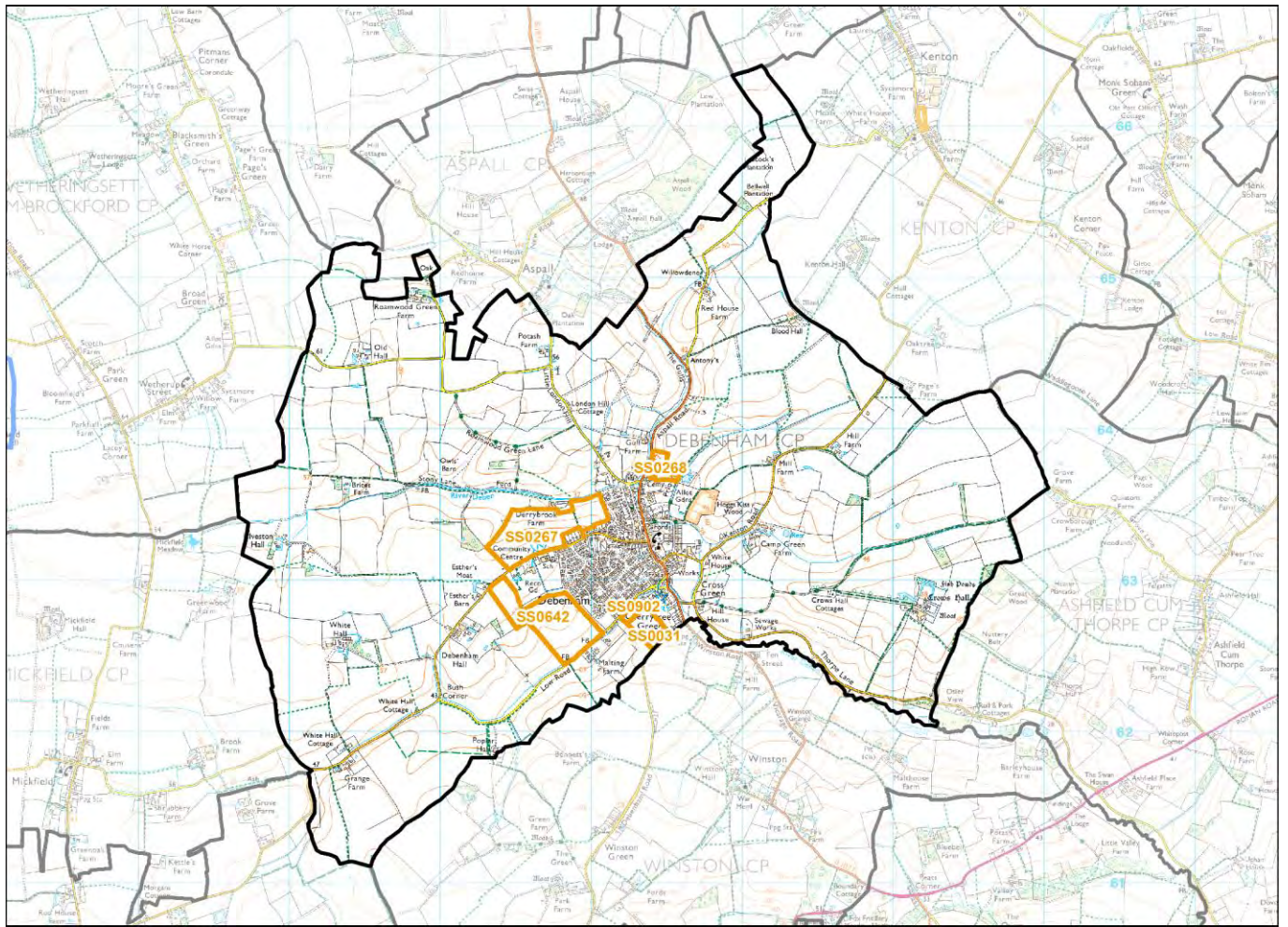
The site has Low-moderate sensitivity to residential development. Development on the site would relate well to the existing adjacent settlement. Sensitivities include the undeveloped, open character, setting provided to existing development and views across the site.

Creeping St Mary

Ratings Summary



Debenham



 Employment  Residential

Site Name: Debenham - SS0031, SS0902

Main SS ID: SS0031

LA/LS ID: SS0902 - LA056

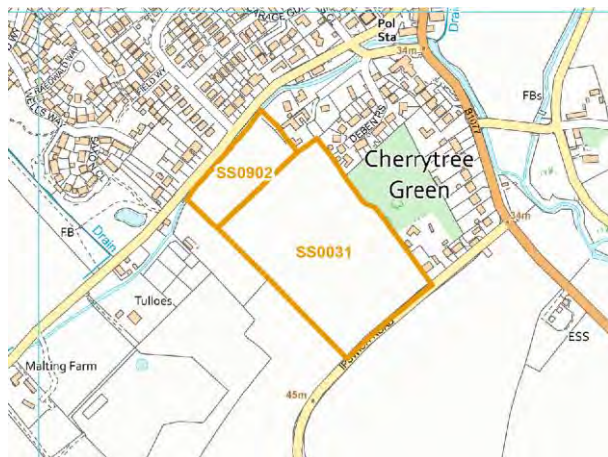
SS0031 - LA057

Type: SS0902 - Residential

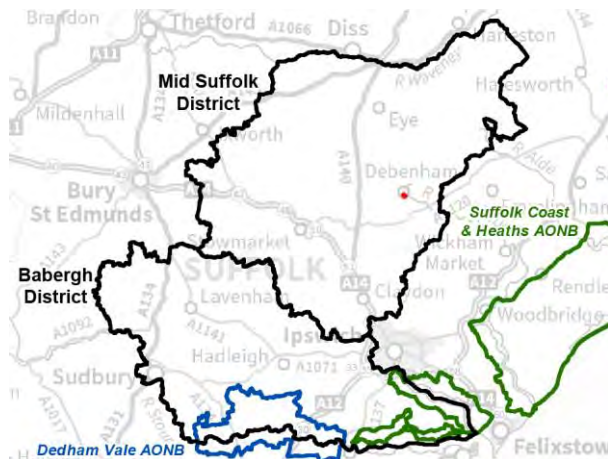
SS0031 - Residential

Parish: Debenham

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

The sites comprise mixed agricultural land, including a small unmanaged field (SS0902) and part of a larger arable field (SS0031). These are located on relatively flat land between 35 and 40m AOD, which slopes slightly to the stream along Low Road. The fields are enclosed by thick hedgerows with frequent mature trees. The southern boundary along Ipswich Road is marked by a row of trees.

Settlement form and edge

Moderate

The sites are located to the south and west of existing development in Debenham. The current settlement has a nucleated form and development on the sites would not represent a step change from the existing settlement form, although is likely to be perceived as slight encroachment into the countryside. The existing settlement edge along Low Road is well vegetated and screened within the landscape, although the boundaries of the sites are also well vegetated which could provide screening to any development.

Settlement setting

Moderate-low

The sites contribute to the undeveloped setting of the existing settlement, although due to the limited prominence of the sites, this effect is localised. The sites do not make a significant contribution to the sense of separation between settlements.

Views

Moderate-low

Views into the sites from the north are limited by the mature vegetation. There are views across SS0031 from Ipswich Road due to the open nature of the field boundary. There are no public rights of way within or close to the sites.

Perceptual qualities

Moderate

The agricultural land use and presence of hedgerows and trees creates a rural character. Despite the proximity of development, the sites are characterised by high levels of tranquillity. The surrounding roads are rural and relatively quiet.

Cultural and historical associations

Moderate-low

The HLC indicates that fields in this area are post-1950 agricultural landscape. A Grade II listed building (Cherry Tree Farmhouse) is located adjacent to the north of the sites and the landscape provides an undeveloped setting to this building.

Overall Landscape Sensitivity - Residential development

Moderate-low

The sites have low-moderate sensitivity to residential development. Sensitivities include the views across the sites from Ipswich Road (especially SS0031), the rural character with high levels of tranquillity and undeveloped setting the sites provide to existing settlement, including the Grade II listed Cherry Tree Farmhouse.

If the sites either individually or together were to be developed in combination with one or more sites around Debenham the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land north of Gracechurch Street,
Debenham

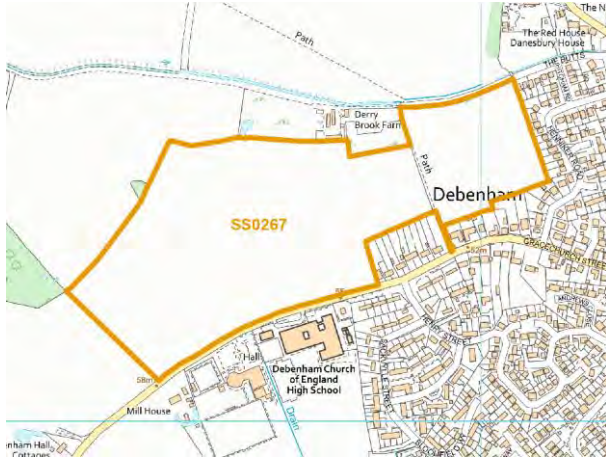
Main SS ID: SS0267

LA/LS ID:

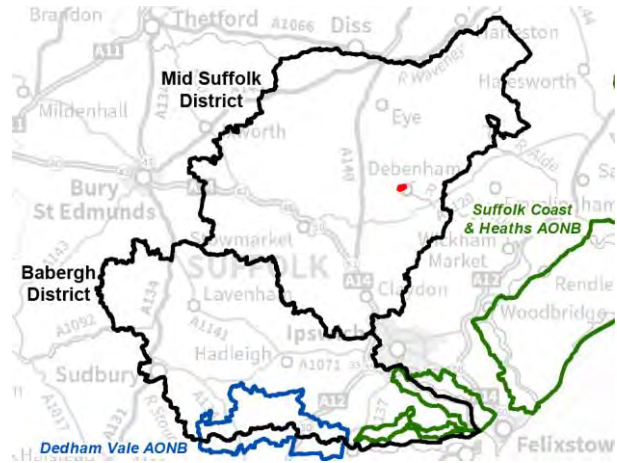
Type: SS0267 - Residential

Parish: Debenham

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate

The site comprises large arable fields, sloping towards the River Deben, located to the north. Elevation ranges between 40m and 57m AOD. Field boundaries are formed of hedgerows, although some have been lost, including along Gracechurch Street.

Settlement form and edge

Moderate

The site is located to the north-west of existing development in Debenham. The current settlement has a nucleated form. Development on the site would be slightly at odds with the existing settlement form, particularly as the western extent of the settlement would be extended. There are no significant existing settlement edge features, although the boundaries of the site are also relatively open and provide little opportunity to screen development within the landscape.

Settlement setting

Moderate

The site contributes to the undeveloped, rural setting of the existing settlement, particularly on the approach towards Gracechurch Street. The site does not make a significant contribution to the sense of separation between settlements.

Views

Moderate-high

A public right of way crosses the site, enabling views across the site. The open character of the area, with limited boundary vegetation, means there are often long views across the site to the countryside beyond. The sloping aspect of the site increases its visual prominence, including from public rights of way which follow the course of the River Deben and further north towards Aspall.

Perceptual qualities

Moderate

The agricultural land use and presence of hedgerows and trees creates a rural character. The site has an open, large-scale character. Despite the proximity of development, the site is associated with nearby countryside due to its sloping aspect and association with the River Deben.

Cultural and historical associations

Moderate-low

The HLC indicates that fields in this area are post-1950 agricultural landscape in the west and pre-18th century in the east. The site does not contribute to the setting of any nearby designated heritage assets.

Overall Landscape Sensitivity - Residential development

Moderate

The site has moderate landscape sensitivity to residential development. Sensitivities include the sloping landform which is associated with the River Deben to the north, open character of the landscape which enables long views across the site to the undeveloped countryside beyond and strong rural character, despite the proximity to Debenham. Development on the site would be slightly at odds with the existing settlement pattern and is likely to be perceived as encroachment into the countryside. Development in the east of the site would provide an opportunity to soften the harsh edge of the existing settlement.

If this site were to be developed in combination with one or more sites around Debenham the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land to the north of Low Road,
Debenham

Main SS ID: SS0642

LA/LS ID:

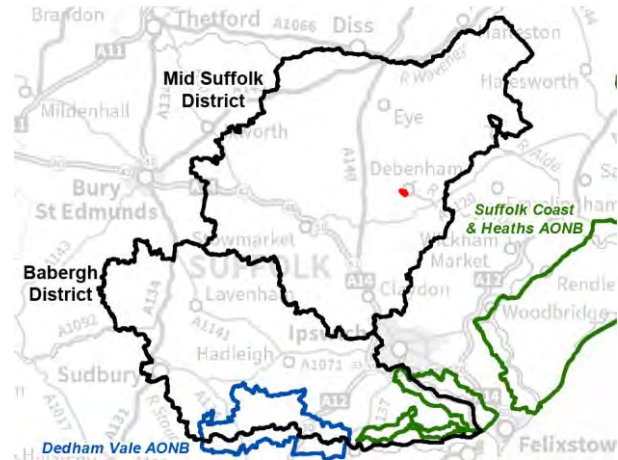
Type: SS0642 - Residential

Parish: Debenham

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate The site comprises large arable fields, sloping south to the River Deben. Elevation ranges from 40m to 55m AOD. Field boundaries vary and include hedgerows of varying heights and condition.

Settlement form and edge

Moderate The site is located to the south-west of existing development in Debenham. The current settlement has a nucleated form. Development of the site would not be at odds with the existing settlement form but it would significantly increase the size of the settlement. There are no significant boundary features to contain the site from the wider landscape.

Settlement setting

Moderate-high The site forms part of the rural setting to Debenham on the approach from the south and west, particularly from along Low Road. Development of the site would reduce the sense of separation between Debenham and Debenham Hall (to the west) and Malting Farm (to the south).

Views

Moderate-high The site provides an rural setting to the public right of way which crosses through the site and links Gracechurch Street and Low Road. There are long views across the site to the wider countryside to the south, east and west, including the slopes to the south. A row of poplars along the boundary adjacent to the recreation ground form distinct skyline features.

Perceptual qualities

Moderate-high The site has an open, rural character. Although there are views to the existing settlement, the agricultural land use and presence of hedgerows and lines of trees create a rural character. The site experiences high levels of tranquillity and dark night skies.

Cultural and historical associations

Moderate The HLC indicates that fields in this area are post-1950s agricultural fields. A Grade II listed building (Malting Farmhouse) is adjacent to the south of the site. The site provides an undeveloped setting to the farmhouse.

Overall Landscape Sensitivity - Residential development

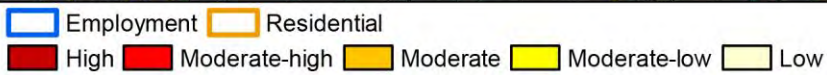
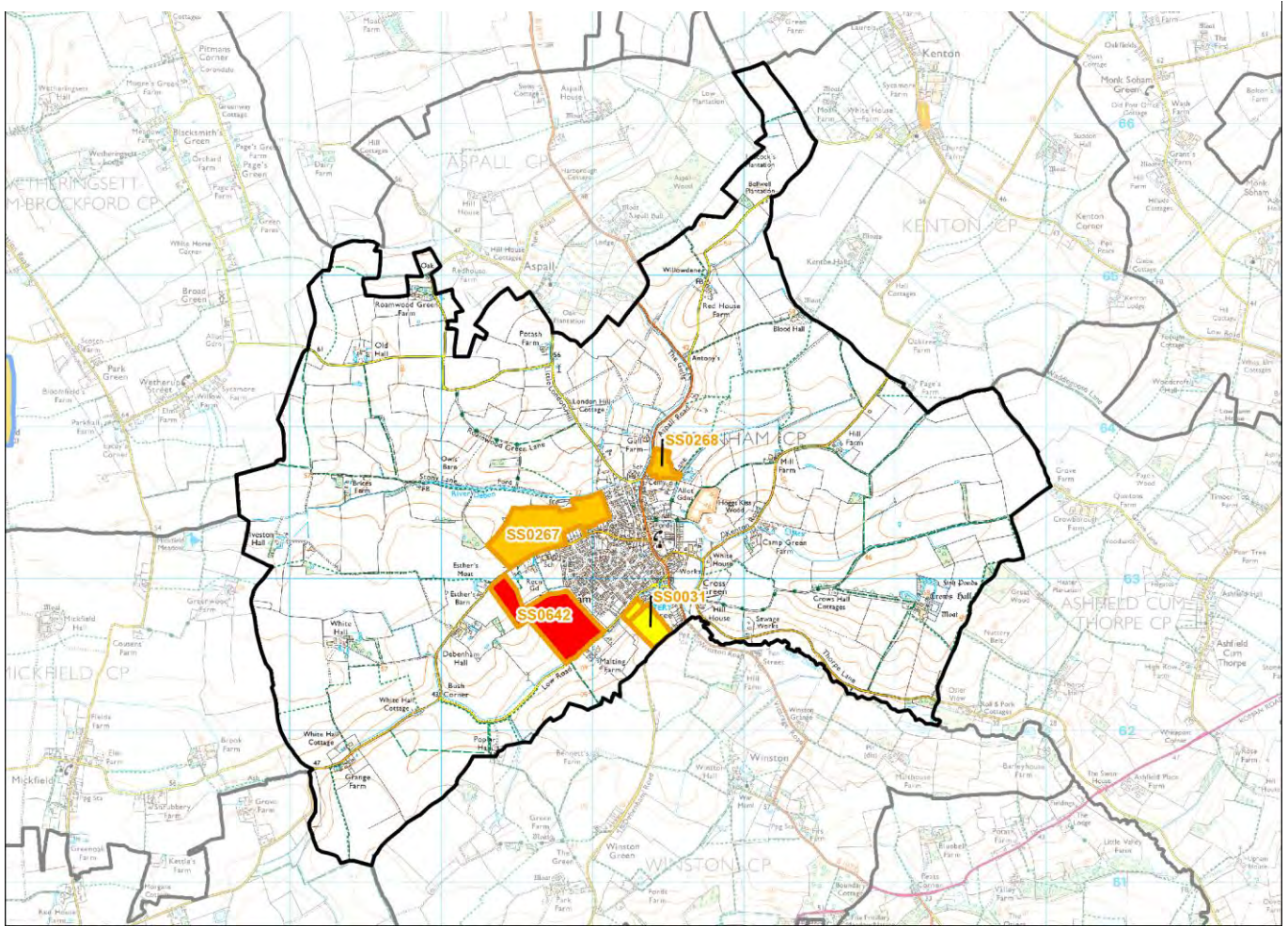
Moderate-high The site has moderate-high sensitivity to residential development. Sensitivities include the open, undeveloped character, with long views across the site to the wider landscape, the sense of separation the site provides between Debenham and nearby farms, the sloping landform and undeveloped backdrop the site provides to existing development and Maltings Farmhouse (Grade II listed building). If this site were to be developed in combination with one or more sites around Debenham the cumulative landscape sensitivities and impact of development would need to be considered.

Landscape mitigation

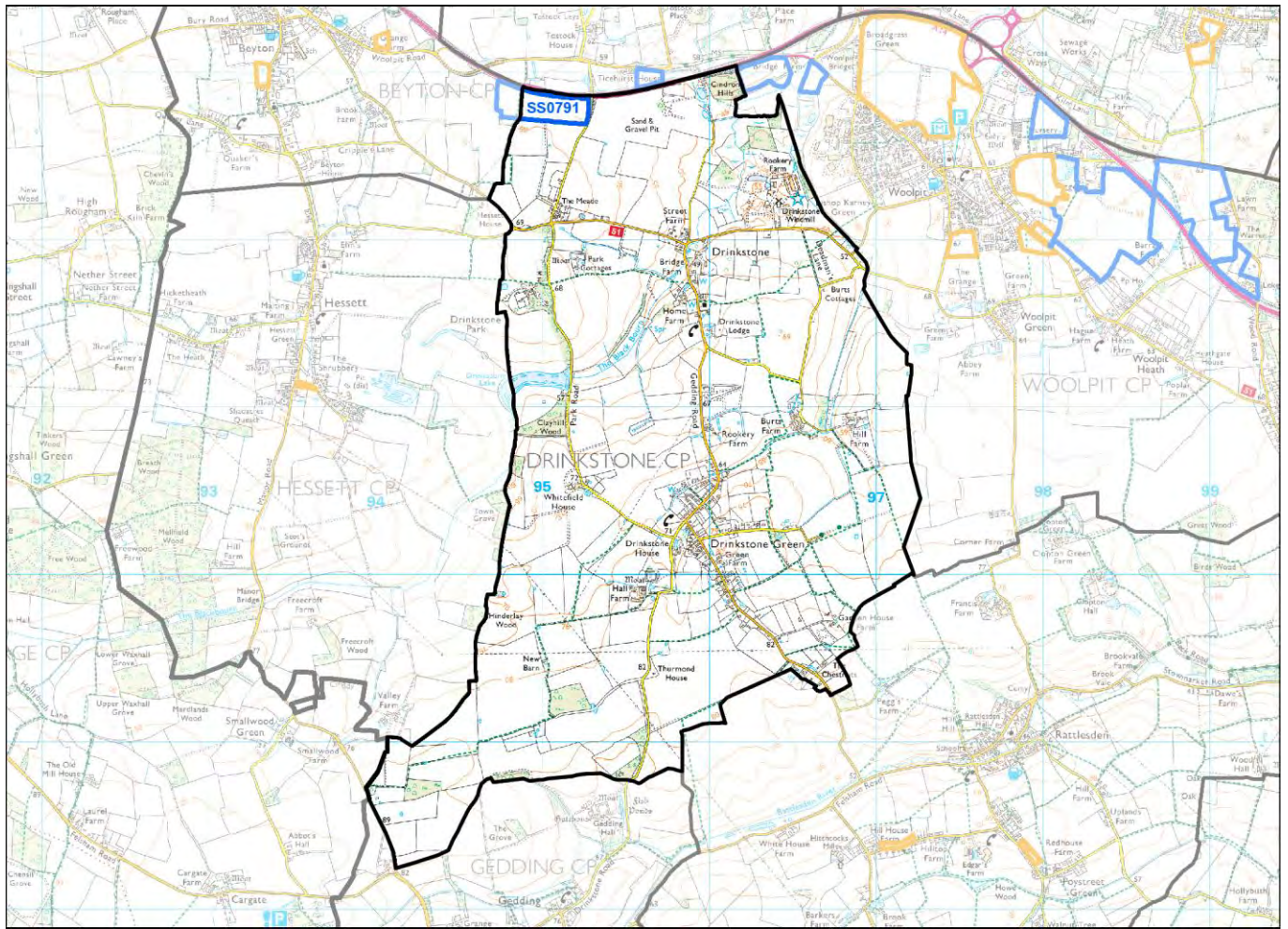
Preserve long views across the River Deben valley to the south, and long views to the wider landscape to the west.
Preserve the distinctive poplar shelterbelt on the boundary with the recreation ground.
Maintain the public right of way along the western edge of the site.

Debenham

Ratings Summary



Drinkstone



 Employment  Residential

Site Name: Land west of Tostock Road and south of A14, Drinkstone

Main SS ID: SS0791

LA/LS ID:

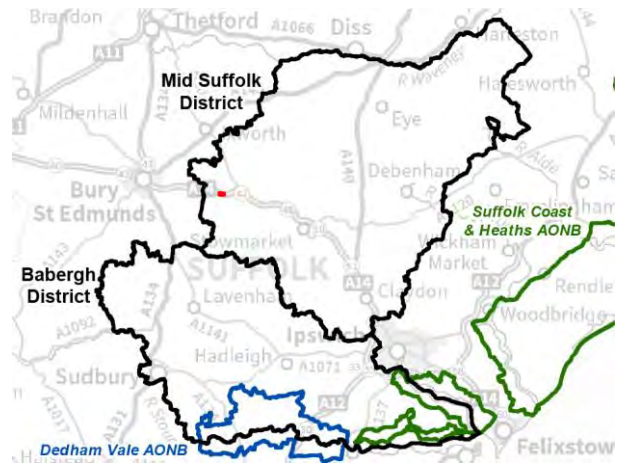
Type: SS0791 - Employment

Parish: Drinkstone

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises part of an arable field located to the south of the A14. Field boundaries are marked by a mixture of low-cut hedgerows and wooden fencing. Trees are located along the A14. The site is relatively flat, with elevation ranging between 60m and 65m AOD.

Settlement form and edge

Moderate-high

The site is located 600m to the south of existing development in Tostock. The A14 dual carriageway forms a distinct barrier between the site and the existing settlement. Development of this site is likely to be perceived as encroachment into the countryside as it is not associated with any existing settlement.

Settlement setting

Moderate-low

As the site is not located adjacent to any development, it makes a limited contribution to the setting of existing settlement. The site is located in between the settlements of Tostock, Beyton Green and Drinkstone, although it would not result in coalescence. It contributes to the rural character of the wider area.

Views

Moderate

Low boundary vegetation enables long views to the south across the wider countryside from the site. A public footpath crosses north-south through the western part of the site, enabling views across the site. There are views of the site from the A14 dual carriageway.

Perceptual qualities

Moderate

The site has an open, rural character, and is not associated with any areas of settlement. The site is characterised by dark-night skies. Constant traffic noise from the adjacent A14 disturbs the tranquillity and rural character of the landscape.

Cultural and historical associations

Moderate-low

The HLC indicates that fields in this area are pre-18th century enclosure in the west and 18th century and later enclosure in the east. There are no designated heritage features within the site. Tostock Conservation Area is located 200m to the north-east of the site, although intervisibility is limited by mature vegetation.

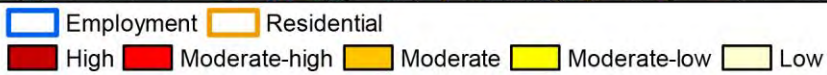
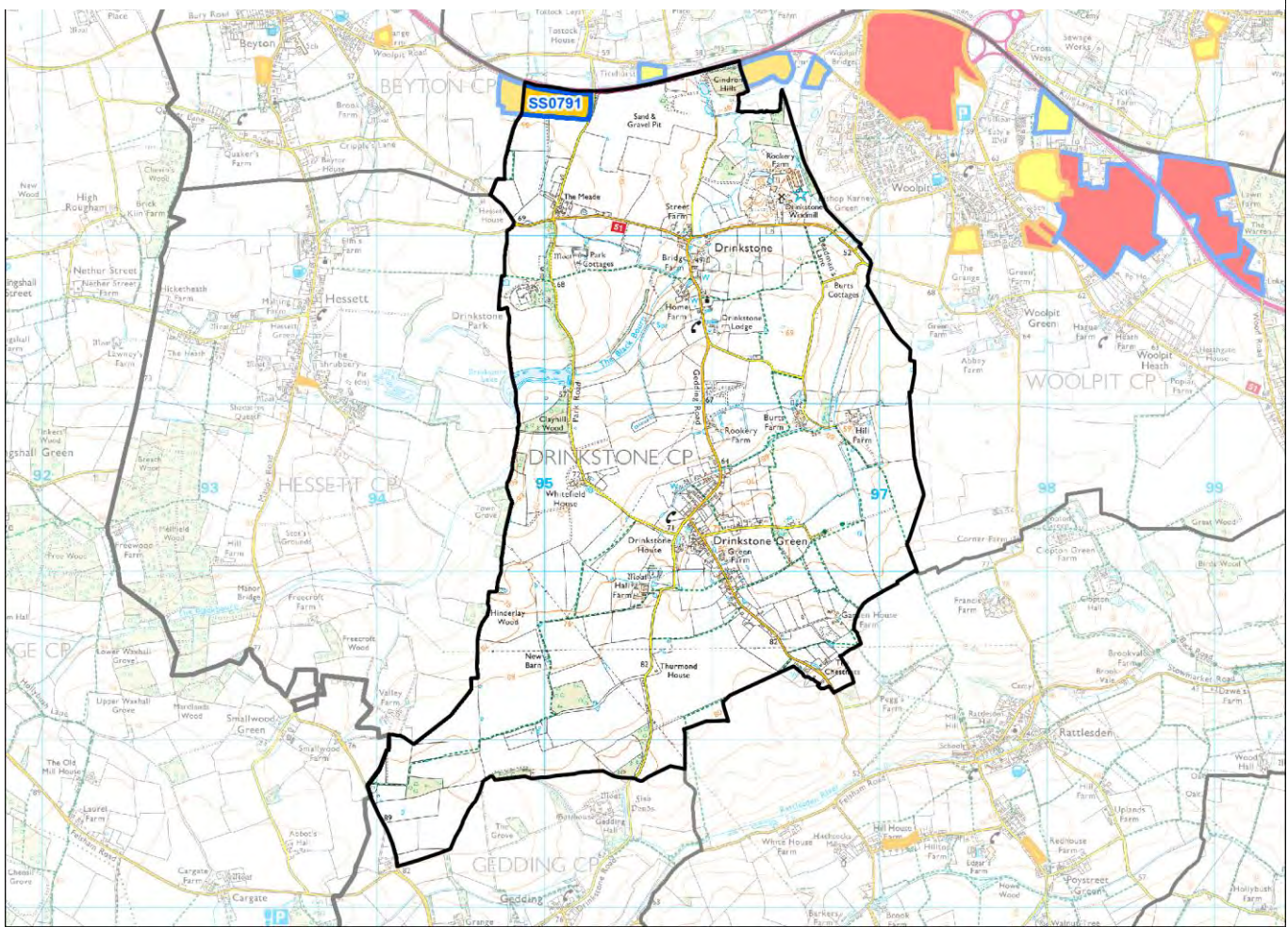
Overall Landscape Sensitivity - Employment development

Moderate

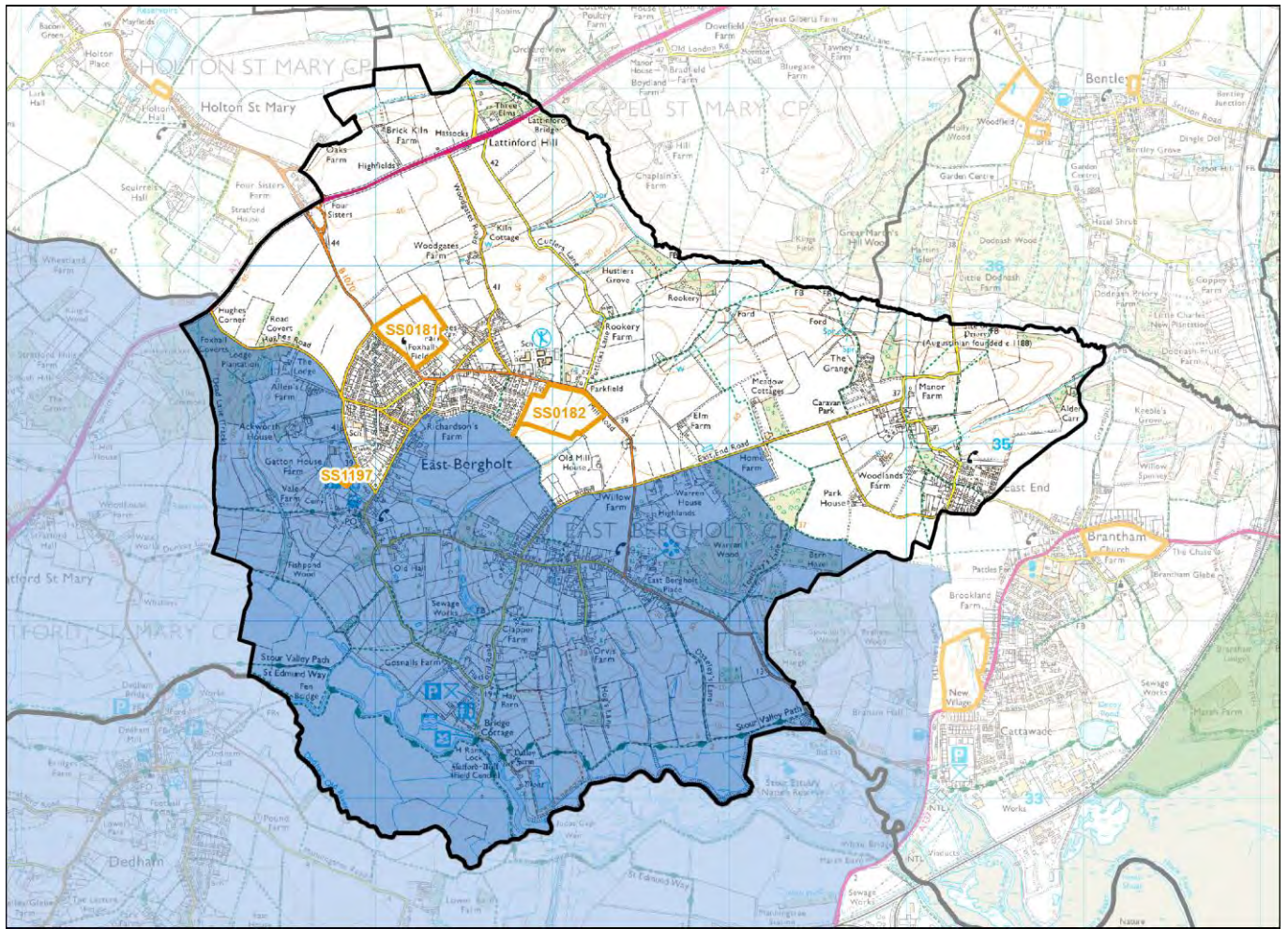
The site has moderate landscape sensitivity to employment development. Sensitivities include the rural character of the landscape, and limited association with any existing development, as well as the open views to the wider countryside to the south. Proximity to the A14 dual carriageway reduces the sensitivity of the site.

Drinkstone

Ratings Summary



East Bergholt



- Employment
- Residential
- Dedham Vale AONB
- Suffolk Coast & Heaths AONB

Site Name: Land north-west of Moores Lane,
East Bergholt

Main SS ID: SS0181

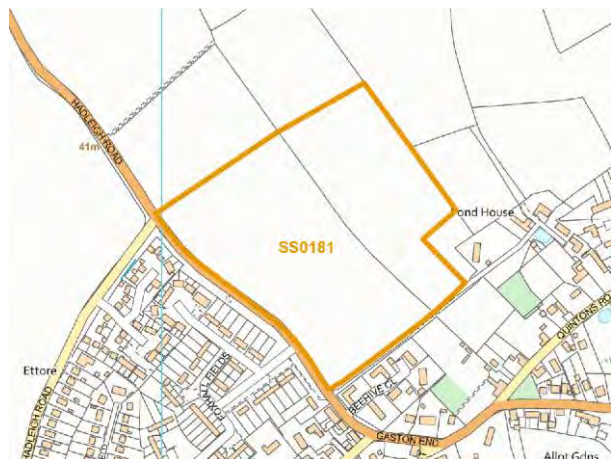
LA/LS ID: SS0181 - LA060

Type: SS0181 - Residential

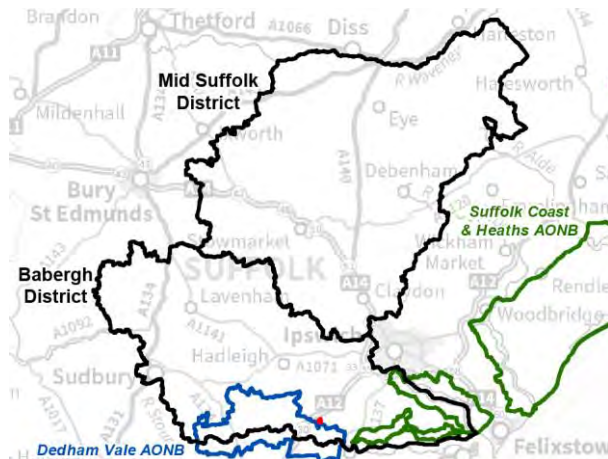
Parish: East Bergholt

District: Babergh

SS0181 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

A flat landscape around 40m AOD formed of arable fields. There are no recorded priority habitats, although there are some large hedgerow trees. Hedgerow boundaries are in reasonable condition although have been lost in the south-west. The site is undistinctive and a locally common landscape type.

Settlement form and edge

Moderate

The site forms the northern boundary of the village of East Bergholt. The existing settlement edge is bound by the B1070, although there has been some development east of the road at Beehive Close, to the south of the site. Development on this site would not represent a step-change in settlement form, although it would increase the size of East Bergholt.

Settlement setting

Moderate-low

The site provides some contribution as a rural setting to East Bergholt. The site does not contribute to the separation of settlements due to distance.

Views

Moderate-low

There are no public rights of way within or close to the site. The site is visible from the B1070 and houses within Beehive Close. The site is semi-enclosed by hedgerows.

Perceptual qualities

Moderate-low

The site is undeveloped and retains some rural qualities despite its proximity to the existing settlement. The low hedgerows create an open character. The B1070 and proximity to East Bergholt reduces tranquillity. The site lies 400m east of Dedham Vale AONB and if the site is developed it should take its setting to the nationally important landscape into consideration.

Cultural and historical associations

Moderate-low

Medieval and post-medieval features and finds have been identified throughout the site. The site is identified as being formed of pre-18th century enclosure fields. However, the historic field pattern has largely been lost.

Overall Landscape Sensitivity - Residential development

Moderate-low

SS0181 has planning permission. The site is considered to have an overall Low-moderate sensitivity to residential development. Sensitive features include the open character of the landscape and the undeveloped setting that it provides to the existing settlement. The setting to the Dedham Vale AONB should be carefully considered if the site is developed.

Site Name: Land south of Heath Road,
East Bergholt

Main SS ID: SS0182

LA/LS ID: SS0182 - LA061

Type: SS0182 - Residential

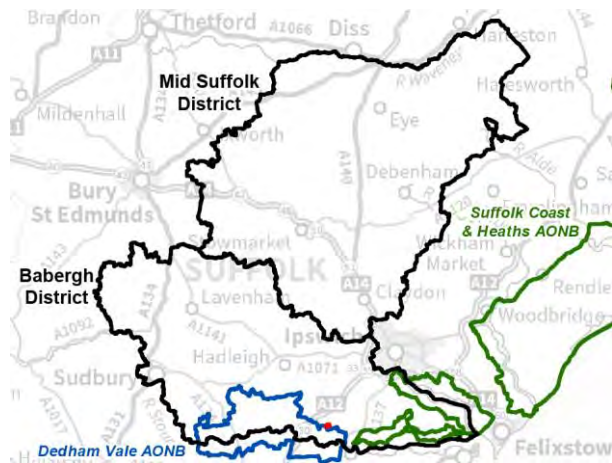
Parish: East Bergholt

District: Babergh

SS0182 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

A flat landscape around 40m AOD formed of two arable fields. There are no recorded priority habitats, although there are large hedgerow trees along field boundaries and a small plantation on the south-eastern boundary. The hedgerow trees are in good condition, however the hedgerows themselves have been lost. The site lies 120m north-east of Dedham Vale AONB if the site is developed it should take its setting to the nationally important landscape into consideration.

Settlement form and edge

Moderate

The site forms the eastern boundary of the village of East Bergholt. The existing settlement edge is exposed - there is little separation between this site and the settlement edge and few landscape features. A hedgerow separates the doctor's surgery to the north-west of the site. Development on this site may be perceived as a linear extension of East Bergholt along Mill Road. The settlement edge is 20th century expansion of East Bergholt and development on this site may provide opportunities to enhance the settlement edge and integrate it with the surrounding landscape.

Settlement setting

Moderate-low

The site provides some contribution as a rural setting to East Bergholt. The site does not contribute to the separation of settlements due to distance.

Views

Moderate-low

There are no public rights of way within the site. Views from the public right of way to the north are restricted by vegetation. The site is visible from the B1070 Heath Road / Mill Road and from houses on the edge of East Bergholt. The site is semi-enclosed by hedgerow trees along the roads.

Perceptual qualities

Moderate-low

The site is undeveloped and retains some rural features, although the B1070 and proximity to East Bergholt reduce tranquillity and limit the experience of dark skies. There are some distant views of electricity pylons.

Cultural and historical associations

Moderate-low

Medieval and post-medieval features and finds identified throughout the site, including ditch-type features. The site acts as a setting to the Grade II listed Old Mill House (200m to the south east). The HLC records the site as being formed of 18th-century and later enclosure, however the historic field pattern has largely been lost.

Overall Landscape Sensitivity - Residential development

Moderate-low

SS0182 has planning permission. This site is considered to be of Low-moderate sensitivity to residential development due to its proximity to the exposed settlement edge of East Bergholt and limited valued natural and cultural features. The setting to the Dedham Vale AONB should be carefully considered.

Site Name: Land west of Hadleigh Road,
East Bergholt

Main SS ID: SS1197

LA/LS ID: SS1197 - LA059

Type: SS1197 - Residential

Parish: East Bergholt

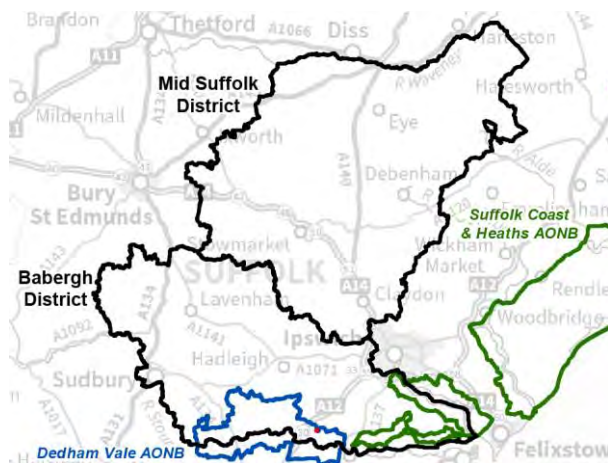
District: Babergh

SS1197 has planning permission

SS1197 is within an AONB



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Landscape Criteria

Physical and natural character

Moderate

A flat landscape around 40m AOD formed of a small, irregular shaped grazing field. There are no recorded priority habitats, although there are large trees along the boundaries of the site. These are in good condition. The site lies within the Dedham Vale AONB and while it is an indistinctive landscape it is part of a nationally important landscape.

Settlement form and edge

Moderate

The site lies west of the village of East Bergholt and is separated from the settlement by Hadleigh Road. Trees along Hadleigh Road provide containment to the settlement edge. The existing settlement edge lies to the east of Hadleigh Road, however there are large detached properties west of Hadleigh Road and so development on this site would not represent a step-change in settlement form.

Settlement setting

Moderate-low

The trees on the boundary of the site along Hadleigh Road provide a contribution as a wooded setting to East Bergholt. The site does not contribute to the separation of settlements due to distance.

Views

Low

There are no public rights of way within or surrounding the site. This is an enclosed site, and views from Hadleigh Road are restricted by trees. Views from the south are restricted by a large detached residential house. There are no views from the wider landscape or the Dedham Vale AONB due to topography and vegetation.

Perceptual qualities

Moderate

A very small scale rural character with a high degree of enclosure. The site has a good experience of dark skies. Hadleigh Road and proximity to East Bergholt reduce tranquillity. The site forms part of the nationally designated landscape of the Dedham Vale AONB, however since it is relatively enclosed, development would have a low-moderate effect on the AONB.

Cultural and historical associations

Moderate

There are no recorded cultural or historical influences in the landscape. East Bergholt Conservation Area is located 30m to the south-east of the site. The Grade II listed Gratton House lies to the north, and the Grade II* listed The Gables to the south-east. The site provides limited contribution as a rural undeveloped setting to these heritage assets. The field pattern is recorded as pre-18th century enclosure and has some historic value.

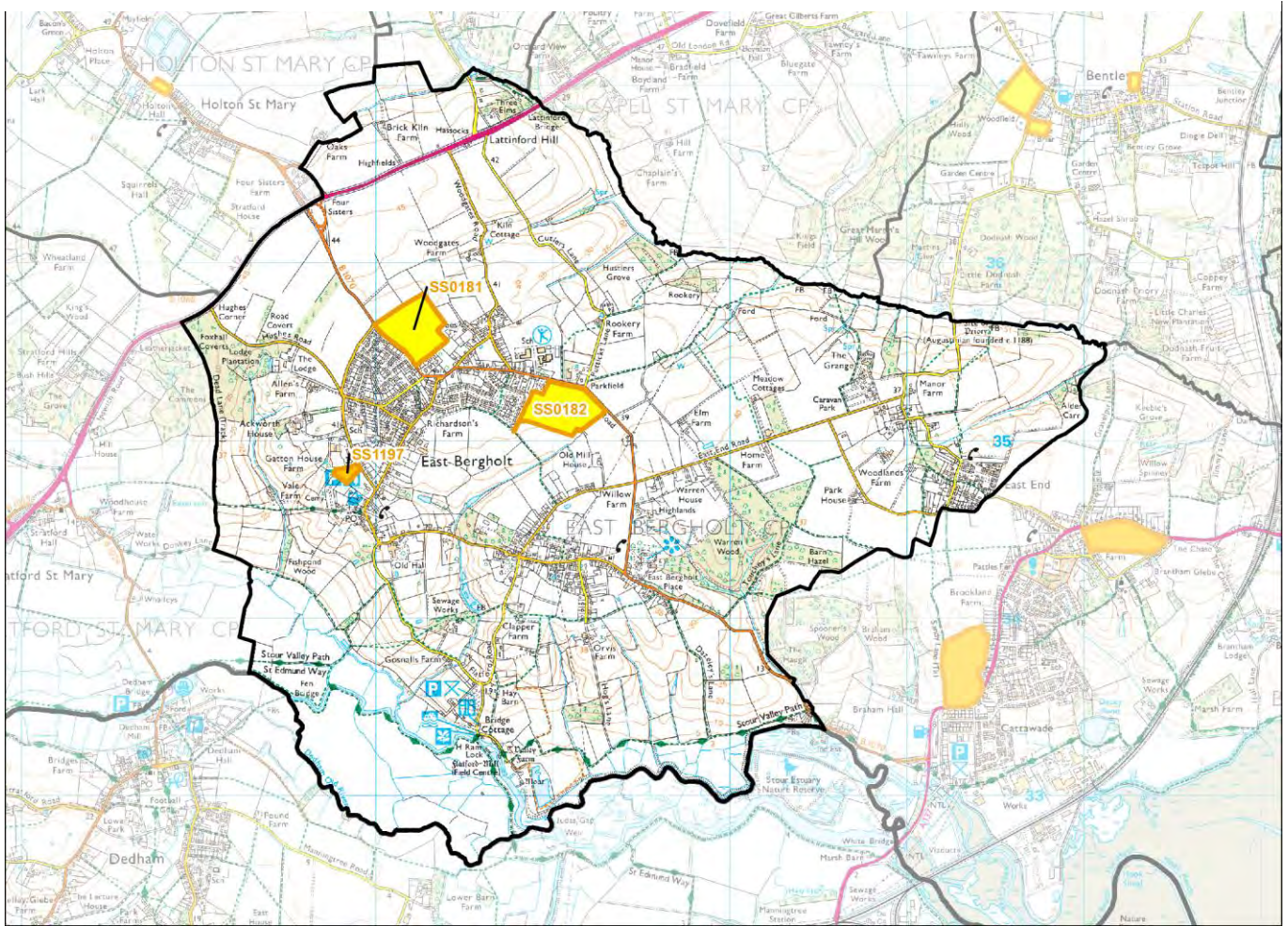
Overall Landscape Sensitivity - Residential development

Moderate

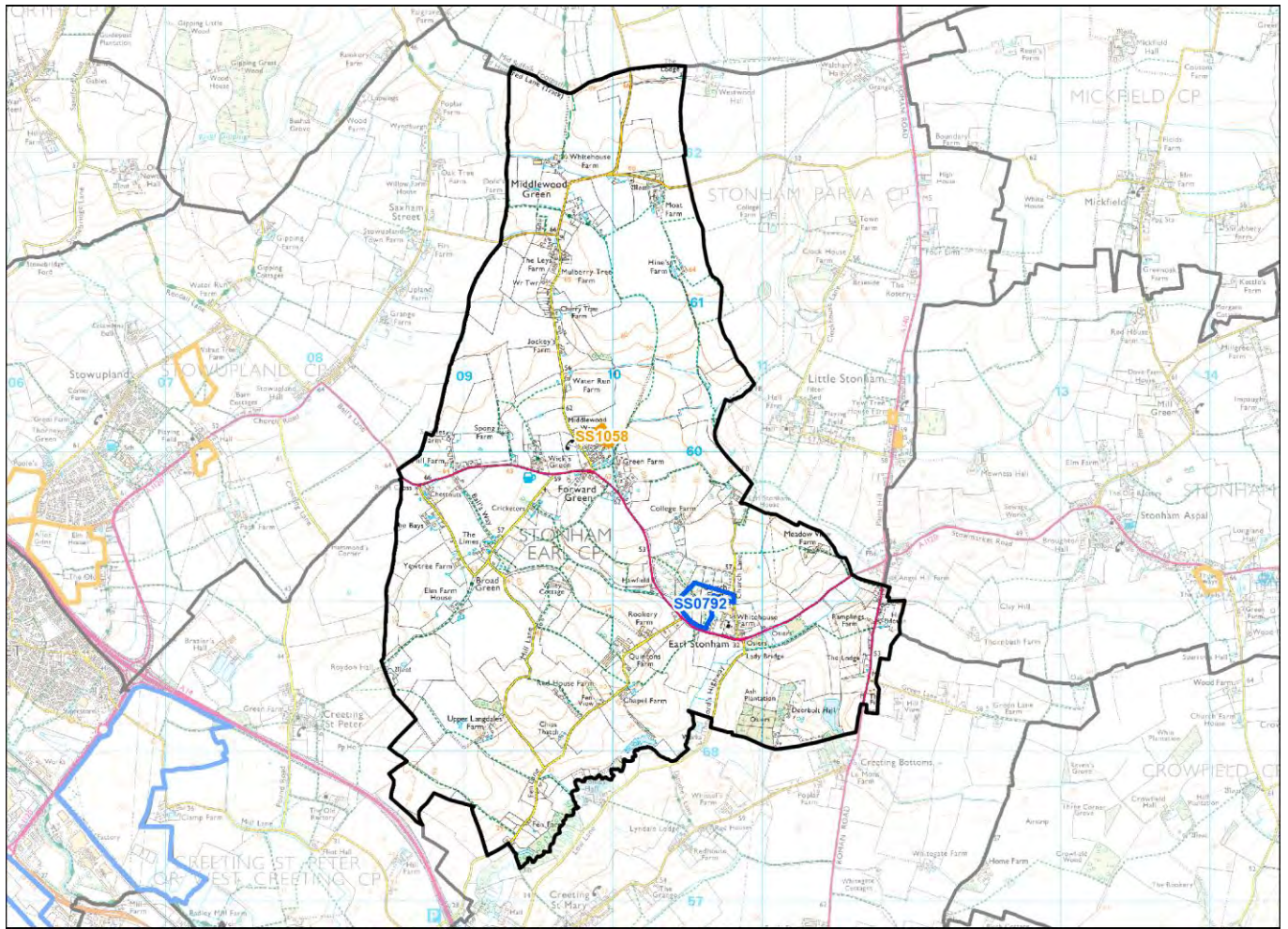
SS1197 has planning permission. The site is considered to have moderate sensitivity to residential development. Sensitive features include the rural undeveloped character and lack of intervisibility with the existing settlement edge. The management plan for the Dedham Vale AONB should be adhered to if this site is developed.

East Bergholt

Ratings Summary



Earl Stonham



Employment Residential

Site Name: Land north of A1120 and east of Church Lane, Earl Stonham

Main SS ID: SS0792

LA/LS ID:

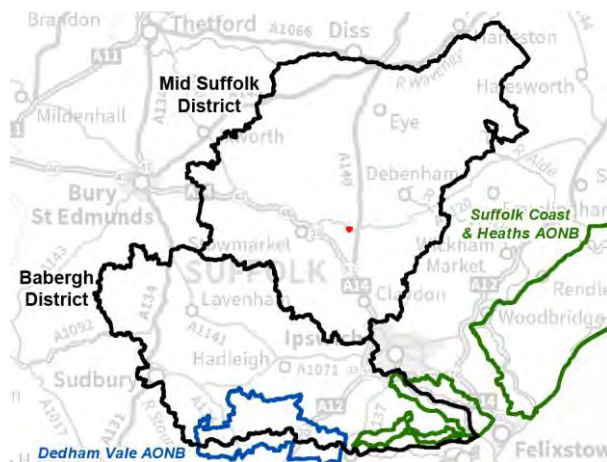
Type: SS0792 - Employment

Parish: Earl Stonham

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

A sloping landscape rising from 30m in the south to 50m AOD in the north, formed of arable land, formerly orchards with shelterbelts hedges still present. There are no recorded priority habitats within the site. Mature trees line the A1120 to the south and Church Lane to the east, and there are tree windbreaks/shelterbelts running north-south across the site.

Settlement form and edge

Moderate

The site lies east of the Ichiban employment site at Church Farm. The settlement pattern of the surrounding area is of separate farmsteads and large houses along rural lanes. Development on this site would increase the extent of development at Church Farm, into the wider landscape. Development would not represent a step-change in settlement form or cross a distinctive boundary feature.

Settlement setting

Moderate

The site provides an agricultural setting to Church Farm and contributes to the gap between farmsteads and houses in the landscape. If the site were developed there would still be some sense of separation between Church Farm and the surrounding farmsteads, although there could be an increasing sense of development extending along the A1120.

Views

Moderate

This site is largely enclosed by vegetation along the A1120 in the south and Church Lane to the east. A public right of way runs from the south to the north-west of the site, and there are clear views of the site from the footpath. There is little intrusion on public views from the wider landscape, although the sloping site has some visibility in views from the A1120 and the wider landscape to the south.

Perceptual qualities

Moderate

A partially open rural landscape, with some sense of tranquillity. Tranquillity and remoteness are reduced by the existing employment uses at Church Farm and traffic along the A1120.

Cultural and historical associations

Moderate-low

The site was formed by pre-18th century enclosure, however some of this historic pattern has been eroded. There are no recorded heritage assets within this site. A number of historic buildings including the Grade I listed church of St Mary the Virgin lie 100m east of the site, although intervisibility is limited by intervening vegetation and the Church Farm complex. The orchards that formerly occupied this site have now been lost.

Overall Landscape Sensitivity - Employment development

Moderate

This site is considered to have an overall Moderate sensitivity to employment development. It has a rural location and forms an agricultural setting to Church Farm (which already has employment uses), with sloping land visible in some views. Factors which decrease sensitivity include proximity to A1120 and presence of existing employment uses.

Site Name: Land north east of Haggars Mead,
Earl Stonham

Main SS ID: SS1058

LA/LS ID: SS1058 - LS01

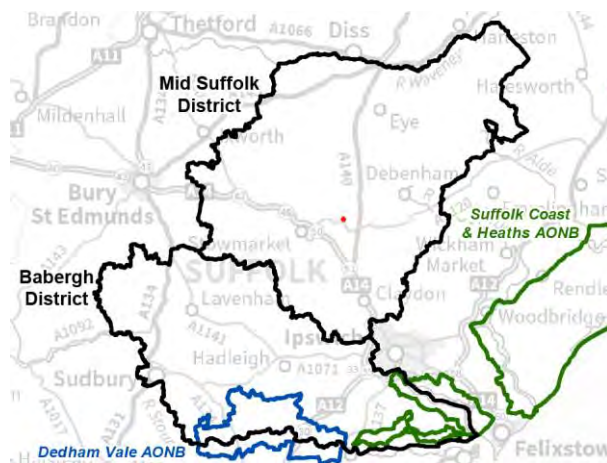
Type: SS1058 - Residential

Parish: Earl Stonham

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

A flat landscape around 60m AOD, formed of a small arable field. There are no recorded priority habitats within the site. Low fragmented hedgerows line the northern, eastern and southern boundaries. The hedgerows have been lost along the western boundary where the land front directly onto existing residential development.

Settlement form and edge

Moderate-low

The site lies east of Forward Green, adjacent to existing new residential development on Haggars Mead. The loss of hedgerows between Haggars Mead and the site form an exposed settlement edge, with no landscape features to integrate the settlement into the landscape. The settlement pattern is of linear development along the roads; however, this has been disturbed by development on Weylands Close and Haggars Mead. Development on this site would be perceived as extension into the countryside but would not represent a step-change in settlement form or cross a distinctive boundary feature.

Settlement setting

Low

The site provides part of the wider an agricultural setting to Forward Green. It does not contribute to the separation of settlements.

Views

Moderate

This site is an open landscape, with clear views from Haggards Mead. There is no public access within the site. A public footpath runs 50m east of the site, and views into the site from the footpath are clear. This is not a prominent site, and there is little intrusion on public views from the wider landscape.

Perceptual qualities

Moderate

An open rural landscape, with a good experience of dark skies and tranquillity. Telegraph poles within the site and electricity pylons in the distance are intrusive elements.

Cultural and historical associations

Moderate-low

The site was reorganised for agriculture post-1950, and therefore has little historic pattern remaining. There are no recorded heritage assets within this site. There is a cluster of historic buildings in Forward Green, however there is limited/no intervisibility between the buildings and the site due to intervening vegetation and other residential properties.

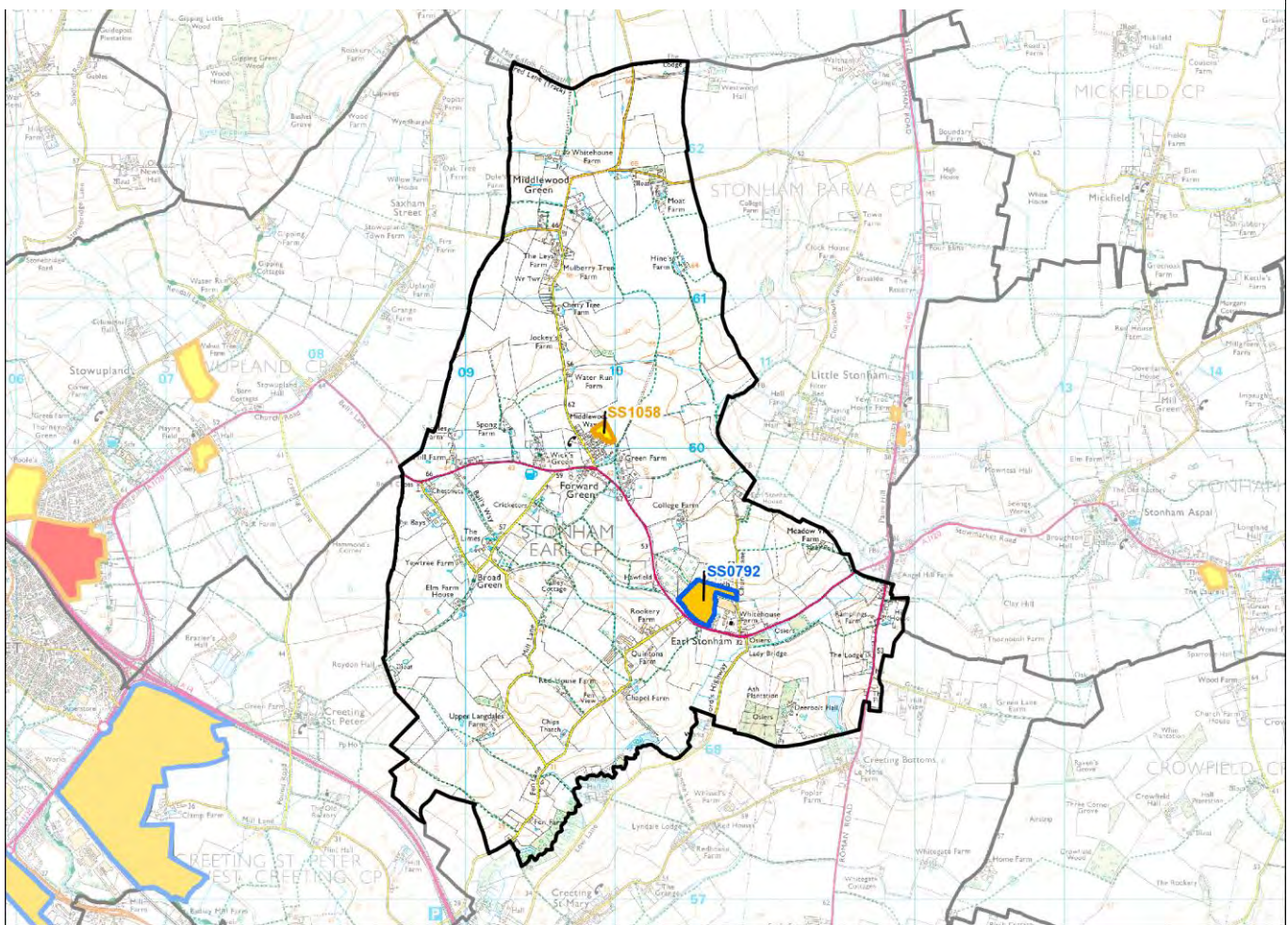
Overall Landscape Sensitivity - Residential development

Moderate-low

This site is considered to have an overall Low-moderate sensitivity to residential development. It has a rural location on the immediate edge of existing new residential development at Haggars Mead on an area of open arable land which has lost of hedgerows and historic field pattern. Factors which increase sensitivity include the open character of the site and interface with the wider rural landscape.

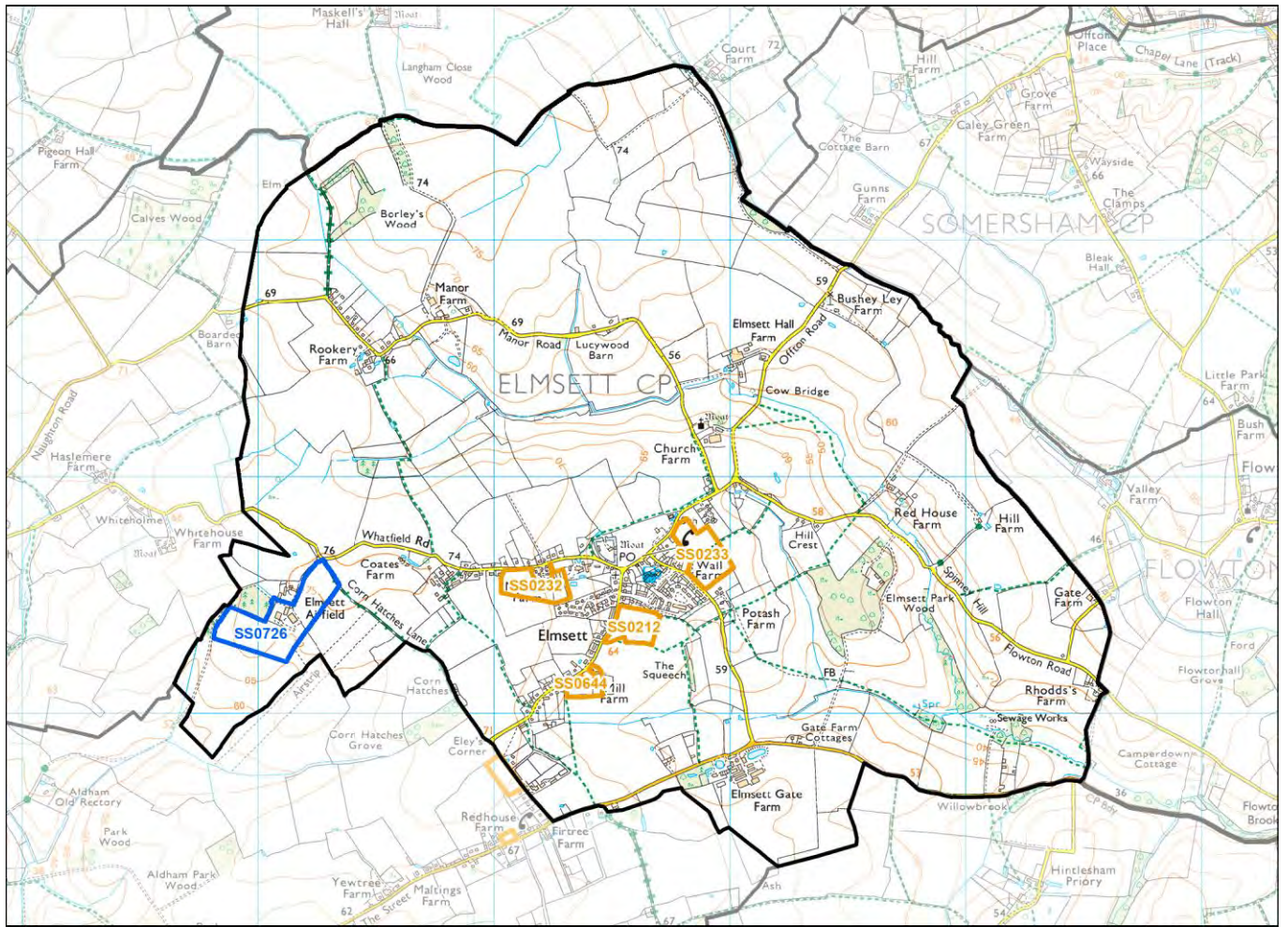
Earl Stonham

Ratings Summary



- Employment
- Residential
- High
- Moderate-high
- Moderate
- Moderate-low
- Low

Elmsett



 Employment  Residential

Site Name: Land west of Hadleigh Road, Elmsett

Main SS ID: SS0212

LA/LS ID: SS0212 - LS01

Type: SS0212 - Residential

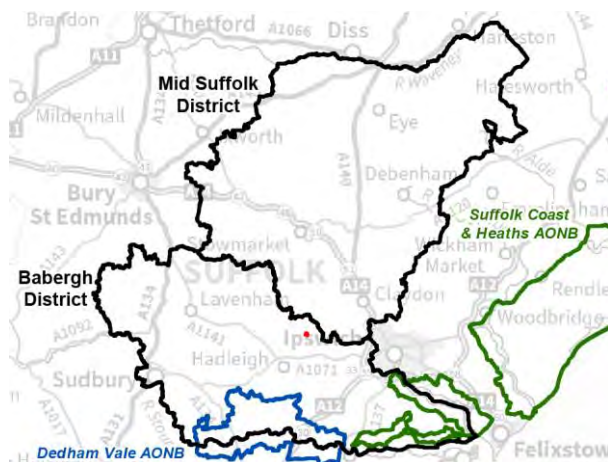
Parish: Elmsett

District: Babergh

SS0212 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

The site is comprised of a single field, lying at around 64m AOD and currently used for arable agriculture. The site is bound by gappy hedgerows with hedgerow trees.

Settlement form and edge

Moderate

The site is located to the south and east of existing development in Elmsett. Elmsett is generally linear in form, although some 20th century housing development adjacent to the north of the site has altered the settlement form. Land to the south and east is open arable farmland. Development would be viewed as encroachment into the countryside and would increase the size of the village. It would further alter the remaining linear settlement pattern along Hadleigh Road.

Settlement setting

Moderate

The site provides a rural, undeveloped setting to existing development in the village of Elmsett. The site does not make a significant contribution to the sense of separation between settlements.

Views

Moderate

There is intervisibility with the public rights of way which run to the north, south and east of the site, and with existing properties to the north and west of the site. The site is highly visible from Hadleigh Road due to the absence of hedgerows. A band of deciduous woodland to the south-east of the site helps to screen views from in this direction.

Perceptual qualities

Moderate

The site has a rural character and a strong sense of tranquillity. The area experiences dark night skies, despite the proximity to settlement.

Cultural and historical associations

Moderate-low

The HLC indicates that fields in this area are pre 18th century enclosure. There are no designated heritage assets within or close to the site.

Overall Landscape Sensitivity - Residential development

Moderate

SS0212 has planning permission. The site has moderate landscape sensitivity to residential development. Sensitive features include the rural character and undeveloped setting the landscape provides to existing settlement and public rights of way. Development will alter the traditional linear form of Elmsett, which has already been altered by modern development to the north of the site. If this site were to be developed in combination with one or more sites around Elmsett the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land south of Whatfield Road,
Elmsett

Main SS ID: SS0232

LA/LS ID:

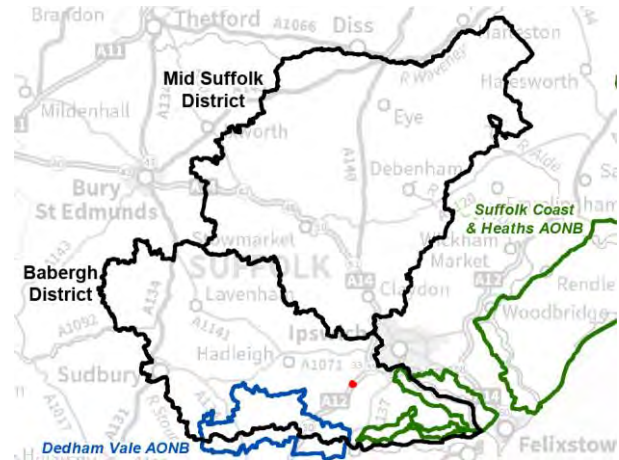
Type: SS0232 - Residential

Parish: Elmsett

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate-low

Land is flat, lying at around 70m AOD. Land use is mainly arable agriculture, with a small portion covered by barns at Maltins Farm. The site wraps around Chequers Park residential park home estate. Fields are bound by hedgerows with occasional mature trees.

Settlement form and edge

Moderate

The site is located amongst existing development in Elmsett along Whatfield Road. The existing settlement has a strongly linear form, and development of the site would be slightly at odds with this, increasing the depth of development from the road. As the site is partially contained within existing development on the western edge of Elmsett, development of the site is unlikely to be viewed as encroachment into the countryside. There are no significant boundary features containing the existing settlement edge.

Settlement setting

Moderate

The site provides a rural, undeveloped setting to properties on the western edge of Elmsett. The site does not contribute to the sense of separation between settlements.

Views

Moderate

The site is overlooked by existing adjacent dwellings. Regional Cycle Route 48 follows Whatfield Road, to the north of the site. At the time of survey overgrown hedgerows limit views across the site from Whatfield Road, however during winter views are likely to be more open due to the low boundary vegetation.

Perceptual qualities

Moderate

The site has a rural character with high levels of tranquillity. It is within an area that experiences low levels of light pollution, despite the proximity to settlement.

Cultural and historical associations

Moderate

There is a Grade II listed property (The Chequers) located just outside of the boundary, on the eastern side of Whatfield Road. Elms Farmhouse is a Grade II listed building located 60m to the north-west of the site. There is a Grade II listed Rectory and moated site Scheduled Monument 150m north-east of the site, although there is limited intervisibility. The HLC indicates that field patterns are of pre-18th century origin.

Overall Landscape Sensitivity - Residential development

Moderate

The site has moderate landscape sensitivity to residential development. Although the site is located amongst existing development in Elmsett, development would increase the depth of the existing linear settlement pattern. Other sensitivities include the proximity to listed buildings, undeveloped setting provided to existing settlement and open views across the site from Whatfield Road. If this site were to be developed in combination with one or more sites around Elmsett the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land north-east of Ipswich Road,
Elmsett

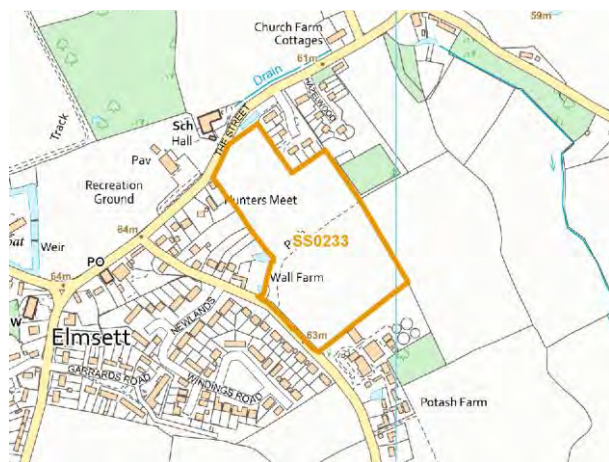
Main SS ID: SS0233

LA/LS ID:

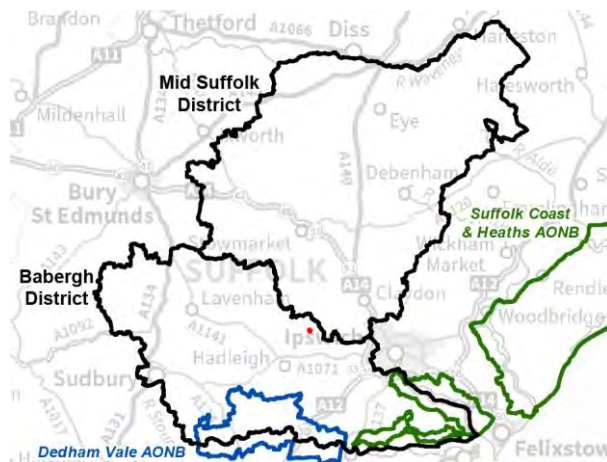
Type: SS0233 - Residential

Parish: Elmsett

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate-low

The site is comprised of part of an arable field. Land is flat, lying at around 60m AOD. The site is partially enclosed by trees and hedgerows, which are intact along the southern edge but gappy and degraded along the south-western edge of the site on Ipswich Road. Hedgerows along The Street are low but intact.

Settlement form and edge

Moderate

The site is located to the north-east of existing development in Elmsett. Elmsett is generally linear in form, although some 20th century housing development adjacent to the south-west of the site has altered the settlement form. Land to the east is open arable farmland. Development would be viewed as encroachment into the countryside and would increase the size of the village. It would further alter the remaining linear settlement pattern.

Settlement setting

Moderate

The site provides a rural, undeveloped setting to existing development in the village of Elmsett. The site does not make a significant contribution to the sense of separation between settlements, although it does form a gap between houses on The Street and an outlying group of houses on Hazelwood.

Views

Moderate

A public footpath crossing the site enables views across the site to the wider countryside. Regional Cycle Route 48 runs along The Street on the north-western boundary of the site, although views are limited by hedgerows. The site has a high level of intervisibility with the surrounding settlement. Views extend across the site to properties in the east, which are partially screened by a thin band of trees. Properties on Hazelwood to the north of the site are a prominent feature of views in this direction.

Perceptual qualities

Moderate

The site has a strong rural character and high sense of tranquillity, despite proximity to existing settlement. A public footpath runs through the centre of the site with views in all directions. The rural location means it experiences dark night skies. The site has an open character due its location within a large arable field.

Cultural and historical associations

Moderate-low

The HLC indicates that field boundaries are of pre-18th century origin. There are no designated heritage assets within the site. There are several listed properties nearby including two Grade II buildings located on Ipswich Road to the south-west of the site, although intervisibility is limited by boundary vegetation. The Grade I listed Church of Saint Peter is located 500m to the north of the site, next to Grade II listed Church Farm.

Overall Landscape Sensitivity - Residential development

Moderate

The site has moderate landscape sensitivity to residential development. Sensitive features include the rural character and undeveloped setting the landscape provides to existing settlement and public rights of way. Development will alter the traditional linear form of Elmsett, which has already been altered by modern development to the south of the site. If this site were to be developed in combination with one or more sites around Elmsett the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land south of Hadleigh Road, Elmsett

Main SS ID: SS0644

LA/LS ID:

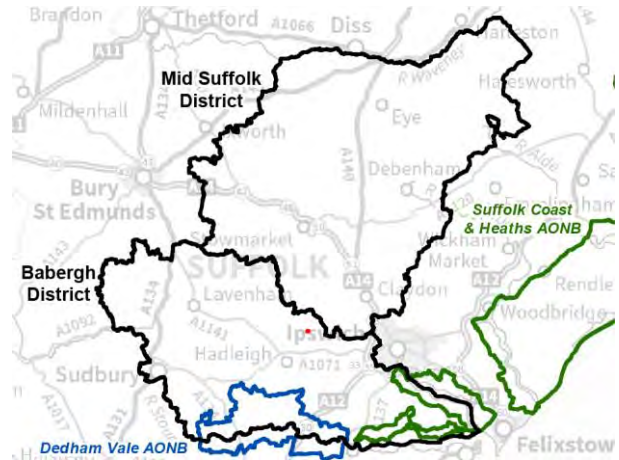
Type: SS0644 - Residential

Parish: Elmsett

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate-low

The site surrounds Mill Farm and is enclosed by thick hedgerows, with mixed mature deciduous and pine trees. Land is flat, lying at around 65m AOD. Land has been used as paddocks, but is currently ungrazed and overgrown.

Settlement form and edge

Moderate-low

The site is located amongst existing development in Elmsett, including Mill Farm. The existing settlement has a linear form, Development would be slightly at odds with the form of the existing settlement and would increase the depth of development on Hadleigh Road. It would be unlikely to be perceived as encroachment into the countryside as the site is enclosed and strongly associated with existing development at Mill Farm.

Settlement setting

Moderate-low

The site contributes to the rural setting of properties on Hadleigh Road. The site does not contribute to the sense of separation between settlements.

Views

Low

Views in and out of the site are limited by the thick hedgerows with mature trees and the landscape is not visually prominent. A public footpath runs adjacent to the west of the site, although mature boundary vegetation limits views.

Perceptual qualities

Moderate

The site has a strong rural character and high levels of tranquillity, despite the proximity to development. The rural location means it experiences dark night skies.

Cultural and historical associations

Low

There are no designated heritage assets within the site. Land surrounding the site is identified as post-1950 agricultural landscape, resulting from boundary loss and field reorganisation.

Overall Landscape Sensitivity - Residential development

Moderate-low

The site has moderate-low landscape sensitivity to residential development. The site is already partially developed as part of Mill Farm. The mature boundary vegetation limits views in and out of the site and would help to screen any development from the wider landscape. Sensitivities include the rural character and undeveloped setting provided to existing development. Development may increase the depth of development on Hadleigh Road. If this site were to be developed in combination with one or more sites around Elmsett the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land to the south of Corn Hatches Lane, Elmsett

Main SS ID: SS0726

LA/LS ID:

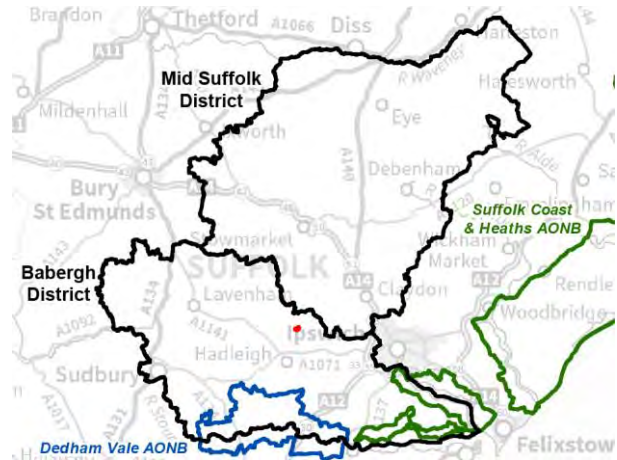
Type: SS0726 - Employment

Parish: Elmsett

District: Babergh



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Landscape Criteria

Physical and natural character

Moderate-low

The site is located on a relatively flat area of land lying between 70m AOD and 75m AOD, associated with Elmsett Airfield. The airfield is still active. There are several warehouses/aircraft hangars within the site, with a small area of solar panels. Surrounding land is used for arable agriculture. There are few field boundaries within the site, although external boundaries are marked by well-kept hedgerows. There is mature vegetation along Corn Hatches Lane enclosing the north eastern edge and a poplar shelterbelt on the access road to the airfield.

Settlement form and edge

Moderate-high

The site is located 375m to the west of the settlement edge of Elmsett. There are some existing large structures within the site which are associated with Elmsett Airfield. Development would likely be perceived as encroachment into the countryside. There are few existing boundary features to integrate any development into the landscape.

Settlement setting

Moderate-low

Due to the distance of the site from existing settlement, it does not make a significant contribution to settlement setting. The site is located between Whatfield and Elmsett. The settlements are approximately 1.8km apart and the site does not make a significant contribution to the sense of separation between them.

Views

Moderate

Despite its relatively elevated position in the landscape, the site is well enclosed by hedgerows and trees surrounding its boundary, as well as along Corn Hatches Lane. Views from Whatfield Road (part of Regional Cycle Route 48) in the north are generally well screened. Open fields and low field boundaries enable intervisibility with the wider countryside to the south.

Perceptual qualities

Moderate

The site has an open and expansive character due to flat landform and the lack of field boundaries on the southern edge. It is strongly associated with the adjacent countryside. The site has a strong rural character and high sense of tranquillity, which is only slightly disturbed by activity at the existing warehouses and airfield. Its rural location means it experiences dark night skies.

Cultural and historical associations

Moderate-low

The HLC indicates that field boundaries in the northern half of the site are pre-18th century enclosure. The southern half is identified as post-1950 agricultural landscape, resulting from boundary loss and field reorganisation. Poplar Hall Farmhouse is a Grade II listed building located to the north of the site. There are no designated heritage features within the site.

Overall Landscape Sensitivity - Employment development

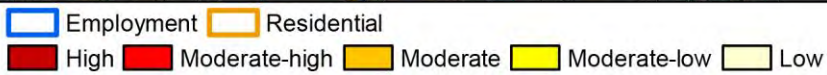
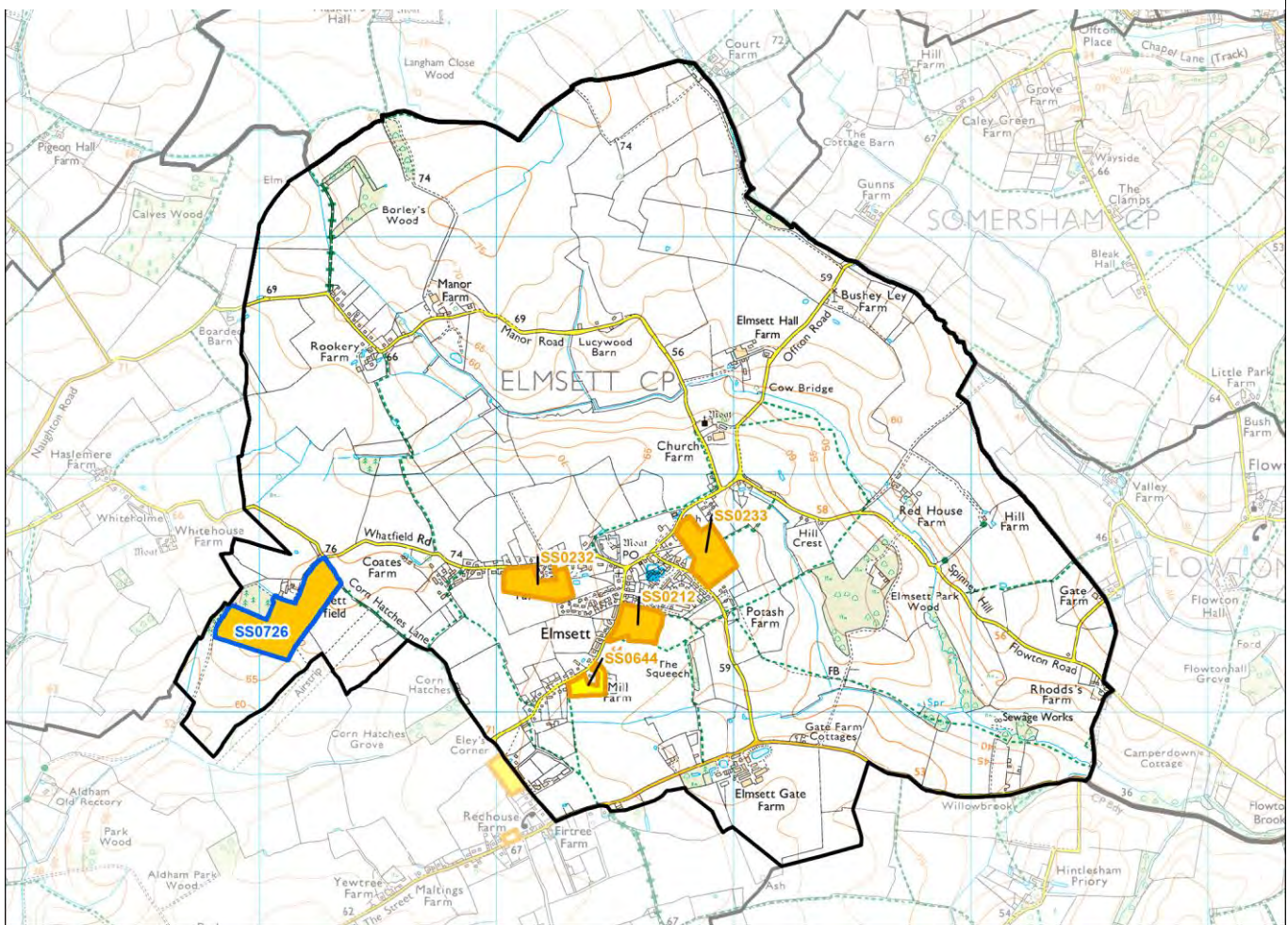
Moderate

The site has moderate landscape sensitivity to employment development. The site already contains some existing large structures associated with Elmsett Airfield. Sensitivities include the strong rural character and sense of tranquillity and the open and expansive character of the landscape, which is visible from surrounding countryside. Although well screened on the northern edge, there are limited existing boundary features to help integrate development into the landscape in the south. If this site were to be developed in combination with one

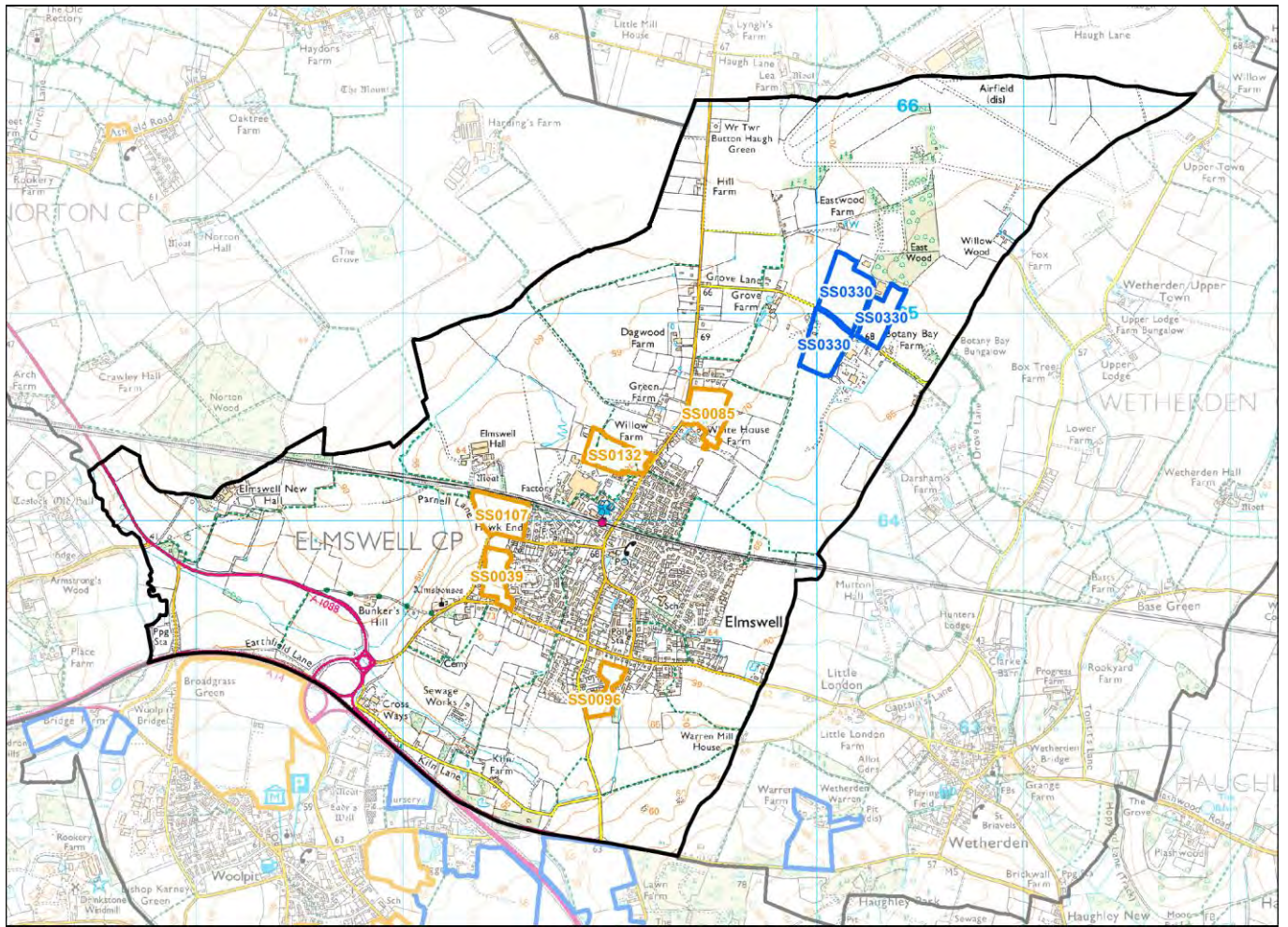
or more sites around Elmsett the cumulative landscape sensitivities and impact of development would need to be considered.

Elmsett

Ratings Summary



Elmswell



 Employment  Residential

Site Name: Elmswell - SS0039, SS0107

Main SS ID: SS0039

LA/LS ID: SS0107 - LA065

SS0039 - LA064

Type: SS0107 - Residential

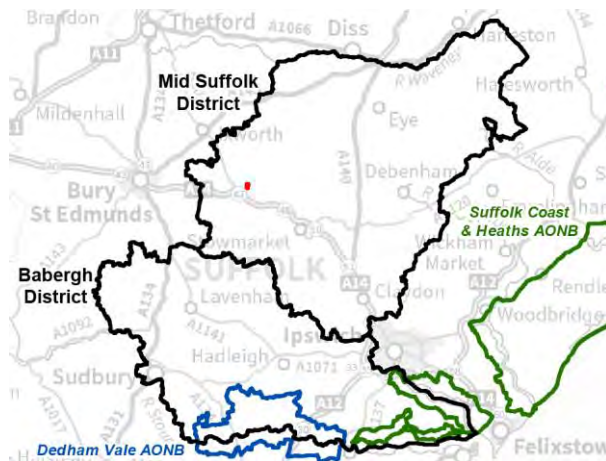
SS0039 - Residential

Parish: Elmswell

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

A very gently sloping landscape between 60m and 70m AOD, formed of arable fields. Site SS0107 to the north is slightly more undulating. There are no recorded priority habitats within the sites, and hedgerow boundaries have largely been lost. There are some mature trees in the area between the two sites, and in SS0039.

Settlement form and edge

Moderate-low

The sites lie on the western edge of Elmswell village. The settlement edge is open and not well-integrated into the landscape. Development on these sites may provide opportunities to enhance the settlement edge and integration. Development on these sites would be perceived as advancement into the countryside, however would not be a step-change in settlement form. SS0039 is likely to be perceived as infill development and has reduced sensitivity to this criterion as a result.

Settlement setting

Moderate-low

The sites provide some contribution as a rural setting to Elmswell. SS0039 provides open space between ribbon development along School Lane and Pightle Close, although these are both part of Elmswell.

Views

Moderate

These are open sites. Limited enclosure is provided by the copse to the north of SS0039. A footpath runs along the northern boundary of SS0107 and the south-east of SS0039 is Pightle Close Open Space. Views from these locations are of greater sensitivity. There are also views into the area from School Road and Church Road, as well as surrounding properties. It is not a visually prominent landscape.

Perceptual qualities

Moderate-low

An agricultural area with some rural qualities. The sites are adjacent to Elmswell and the railway line to the north of SS0107, which reduces the tranquillity.

Cultural and historical associations

Moderate-low

There is a possible enclosure within SS0107 identified by the HER. The field pattern was formed in the 20th century and has no historic value. Grade II listed Church Cottage backs onto SS0039, which contributes an open agricultural setting to the building. SS0039 provides some separation between Elmswell and the isolated church and Almshouses

Overall Landscape Sensitivity - Residential development

Moderate-low

These sites are considered to have low-moderate sensitivity overall to residential development. Sensitive features include the open character and rural setting they provide to Elmswell. Development of SS0039 is likely to be perceived as infill development and has a lower sensitivity overall. The cumulative impact of the development of these sites alongside other housing sites around Elmswell would need to be considered.

Site Name: Land east of Ashfield Road, Elmswell

Main SS ID: SS0085

LA/LS ID: SS0085 - LA062

Type: SS0085 - Residential

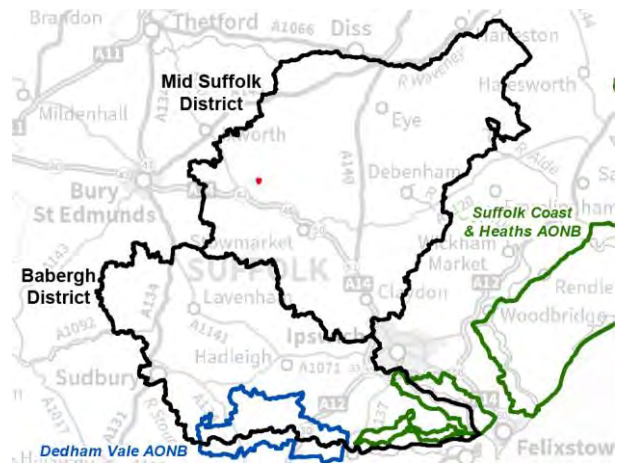
Parish: Elmswell

District: Mid Suffolk

SS0085 has planning permission



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Landscape Criteria

Physical and natural character

Moderate-low

A flat landscape around 70m AOD formed of former arable fields, now unmanaged prior to development. There are no recorded priority habitats, although there are two woodland copses and low hedgerows. The hedgerow boundaries are in reasonable condition, but the site is undistinctive and a locally common landscape type.

Settlement form and edge

Moderate-low

The site lies to the north-east of the village of Elmswell. The existing settlement edge extends as ribbon development along Ashfield Road and there are no significant landscape features which integrate development into the landscape. Development on this site would not represent a step-change in settlement form, although it would increase the size of Elmswell and exacerbate the perception of ribbon development to the north.

Settlement setting

Moderate

The site provides some contribution as a rural setting to Elmswell. It provides separation between Elmswell and the 20th century development along Oak Lane north of this site. Thick hedgerows along Ashfield Road help to indicate a gap in development and sense of the rural landscape. Considerable new development is taking place west of Ashfield Road.

Views

Moderate-low

There are no public rights of way within the site. The site is visible from Ashfield Road and from houses at White House Farm and on Oak Lane. Limited enclosure is provided by hedgerows along Ashfield Road.

Perceptual qualities

Moderate

A semi-rural area with modern influences associated with adjacent development. Traffic noise from Ashfield Road and proximity to Elmswell reduces tranquillity.

Cultural and historical associations

Moderate-low

There are no recorded historic features or cultural associations within the site. The Grade II listed White Farm House lies to the immediate south of the site, and its setting should be considered if this site is developed. The field patterns were formed by 18th century and later enclosure, however there is little evidence remaining of these patterns.

Overall Landscape Sensitivity - Residential development

Moderate

SS0085 has planning permission. The site is considered to have an overall moderate sensitivity to residential development as it is an agricultural landscape which provides part of the immediate rural setting to Elmswell and is some distance to the north of the centre increasing linear development along Ashfield Road. Development of the site could be perceived as encroachment into the countryside extending development northwards. The landscape also provides part of the undeveloped setting to the Grade II listed White Farm House. This site has planning permission for development. The cumulative landscape impact of multiple developments around Elmswell will need to be considered.

Site Name: Land south of Church Road, Elmswell

Main SS ID: SS0096

LA/LS ID: SS0096 - LA063

Type: SS0096 - Residential

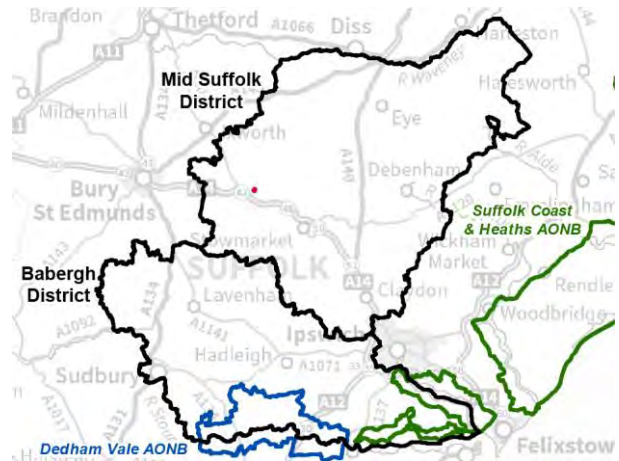
Parish: Elmswell

District: Mid Suffolk

SS0096 has planning permission



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Landscape Criteria

Physical and natural character

Low

A flat landscape around 70m AOD formed of arable fields. There are no recorded priority habitats, and hedgerow boundaries have been lost. There are some large trees along the settlement edge, plus a shelterbelt adjoining the eastern boundary. This is a locally common rural agricultural landscape type.

Settlement form and edge

Moderate-low

The site lies to the south of the village of Elmswell. The site comprises a small open space between two areas of 20th century development. The settlement edge is exposed and is not integrated into the surrounding landscape. Development on this site would only be perceived as a small extension of the settlement into the countryside. Development on this site may provide opportunities to enhance the settlement edge, for example through boundary tree planting.

Settlement setting

Moderate-low

The site provides some contribution as a rural setting to Elmswell. It provides separation between housing on Warren Lane and Cresmedow Way, although these are both part of Elmswell, and is part of the rural approach to the village from the south.

Views

Moderate-low

There are no public rights of way within the site. The site is visible from Warren Lane and Cresmedow Way and surrounding properties. It is an open landscape with little enclosure. It is not visually prominent although the openness enhances visibility for example from the local road.

Perceptual qualities

Moderate-low

A rural area with few modern influences. The proximity of the site to Warren Lane and Elmswell reduce tranquillity as do views south to sand workings at Warren Farm.

Cultural and historical associations

Low

There are no recorded historic features or cultural associations within the site. The field patterns are formed as a result of post 1950s agriculture and boundary loss and have no historic value.

Overall Landscape Sensitivity - Residential development

Moderate-low

SS0096 has planning permission. The site has Low-moderate landscape sensitivity to residential development as it is well associated with existing development in Elmswell and would not be at odds with the existing settlement form. There are no cultural or historical associations. Factors which slightly increase sensitivity include the open agricultural setting that the landscape provides to existing development. The site has planning permission for development. The cumulative landscape impact of multiple developments around Elmswell will need to be considered.

Site Name: Land west of Station Road, Elmswell

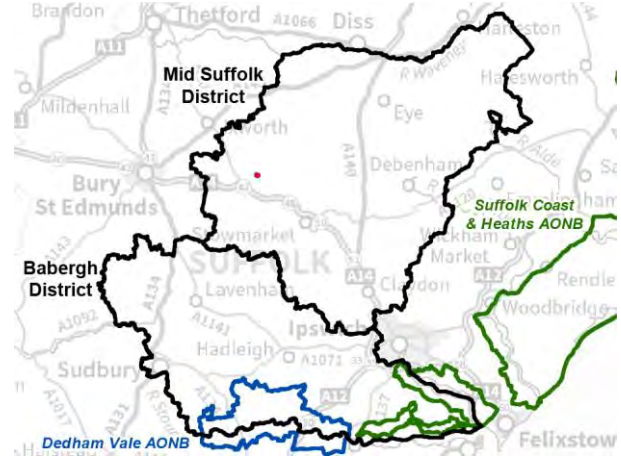
Main SS ID: SS0132

LA/LS ID: SS0132 - LA066

Type: SS0132 - Residential

Parish: Elmswell

District: Mid Suffolk



Landscape Criteria

Physical and natural character

Low

A flat landscape around 70m AOD formed of a former arable field now unmanaged. There are no recorded priority habitats, and hedgerow boundaries have been lost. This is an undistinctive landscape of a locally common landscape type.

Settlement form and edge

Moderate-low

The site lies north-west of the village of Elmswell. The site is an open field north of the new Kingsbrook Place development and forms a small open space between two areas of 20th century development. The settlement edge is currently exposed. Development on this site may provide opportunities to enhance the settlement edge. Development on this site would increase the extent of Elmswell north of the railway line but would not be a step-change in settlement form.

Settlement setting

Low

The site provides some contribution as a rural setting to Elmswell and separating areas of development. It does not contribute to the separation of settlements.

Views

Moderate-low

This is an open site with no enclosure. Public rights of way run through this site. The site is visible from Ashfield Road, St Edmund's Drive and surrounding properties. It is not a visually prominent landscape, although there are some views from the west.

Perceptual qualities

Low

The site is an unmanaged field in proximity to existing development in Elmswell and a light industrial estate. Electricity poles and wires run through the area, and traffic on nearby Ashfield Road reduces tranquillity.

Cultural and historical associations

Low

There are no recorded historic features or cultural associations within the site. The fields were formed by pre-18th century enclosure however much of the historic pattern has been lost. Grade II listed Rose Cottage is located 50m to the east of the site, and the site forms a rural setting to this heritage asset.

Overall Landscape Sensitivity - Residential development

Moderate-low

The site is considered to have an overall low sensitivity to residential development as it is a flat landscape heavily influenced by the existing development in Elmswell and neighbouring light industrial estate. Factors which slightly increase sensitivity include the open character of the site and presence of public rights of way through the site. The landscape sensitivity of cumulative development of multiple sites around Elmswell would need to be considered.

Site Name: Land at Grove Lane,
Elmswell

Main SS ID: SS0330

LA/LS ID:

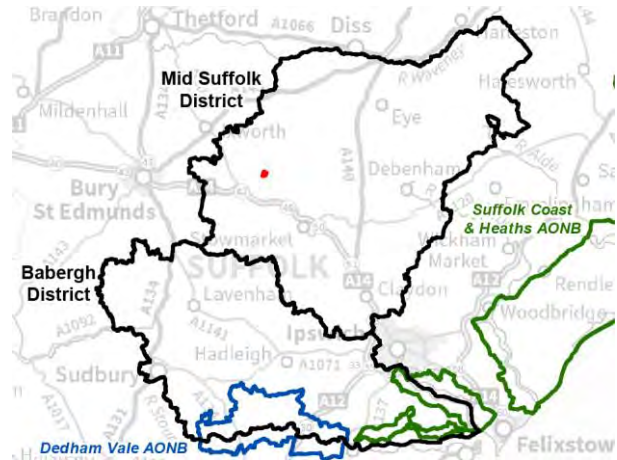
Type: SS0330 - Employment

Parish: Elmswell

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

A flat landscape around 65m AOD formed of arable fields. There are no recorded priority habitats within the site, and hedgerow boundaries have largely been lost. The site is adjacent to East Wood County Wildlife Site, which is recorded as ancient woodland.

Settlement form and edge

Moderate-high

The site lies over 600m north-east of Elmswell village. Development on this site would not relate to the existing settlement edge of Elmswell and it would form an isolated new development in the countryside. It is associated with existing large scale industrial structures at Botany Bay Farm.

Settlement setting

Moderate-low

The site provides some contribution to the wider rural setting of Elmswell. It provides separation between the farmsteads at Botany Bay Farm and Grove Farm. It forms a part of the wider rural landscape.

Views

Moderate-high

An open and exposed site with limited enclosure, which allows long views across the site to the countryside beyond, and views into the site. Public rights of way run along the boundaries of the southern section of the site. It is visible from surrounding farmland.

Perceptual qualities

Moderate

This is an agricultural area which retains some rural qualities. The site is adjacent to a light industrial estate at Botany Bay Farm which reduces tranquillity. Telegraph poles and wires cross the skylines. Nevertheless it is essentially a rural agricultural area.

Cultural and historical associations

Low

The site is adjacent to former RAF Great Ashfield Airfield. There are no recorded historic features or cultural associations within the site. The field pattern was formed in the 20th century and has little historic value.

Overall Landscape Sensitivity - Employment development

Moderate

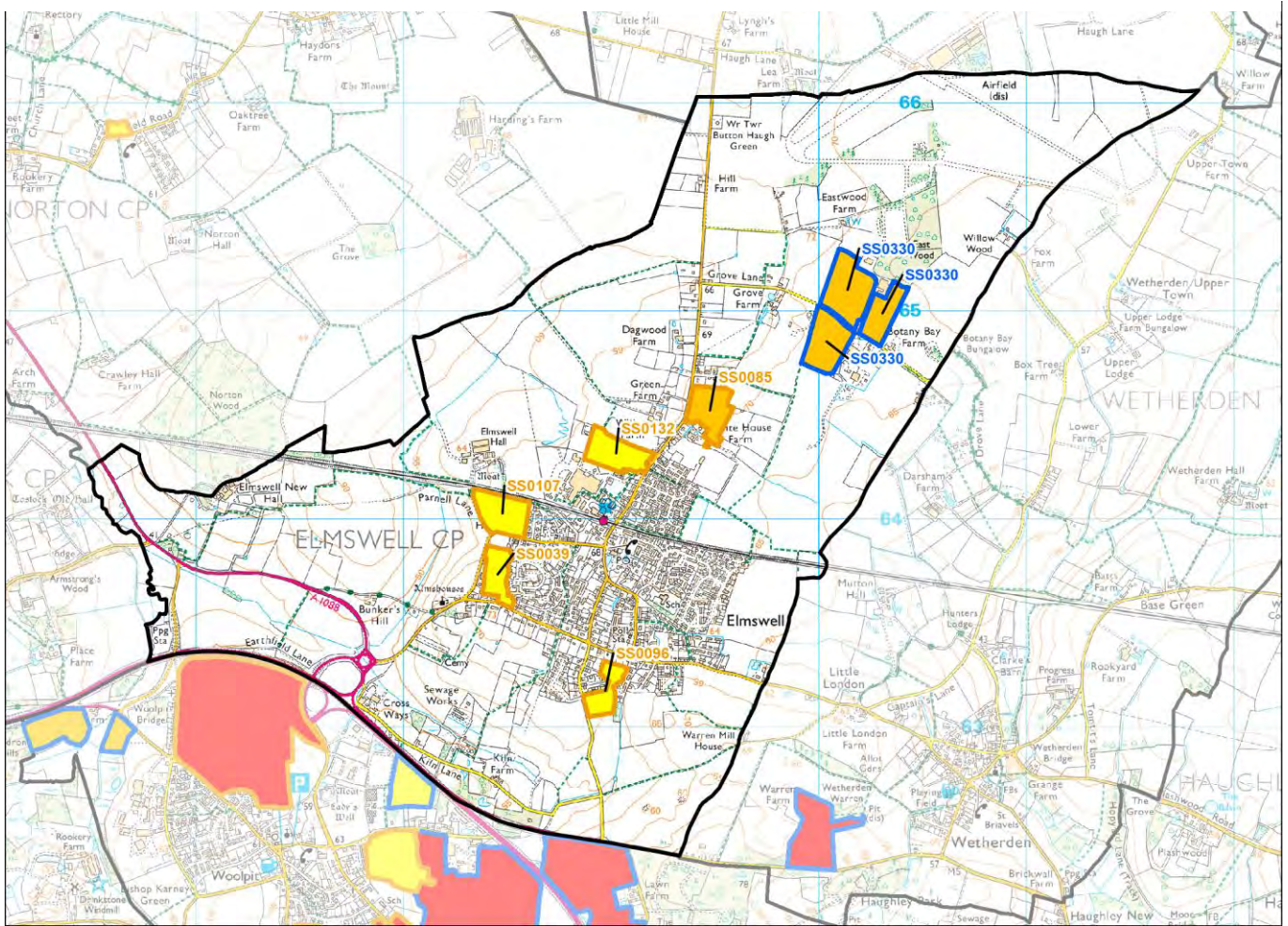
This site is considered to have moderate overall sensitivity to employment development as it is an undeveloped agricultural landscape with a rural character. Factors which reduce sensitivity include the flat landscape with no recorded historic features or priority habitats and association with existing industrial structures at Botany Bay Farm. The openness, exposure and rural setting increases sensitivity. This Moderate rating relates to a part of the site and assumes appropriate integration e.g. through planting. The site as a whole is very large and development across the full extent of this area would introduce a very large employment area into an open rural landscape, therefore increasing overall sensitivity.

Landscape mitigation

Development of one part of the site closely related to existing industry at Botany Bay Farm could be acceptable. Tree planting and screening to link with the adjacent ancient woodland site would be beneficial.

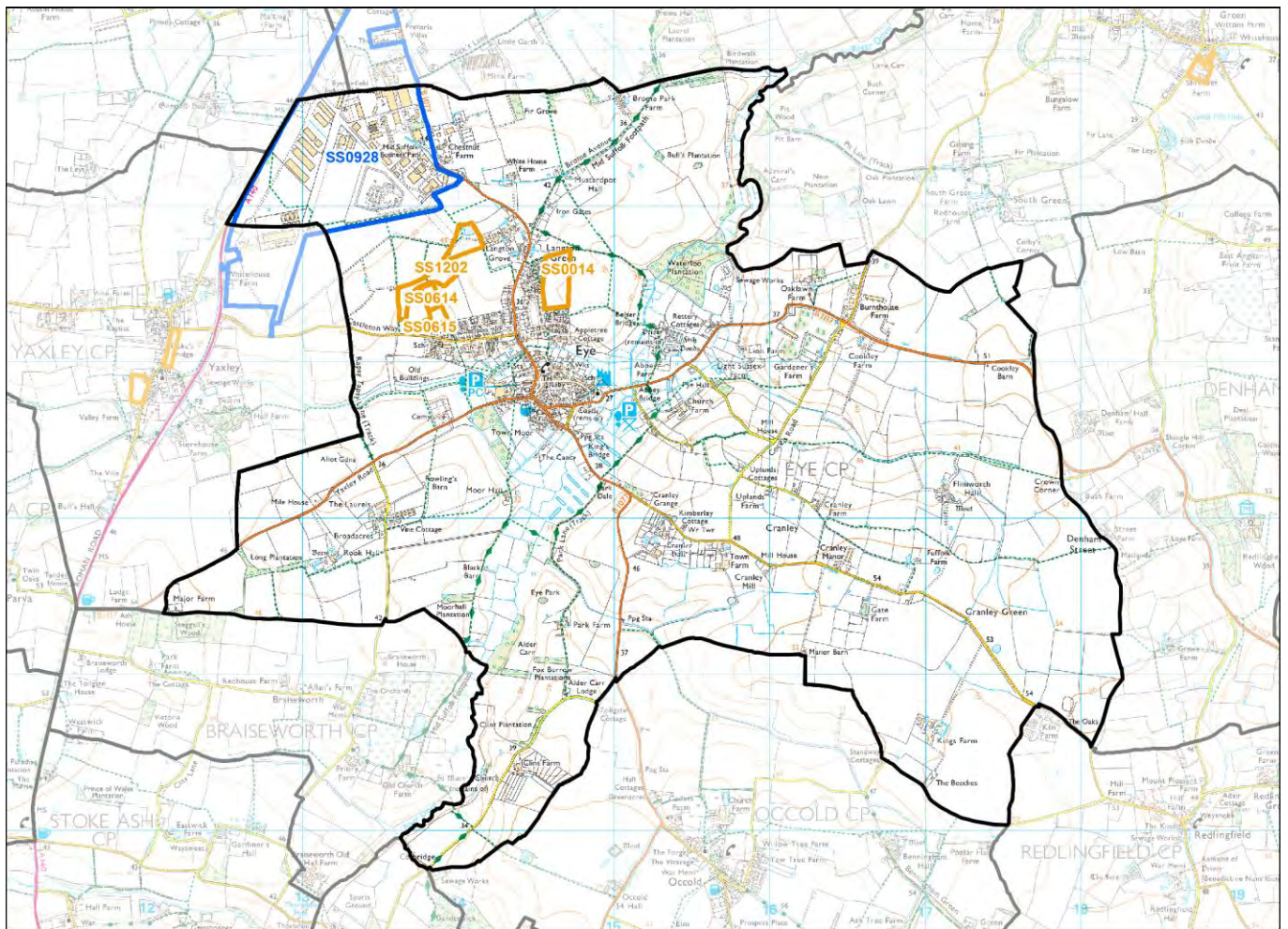
Elmswell

Ratings Summary



- Employment
- Residential
- High
- Moderate-high
- Moderate
- Moderate-low
- Low

Eye



 Employment  Residential

Site Name: Land north of Maple Way,
Eye

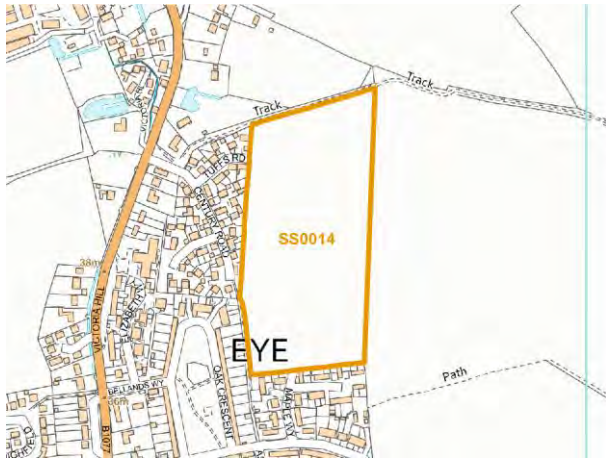
Main SS ID: SS0014

LA/LS ID: SS0014 - LA022

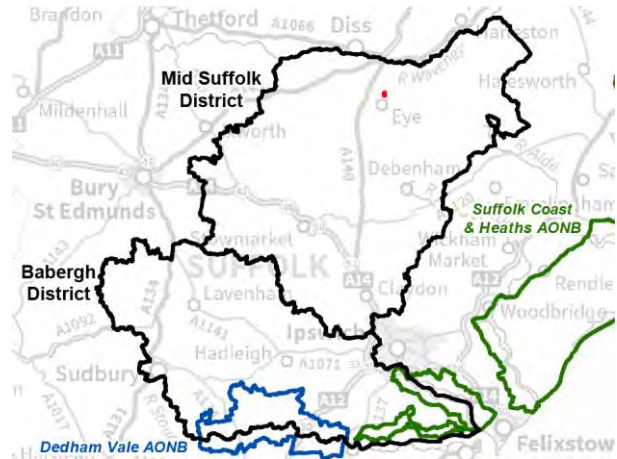
Type: SS0014 - Residential

Parish: Eye

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low The site comprises the west of a large arable field. Field boundaries are marked by a mixture of hedgerows with mature trees, and garden fences. The southern boundary near does not have any boundary features. The field is almost flat at an elevation of around 40m AOD.

Settlement form and edge

Moderate-low The site lies to the north and east of the existing settlement edge of Eye. Development of the site is unlikely to be perceived as significant advancement into the surrounding countryside and would fit the existing settlement pattern of Eye. Development of the site may present the opportunity to soften the eastern settlement edge of Eye.

Settlement setting

Moderate-low Development of the site would not reduce the sense of separation between Eye and any surrounding settlements. The large field containing the site is uncharacteristic of those surrounding Eye, which are often small and irregular, so development here would not result in the loss of a characteristic landscape setting to the existing settlement.

Views

Moderate The site provides a rural setting to several surrounding footpaths to the north and east, including part of the Mid Suffolk Footpath long distance recreational route. The site is also overlooked by existing residential development to the south and west. Views from the site extend to wooded skylines to the north and east.

Perceptual qualities

Moderate-low The site has an open agricultural character, and a strong association with the undeveloped countryside to the west. The site is slightly affected by light pollution from the settlement edge.

Cultural and historical associations

Moderate-low The site does not contain or provide setting to any known features of cultural heritage significance. Several Grade II listed properties are situated to the north-west of the site, however intervisibility is prevented by mature vegetation. The HLC identifies the field pattern as formed by pre-18th century enclosure although there has been some historic boundary loss.

Overall Landscape Sensitivity - Residential development

Moderate-low The site has an overall Low-moderate landscape sensitivity to residential development, as development would be in keeping with the existing settlement form of Eye and may present an opportunity to soften the existing settlement edge. The site does not contain any identified features of cultural or natural heritage interest, reducing sensitivity to development. The sensitivity of the site is slightly elevated by the rural setting it provides to several public rights of way. If this site were to be developed in combination with one or more sites around Eye the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land north of Millfield,
Eye

Main SS ID: SS0614

LA/LS ID: SS0614 - LA110

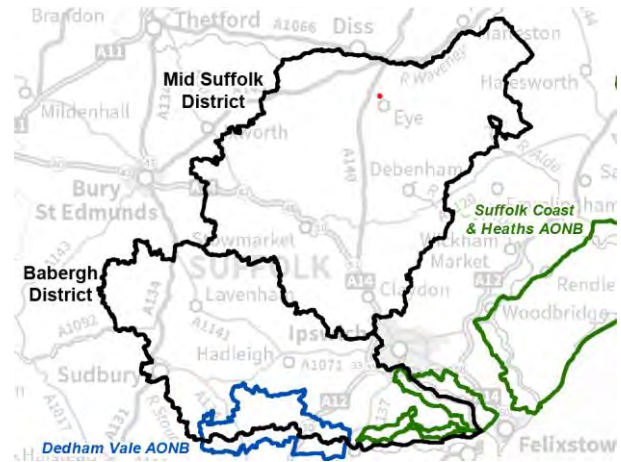
Type: SS0614 - Residential

Parish: Eye

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises a small, flat grassland field, lying at 40m AOD. It is currently disused. Hedgerows with mature trees enclose the northern and eastern boundaries of the site. The hedgerow along the western edge of the site has been lost and opens out onto the adjacent large arable field. There are no priority habitats within the site.

Settlement form and edge

Moderate-low

The site is located to the north and west of existing development in Eye. The settlement was historically nucleated around the castle to the south, although there has been significant modern development along Castleton Way and Victoria Hill (B1077). Development of the site would form a slight extension of the settlement although would not be at odds with the existing settlement form. The site does not cross any significant boundary features.

Settlement setting

Moderate-low

The site contributes to the undeveloped setting of the existing settlement, although due to the small size of the area, this effect is localised. It does contribute to the setting of the historic core. The site does not make a significant contribution to the sense of separation between settlements. It provides a rural backdrop to properties on Castleton Road.

Views

Moderate-low

A public right of way follows the eastern boundary of the site, enabling views across the site. Hedgerows limit views from some vantage points, however where hedgerows are absent there are views across to the industrial estate to the north-west of the site. The site is not visually prominent within the wider landscape.

Perceptual qualities

Moderate

The site has an agricultural and undeveloped character, although there are views of the allotments and existing development to the south. The loss of some hedgerows detracts from the agricultural character. Traffic noise from the surrounding roads, as well as noise from the nearby industrial estate disturbs the otherwise rural and tranquil setting of the site.

Cultural and historical associations

Low

There are no designated heritage features within or close to the site. A World War II heritage footpath associated with the former Eye Airfield runs along the east of the site, and is of local heritage significance.

Overall Landscape Sensitivity - Residential development

Moderate-low

The site has overall Low-moderate landscape sensitivity to residential development. Development of the site would not be at odds with the existing form of the settlement. Sensitive features include the undeveloped, agricultural character of the site and the undeveloped setting provided to existing settlement. Features which reduce sensitivity include the flat landform, lack of heritage features and association with existing development. If this site were to be developed in combination with one or more sites around Eye the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land at allotments north of Millfield, Eye

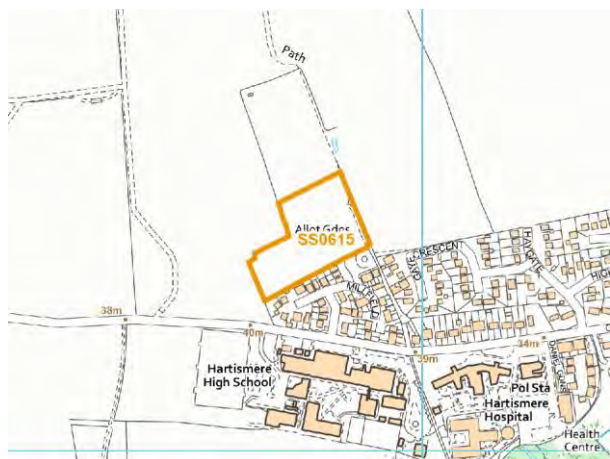
Main SS ID: SS0615

LA/LS ID: SS0615 - LA111

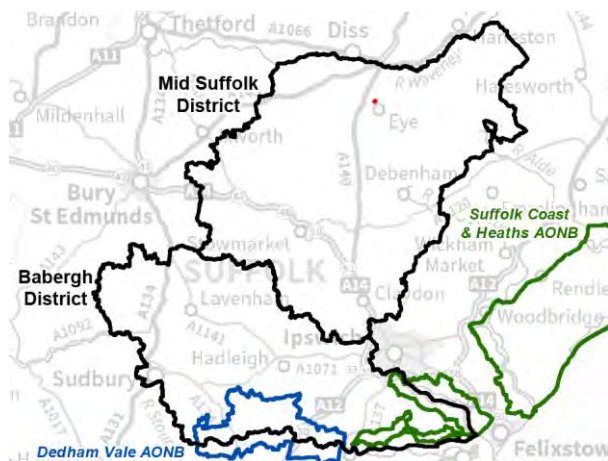
Type: SS0615 - Residential

Parish: Eye

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises an area of allotments located on flat land at approximately 40m AOD. Hedgerows with occasional mature trees form the site boundaries. There are no priority habitats within the site.

Settlement form and edge

Moderate-low

The site is located to the north of existing development in Eye. The settlement was historically nucleated around the castle to the south, although there has been significant modern development along Castleton Way and Victoria Hill (B1077). Development on the site would not represent a step change from the existing settlement form. The site does not cross any significant boundary features.

Settlement setting

Low

The site does not make a significant contribution to the setting of existing development or the sense of separation between settlements.

Views

Moderate-low

A public right of way follows the eastern boundary of the site, enabling views across the site. Further views are limited by the surrounding boundary vegetation.

Perceptual qualities

Moderate-low

The presence of allotments creates a sub-urban character, although hedgerows with mature trees contribute to the remnant rural character of the site. It is strongly associated with the adjacent development to the south.

Cultural and historical associations

Low

There are no designated heritage features within or close to the site. A World War II heritage footpath associated with the former Eye Airfield runs along the east of the site, and is of local heritage significance.

Overall Landscape Sensitivity - Residential development

Moderate-low

The site has overall low-moderate landscape sensitivity to residential development. Development of the site would be in keeping with the existing form of the settlement. Features which reduce sensitivity include the flat landform, lack of heritage features and association with existing development. If this site were to be developed in combination with one or more sites around Eye the cumulative landscape sensitivities and impact of development would need to be considered.

Site Name: Land at Eye Airfield,
Eye

Main SS ID: SS0928

LA/LS ID: SS0928 - LA099

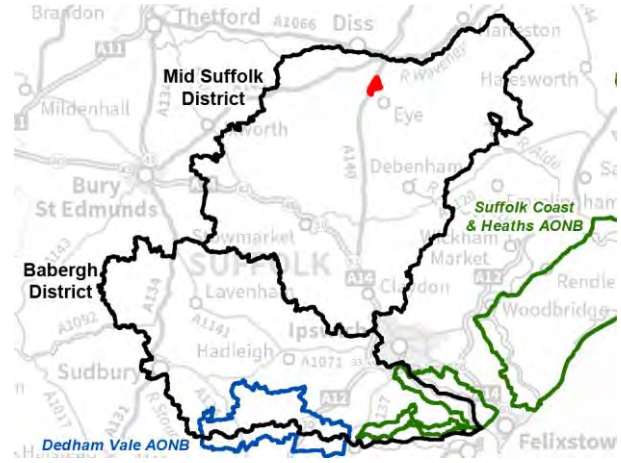
Type: SS0928 - Employment

Parish: Eye

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Low

A large, flat site at an elevation of around 45m AOD. Land use within the site is mixed and includes Mid Suffolk Business Park, Eye Airfield Industrial Estate and four wind turbines, interspaced with small arable fields. There are some hedgerows enclosing areas within the site, particularly in the north, but most of the site is devoid of boundary features.

Settlement form and edge

Moderate-low

The site contains Mid-Suffolk Business Park and Eye Airfield Industrial Estate; therefore, its development would be in keeping with its current land use. As a large proportion of the site is already developed, further development is unlikely to be perceived as an extension of development into the countryside.

Settlement setting

Moderate-low

The site is situated between the settlements of Brome to the north, Eye to the south and Yaxley to the south-west. Although much of the site already contains employment infrastructure, further development of the site may reduce the sense of separation between these three settlements.

Views

Moderate

Much of the open site is visually prominent in a local context. Limited boundary features allow views into the site from the A140 to the west and Castleton Way to the south. Hedgerows containing mature trees screen views into the site from the B1077 to the east. There is clear visibility of the site from the two public footpaths crossing it, to which the site makes a limited positive contribution. The wind turbines on this site form a prominent feature on the landscape, particularly from the surrounding roads.

Perceptual qualities

Low

The site has an industrial/suburban character. From undeveloped areas there are views to existing built development. Features such as large industrial buildings and wind turbines are intrusive on skylines. Roads including the A140 to the west introduce traffic noise.

Cultural and historical associations

Moderate-low

Several Grade II listed buildings are situated directly outside of the site along the B1077 as well as in the north of Yaxley, although intervisibility is screened by mature vegetation. The HLC identifies most of the site to be post-medieval military land, whilst the north is 18th century or later enclosure. The HER identifies several features of cultural heritage interest within the site including the former Broome Common and the site of the Eye Second World War military airfield. If this site were to be developed in combination with one or more sites around Eye the cumulative landscape sensitivities and impact of development would need to be considered.

Overall Landscape Sensitivity - Employment development

Moderate-low

The site has an overall low-moderate landscape sensitivity. Development of the site could decrease the sense of separation between Brome, Yaxley and Eye. The sensitivity of the site is limited as much of its extent is already developed and has an industrial/suburban character.

Site Name: Land south of Eye Airfield,
Eye

Main SS ID: SS1202

LA/LS ID: SS1202 - LA109

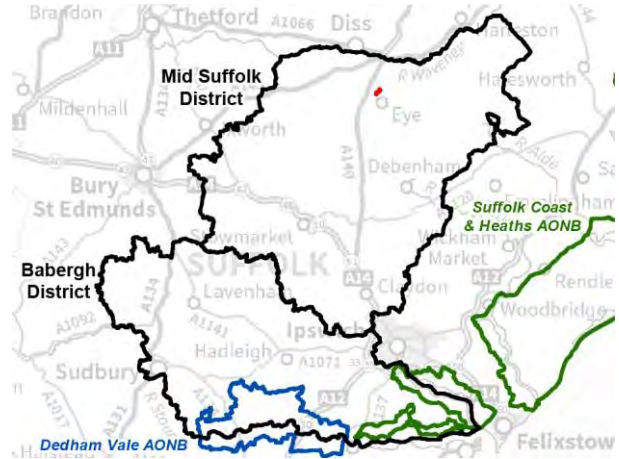
Type: SS1202 - Residential

Parish: Eye

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Low

The site covers part of three large, flat and open arable fields, with limited sections of gappy hedgerows marking field boundaries. A large pond is situated in the north of the site. Elevation is approximately 40m AOD.

Settlement form and edge

Moderate-high

The site has a limited association with existing settlement in Eye and is separated from the settlement edge located 280m to the south by open arable fields. Development would be perceived as settlement advancement into the countryside and does not adhere to the existing settlement pattern of Eye. There are no significant boundary features to help integrate new development into the landscape.

Settlement setting

Moderate

The landscape contributes to the wider rural setting of the existing settlement, contributing to the rural gap between Eye and Langton Green industrial park to the north-west. Development would reduce the sense of separation between these built areas.

Views

Moderate-high

The flat, open character of the surrounding landscape with limited field boundaries means the site is locally visually prominent. The site provides a rural setting for three public footpaths and forms part of wider agricultural views from the existing settlement edge. The open nature of the site with few boundary features allows views to extend across to the north west, and there is strong intervisibility with the industrial estate, including views of warehouses and four wind turbines, which form prominent features on the skyline.

Perceptual qualities

Moderate-low

The site has open character and a strong association with the surrounding undeveloped countryside. Four wind turbines to the north west are visually prominent, this combined with more distant views to the Langton Green industrial park to the north detract from the rural characteristics. Traffic noise from the A140 limits the sense of tranquillity in the landscape.

Cultural and historical associations

Moderate

The HLC defines the southern section of the site to be pre-18th century enclosure, the mid-section to be post-medieval military, the north-east to be post-1950s agricultural land and the area in the north surrounding the pond to be industrial. In the south-west of the site the HER identifies several features of historic interest including a Roman ditch and an Iron Age trackway, whilst the central section of the site is identified to be part of the Eye World War Two military airfield.

Overall Landscape Sensitivity - Residential development

Moderate-high

The site has an overall moderate-high landscape sensitivity to residential development. Sensitivity of the site is elevated by the lack of association between the site and the existing settlement edge. Development would not be in keeping with the current settlement form, and would slightly reduce the sense of separation between Eye and Langton Green business park to the north. The site is also visually prominent on the open arable landscape, further elevating sensitivity. Development would detract from the rural agricultural setting of Eye. If this site were to be developed in combination with one or more sites around Eye the cumulative landscape sensitivities and impact of development would need to be considered.

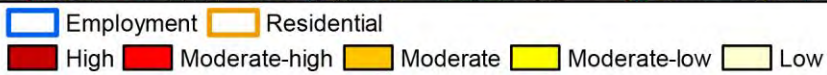
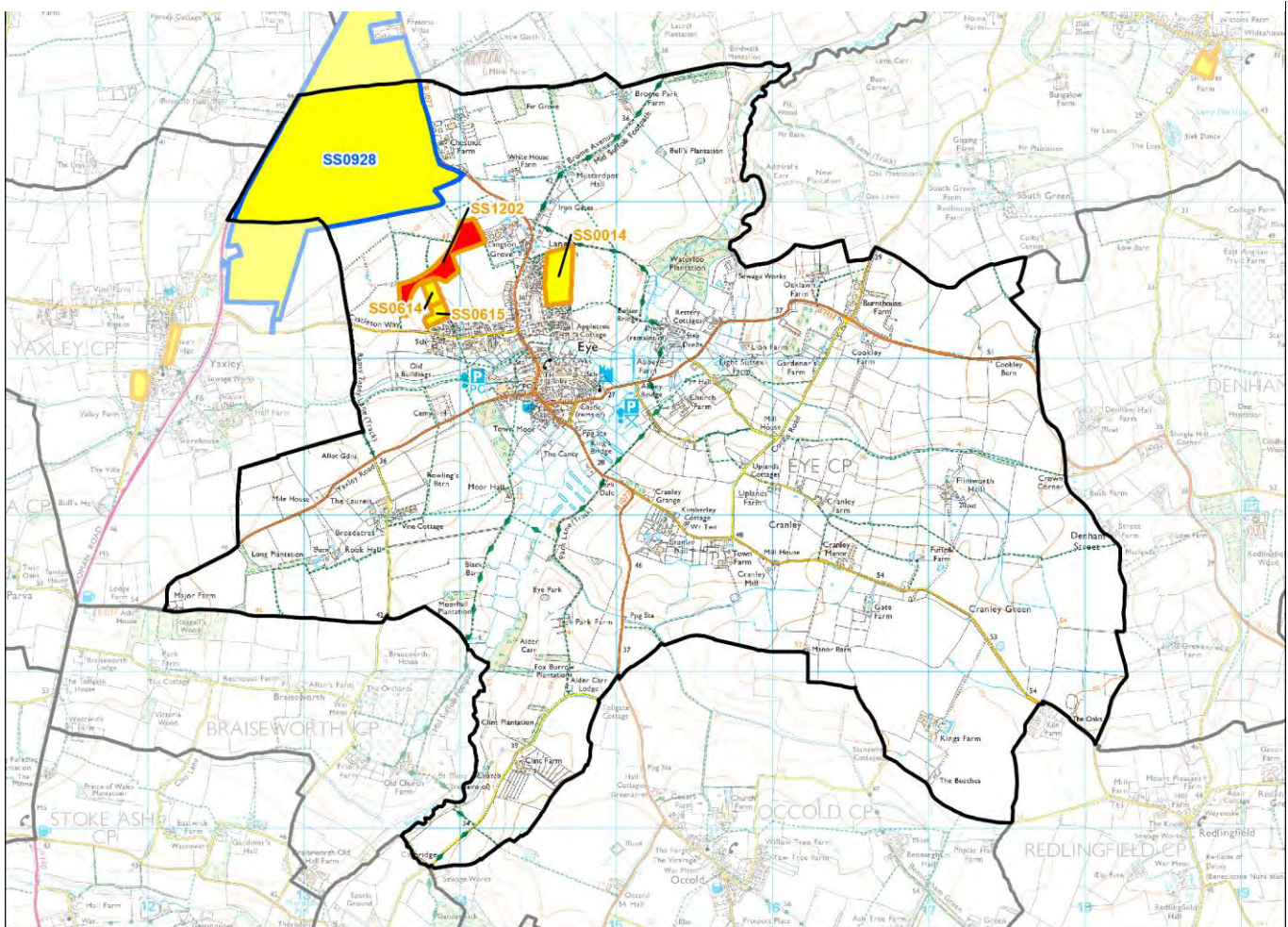
Landscape mitigation

Limit development to a small area of the site e.g. area in north east which is adjacent to existing development at Langton Grove. Use existing features e.g. trees to screen development where possible (very limited opportunity for this due to lack of trees and hedgerows), and use the opportunity to plant further tree screening cover along the southern boundary of the site in order to screen views from existing properties on the settlement edge of Eye.

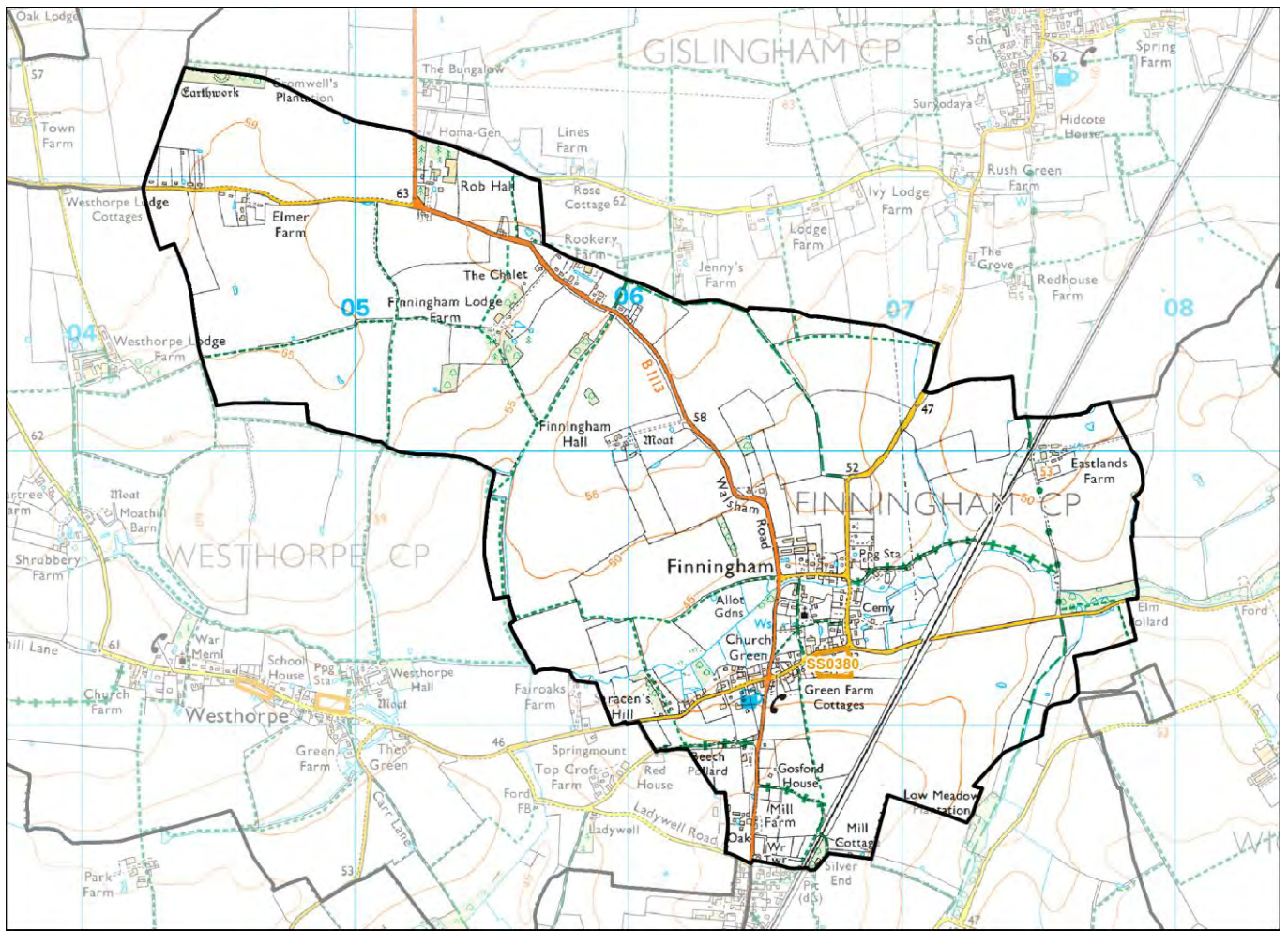
Explore the potential to enhance semi natural habitats to help assimilate development.

Eye

Ratings Summary



Finningham



Employment Residential

Site Name: Land south of Wickham Road,
Finningham

Main SS ID: SS0380

LA/LS ID: SS0380 - LS01

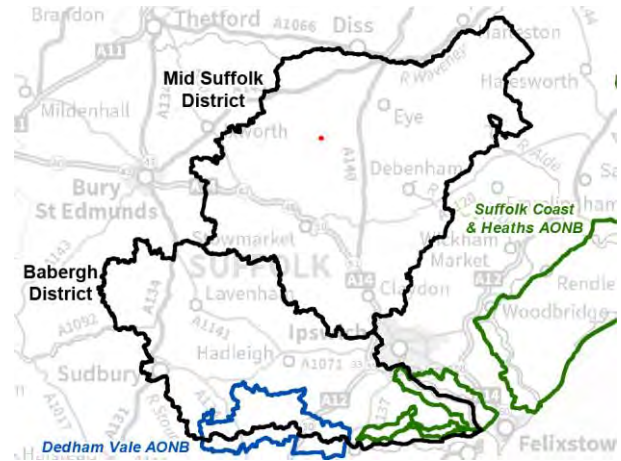
Type: SS0380 - Residential

Parish: Finningham

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises derelict agricultural buildings and paddocks to the south of Wickham Road. The site is enclosed on most sides by mature hedgerow boundaries with some mature trees. The site is relatively flat at an elevation of around 45m AOD.

Settlement form and edge

Low

Development of the site would be in keeping with the existing settlement form of Finningham and is unlikely to be perceived as a significant advancement into the undeveloped countryside as there is previous development on the site.

Settlement setting

Moderate-low

The landscape makes a limited contribution to the character of the settlement. The development of the site would not reduce the sense of separation between Finningham and any surrounding settlements.

Views

Moderate-low

Most of the site is visually enclosed from Wickham Road to the north by mature hedgerow boundaries. The site is overlooked by residential properties to the west. Parts of the site are also visible from the public footpath located 80m to the south-west of the site.

Perceptual qualities

Moderate-low

The site possesses relative tranquillity despite its position on the settlement edge and the disturbance of passing trains to the south-east and cars on Wickham Road to the north. A lack of management of the site has led to a neglected character. The site experiences dark night skies.

Cultural and historical associations

Moderate-low

The site does not contain any identified features of cultural heritage significance. The site is situated directly south of the Finningham Conservation Area and in proximity to several Grade II listed buildings, however, intervisibility is screened by mature hedgerow boundaries. The HLC identifies most of the site to be a built-up area, while the edge of the site is classified as pre-18th century enclosure.

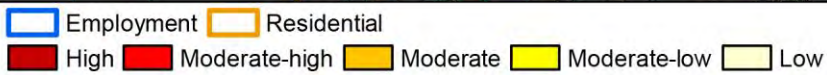
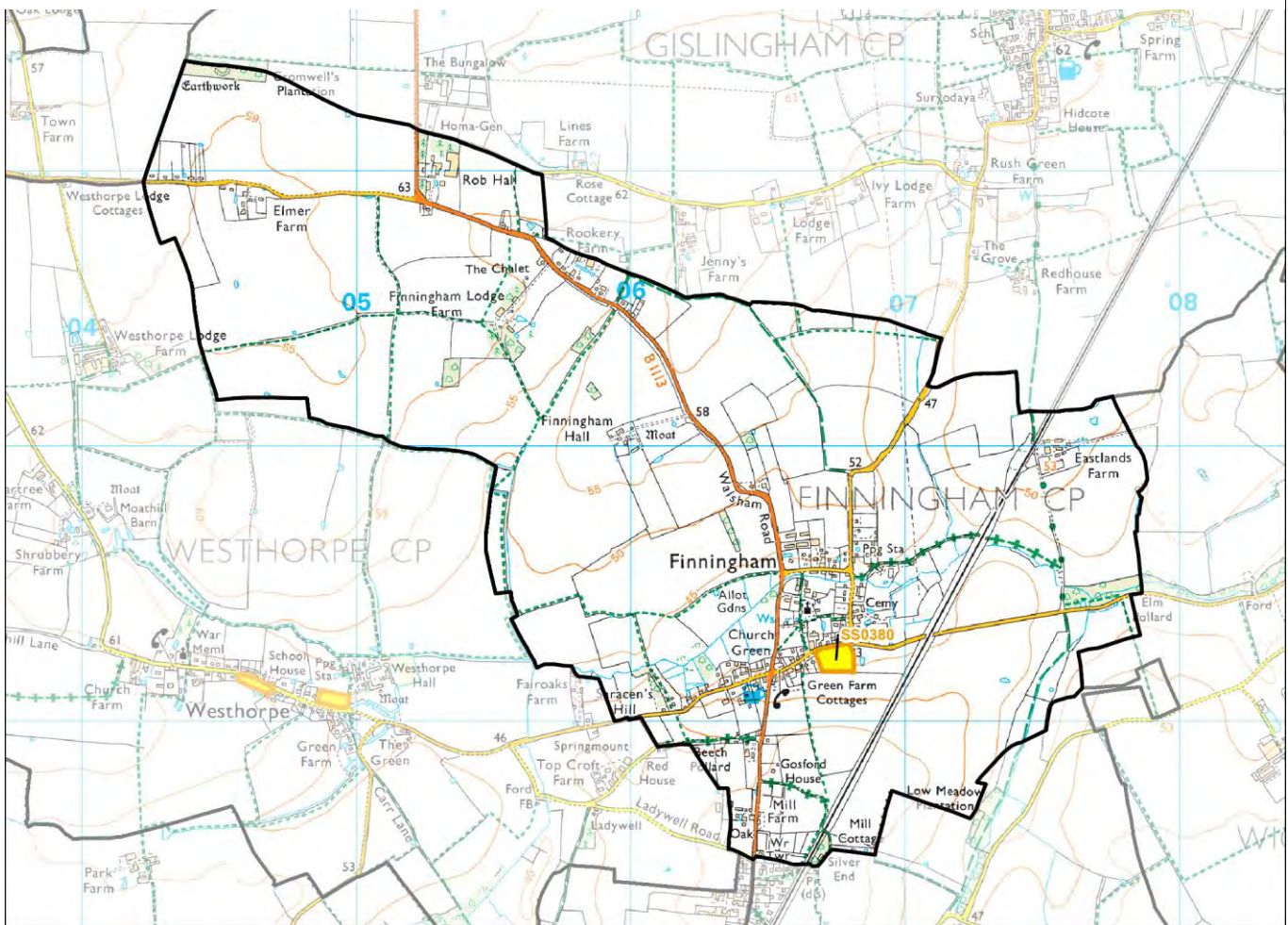
Overall Landscape Sensitivity - Residential development

Moderate-low

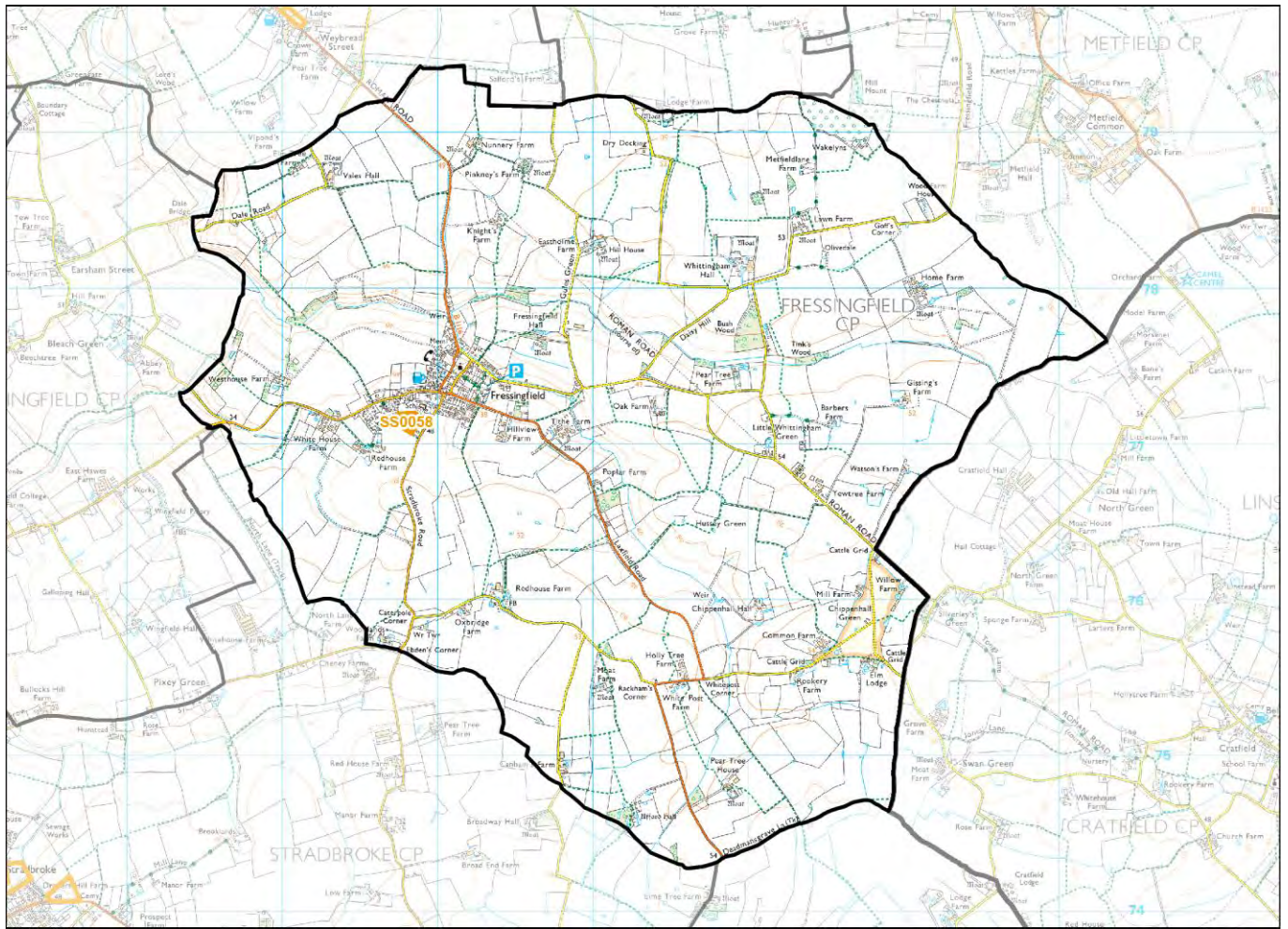
The site has an overall low-moderate landscape sensitivity to residential development as the site has previously been developed and therefore it will not significantly alter the existing settlement pattern of Finningham. The site is also visually enclosed by hedgerow boundaries and does not contain any identified features of natural or cultural heritage significance, limiting its landscape sensitivity. The location of the site adjacent to Finningham Conservation Area and several Grade II listed buildings and the agricultural character of the area increase sensitivity.

Finningham

Ratings Summary



Fressingfield



 Employment  Residential

Site Name: Land between Oatfields and Stradbroke Road, Fressingfield

Main SS ID: SS0058

LA/LS ID: SS0058 - LS01

Type: SS0058 - Residential

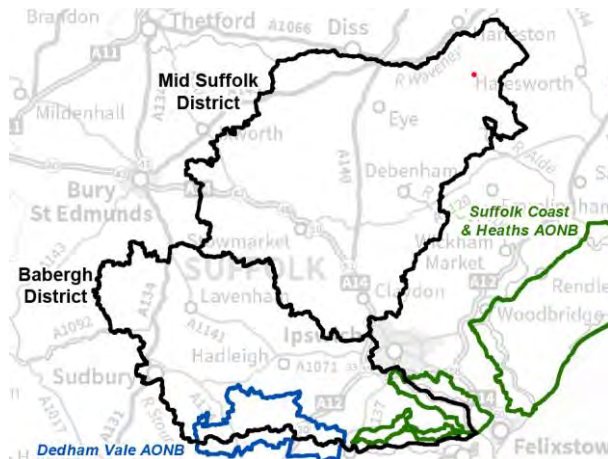
Parish: Fressingfield

District: Mid Suffolk

SS0058 has planning permission



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Landscape Criteria

Physical and natural character

Moderate

The site comprises a small plot of land, the south-eastern half of which is priority habitat deciduous woodland, while the north-western half is scrub. Mature trees are frequent and enclose the site along the northern boundary. The site is flat at an elevation of around 45m AOD.

Settlement form and edge

Moderate-low

Development of the site would be in keeping with the settlement pattern of Fressingfield, with existing development enclosing the site to the north, east and west

Settlement setting

Moderate-low

The site provides an undeveloped backdrop to the surrounding dwellings, although this is localised due to the small size of the site. The development of the site would not reduce the sense of separation between Fressingfield and any surrounding settlements.

Views

Moderate-low

The site is visually enclosed by the mature woodland it contains from the south and east, as well as a tall mature hedgerow along its northern boundary. Residential development overlooks the site from the west. The site provides a wooded setting to the public footpath following the outside of its southern boundary. The site is also partially visible between hedgerow trees from the school playing fields to the north.

Perceptual qualities

Moderate-low

The site has a semi-natural character, although a lack of management has created a neglected character. The site experiences relative tranquillity and dark night skies despite its proximity to surrounding settlement.

Cultural and historical associations

Moderate-low

The site does not contain or provide any known features of cultural heritage significance. The site is situated less than 100m south of the Fressingfield Conservation Area, and there are four Grade II listed buildings within 200m of the site; however, intervisibility of the site is screened by residential properties or mature vegetation. The HLC identifies the field pattern of the site to be pre-18th century enclosure.

Overall Landscape Sensitivity - Residential development

Moderate-low

SS0058 has planning permission. The site has an overall low-moderate landscape sensitivity to residential development. Development would be in keeping with the existing settlement pattern of Fressingfield and would not reduce the sense of separation between Fressingfield and any surrounding settlements. The sensitivity of the site is elevated by the priority habitat deciduous woodland it contains and the wooded setting it provides to the nearby public footpath and existing settlement.

Fressingfield

Ratings Summary

